

To
MahaRERA
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. 129 Hissa No. 1/3/1, Survey No. 135 Hissa No. 2/1, Survey No. 135 Hissa No. 2/2, Survey No. 135 Hissa No. 3A, Survey No. 135 Hissa No. 3B, Survey No. 136 Hissa No. 1A, Survey No. 136 Hissa No. 1B, Survey No. 136 Hissa No. 2 (part), Survey No. 137 Hissa No. 1, Survey No. 137 Hissa No. 2 admeasuring 3 Hectares 21.17 Ares out of the larger property admeasuring 3 Hectares 47 Ares of Village Tathawade, Taluka Mulshi, District Pune in the Registration Sub-district of Pune ("**Said Properties**") which is being developed in multiple phases with the project name "**Rohan Harita**" out of which "**Rohan Harita Phase 1**" is with phase land area admeasuring 2,411.07 Square Meters.

1. Description of said Properties:

All that piece and parcel of land admeasuring 3 Hectares 21.17 Ares out of total area admeasuring 3 Hectares 47 Ares situate at Village Tathawade, Taluka Mulshi, District Pune in the Registration Sub-district of Pune.

Survey No.	Area
Survey No. 129 Hissa No. 1/3/1	36 Ares
Survey No. 135 Hissa No. 2/1 (Part)	15.58 Ares
Survey No. 135 Hissa No. 2/2	27 Ares
Survey No. 135 Hissa No. 3A	6 Ares
Survey No. 135 Hissa No. 3B (Part)	31 Ares
Survey No. 136 Hissa No. 1A	6 Ares
Survey No. 136 Hissa No. 1B (Part)	34.59 Ares
Survey No. 136 Hissa No. 2 (part)	1 Hectare 13 Ares
Survey No. 137 Hissa No. 1	26 Ares
Survey No. 137 Hissa No. 2	26 Ares
Total Area	3 Hectares 21.17 Ares

2. We have investigated the title of the Said Properties based on the request of Rohan Builders and Developers Private Limited ("**Rohan Builders**"), and the following documents:

- Sale Deed dated August 24, 2006 registered at Serial No. 6815 of 2006;

- Sale Deed April 15, 2008 registered at Serial No. 2684 of 2008;
- Deed of Conveyance dated April 7, 2022 registered at Serial No. 6008 of 2022;
- Power of Attorney dated April 7, 2022 registered at Serial No. 6009 of 2022; and
- Indenture of Mortgage dated April 7, 2022 registered at Serial No. 6027 of 2022;
- Sale Deed dated December 6, 1991 registered at Serial No. 467 of 1991;
- Sale Deed dated December 11, 1987 registered at Serial No. 3982 of 1987;
- Sale Deed dated May 25, 1988 registered at Serial No. 2553 of 1988;
- Sale Deed dated February 10, 1989 registered at Serial No. 802 of 1989;
- Sale Deed dated September 7, 1995 registered at Serial No. 2850 of 1995;
- Sale Deed dated November 15, 1999 registered at Serial No. 3612 of 1999;
- Sale Deed dated July 3, 2006 registered at Serial No. 7965 of 2006;
- Deed of Mortgage dated December 27, 2022 registered at Serial No. 20805 of 2022
- Possession Receipt dated January 20, 2023 registered at Serial No. 1393 of 2023
- 7/12 extracts as mentioned in Memo on title.
- All mutation entries as mentioned in Memo on title; and
- Search report dated February 3, 2022 for last 30 for last 30 years, the update Search Report dated March 29, 2022 for the period February 2022 till March 29, 2022 and updated search report dated August 11, 2023 for the period March 29, 2022 till August 11, 2023.

3. Owner of the Said Properties:

On perusal of the above-mentioned documents and all other documents pertaining to the title of the Property, we are of the opinion that the title of **Rohan Builders and Developers Private Limited** (Owner and Promoter) is clear and marketable in respect of the Said Property subject to the outstanding encumbrance of Aditya Birla Finance Limited as mentioned hereinbelow.

Owner of the property:

Rohan Builders & Developers Pvt Ltd is the owner of the Said Properties situated at survey no. 129/1/3/1, 135/2/1, 135/2/2, 135/3A, 135/3B, 136/1A, 136/1B, 136/2(Part), 137/1 and 137/2 Village Tathawade, Taluka Mulshi, District Pune-411033 which is being developed in multiple phases with project name "**Rohan Harita**" out of which "**Rohan Harita Phase 1**" is with phase land area admeasuring 2,411.07 Sq Mtrs.

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

Dated this 16th Day of August, 2023.


