

To
Maha RERA
Housefin Bhavan
Plot No. C – 21
Bandra Kurla Complex
Bandra (East), Mumbai 400 051

LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that piece and parcel of land forming a part of Sector R- 26 admeasuring 52,104.74 square meters physically located on the Survey Nos. (i) 1276/2 , (ii) 1276/3, (iii) 1276/5, (iv) 1276/39, and (v) 1276/40 forming part of the Integrated Township Scheme situate, lying and being at Village Wagholi, Taluka Haveli, District Pune ("**Properties**").

1. We have investigated the title of the Property based on the request of Manjari Housing Projects LLP in respect of the properties more particularly described in this Memo based on the documents provided to us and have to state as follows:

(1) Description of the Properties:

All that piece and parcel of land forming a part of Sector R- 26 admeasuring 52,104.74 square meters physically located on the Survey Nos. (i) 1276/2 (P) , (ii) 1276/3 (P), (iii) 1276/5, (iv) 1276/39 (P), and (v) 1276/40 (P) forming part of the Integrated Township Scheme situate, lying and being at Village Wagholi, Taluka Haveli, District Pune.

Survey No.	Area	Area in square meters	Area forming part of Sector R-26
1276 Hissa No. 2 (old Gat No. 2262)	63 Ares	6,300 square meters	5,540.74 square meters
1276 Hissa No. 3 (old Gat No. 2262)	47 Ares	4,700 square meters	3,542.68 square meters
1276 Hissa No. 5 (old Gat No. 2262)	46 Ares	4,600 square meters	4,600 square meters
1276 Hissa No. 39 (old Gat No. 2262)	2 Hectares	20,000 square meters	19,066.47 square meters

1276 Hissa No. 40 (old Gat No. 2262)	2 Hectares	20,000 square meters	19,354.85 square meters
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And bounded as under:

On or towards the North by: Gat No. 1276/38(P)

On or towards the South by: Gat No. 1276/9, Gat No. 1276/4, Gat No. 1276/7, CG-17

On or towards the East by: 15-meter-wide road, CG-10

On or towards the West by: 6-meter-wide road, Gat No. 1276/1

(2) The Documents pertaining to the Property:

- (i) Deed of Conveyance dated March 23, 1990 registered under Serial No. 4963 of 1990;
- (ii) Sale Deed dated March 7, 1990 registered at Serial No. 12205 of 1991;
- (iii) Sale Deed dated March 7, 1990 registered at Serial No. 12206 of 1991;
- (iv) Sale Deed dated January 6, 1993 registered at Serial No. 26 of 1993;
- (v) Sale Deed dated January 6, 1993 registered at Serial No. 35 of 1993;
- (vi) Sale Deed dated January 6, 1993 registered at Serial No. 47 of 1993;
- (vii) Sale Deed dated February 18, 1995 registered at Serial No. 15 of 1995;
- (viii) Sale Deed dated April 17, 2006 registered at Serial No. 2884 of 2006;
- (ix) Agreement for Sale dated February 4, 2019 registered at Serial No. 1812 of 2019;
- (x) Power of Attorney dated February 04, 2019 registered at Serial No. 1813 of 2019;
- (xi) Deed of Conveyance dated July 13, 2020 registered at Serial No. 3026 of 2020; Correction Deed dated June 4, 2021 registered at Serial No. 6680 of 2021; Agreement to Sell dated December 31, 2020 registered at Serial No. 3734 of 2021;
- (xii) Power of Attorney dated February 10, 2021 registered at Serial No. 3735 of 2021;
- (xiii) Mortgage Deed dated April 12, 2022 registered at Serial No. 6948 of 2022;
- (xiv) Reconveyance Deed dated June 30, 2023 registered at Serial No. 16038 of 2023;
- (xv) Business Transfer Agreement dated October 5, 2022;
- (xvi) Sale Deed dated December 24, 2021 registered at Serial No. 745 of 2022;
- (xvii) Conveyance Deed dated October 5, 2022 registered at Serial No. 12036 of 2022;
- (xviii) Mortgage Deed dated November 3, 2023 registered at Serial No. 22214 of 2023;
- (xix) Rectification Deed dated March 16, 2023 registered at Serial No. 5456 of 2023;
- (xx) Reconveyance Deed dated June 30, 2023 registered at Serial No. 16038 of 2023;

- (xxi) Sale Deed dated February 6, 2025 registered at Serial No. 3325 of 2025;
- (xxii) Power of Attorney dated February 6, 2025 registered at Serial No. 3329 of 2025;
- (xxiii) Sale Deed dated February 6, 2025 registered at Serial No. 3335 of 2025;
- (xxiv) Power of Attorney dated February 6, 2025 registered at Serial No. 3336 of 2025;
- (xxv) Sale Deed dated February 6, 2025 registered at Serial No. 3337 of 2025;
- (xxvi) Power of Attorney dated February 6, 2025 registered at Serial No. 3338 of 2025;
- (xxvii) Sale Deed dated February 6, 2025 registered at Serial No. 3333 of 2025;
- (xxviii) Power of Attorney dated February 6, 2025 registered at Serial No. 3334 of 2025;
- (xxix) Deed of Mortgage dated February 10, 2025 registered at Serial No. 3585 of 2025;
- (xxx) Deed of Release of Mortgage dated May 30, 2025 registered at Serial No. 13313 of 2025;
- (xxxi) Reconveyance Deed dated May 30, 2025 registered at Serial No. 13312 of 2025;
- (xxxii) Conveyance Deed dated May 30, 2025 registered at Serial No. 13316 of 2025;
- (xxxiii) Power of Attorney dated May 30, 2025 registered at Serial No. 13317 of 2025;
- (xxxiv) Conveyance Deed dated May 30, 2025 registered at Serial No. 13314 of 2025;
- (xxxv) Power of Attorney dated May 30, 2025 registered at Serial No. 13315 of 2025;
- (xxxvi) Power of Attorney dated May 30, 2025 registered at Serial No. 13318 of 2025;
- and
- (xxxvii) Deed of Declaration July 28, 2025 registered at Serial No. 18384 of 2025.

