

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 bearing Survey No. 110 Hissa No. 4/2 admeasuring 1 Hectare 28.24 Ares (out of 1 Hectare 60 Ares) equivalent to 12,823 square meters situate, lying and being at Village Wakad, Taluka Mulshi, District Pune ("**Property**").

We have investigated the title of the Property based on the request of LGA Ventures LLP, and the following documents:

1. **Description of the Property:**

All that piece and parcel of land bearing Survey No. 110 Hissa No. 4/2 admeasuring 1 Hectare 28.24 Ares (out of 1 Hectare 60 Ares) equivalent to 12,823 square meters situate, lying and being at Village Wakad, Taluka Mulshi, District Pune.

2. **The Documents pertaining to the Property:**

- a. Sale Deed dated April 15, 1985 registered with the Sub-Registrar of Assurances under Serial No. 193 of 1985;
- b. Deed of Possession dated November 29, 2018 registered with the Sub-Registrar of Assurances under Serial No. 8512 of 2018;
- c. Agreement (for transfer and utilization of TDR) dated August 3, 2019 registered with the Sub-Registrar of Assurances under Serial No. 11123 of 2019;
- d. Irrevocable Power of Attorney dated July 3, 2019 registered under Serial No. 11126 of 2019 on August 6, 2019;
- e. Development Agreement dated August 27, 2023 registered with the Sub-Registrar of Assurances under Serial No. 20805 of 2023;
- f. Power of Attorney dated August 27, 2023 registered with the Sub-Registrar of Assurances under Serial No. 20806 of 2023;

- g. Possession Receipt dated October 21, 2024 registered with the Sub-Registrar of Assurances under Serial No. 23352 of 2024;
- h. 7/12 Extract and Mutation Entries in respect of the Property;
- i. Commencement Certificate dated February 20, 2025 bearing No. BP/Wakad/22/2025 issued by the Pimpri Chinchwad Municipal Corporation;
- j. Commencement Certificate dated October 1, 2025 bearing No. BP/Wakad/123/2025 issued by the Pimpri Chinchwad Municipal Corporation; and
- k. Gift Deed dated October 17, 2025 registered with the Sub-Registrar of Assurances under Serial No. 26214 of 2025.

3. **7/12 Extract:**

The 7/12 Extract in respect of land bearing Survey No. 110 Hissa No. 4/2 dated February 24, 2021.

4. **Search Report:**

Land Search Report dated February 15, 2023 issued by Advocate Deepak P. Suhandra, and updated search report dated September 26, 2025 issued by Kailash Thorat, Advocate, wherein they have certified that except the entries recorded hereinbelow, there are no adverse entries found in the searches.

5. Upon perusal of the above-mentioned documents and all other documents pertaining to the title of the Property, we are of the opinion that the rights of LGA Ventures LLP as the developer of the Property are clear, marketable and without any encumbrance.

Owners of the land:

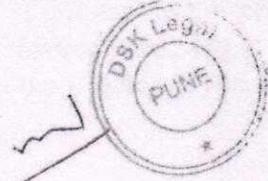
(i) Sagar Sunil Ajwani (1/6<sup>th</sup> share), (ii) Pritish Navin Ajwani (1/6<sup>th</sup> share), (iii) Sunil Gobind Ajwani (2/6<sup>th</sup> share) and (iv) Navin Gobind Ajwani (2/6<sup>th</sup> share) of Survey No. Survey No. 110 Hissa No. 4/2 admeasuring 1 Hectare 28.24 Ares (out of 1 Hectare 60 Ares) equivalent to 12,823 square meters of Village Wakad, Taluka Mulshi, District Pune.

Developer of the land:

LGA Ventures LLP

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

Dated this 27<sup>th</sup> day of November, 2025.



Partner  
DSK Legal

Encl.: Annexure "A"

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**Annexure "A"**  
**Flow of title in respect of the Property**

**Re:** All that piece and parcel of land bearing Survey No. 110 Hissa No. 4/2 admeasuring 1 Hectare 28.24 Ares (out of 1 Hectare 60 Ares) equivalent to 12,823 square meters situate, lying and being at Village Wakad, Taluka Mulshi, District Pune ("**Property**") and more particularly described in the **Schedule** hereunder written.