DSK Legal

Encl.: Annexure



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Annexure "A"

Flow of title in respect of the Said Properties

First Property:

Re: All that piece and parcel of land bearing Survey No. 129 Hissa No. 1/3/1 admeasuring 36 Ares situate, lying and being at Village Tathawade, Taluka Mulshi, District Pune.

Background:

Prior to the year 1969, the property bearing Survey No. 129 Hissa No. 1 admeasuring 4 Hectare 61 Ares was recorded in the name of (i) Pralhad Narayan Pawar (8 Aana); and (ii) Mhatu Narayan Pawar (8 Aana). Pursuant to the order under section 32G of the Maharashtra Tenancy and Agricultural Lands Act, 1948 ("**Tenancy Laws**") the name of original owner Harakchand Kisandas Lunkad and Gumanmal Kisandas Lunkad came to be recorded in the other rights column. Further the tenure of the property came to be recorded as Occupant Class II.

- Mutation Entry No. 1081 dated June 16, 1970 records the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act, 1958, and Indian Coinage Act, 1955.
- Mutation Entry No. 1129 dated July 23, 1973 records that pursuant the payment of the agreed purchase price under Section 32G of the Tenancy Laws by Pralhad Narayan Pawar (a tenant), a certificate under Section 32 M of the Tenancy Laws came to be issued in the name of (i) Pralhad Narayan Pawar (8 Aana) i.e. 50% share and (ii) Mhatu Narayan Pawar (8 Aana) i.e. 50% share. Accordingly, the names of (i) Harakchand Kisandas Lunkad, and (ii) Gumanmal Kisandas Lunkad came to be deleted from the other rights column.
- Mutation Entry No. 1214 dated June 29, 1977 records that vide a letter dated February 7, 1973, issued by the Deputy Superintendent, Land Record, Pune, the portion of the property admeasuring 54 Ares came to be acquired for the national highway. Pursuant thereto, the area of the captioned property came to be reduced and recorded as 4 Hectare 7 Ares.
- Mutation Entry No. 1253 dated August 28, 1978 records that Survey No. 129 Hissa No. 1 has a well which was excavated in the property bearing Survey No. 129 Hissa No. 1 for common use for Survey Nos. 1971 to 1974 and pursuant to the order dated August 24, 1978 passed by the Tehsildar, Mulshi the common well was allowed to be used on following conditions:
 - (i) The common well shall be built within 2 years form the date of obtaining possession; and
 - (ii) 25% of the water from the common well use by the agriculturist shall pay the amount as decided by the Tehsildar;
- Mutation Entry No. 1442 provided to us is incomplete. However, we have relied on the 7/12 extract of the relevant year to ascertain the legal heirs of Mhatu Pawar, which is as below:

Mhatu Narayan Pawar died leaving behind his following heirs and legal representatives:

Sons : Baban Mhatu Pawar;
Dattu Mhatu Pawar;
Brother : Papan Bhiva Pawar; and
Pralhad Narayan Pawar

- Mutation Entry No. 1588 dated April 29, 1986 records that pursuant to the order passed by the Tehsildar, Mulshi various properties *inter alia* including the Survey No. 129 Hissa No. 1 came to be partitioned and accordingly, property bearing the Survey No. 129 Hissa No. 1/3 area admeasuring 4 Hectare 7 Ares came to be partitioned. It further appears that, pursuant to the partition, the property came to be sub-divided and recorded in the names of its owners in the following manner:

Survey No.	Area	Name
129/1/1	1 Hectare 36 Ares	Dattu Mhatu Pawar and Baban Mhatu Pawar
129/1/2	1 Hectare 35 Ares	Papan Kisan Pawar
129/1/3	1 Hectare 36 Ares	Pralhad Narayan Pawar

Comment:

For the purpose of the present Memo, the devolution of Survey No. 129 Hissa No. 1/3 is recorded hereinbelow.

- By and under a Sale Deed dated December 6, 1991 registered at Serial No. 467 of 1991 Pralhad Narayan Pawar alongwith the confirmation of (i) Gulabrao Pralhad Pawar, and (ii) Harishchandra Pralhad Pawar sold, transferred, conveyed and assigned all their right, title and interest in the portion of the property bearing Survey No. 129 Hissa No. 1/3 area admeasuring 36 Ares in favour of Arun Tribhuvandas Doshi, for the consideration and on the terms and conditions contained therein. Accordingly, the property came to be sub divided as follows:

Survey No. Hissa No.	Owner	Area
129/1/3	Pralhad Narayan Pawar and others	1 Hectare
129/1/3/1	Arun Tribhuvandas Doshi	36 Ares

Mutation Entry No. 2160 dated February 11, 1992 confirms the same.