(3) 7/12 Extract:

The 7/12 Extract in respect of the Properties issued by the concerned authority.

(4) Search Report:

Land Search Report dated February 11, 2026 issued by Simply CERSAI wherein they have certified that except the entries recorded hereinbelow, there are no adverse entries found in the searches.

1. Upon perusal of the above-mentioned documents and all other documents pertaining to the title of the Properties, we are of the opinion that the rights of Manjari Housing

Projects LLP as the Owners of the Properties are clear, marketable and without any encumbrance.

Owners of the land:

Manjari Housing Projects LLP

2. The report reflecting the flow of title in respect of the Properties is enclosed herewith as **Annexure "A"** hereto.

Dated this February 12, 2026.


Partner
DSK Legal



Encl.: Annexure "A"

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Annexure "A"

Flow of title in respect of the Property

First Property:

Re: All that piece and parcel of land bearing Gat No. 1276/2 (Old Gat No. 2262) admeasuring 63 Ares situate, lying and being at Village Wagholi, Taluka Haveli, District Pune.

Second Property:

Re: All that piece and parcel of land bearing Gat No. 1276/3 (Old Gat No. 2262) admeasuring 47 Ares situate, lying and being at Village Wagholi, Taluka Haveli, District Pune.

Third Property:

Re: All that piece and parcel of land bearing Gat No. 1276/5 (Old Gat No. 2262) admeasuring 46 Ares situate, lying and being at Village Wagholi, Taluka Haveli, District Pune.

Fourth Property:

Re: All that piece and parcel of land bearing Gat No. 1276/39 (part) (Old Gat No. 2262) admeasuring 2 Hectares situate, lying and being at Village Wagholi, Taluka Haveli, District Pune.

Fifth Property:

Re: All that piece and parcel of land bearing Gat No. 1276/40 (Old Gat No. 2262) admeasuring 2 Hectares situate, lying and being at Village Wagholi, Taluka Haveli, District Pune.

("Properties") and more particularly described in the **Schedule** hereunder written.

Common devolution for the First Property to Third Property

Background:



Prior to the year 1974, the properties bearing (i) Survey No. 249 admeasuring 13 Hectares 54 Ares (including potkharab of 92 Ares) and (ii) Survey No. 250 admeasuring 14 Hectares 80 Ares (including potkharab of 92 Ares) was recorded in the name of Mahadev Pandharinath Dhole. Further, the Tagai encumbrance of Rs.500 came to be recorded in the other rights column of the captioned properties.

1. Mutation Entry No. 1 dated March 26, 1974 records the implementation of provisions of the Maharashtra Prevention of Fragmentation and Consolidation of Small Holdings Act in Village Wagholi.

Comment:

On perusal of the consolidation extract, it appears that, pursuant to the aforesaid, Survey no. 249 admeasuring 13 Hectares 54 Ares and Survey No. 250 admeasuring 14 Hectares 80 Ares, came to be recorded as Gat No. 2262 admeasuring 28 Hectares 34 Ares in the name of Mahadev Pandharinath Dhole. Further, the Tagai encumbrance of Rs.500 came to be recorded in the other rights column of the property bearing Gat No. 2262.

2. Mutation Entry No. 567 dated May 18, 1981 records the deletion of Tagai encumbrance from the other rights column.
3. Mutation Entry No. 1253 dated August 26, 1986 records that pursuant to the application filed by Saraswati Pandharinath Dhole, the names of (i) Saraswati Pandharinath Dhole, (ii) Ganesh Mahadev Dhole (minor, represented through Mahadev Dhole), (iii) Kusum Kisan Ladkat came to be recorded in respect of the property bearing Gat No. 2262, alongwith Mahadev Pandharinath Dhole.
4. Mutation Entry No. 4649 dated September 24, 1996 records that Saraswati Pandharinath Dhole died on September 9, 1989 leaving behind the following heirs and legal representatives:

Son : Mahadev Pandharinath Dhole; and
Daughter : Kusum Kisan Ladkat.

5. By and under a Sale Deed dated March 7, 1990 registered at Serial No. 12205 of 1991 (old No. 4065 of 1990) (i) Mahadev Pandharinath Dhole, (ii) Ganesh Mahadev Dhole,

and (iii) Kusum Kisan Ladkat (through her power of attorney Holder Mahadev Pandharinath Dhole) sold, transferred, conveyed and assigned their rights, title and interest in respect of the property bearing Gat No. 2262 admeasuring 2 Hectares out of the total area admeasuring 28 Hectares 34 Ares alongwith the right of way passing through the property bearing Gat No. 2262 and right of way from 15 feet wide road passing through the property owned by Aparna Verma in favour of Jaymala Navalkishor Diddie for the consideration and on the terms and conditions contained therein. Accordingly, the property came to be subdivided in the following manner:

Gat No.	Area	Owner
2262/1	26 Hectares 34 Ares	Mahadev Dhole and others
2262/2	2 Hectares	Jaymala Nandkishor Diddi

Mutation Entry No. 2835 dated November 15, 1991 confirms the same.

Observation:

The deficit stamp duty of Rs.630 on the aforesaid Sale Deed was paid subsequently, on July 30, 1991.

6. By and under a Sale Deed dated March 7, 1990 registered at Serial No. 12206 of 1991 (old No. 4066 of 1990) (i) Mahadev Pandharinath Dhole, (ii) Ganesh Mahadev Dhole, and (iii) Kusum Kisan Ladkat (through her Power of Attorney Holder Mahadev Pandharinath Dhole) sold, transferred, conveyed and assigned their rights, title and interest in respect of the property bearing Gat No. 2262 admeasuring 2 Hectares out of the total area admeasuring 28 Hectares 34 Ares alongwith the right of way passing through Gat No. 2262 in favour of Anuradha Nandkishor Diddie for the consideration and on the terms and conditions contained therein. Accordingly, the property came to be subdivided in the following manner:

Gat No.	Area	Owner
2262/1	24 Hectares 34 Ares	Mahadev Dhole and others
2262/3	2 Hectares	Anuradha Nandkishor Diddi

Mutation Entry No. 2836 dated November 15, 1991 confirms the same.