Tenure	Occupant Class I
Name on the 7/12 extract	(i) Lajwanti Gobind Ajwani (Gifted her 1/3 <sup>rd</sup> share in favour of her grandsons (i) Sagar Sunil Ajwani, and (ii) Pritish Navin Ajwani, equally); (ii) Sunil Gobind Ajwani; and (iii) Navin Gobind Ajwani. [[ (i), (ii) and (iii) collectively to the extent of 1 Hectare 28.24 Ares]  Pimpri Chinchwad Municipal Corporation [to the extent of 14.24 Ares]  Pimpri Chinchwad Municipal Corporation for Road [to the extent of 17.52 Ares]

1. Mutation Entry No. 2177 dated December 26, 1974 records that Tukaram Kalate died on November 30, 1974 leaving behind the following as his heirs and legal representatives:

Sons : Appa Tukaram Kalate,  
: Jalindar Tukaram Kalate,  
: Babu Tukaram Kalate,  
Daughters : Anjanabai Pandurang Godase,  
: Sugarabai Nivrutti Rakshe,  
: Kamalabai Rama Sarote,  
: Zamabai Popat Tonde,  
: Janabai Sopan Pokale,  
: Sumanbai Raghu Sathe, and  
Widow : Yenubai Tukaram Kalate.

2. By and under a Sale Deed dated April 15, 1985 registered at Serial No. 193 of 1985 (i) Appa Tukaram Kalate, (ii) Jalindar Tukaram Kalate, (iii) Babu Tukaram Kalate, (iv)

Yenubai Tukaram Kalate, (v) Anjanabai Pandurang Godase, (vi) Sugarabai Nivrutti Rakshe, (vii) Kamalabai Rama Sarote, (viii) Zamabai Popat Tonde, (ix) Janabai Sopan Pokale, (x) Sumanbai Raghu Sathe, (xi) Balu Aappa Kalate, (xii) Santosh Aappa Kalate [serial no. (xi) and (xii) through their natural guardian Appa Tukaram Kalate], (xiii) Prabhakar Jalindar Kalate, and (xiv) Ankush Jalindar Kalate [serial no. (xiii) and (xiv) through their natural guardian, Jalindar Tukaram Kalate] sold, granted, transferred and assigned their right, title and interest in respect of Survey No. 110 Hissa No. 4 admeasuring 1 Hectare 60 Ares out of 2 Hectare 43 Ares in favour of Gobind Hirdasing Ajwani, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 3014 dated March 28, 1986 confirms the same. Pursuant to the aforesaid the property bearing Survey No. 110 Hissa No. 4 came to be subdivided as Survey No. 110 Hissa No. 4/1 (83 Ares) and Survey No. 110 Hissa No. 4/2 (1 Hectare 60 Ares), and came to be recorded in the name of Gobind Hirdasing Ajwani.

3. Mutation Entry No. 9881 dated October 28, 2004 records that by and under an order dated October 27, 2004 bearing No. Hano/Vari/1090/ 07 passed by the Tehsildar, Mulshi, the user of the portion of the property bearing Survey No. 110 Hissa No. 4/2 admeasuring 80 Ares out of the total 1 Hectare 60 Ares was changed to Non-Agricultural.
4. Mutation Entry No. 15493 dated December 21, 2016 records that the State Government has undertaken computerization of revenue records and as per the Order dated December 20, 2016 of the Tehsildar, Mulshi certain modifications were carried out on the 7/12 extract.
5. By and under a Deed of Possession dated November 29, 2018 registered under Serial No. 8512 of 2018, Gobind Hirdasing Ajwani surrendered an area admeasuring 1752.22 square meters out of Survey No. 110 Hissa No. 4/2 in favour of Pimpri Chinchwad Municipal Corporation ("**PCMC**") for the purpose of road widening. Mutation Entry No. 16332 dated February 8, 2019 confirms the same.
6. Mutation Entry No. 16941 dated January 27, 2021 records that Gobind Hirdasing Ajwani died on January 4, 2021 leaving behind the following heirs and legal representatives:

Widow : Lajwanti Gobind Ajwani,  
Sons : Sunil Gobind Ajwani, and  
: Navin Gobind Ajwani.