- Mutation Entry No. 3209 does not pertain to the portion of the captioned property acquired by Rohan Builders.
- Mutation Entry No. 3565 dated November 12, 2002 records that pursuant to the order passed by the Tehsildar, Mulshi, various properties *inter alia* including the Survey No. 129 Hissa No. 1/3/1 came to be partitioned and accordingly (i) Arun Tribhuvandas Doshi, (ii) Asha Arun Doshi, and (iii) Aditi Ashutosh Limaye became entitled to the various properties *inter alia* including the captioned property as recorded herein below:

Sr. No.	Survey No./ Hissa No.	Area		
		Arun Tribhuvandas Doshi	Asha Arun Doshi	Aditi Ashutosh Limaye
1.	129/1/3/1	18 Ares	9 Ares	9 Ares
2.	135/3A	6 Ares	-	-
3.	135/2/1	13.5 Ares	6.75 Ares	6.75 Ares
4.	135/2/2	13.5 Ares	6.75 Ares	6.75 Ares

5.	135/3B	22 Ares	11 Ares	11 Ares
6.	132/1A	6 Ares	-	-
7.	136/1B	18 Ares	9 Ares	9 Ares
8.	137/1	13 Ares	6.5 Ares	6.5 Ares
9.	137/2	13 Ares	6.5 Ares	6.5 Ares
10.	138/1A	39.29 Ares	19.63 Ares	19.63 Ares
11.	138/2B	16 Ares	8 Ares	8 Ares

- Mutation Entry No. 3844 does not pertain to the captioned property acquired by Rohan Builders.
- Mutation Entry No. 3933 does not pertain to the captioned property acquired by Rohan Builders.
- By and under a Sale Deed dated August 24, 2006 registered at Serial No. 6815 of 2006 (i) Asha Arun Doshi, (ii) Aditi Ashutosh Limaye, and (iii) Arun Tribhuvandas Doshi sold, transferred, conveyed and assigned all their right, title and interest in following properties *inter alia* including the captioned property alongwith the structure standing thereon in favour of Acres Wild Projects Private Limited through its director Anita D. Dake, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 4123 dated September 20, 2006 confirms the same.

Sr. No.	Survey No./ Hissa No.	Area
1.	129/1/3/1	36 Ares
2.	135/2/1	27 Ares
3.	135/2/2	27 Ares
4.	135/3A	6 Ares
5.	135/3B	44 Ares
6.	136/1A	6 Ares
7.	136/1B	36 Ares
8.	137/1	26 Ares
9.	137/2	26 Ares

- Mutation Entry No. 6128 does not pertain to the captioned property.
- Mutation Entry No. 6136 dated January 5, 2015 does not pertain to the captioned property acquired by Rohan Builders.
- Mutation Entry No. 6505 dated April 25, 2017 records that the State Government has undertaken computerization of revenue records and as per the Order of the Mulshi, Pune certain modifications came to be carried out on the 7/12 extract. However, such modification does not affect the title of Rohan Builders.
- By and under a Deed of Conveyance dated April 7, 2022 registered at Serial No. 6008 of 2022 Acres Wild Projects Private Limited represented through its director Anita D. Dake sold, transferred, conveyed and assigned all its right, title and interest in respect of the Said Properties in favour of Rohan Builders represented through its authorized representative Ashwin Suhas Lunkad for the consideration and on the terms and conditions contained therein.

- By and under a Power of Attorney dated April 7, 2022 registered at Serial No. 6009 of 2022 Acres Wild Projects Private Limited granted various powers in respect of various properties *inter alia* including the captioned property in favour of Rohan Builders upon the terms and conditions contained therein.

Opinion:

In view of the aforesaid and outstanding mortgage, Rohan Builders has clear and marketable title in respect of the captioned property.

Second Property:

Re: All that piece and parcel of land bearing Survey No. 135 Hissa No. 2/1 admeasuring 15.58 Ares out of 27 Ares situate, lying and being at Village Tathawadc, Taluka Mulshi, District Pune.

Background:

Prior to the year 1969, the property bearing Survey No. 135 Hissa No. 2 area admeasuring 54 Ares was recorded in the name of Babu Savaleram Pawar.