Observation:

The deficit stamp duty of Rs.630 on the aforesaid Sale Deed was paid on July 30, 1991.

Comment:

In view of the aforesaid, (i) Mahadev Pandharinath Dhole, (ii) Ganesh Mahadev Dhole, and (iii) Kusum Kisan Ladkat were entitled in respect of the balance portion out of the property bearing Gat No. 2262/1 admeasuring 24 Hectares 34 Ares. By and under diverse deeds and documents, the aforesaid owners sold various portions out of the property bearing Gat No. 2262/1 in favour of various third parties and pursuant to the same, the owners i.e. (i) Mahadev Pandharinath Dhole, (ii) Ganesh Mahadev Dhole, and (iii) Kusum Kisan Ladkat remained entitled in respect of an area admeasuring 20 Hectares 34 Ares out of the property bearing Gat No. 2262/1.

The devolution of title in respect of the portion retained by the aforesaid owners is recorded hereinbelow:

7. By and under a Sale Deed dated January 6, 1993 registered at Serial No. 26 of 1993 (i) Mahadev Pandharinath Dhole, (ii) Ganesh Mahadev Dhole, (iii) Sushila Mahadev Dhole, and (iii) Kusum Kisan Ladkat (through her Power of Attorney Holder Mahadev Pandharinath Dhole) sold transferred, conveyed and assigned their rights, title and interest in respect of the property bearing Gat No. 2262 Hissa No. 1 (Part) admeasuring 5 Hectares (*including the Potkharab of 46 Ares*) alongwith the right of way in favour of Mushtaq Zakeria Arab for the consideration and upon the terms and conditions contained therein. Mutation Entry No. 3416 dated March 21, 1993 confirms the same.

Observations:

On perusal of the aforesaid Sale Deed, it appears that -

- (i) *It records that, the owners were entitled for 20 Hectares 34 Ares. Out of the said portion of the property, the owners had agreed to sale the following portions to third parties:*
- a. *10 Ares - Grampanchayat, Wagholi;*
 - b. *1 Ares - Bapusaheb Nanasaheb Satav;*

c. 2.5 Ares - Amrut Co-operative Water Supply Society

However, the documents in respect of the same have not been executed. We understand that the aforesaid portions does not form part of the captioned properties.

(ii) *It records that, the owner of the adjacent property i.e. Baburao Wamanrao Avhale has encroached upon the portion admeasuring 7 Ares out of the property bearing Gat No. 2262/1. In view thereof the owners have filed Civil suit against Baburao Wamanrao Avhale and the Civil Appeal No. 181 of 1991 in respect thereof is pending before the District Court, Pune. We have been informed that the aforesaid portion does not form part of the captioned properties.*

8. By and under a Sale Deed dated January 6, 1993 registered at Serial No. 35 of 1993 (i) Mahadev Pandharinath Dhole, (ii) Ganesh Mahadev Dhole, (iii) Sushila Mahadev Dhole and (iv) Kusum Kisan Ladkat (through her Power of Attorney Holder Mahadev Pandharinath Dhole) sold transferred, conveyed and assigned their rights, title and interest in respect of the property bearing Gat No. 2262 Hissa No. 1 (Part) admeasuring 5 Hectares (*including the Potkharab of 46 Ares*) alongwith the right of way in favour of GulamAli Mamadbhai Somji for the consideration and upon the terms and conditions contained therein. Mutation Entry No 3417 March 21, 1993 confirms the same.

9. By and under a Sale Deed dated January 6, 1993 registered at Serial No. 47 of 1993 (i) Mahadev Pandharinath Dhole, (ii) Ganesh Mahadev Dhole, (iii) Sushila Mahadev Dhole, and (iv) Kusum Kisan Ladkat (through her Power of Attorney Holder Mahadev Pandharinath Dhole) sold transferred, conveyed and assigned their rights, title and interest in respect of the property bearing Gat No. 2262 Hissa No. 1 admeasuring 5 Hectares 1 Are (*including the Potkharab of 46 Ares*) alongwith the farm house standing thereon and right of way to access the property in favour of Raj Kanaksen Bhansali for the consideration and upon the terms and conditions contained therein. Mutation Entry No. 3624 dated August 1, 1994 confirms the same.

Observations:

On perusal of the aforesaid Sale Deed, it appears that

- (a) *The Vendors herein i.e. Mahadev Pandharinath Dhole and others had given an area admeasuring 1 Are in favour of Bapusaheb Nanasaheb Satav for installation of water pump. However, the conveyance in respect of the same has not been completed. In view thereof, the share to be conveyed to Bapusaheb Nanasaheb Satav i.e. 1 Are, has been considered to be a part of the area sold under the aforesaid sale deed, with an obligation on the purchaser herein to convey the same in favour of Bapusaheb Nanasaheb Satav. We have been informed that the area to be conveyed in favour of Bapusaheb Nanasaheb Satav has been identified and the same forms part of Gat No. 1276 Hissa No. 37 (which does not form part of the captioned properties) the deed of conveyance shall be executed in due course of time.*
- (b) *Further, it records that an area admeasuring 10 Ares has been gifted to Grampanchayat, Wagholi vide a registered gift deed registered in the year 1986. However, the effect of the same has not been given in the revenue records. We have been informed that the aforesaid portions does not form part of the captioned properties.*
- (c) *An area admeasuring 2.5 Ares has been sold in favour of Amrut Co-operative Water Supply Society. However, the effect of the same has not been given in the revenue records. We have been informed that the aforesaid portions does not form part of the captioned properties.*
- (d) *We have been informed that currently there are no structures standing on the captioned property.*
10. By and under a Sale Deed dated February 18, 1995 registered at Serial No. 15 of 1995 (i) Mahadev Pandharinath Dhole, (ii) Ganesh Mahadev Dhole, (iii) Sushila Mahadev Dhole, and (iv) (iii) Kusum Kisan Ladkat (through her Power of Attorney Holder Mahadev Pandharinath Dhole) sold transferred, conveyed and assigned their rights, title and interest in respect of the property bearing Gat No. 2262 Hissa No. 1 admeasuring 5 Hectares 20.5 Ares (*including the Potkharab of 46 Ares*) alongwith the right of way in favour of Dhiren Popatlal Nandu for the consideration and upon the terms and conditions contained therein. Mutation Entry No. 4653 dated September 24, 1996 confirms the same.