(collectively referred to as the "**Original Owners**").

7. By and under a Development Agreement dated August 27, 2023 registered with the Sub-Registrar of Assurances under Serial No. 20805 of 2023, the Original Owners granted the development rights in respect of the Property in favour of the Developer, for the consideration and on the terms and conditions contained therein.

8. Pursuant to the Development Agreement dated August 27, 2023, the Original Owners executed Power of Attorney dated August 27, 2023 registered at Serial No. 20806 of 2023 and appointed the Developer as their constituted attorney to do the deeds, things and matters more particularly set out therein.
9. By and under a Possession Receipt dated October 11, 2024 registered at Serial No. 23352 of 2024 (i) Lajwanti Gobind Ajwani, (ii) Sunil Gobind Ajwani, and (iii) Navin Gobind Ajwani represented through their constituted attorney LGA Ventures LLP through its partner Sagar Sunil Ajwani surrendered an area admeasuring 1424.80 square meters (being 10% Amenity spacẽ) in favour of the PCMC for the consideration and on the terms and conditions contained therein. Mutation Entry No. 18222 dated December 11, 2024 confirms the same.
10. By and under a Gift Deed dated October 17, 2025 registered at Serial No. 26214 of 2025, Lajwanti Gobind Ajwani, being one of the Co-owner has gifted her 1/3<sup>rd</sup> undivided share, right, title and interest in the said Property in favour of her grandsons (i) Sagar Sunil Ajwani and (ii) Pritish Navin Ajwani to be shared equally [i.e. 1/6<sup>th</sup> share each] on the terms and conditions contained therein.

**Comment:**

*We have been informed by LGA Ventures LLP that the Owners are in process of updating the revenue records to reflect the aforesaid Gift Deed.*

• Litigation:

NIL

• TDR Transaction:

1. By and under an Agreement (for transfer and utilization of TDR) dated August 3, 2019 registered at Serial No. 11123 of 2019 on August 6, 2019, Gobind Hirdasing Ajwani sold, assigned and transferred the TDR in favour of Rising Welworth Enterprises LLP, for consideration and on the terms and conditions contained therein.
2. By and under an Irrevocable Power of Attorney dated July 3, 2019 registered at Serial No. 11126 of 2019 on August 6, 2019, Gobind Hirdasing Ajwani appointed Nilesch Vilas Palresha, the designated partner of Rising Welworth Enterprises LLP, as his true and lawful attorney to do the acts, things and deeds for utilization of the TDR as more particularly stated therein.

• Sanctions and Permissions

1. LGA Ventures LLP has prepared a sanctioned layout bearing No. BP/Layout/ITR/Wakad/01/2024 dated January 4, 2024.
2. LGA Ventures LLP has obtained Commencement Certificate dated February 20, 2025 bearing No. BP/Wakad/22/2025 issued by the PCMC.
3. LGA Ventures LLP has obtained Commencement Certificate dated October 1, 2025 bearing No. BP/Wakad/123/2025 issued by the PCMC.

### **OPINION**

Subject to the aforesaid, LGA Ventures LLP has clear and marketable development rights in respect of the captioned property.

### **SCHEDULE (Description of the Property)**

All that piece and parcel of land bearing Survey No. 110 Hissa No. 4/2 (part) admeasuring 1 Hectare 28.24 Ares (out of 1 Hectare 60 Ares) equivalent to 12,823 square meters situate, lying and being at Village Wakad, Taluka Mulshi, District Pune, and bounded as follows:

On or towards the North by	: Property bearing Survey No. 109,
On or towards the South by	: Property bearing Survey No. 110/3,
On or towards the East by	: Property bearing Survey No. 111/B, and
On or towards the West by	: 18M Wide Road.

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.