- Mutation Entry No. 1081 dated June 16, 1970 records the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act, 1958, and Indian Coinage Act, 1955.
- Mutation Entry No. 1380 dated February 25, 1983 records that pursuant to the order passed by the Tehsildar, Mulshi, various properties *inter alia* including the captioned property came to be portioned. Pursuant to the aforesaid, the property came to be subdivided and recorded in the names of its owners in the following manner:

Survey No.	Area	Name
135/2/1	27 Ares	Baban Baburao Pawar
135/2/2	27 Ares	Dashrath Baburao Pawar

- By and under a Sale Deed dated November 15, 1999 registered at Serial No. 3612 of 1999 (i) Baban Baburao Pawar, (ii) Kondabai Baban Pawar, (iii) Dattatray Baban Baburao Pawar, (iv) Vinayak Baban Pawar, (v) Ravindra Baban Pawar, (vi) Avinash Baban Pawar, (vii) Mangal Baban Pawar, and (viii) Vimal Dilip Dabhade sold, transferred, conveyed and assigned all their right, title and interest in the captioned property in favour Arun Tribhuvandas Doshi, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 3031 dated November 30, 1999 confirms the same.
- Mutation Entry No. 3565 dated November 12, 2002 records that pursuant to the order passed by the Tehsildar, Mulshi, various properties *inter alia* including the Survey No. 135 Hissa No. 2/1 came to be partitioned and accordingly, (i) Arun Tribhuvandas Doshi, (ii) Asha Arun Doshi, and (iii) Aditi Ashutosh Limaye became entitled to the various properties *inter alia* including the captioned property as recorded herein below:

Sr. No.	Survey No./ Hissa No.	Area		
		Arun Tribhuvandas Doshi	Asha Arun Doshi	Aditi Ashutosh Limaye
1.	129/1/3/1	18 Ares	9 Ares	9 Ares
2.	135/3A	6 Ares	-	-

3.	135/2/1	13.5 Ares	6.75 Ares	6.75 Ares
4.	135/2/2	13.5 Ares	6.75 Ares	6.75 Ares
5.	135/3B	22 Ares	11 Ares	11 Ares
6.	132/1A	6 Ares	-	-
7.	136/1B	18 Ares	9 Ares	9 Ares
8.	137/1	13 Ares	6.5 Ares	6.5 Ares
9.	137/2	13 Ares	6.5 Ares	6.5 Ares
10.	138/1A	39.29 Ares	19.63 Ares	19.63 Ares
11.	138/2B	16 Ares	8 Ares	8 Ares

- By and under a Sale Deed dated August 24, 2006 registered at Serial No. 6815 of 2006 (i) Asha Arun Doshi, (ii) Aditi Ashutosh Limaye, and (iii) Arun Tribhuvandas Doshi sold, transferred, conveyed and assigned all their right, title and interest in following properties *inter alia* including the captioned property alongwith the structure standing thereon in favour of Acres Wild Projects Private Limited through its director Anita D. Dake, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 4123 dated September 20, 2006 confirms the same.

Sr. No.	Survey No./ Hissa No.	Area
1.	129/1/3/1	36 Ares
2.	135/2/1	27 Ares
3.	135/2/2	27 Ares
4.	135/3A	6 Ares
5.	135/3B	44 Ares
6.	136/1A	6 Ares
7.	136/1B	36 Ares
8.	137/1	26 Ares
9.	137/2	26 Ares

- Mutation Entry No. 6436 dated April 14, 2019 records that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mulshi dated January 17, 2017, certain modifications came to be carried out on the 7/12 extract. However, such modification does not affect the title of Rohan Builders.
- By and under a Deed of Conveyance dated April 7, 2022 registered at Serial No. 6008 of 2022 Acres Wild Projects Private Limited represented through its director Anita D. Dake sold, transferred, conveyed and assigned all its right, title and interest in various properties *inter alia* including the captioned property in favour of Rohan Builders represented through its authorized representative Ashwin Suhas Lunkad for the consideration and on the terms and conditions contained therein.
- By and under a Power of Attorney dated April 7, 2022 registered at Serial No. 6009 of 2022 Acres Wild Projects Private Limited granted various powers in respect of various properties *inter alia* including the captioned property in favour of Rohan Builders upon the terms and conditions contained therein.
- By and under Possession Receipt dated January 20, 2023 registered at Serial No. 1393 of 2023 Rohan Builders and Promoters Private Limited transferred the amenity plot forming part of following properties in favour of the Pimpri Chinchwad Municipal Corporation for the consideration and on the terms and conditions contained therein. Mutation Entry No. 7714 dated March 2, 2023 confirms the same.

Survey No.	Area
135 Hissa 2/1 (Part)	11.42 Ares
135 Hissa 3B	13 Ares
136 Hissa 1B	1.41 Ares

Opinion:

In view of the aforesaid and outstanding mortgage, Rohan Builders has clear and marketable title in respect of the captioned property.