11. In view of the aforesaid (i) Mushtaq Zakeria Arab, (ii) Gulamali Momadhbhai Somji, (iii) Raj Kanaksen Bhansali, and (iv) Dhiren Popatlal Nandu became entitled in respect of various portions out of the property bearing Gat No. 2262/1. Subsequently, by and under diverse deeds and documents, the said owners sold various portions out of their respective entitlements in the property bearing Gat No.2262/1 in favour of various third parties.
12. Mutation Entry No. 1 dated February 7, 2002, records that by and under an order passed by the Tehsildar, haveli the revenue Village of Wagholi and Awhalwadi came to be split, and separate revenue records came to be created for Village Awhalwadi. Accordingly, Gat No. 2262 came to be allotted New Gat No. 1276 in Village Wagholi.
13. Mutation Entry No. 1781 dated July 1, 2005 records that pursuant to the order dated April 2005 bearing No. 310/05 passed by the Taluka Inspector of Land Records and an order dated June 30, 2005 bearing No. TAHNO/KAVI/2038/05 passed by the Tehsildar, Haveli the Falnibara in respect of the property bearing Gat No. 1276 (old Gat No. 2262) admeasuring 28 Hectares 34 Ares came to be prepared. Accordingly, old 7/12 extract of Gat No. 1276 came to be subdivided and separate 7/12 extracts came to be created. For the purposes of the present Memo, we are dealing with the following newly created 7/12 extracts recorded in the name of its respective owners:

New Gat No.	Owner	Area
1276/2	Mushtaq Zakeria Arab	63 Ares
1276/3	Dhiren Popatlal Nandu	47 Ares
1276/5	Gulam Ali Momadhbhai Somji	46 Ares
1276/6	Mushtaq Zakeria Arab	56 Ares
1276/39	Jaymala Navalkishore Diddee	2 Hectares
1276/40	Anuradha Navalkishore Diddee	2 Hectares

Comment:

The aforesaid owners of the properties dealt with their respective properties and sold their respective properties in favour of various individuals. The devolution in respect of the same is recorded hereinbelow.

Devolution in respect of the First Property to Third Property i.e. properties bearing Gat Nos. 1276/2, 1276/3, and 1276/5.

14. As recorded hereinabove, the following owners became entitled in respect of the following properties:

New Gat No.	Owner	Area
1276/2	Mushtaq Zakeria Arab	63 Ares
1276/3	Dhiren Popatlal Nandu	47 Ares
1276/5	Gulam Ali Momadhbhai Somji	46 Ares
1276/6	Mushtaq Zakeria Arab	56 Ares

15. By and under an Agreement for Sale dated February 4, 2019 registered at Serial No. 1812 of 2019 (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, and (iv) Dhiren Popatlal Nandu, (v) M/s Prime Properties developers (through its partners (a) Mushtaq Zakaria Arab, (b) Gulamali Mamadbhai Somji, (c) Raj Kanaksen Bhansali, and (d) Dhiren Popatlal Nandu), and (vi) M/s R A Constructions (through its Partner Atul Ashok Chordia) (as a Guarantor), agreed to sell, transfer, convey and assign their rights, title and interest in the respect of the following properties in favour of (i) Ashok Dhanraj Chordia, and (ii) Atul Ashok Chordia for the consideration and upon the terms and conditions contained therein.

Gat No.	Area
1276/2	63 Ares
1276/3	47 Ares
1276/5	46 Ares
1276/6	56 Ares

Observation:

It records that, at the time of acquisition of the properties, the consideration was paid by M/s Prime Properties Developers. Accordingly, they have been joined as a party to the aforesaid Agreement to Sell and the consideration payable under the present Agreement to Sell shall be paid to M/s Prime Properties Developers.

It appears that the total consideration agreed to be paid was Rs.160 Crores. Out of the same, consideration of Rs.78,40,00,000/- has been paid and post dated cheque dated March 7, 2019 for Rs.80,00,00,000/- has been given to the Vendors, which has been received subsequently by the Vendors as recorded hereinbelow

16. By and under a Power of Attorney dated February 04, 2019 registered at Serial No. 1813 of 2019 (i) Mushtaq Zakaria Arab, (ii) Gulam Ali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, and (iv) Dhiren Popatlal Nandu, (v) M/s Prime Properties developers (through its partners (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, and (iv) Dhiren Popatlal Nandu), and (vi) M/s R A Constructions (through its Partner Atul Ashok Chordia), granted various powers in respect of the following properties in favour of (i) Ashok Dhanraj Chordia and (ii) Atul Ashok Chordia for the consideration and upon the terms and conditions contained therein.

Gat No.	Area
1276/2	63 Ares
1276/3	47 Ares
1276/5	46 Ares
1276/6	56 Ares

17. By and under a Deed of Conveyance dated July 13, 2020 registered at Serial No. 3026 of 2020 (i) Mushtaq Zakaria Arab, (ii) Gulam Ali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, and (iv) Dhiren Popatlal Nandu, (v) M/s Prime Properties developers (through its partners (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, and (iv) Dhiren Popatlal Nandu), and (vi) M/s R A Constructions (through its Partner Atul Ashok Chordia) sold, transferred, conveyed and assigned all their rights, title and interest in respect of the following properties in favour of (i) Ashok Dhanraj Chordia and (ii) Atul Ashok Chordia for the consideration and upon the terms and conditions contained therein.

Gat No.	Area
1276/2	63 Ares
1276/3	47 Ares
1276/5	46 Ares
1276/6	56 Ares

Mutation Entry No. 16199 dated July 15, 2023 confirms the same.

Observation:

It records that the purchasers have paid the entire consideration of Rs.160 Crores to M/s Prime Properties developers.

18. By and under a Correction Deed dated June 4, 2021 registered at Serial No. 6680 of 2021 (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, and (iv) Dhiren Popatlal Nandu, (v) M/s Prime Properties developers (through its partners (i) Mushtaq Zakaria Arab, (ii) Gulamali Mamadbhai Somji, (iii) Raj Kanaksen Bhansali, and (iv) Dhiren Popatlal Nandu), and and (vi) M/s R A Constructions (through its Partner Atul Ashok Chordia) made certain corrections in the Gat No. and corrected "Gat No. 1276/32 and 33" instead of "Gat No. 1276/1A/2" recorded in the Conveyance Deed dated July 13, 2020 registered at Serial No. 3026 of 2020 executed in favour of (i) Ashok Dhanraj Chordia and (ii) Atul Ashok Chordia on the terms and conditions contained therein.
19. By and under an Agreement to Sell dated December 31, 2020 registered at Serial No. 3734 of 2021 (i) Ashok Dhanraj Chordia and (ii) Atul Ashok Chordia agreed to sell transfer convey and assign all their rights title and interest in respect of the following properties in favour of Integrated Business Ecosystem Private Limited ("IBEPL") for the consideration and upon the terms and conditions contained therein.

Gat No.	Area
1276/2	63 Ares
1276/3	47 Ares
1276/5	46 Ares
1276/6	56 Ares

Observation:

It records that the aforesaid properties shall be included in the ITP being developed by the Purchaser.



20. By and under a Power of Attorney dated February 10, 2021 registered at Serial No. 3735 of 2021 (i) Ashok Dhanraj Chordia and (ii) Atul Ashok Chordia granted various powers for the following properties in favour of IBEPL upon the terms and conditions contained therein.

Gat No.	Area
1276/2	63 Ares
1276/3	47 Ares
1276/5	46 Ares
1276/6	56 Ares

21. By and under a Sale Deed dated December 24, 2021 registered at Serial No. 745 of 2022 (i) Ashok Dhanraj Chordia, and (ii) Atul Ashok Chordia sold, transferred, conveyed and assigned all their rights, title and interest in the following properties in favour of IBEPL for the consideration and upon the terms and conditions contained therein.

Gat No.	Area
1276/2	63 Ares
1276/3	47 Ares
1276/5	46 Ares
1276/6	56 Ares

Mutation Entry No. 19688 dated January 15, 2024 confirms the same.

22. By and under a Business Transfer Agreement dated October 5, 2022 IBEPL ("**Transferor**") transferred the undertaking (comprising of various immovable assets *inter alia* including the properties bearing (i) Gat No. 1276/2 admeasuring 63 Ares (ii) Gat No. 1276/3 admeasuring 47 Ares, (iii) Gat No. 1276/5 admeasuring 46 Ares, (iv) 1276/6 admeasuring 56 Ares, (v) 1255/28 admeasuring 41 Ares) in favour of RECPL ("**Transferee**") for the consideration and on the terms and conditions contained therein. Accordingly, and under a Conveyance Deed dated October 5, 2022 registered at Serial No. 12036 of 2022 IBEPL for the consideration sold, transferred, conveyed and assigned all their rights, title, and interest in respect of the following properties in favour of RECPL for the consideration and on the terms and conditions contained therein.

Gat No.	Area
1276/2	63 Ares
1276/3	47 Ares
1276/5	46 Ares

Mutation Entry No. 20364 dated January 18, 2024 confirms the same.

Observation:

It the aforesaid properties have been included in the ITP being developed by the Purchaser as per the Proposed Land Use ("PLU") sanctioned by Pune Metropolitan Regional Development Authority ("PMRDA") dated March 31, 2022. records that

23. By and under a Rectification Deed dated March 16, 2023 registered at Serial No. 5456 of 2023 Real Estate Centre Private Limited made certain corrections in the areas of the various other properties forming part of the Sale Deed dated October 5, 2022 registered at Serial No. 12036 of 2022 which were erroneously recorded in the Sale Deed dated October 5, 2022 registered at Serial No. 12036 of 2022 on the terms and conditions contained therein.

Observation:

It appears that there is no change in the areas of the captioned properties.

24. Mutation Entry No. 21199 dated August 26, 2024 records that pursuant to the order bearing No. HANO/KAVI/1391/2023 dated August 23, 2024 passed by the Tehsildar, Loni Kalbhor the effect of mutation entry no. 20364 came to be given in the revenue records. Accordingly, the name of RECPL came to be recorded in the revenue records.
25. By and under a Conveyance Deed dated May 30, 2025 registered at Serial No. 13316 of 2025 Real Estate Centre Private Limited sold, transferred and conveyed all its rights, title and interest in the property bearing the following Gat Nos. in favour of Manjari Housing Projects LLP for the consideration and upon the terms and conditions contained therein.

Gat No.	Area
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1276/2	63 Ares
1276/3	47 Ares
1276/5	46 Ares
1255/28	11.68 Ares

Mutation Entry No. 22986 dated September 18, 2025 confirms the same.

Comment:

On perusal of the Sale Deed, it appears that, Real Estate Centre Private Limited has executed a Power of Attorney in favour of Manjari Housing Projects LLP to represent before various government authorities including the planning authorities to obtain approvals which has been recorded hereinbelow.