Third Property:

Re: All that piece and parcel of land bearing Survey No. 135 Hissa No. 2/2 admeasuring 27 Ares situate, lying and being at Village Tathawade, Taluka Mulshi, District Pune.

Background:

Prior to the year 1969, the property bearing Survey No. 135 Hissa No. 2 area admeasuring 54 Ares was recorded in the name of Babu Savaleram Pawar.

- Mutation Entry No. 1081 dated June 16, 1970 records the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act, 1958, and Indian Coinage Act, 1955.
- Mutation Entry No. 1380 dated February 25, 1983 records that pursuant to the order passed by the Tehsildar, Mulshi, various properties *inter alia* including the captioned property came to be portioned. Pursuant to the aforesaid, the property came to be subdivided and recorded in the names of its owners in the following manner:

Survey No.	Area	Name
135/2/1	27 Ares	Baban Baburao Pawar
135/2/2	27 Ares	Dashrath Baburao Pawar

- Mutation Entry No. 1896 dated June 28, 1989 records that by and under a Sale Deed dated April 11, 1988 Dashrath Baburao Pawar sold, transferred, conveyed and assigned all his right, title and interest in the captioned property in favour of (i) Shrikant Sitaram Pathak, (ii) Raghunath Laxman Gawade, and (iii) Bhikoba Laxman Gawade, for the consideration and on the terms and conditions contained therein.

Comment:

The remark of section 84C of the Tenancy Laws for Shrikant Sitaram Pathak came to be recorded. Further, the same came to be deleted as recorded below in Mutation Entry No. 1908.

- Mutation Entry No. 1908 dated October 28, 1989 records that the remark of section 84C of the Tenancy Laws for Shrikant Sitaram Pathak came to be deleted.
- By and under a Sale Deed dated September 7, 1995 registered at Serial No. 2850 of 1995 (i) Shrikant Sitaram Pathak, (ii) Raghunath Laxman Gawade, and (iii) Bhikoba Laxman Gawade sold, transferred, conveyed and assigned all their right, title and interest in the captioned property in favour of Arun Tribhuvandas Doshi, for the consideration

and on the terms and conditions contained therein. Mutation Entry No. 2385 dated December 21, 1995 confirms the same.

- Mutation Entry No. 3565 dated November 12, 2002 records that pursuant to the order passed by the Tehsildar, Mulshi, various properties *inter alia* including the Survey No. 135 Hissa No. 2/2 came to be partitioned and accordingly, (i) Arun Tribhuvandas Doshi, (ii) Asha Arun Doshi, and (iii) Aditi Ashutosh Limaye became entitled to the various properties *inter alia* including the captioned property as recorded herein below:

Sr. No.	Survey No./ Hissa No.	Area		
		Arun Tribhuvandas Doshi	Asha Arun Doshi	Aditi Ashutosh Limaye
1.	129/1/3/1	18 Ares	9 Ares	9 Ares
2.	135/3A	6 Ares	-	-
3.	135/2/1	13.5 Ares	6.75 Ares	6.75 Ares
4.	135/2/2	13.5 Ares	6.75 Ares	6.75 Ares
5.	135/3B	22 Ares	11 Ares	11 Ares
6.	132/1A	6 Ares	-	-
7.	136/1B	18 Ares	9 Ares	9 Ares
8.	137/1	13 Ares	6.5 Ares	6.5 Ares
9.	137/2	13 Ares	6.5 Ares	6.5 Ares
10.	138/1A	39.29 Ares	19.63 Ares	19.63 Ares
11.	138/2B	16 Ares	8 Ares	8 Ares

- By and under a Sale Deed dated August 24, 2006 registered at Serial No. 6815 of 2006 (i) Asha Arun Doshi, (ii) Aditi Ashutosh Limaye, and (iii) Arun Tribhuvandas Doshi sold, transferred, conveyed and assigned all their right, title and interest in following properties *inter alia* including the captioned property alongwith the structure standing thereon in favour of Acres Wild Projects Private Limited through its director Anita D. Dake, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 4123 dated September 20, 2006 confirms the same.

Sr. No.	Survey No./ Hissa No.	Area
1.	129/1/3/1	36 Ares
2.	135/2/1	27 Ares
3.	135/2/2	27 Ares
4.	135/3A	6 Ares
5.	135/3B	44 Ares
6.	136/1A	6 Ares
7.	136/1B	36 Ares
8.	137/1	26 Ares
9.	137/2	26 Ares

- Mutation Entry No. 6432 dated January 16, 2017 records that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mulshi dated January 16, 2017, certain modifications came to be carried out on the 7/12 extract. However, such modification does not affect the title of Rohan Builders.
- By and under a Deed of Conveyance dated April 7, 2022 registered at Serial No. 6008 of 2022 Acres Wild Projects Private Limited represented through its director Anita D. Dake sold, transferred, conveyed and assigned all its right, title and interest in various

properties *inter alia* including the captioned property in favour of Rohan Builders represented through its authorized representative Ashwin Suhas Lunkad for the consideration and on the terms and conditions contained therein.