26. By and under a Power of Attorney dated May 30, 2025 registered at Serial No.13317 of 2025 Real Estate Centre Private Limited granted various powers for the property bearing the captioned Gat Nos. in favour of Manjari Housing Projects LLP upon the terms and conditions contained therein.
27. By and under a Power of Attorney dated May 30, 2025 registered at Serial No. 13318 of 2025 Manjari Housing Projects LLP granted various powers for the property bearing the captioned Gat Nos. in favour of Ashdan Developers Private Limited upon the terms and conditions contained therein.

Opinion:

Subject to the aforesaid, in our view, Manjari Housing Projects LLP has clear and marketable title in respect of the captioned properties.

Devolution in respect of the Fourth Property bearing Gat No. 1276/39 admeasuring 2 Hectares

28. As recorded hereinabove, the property bearing Gat No. 1276/39 admeasuring 2 Hectares was owned by Jaymala Navalkishore Diddee.



29. By and under a Sale Deed dated April 17, 2006 registered at Serial No. 2884 of 2006 Jaymala Navalkishor Diddee sold transferred, conveyed and assigned their rights, title and interest in respect to the property bearing Gat No. 2262 for an area admeasuring 40 Ares out of the total area admeasuring 2 Hectares in favour of Mahendra Namdeo Shitole (through his constituted attorney Namdeo Dinkar Shitole) for the consideration and upon the terms and conditions contained therein. Mutation Entry No. 2348 dated May 3, 2006 confirms the same.
30. Mutation Entry No. 12591 dated June 27, 2017 records that records that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Pune certain modifications came to be carried out on the 7/12 extract.
31. Mutation Entry No. 20871 dated June 6, 2024 records that pursuant to the order dated April 21, 2023 bearing No. 155/SR/71/2023 passed by the Tehsildar, Pune, the name of Jaymala Navalkishore came to be corrected to Jaimala Navalkishor Diddee in the revenue records.
32. Mutation Entry No. 21155 dated August 24, 2022 records that by and under a Gift Deed dated August 12, 2024 registered at Serial No. 17988 of 2024 Mahendra Namdeo Shitole gifted the property bearing Gat No. 1276 Hissa No. 39 for an area admeasuring 20 Ares out of the total area admeasuring 40 Ares in favour of Chandrashekhhar Namdeo Shitole on the terms and conditions contained therein.
33. By and under a Sale Deed dated February 6, 2025 registered at Serial No. 3325 of 2025 Jaymala Navalkishor Diddee sold transferred, conveyed and assigned their rights, title and interest in respect of the property bearing Gat No. 1276/39 admeasuring 1 Hectares 60 Ares in favour of WSPL for the consideration and upon the terms and conditions contained therein. Mutation Entry No. 21967 dated February 11, 2025 records the same.

Comment:

It appears that Kusum Ladkat has taken the objection to the certification of the aforesaid Mutation Entry. By and under an Order dated September 10, 2025 passed by the Tahsildar the objection has been rejected, and the mutation entry has been certified.



34. By and under a Power of Attorney dated February 6, 2025 registered at Serial No. 3329 of 2025 Jaymala Navalkishor Diddee granted various powers in respect of the property bearing Gat No. 1276/39 admeasuring 1 Hectares 60 Ares in favour of WSPL upon the terms and conditions contained therein.
35. By and under a Sale Deed dated February 6, 2025 registered at Serial No. 3335 of 2025 Chandrashekhar Namdeo Shitole sold transferred, conveyed and assigned their rights, title and interest in respect to the property bearing Gat No. 1276/39 (part) admeasuring 20 Ares in favour of WSPL for the consideration and upon the terms and conditions contained therein. Mutation Entry No. 21969 dated February 11, 2025 records the same.

Comment:

It appears that Kusum Ladkat has taken the objection to the certification of the aforesaid Mutation Entry. By and under an Order dated September 10, 2025 passed by the Tahsildar the objection has been rejected, and the mutation entry has been certified.

36. By and under a Power of Attorney dated February 6, 2025 registered at Serial No. 3336 of 2025 Chandrashekhar Namdeo Shitole granted various powers in respect to the property bearing Gat No. 1276/39 (part) admeasuring 20 Ares in favour of WSPL upon the terms and conditions contained therein.
37. By and under a Sale Deed dated February 6, 2025 registered at Serial No. 3337 of 2025 Mahendra Namdeo Shitole sold, transferred, conveyed and assigned their rights, title and interest in respect to the property bearing Gat No. 1276/39 (part) for an area admeasuring 20 Ares in favour of WSPL for the consideration and upon the terms and conditions contained therein. Mutation Entry No. 21993 dated February 11, 2025 records the same.

Comment:

It appears that Kusum Ladkat has taken the objection to the certification of the aforesaid Mutation Entry. By and under an Order dated September 10, 2025 passed by the Tahsildar the objection has been rejected, and the mutation entry has been certified.



38. By and under a Power of Attorney dated February 6, 2025 registered at Serial No. 3338 of 2025 Mahendra Namdeo Shitole granted various powers in respect to the property bearing Gat No. 1276/39 (part) admeasuring 20 Ares in favour of Westcon Spaces Private Limited for the consideration and upon the terms and conditions contained therein.
39. By and under a Sale Deed dated May 30, 2025 registered at Serial No. 13314 of 2025 WSPL through authorized signatory Nathu Namdeo Mangde sold, transferred and conveyed all its rights, title and interest in the property bearing Gat No. 1276/39 admeasuring 2 Hectares in favour of Manjari Housing Projects LLP through its authorized signatory for the consideration and upon the terms and conditions contained therein. Mutation Entry No. 23023 dated September 26, 2025 confirms the same.

Comment:

On perusal of the Sale Deed, it appears that, Westcon Spaces Private Limited has executed a Power of Attorney in favour of Manjari Housing Projects LLP to represent before various government authorities including the planning authorities to obtain approvals which has been recorded hereinbelow.