- By and under a Power of Attorney dated April 7, 2022 registered at Serial No. 6009 of 2022 Acres Wild Projects Private Limited granted various powers in respect of various properties *inter alia* including the captioned property in favour of Rohan Builders upon the terms and conditions contained therein.

Opinion:

In view of the aforesaid and outstanding mortgage, Rohan Builders has clear and marketable title in respect of the captioned property.

Fourth Property:

Re: All that piece and parcel of land bearing Survey No. 135 Hissa No. 3A admeasuring 6 Ares situate, lying and being at Village Tathawade, Taluka Mulshi, District Pune.

Background:

Prior to the year 1969, the property bearing Survey No. 135 Hissa No. 3 was recorded in the name of Maruti Sidhu Pawar. Maruti Sidhu Pawar obtained a loan from Pune District Land Development Bank Limited. Pursuant to the aforesaid, the name of the Bank came to be recorded in the occupants column and the name of Maruti Sidhu Pawar came to be recorded in the other rights column.

- Mutation Entry No. 1081 dated June 16, 1970 records the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act, 1958, and Indian Coinage Act, 1955.
- Mutation Entry No. 1361 dated March 20, 1982 records that Maruti Sidhu Pawar died on March 21, 1979 leaving behind his following heirs and legal representatives:

Sons : Dinkar Maruti Pawar; and
Prabhakar Maruti Pawar

- Mutation Entry No. 1618 does not pertain to the captioned property.
- Mutation Entry No. 1628 dated October 17, 1986 records that pursuant to the repayment of loan obtained by Maruti Sidhu Pawar, the encumbrance of Pune District Land Development Bank Limited came to be deleted and the names of (i) Dinkar Maruti Pawar, and (ii) Prabhakar Maruti Pawar came to be restored in the occupants column.
- By and under a Sale Deed dated December 31, 1987 registered at Serial No. 39 of 1987 (i) Dinkar Maruti Pawar, and (ii) Prabhakar Maruti Pawar sold, transferred, conveyed and assigned all their right, title and interest in various properties *inter alia* including portion of the property bearing Survey No. 135 Hissa No. 3 area admeasuring 44 Ares in favour of Arun Tribhuvandas Doshi, for the consideration and on the terms and conditions contained therein. Pursuant to the aforesaid, the property came to be sub divided as follows:

Survey No. Hissa No.	Owner	Area
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135/3A	Dinkar Maruti Pawar and Prabhakar Maruti Pawar	6 Ares
135/3B	Arun Tribhuvandas Doshi	44 Ares

Mutation Entry No. 1789 dated February 5, 1988 confirms the same.

Comment:

On perusal of the 7/12 extract, it appears that both the Survey Nos came to be recorded as 135/ Hissa No. 3B, which is erroneous. However, subsequently the Survey No. 135 Hissa No. 3B admeasuring 6 Ares came to be corrected as 135 Hissa No. 3A.

- By and under a Sale Deed dated February 10, 1989 registered at Serial No. 802 of 1989 (i) Dinkar Maruti Pawar, and (ii) Prabhakar Maruti Pawar sold, transferred, conveyed and assigned all their right, title and interest in various properties *inter alia* including the captioned property admeasuring 6 Ares in favour of Arun Tribhuvandas Doshi, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 1882 dated April 18, 1989 confirms the same.
- Mutation Entry No. 3565 dated November 12, 2002 records that pursuant to the order passed by the Tehsildar, Mulshi various properties *inter alia* including the Survey No. 135 Hissa No. 3A came to be partitioned and accordingly, (i) Arun Tribhuvandas Doshi, (ii) Asha Arun Doshi, and (iii) Aditi Ashutosh Limaye became entitled to the various properties *inter alia* including the captioned property as recorded herein below:

Sr. No.	Survey No./ Hissa No.	Area		
		Arun Tribhuvandas Doshi	Asha Arun Doshi	Aditi Ashutosh Limaye
1.	129/1/3/1	18 Ares	9 Ares	9 Ares
2.	135/3A	6 Ares	-	-
3.	135/2/1	13.5 Ares	6.75 Ares	6.75 Ares
4.	135/2/2	13.5 Ares	6.75 Ares	6.75 Ares
5.	135/3B	22 Ares	11 Ares	11 Ares
6.	132/1A	6 Ares	-	-
7.	136/1B	18 Ares	9 Ares	9 Ares
8.	137/1	13 Ares	6.5 Ares	6.5 Ares
9.	137/2	13 Ares	6.5 Ares	6.5 Ares
10.	138/1A	39.29 Ares	19.63 Ares	19.63 Ares
11.	138/2B	16 Ares	8 Ares	8 Ares

- By and under a Sale Deed dated August 24, 2006 registered at Serial No. 6815 of 2006 (i) Asha Arun Doshi, (ii) Aditi Ashutosh Limaye, and (iii) Arun Tribhuvandas Doshi sold, transferred, conveyed and assigned all their right, title and interest in following properties *inter alia* including the captioned property alongwith the structure standing thereon in favour of Acres Wild Projects Private Limited through its director Anita D. Dake, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 4123 dated September 20, 2006 confirms the same.

Sr. No.	Survey No./ Hissa No.	Area
1.	129/1/3/1	36 Ares
2.	135/2/1	27 Ares
3.	135/2/2	27 Ares

Sr. No.	Survey No./ Hissa No.	Area
4.	135/3A	6 Ares
5.	135/3B	44 Ares
6.	136/1A	6 Ares
7.	136/1B	36 Ares
8.	137/1	26 Ares
9.	137/2	26 Ares

- Mutation Entry No. 6432 dated January 16, 2017 records that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mulshi dated January 16, 2017, certain modifications came to be carried out on the 7/12 extract.
- By and under a Deed of Conveyance dated April 7, 2022 registered at Serial No. 6008 of 2022 Acres Wild Projects Private Limited represented through its director Anita D. Dake sold, transferred, conveyed and assigned all its right, title and interest in various properties *inter alia* including the captioned property in favour of Rohan Builders represented through its authorized representative Ashwin Suhas Lunkad for the consideration and on the terms and conditions contained therein.
- By and under a Power of Attorney dated April 7, 2022 registered at Serial No. 6009 of 2022 Acres Wild Projects Private Limited granted various powers in respect of various properties *inter alia* including the captioned property in favour of Rohan Builders upon the terms and conditions contained therein.

Opinion:

In view of the aforesaid and outstanding mortgage, Rohan Builders has clear and marketable title in respect of the captioned property.

Fifth Property:

Re: All that piece and parcel of land bearing Survey No. 135 Hissa No. 3B admeasuring 31 Ares out of 44 Ares situate, lying and being at Village Tathawade, Taluka Mulshi, District Pune.

Background:

Prior to the year 1969, the property bearing Survey No. 135 Hissa No. 3 was recorded in the name of Maruti Sidhu Pawar. Maruti Sidhu Pawar obtained a loan from Pune District Land Development Bank Limited. Pursuant to the aforesaid, the name of the Bank came to be recorded in the occupants column and the name of Maruti Sidhu Pawar came to be recorded in the other rights column.

- Mutation Entry No. 1081 dated June 16, 1970 records the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act, 1958, and Indian Coinage Act, 1955.
- Mutation Entry No. 1361 dated March 20, 1982 records that Maruti Sidhu Pawar died on March 21, 1979 leaving behind his following heirs and legal representatives:

Sons : Dinkar Maruti Pawar; and
Prabhakar Maruti Pawar

- Mutation Entry No. 1628 dated October 17, 1986 records that pursuant to the repayment of loan obtained by Maruti Sidhu Pawar, the encumbrance of Pune District Land Development Bank Limited came to be deleted and the names of (i) Dinkar Maruti Pawar, and (ii) Prabhakar Maruti Pawar came to be restored in the occupants column.
- By and under a Sale Deed dated December 31, 1987 registered at Serial No. 39 of 1987 (i) Dinkar Maruti Pawar, and (ii) Prabhakar Maruti Pawar sold, transferred, conveyed and assigned all their right, title and interest in various properties *inter alia* including portion of the property bearing Survey No. 135 Hissa No. 3 area admeasuring 44 Ares in favour of Arun Tribhuvandas Doshi, for the consideration and on the terms and conditions contained therein. Pursuant to the aforesaid, the property came to be sub divided as follows:

Survey No. Hissa No.	Owner	Area
135/3A	Dinkar Maruti Pawar and Prabhakar Maruti Pawar	6 Ares
135/3B	Arun Tribhuvandas Doshi	44 Ares

Mutation Entry No. 1789 dated February 5, 1988 confirms the same.