40. By and under a Power of Attorney dated May 30, 2025 registered at Serial No. 13315 of 2025 Westcon Spaces Private Limited granted various powers for the property bearing the captioned Gat Nos. in favour of Manjari Housing Projects LLP upon the terms and conditions contained therein.
41. By and under a Deed of Declaration July 28, 2025 registered at Serial No. 18384 of 2025 (i) Mahadeo Pandharinath Dhole, and (ii) Ganesh Mahadeo Dhole declared and confirmed that by and under a Sale Deed dated March 7, 1990 registered at Serial No. 12205 of 1991 (old registration No. 4065 of 1990), (i) Mahadeo Pandharinath Dhole, for himself and as the Power of Attorney Holder for Kusum Kisan Ladkat and (ii) Ganesh Mahadeo Dhole sold, transferred and conveyed the property bearing Gat No. 1276/39 admeasuring 2 Hectares in favour of Jaymala Navalkishor Dedde for the consideration and upon the terms and conditions contained therein. Further, they have declared that the agreed consideration under the aforesaid Sale Deed has been received by them in its entirety.

Opinion:

Subject to the aforesaid, in our view, Manjari Housing Projects LLP has clear and marketable title in respect of the captioned properties.

Devolution in respect of Fifth Property bearing Gat No. 1276/40 admeasuring 2 Hectares

42. As recorded hereinabove, Anuradha Navalkishor Diddee was entitled in respect of the property bearing Gat No. 1276 Hissa No. 40 admeasuring 2 Hectares.
43. By and under a Sale Deed dated February 6, 2025 registered at Serial No. 3333 of 2025 Anuradha Navalkishor Diddee sold transferred, conveyed and assigned their rights, title and interest in respect of the property bearing Gat No. 1276/40 admeasuring 2 Hectares in favour of Westcon Spaces Private Limited for the consideration and upon the terms and conditions contained therein. Mutation Entry No. 21968 dated February 11, 2025 records the same.

Comment:

It appears that Kusum Ladkat has taken the objection to the certification of the aforesaid Mutation Entry. By and under an Order dated September 10, 2025 passed by the Tahsildar the objection has been rejected, and the mutation entry has been certified.

44. By and under a Power of Attorney dated February 6, 2025 registered at Serial No. 3334 of 2025 Anuradha Navalkumar Diddee granted various powers in respect of the property bearing Gat No. 1276/40 admeasuring 2 Hectare in favour of Westcon Spaces Private Limited upon the terms and conditions contained therein.
43. By and under a Conveyance Deed dated May 30, 2025 registered at Serial No. 13314 of 2025 WSPL through authorized signatory Nathu Namdeo Mangde sold, transferred and conveyed all its rights, title and interest in the property bearing Gat No. 1276/40 admeasuring 2 Hectares in favour of Manjri Housing Projects LLP through its authorized signatory for the consideration and upon the terms and conditions contained therein. Mutation Entry No. 23023 dated September 26, 2025 confirms the same.



44. By and under a Sale Deed dated May 30, 2025 registered at Serial No. 13314 of 2025 WSPL through authorized signatory Nathu Namdeo Mangde sold, transferred and conveyed all its rights, title and interest in the property bearing Gat No. 1276/39 admeasuring 2 Hectares in favour of Manjri Housing Projects LLP through its authorized signatory for the consideration and upon the terms and conditions contained therein. Mutation Entry No. 23023 dated September 26, 2025 confirms the same.

Comment:

On perusal of the Sale Deed, it appears that, Westcon Spaces Private Limited has executed a Power of Attorney in favour of Manjari Housing Projects LLP to represent before various government authorities including the planning authorities to obtain approvals which has been recorded hereinbelow.

45. By and under a Power of Attorney dated May 30, 2025 registered at Serial No.13315 of 2025 Westcon Spaces Private Limited granted various powers for the property bearing the captioned Gat Nos. in favour of Manjari Housing Projects LLP upon the terms and conditions contained therein.
46. By and under a Deed of Declaration July 28, 2025 registered at Serial No. 18384 of 2025 (i) Mahadeo Pandharinath Dhole, and (ii) Ganesh Mahadeo Dhole declared and confirmed that by and under a Sale Deed dated March 7, 1990 registered at Serial No. 12206 of 1991 (old registration No. 4066 of 1990), (i) Mahadeo Pandharinath Dhole, for himself and as the Power of Attorney Holder for Kusum Kisan Ladkat and (ii) Ganesh Mahadeo Dhole sold, transferred and conveyed the property bearing Gat No. 1276/40 admeasuring 2 Hectares in favour of Anuradha Navalkishor Dedde for the consideration and upon the terms and conditions contained therein. Further, they have declared that the agreed consideration under the aforesaid Sale Deed has been received by them in its entirety.

Opinion:

Subject to the aforesaid, in our view, Manjari Housing Projects LLP has clear and marketable title in respect of the captioned properties.

Mortgages:



1. By and under a Mortgage Deed dated April 12, 2022 registered at Serial No. 6948 of 2022 IBEPL mortgaged the following properties in favour of IDBI Trusteeship Limited for the loan of Rs.325,00,00,000/- (Rupees Three Hundred and Twenty Five Crores Only) and on the terms and conditions contained therein.

Gat No.	Area Mortgaged
1276/2	63 Ares
1276/28	53
1276/3	47 Ares
1276/5	46 Ares

2. By and under a Mortgage Deed dated November 3, 2023 registered at Serial No. 22214 of 2023 Real Estate Centre Private Limited mortgaged the following properties in favour of Godrej Finance Limited for the loan of Rs. 98,00,00,000/- (Rupees Ninety-Eight Crores Only) and on the terms and conditions contained therein.

Gat No.	Area Mortgaged
1276/2	63 Ares
1276/3	47 Ares
1276/5	46 Ares

3. By and under a Deed of Mortgage dated February 10, 2025 registered at Serial No. 3585 of 2025 (i) Westcon Spaces Private Limited, and (ii) Merculus Constructwell Private Limited mortgaged the following properties in favour of Catalyst Trusteeship Limited for the loan and on the terms and conditions contained therein.

Gat No.	Area Mortgaged
1276/39 (part)	20 Ares
1276/39 (part)	1 Hectares 60 Ares
1276/39 (part)	20 Ares
1276/40	2 Hectares

4. By and under a Reconveyance Deed dated June 30, 2023 registered at Serial No. 16038 of 2023 IDBI Trusteeship Limited reconveyed the following properties in favour of

Integrated Business Ecosystem Private Limited on the terms and conditions contained therein.

Gat No.	Area Mortgaged
1276/2	63 Ares
1276/3	47 Ares
1276/5	46 Ares
1276/6	56 Ares

5. By and under a Deed of Release of Mortgage dated May 30, 2025 registered at Serial No. 13313 of 2025 Godrej Finance Limited reconveyed the following properties in favour of Real Estate Centre Private Limited upon the terms and conditions contained therein.

Gat No.	Area Mortgaged
1276/2	63 Ares
1276/3	47 Ares
1276/5	46 Ares
1276/6	56 Ares

6. By and under a Reconveyance Deed dated May 30, 2025 registered at Serial No. 13312 of 2025 Catalyst Trusteeship Limited reconveyed the following properties in favour of (i) Westcon Spaces Private Limited, and (ii) Merculus Constructwell Private Limited on the terms and conditions contained therein.

Gat No.	Area Mortgaged
1276/39 (part)	20 Ares
1276/39 (part)	1 Hectares 60 Ares
1276/39 (part)	20 Ares
1276/40	2 Hectares

Sanctions and Permissions:

- By and under a notification dated November 16, 2005, bearing No. TPS/1804/Pune/R.P./DCR/UD/13, the Urban Development Department, Government of



Maharashtra has sanctioned regulation for development of Special Township in area under Pune Regional Plan.

- Pursuant to the aforesaid, M/S L.K. Developers Private Limited applied to the government for declaring the project as Special Township.
- M/S L.K. Developers Private Limited obtained the Location Clearance dated April 4, 2008 and revised Location Clearance dated March 4, 2014, for special township comprising of various properties situate at village Manjari, Taluka Haveli, District Pune, in accordance with the Special Township Policy notified vide notification dated November 16, 2005 and an addendum dated January 6, 2006.
- Thereafter, the Special Township Project area came within Pune Metropolitan Region and Pune Metropolitan Regional Development Authority has sanctioned 2nd revised master plan dated December 21, 2019 with certain conditions as per Regulation No. 1 of the said Integrated Township Project Regulations sanctioned by Government on dated March 8, 2019.
- Subsequently, the ownership rights in respect of the said properties were transferred by M/S L.K. Developers Private Limited in favour of Ashdan Developers Private Limited and Manjri Housing Project LLP through Atul Ashok Chordia.
- Subsequent thereto, Ashdan Developers Private Limited and Manjri Housing Project LLP through Atul Ashok Chordia obtained a Location Clearance dated October 27, 2020 in respect of an additional area admeasuring 61 Hectares 49.64 Ares forming part of various properties *inter alia* including the captioned properties, being the additional area ("**Existing Township**").
- We have been informed that Ashdan Developers Private Limited and Manjari Housing Project LLP through Atul Ashok Chordia have' opted to migrate from the Special Township to "Integrated Township" as per the provisions of the Integrated Township Policy and is presently operating as an Integrated Township.
- Thereafter, Ashdan Developers Private Limited and Manjri Housing Project LLP through Atul Ashok Chordia obtained (i) revised Location Clearance Certificate in respect of various properties *inter alia* including the captioned properties dated November 22, 2024

for an area admeasuring 75 Hectares 81.73 Ares, and (ii) revised Location Clearance Certificate in respect of properties bearing Gat No. 1276/39 and 1276/40 dated March 25, 2025.

- Pursuant to the aforesaid, Ashdan Developers Private Limited and Manjri Housing Project LLP through Atul Ashok Chordia obtained the (i) Letter of Intent dated March 3, 2021 bearing No. PMH/KAVI/1236/2020 in respect of properties bearing (i) Gat No. 1276/2, (ii) Gat No. 1276/3, (iii) Gat No. 1276/5, (iv) 1276/6, (v) 1255/28, (ii) Letter of Intent dated December 13, 2024 bearing No. PMH/KAVI/297/2024, and (iii) revised Letter of Intent dated March 26, 2025 bearing No. PMH/KAVI/1574251/2025 in respect of the property bearing Gat No 1276 Hissa No.39 and Gat No. 1276 Hissa No. 40.
- In accordance with the applicable laws, Ashdan Developers Private Limited and others have obtained the sanction to the revised layout/ proposed land use in respect of the properties in the ITP including the captioned Properties vide order dated November 20, 2025 bearing No. BHA/C.R.NO. 278/25-26 ("PLU").

Architect's Certificate:

We have only referred to the revenue records and title documents pertaining to the portions of the Properties acquired by Manjari Housing Projects LLP and forming part of the Sector R-26 comprising of the captioned properties out of the larger ITP. In respect of the aforesaid we have relied upon the Architect's Certificate dated February 10, 2026 issued by ANA Consortium Private Limited, annexed hereto as Annexure "B".

Litigation:

There are no litigations in respect of the Properties.

Our Legal Title Report is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Legal Title Report.

Date: 10.02.2026

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Sector R26 of the Proposed Land Use (PLU) dated 20/11/2025 admeasuring area 52104.74 Sq. Mtrs. includes the following Gat Numbers

- Gat No. 1276/2
- Gat No. 1276/3
- Gat No. 1276/5
- Gat No. 1276/39
- Gat No. 1276/40

Boundaries of the subject property:

On or towards the East: 15 mtr wide road, CG-10

On or towards the West: 6 mtr wide road, Gat no. 1276/1

On or towards the South: Gat no. 1276/9, Gat no. 1276/4, Gat no. 1276/7, CG-17

On or towards the North: Gat no. 1276/38(P)

This certification is based on our internal records.

For any further details or clarifications, please feel free to get in touch with us.

Thanking you,

For ANA Consortium Pvt. Ltd.



Authorized Signatory

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