- Mutation Entry No. 3565 dated November 12, 2002 records that pursuant to the order passed by the Tehsildar, Mulshi, various properties *inter alia* including the Survey No. 135 Hissa No. 3B came to be partitioned and accordingly, (i) Arun Tribhuvandas Doshi, (ii) Asha Arun Doshi, and (iii) Aditi Ashutosh Limaye became entitled to the various properties *inter alia* including the captioned property as recorded herein below:

Sr. No.	Survey No./ Hissa No.	Area		
		Arun Tribhuvandas Doshi	Asha Arun Doshi	Aditi Ashutosh Limaye
1.	129/1/3/1	18 Ares	9 Ares	9 Ares
2.	135/3A	6 Ares	-	-
3.	135/2/1	13.5 Ares	6.75 Ares	6.75 Ares
4.	135/2/2	13.5 Ares	6.75 Ares	6.75 Ares
5.	135/3B	22 Ares	11 Ares	11 Ares
6.	132/1A	6 Ares	-	-
7.	136/1B	18 Ares	9 Ares	9 Ares
8.	137/1	13 Ares	6.5 Ares	6.5 Ares
9.	137/2	13 Ares	6.5 Ares	6.5 Ares
10.	138/1A	39.29 Ares	19.63 Ares	19.63 Ares
11.	138/2B	16 Ares	8 Ares	8 Ares

- By and under a Sale Deed dated August 24, 2006 registered at Serial No. 6815 of 2006 (i) Asha Arun Doshi, (ii) Aditi Ashutosh Limaye, and (iii) Arun Tribhuvandas Doshi sold, transferred, conveyed and assigned all their right, title and interest in following properties *inter alia* including the captioned property alongwith the structure standing thereon in favour of Acres Wild Projects Private Limited through its director Anita D. Dake, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 4123 dated September 20, 2006 confirms the same.

Sr. No.	Survey No./ Hissa No.	Area
1.	129/1/3/1	36 Ares
2.	135/2/1	27 Ares
3.	135/2/2	27 Ares
4.	135/3A	6 Ares
5.	135/3B	44 Ares
6.	136/1A	6 Ares
7.	136/1B	36 Ares
8.	137/1	26 Ares
9.	137/2	26 Ares

- Mutation Entry No. 6432 dated January 16, 2017 records that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mulshi dated January 16, 2017, certain modifications came to be carried out on the 7/12 extract. However, such modification does not affect the title of Rohan Builders.
- By and under a Deed of Conveyance dated April 7, 2022 registered at Serial No. 6008 of 2022 Acres Wild Projects Private Limited represented through its director Anita D. Dake sold, transferred, conveyed and assigned all its right, title and interest in various properties *inter alia* including the captioned property in favour of Rohan Builders represented through its authorized representative Ashwin Suhas Lunkad for the consideration and on the terms and conditions contained therein.
- By and under a Power of Attorney dated April 7, 2022 registered at Serial No. 6009 of 2022 Acres Wild Projects Private Limited granted various powers in respect of various properties *inter alia* including the captioned property in favour of Rohan Builders upon the terms and conditions contained therein.
- By and under Possession Receipt dated January 20, 2023 registered at Serial No. 1393 of 2023 Rohan Builders and Promoters Private Limited transferred the amenity plot forming part of following properties in favour of the Pimpri Chinchwad Municipal Corporation for the consideration and on the terms and conditions contained therein. Mutation Entry No. 7714 dated March 2, 2023 confirms the same.

Survey No.	Area
135 Hissa 2/1 (Part)	11.42 Ares
135 Hissa 3B	13 Ares
136 Hissa 1B	1.41 Ares

Opinion:

In view of the aforesaid and outstanding mortgage, Rohan Builders has clear and marketable title in respect of the captioned property.

Sixth Property:

Re: All that piece and parcel of land bearing Survey No. 136 Hissa No. 1A admeasuring 6 Ares situate, lying and being at Village Tathawade, Taluka Mulshi, District Pune.

Background:

Prior to the year 1969, the property bearing Survey No. 136 Hissa No. 1 was recorded in the name of Maruti Sidhu Pawar. Maruti Sidhu Pawar obtained a loan from Pune District Land Development Bank Limited. Pursuant to the aforesaid, the name of the Bank came to be recorded in the occupants column and the name of Maruti Sidhu Pawar came to be recorded in the other rights column.

- Mutation Entry No. 1081 dated June 16, 1970 records the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act, 1958, and Indian Coinage Act, 1955.
- Mutation Entry No. 1361 dated March 20, 1982 records that Maruti Sidhu Pawar died on March 21, 1979 leaving behind his following heirs and legal representatives:

Sons : Dinkar Maruti Pawar; and
Prabhakar Maruti Pawar

- Mutation Entry No. 1628 dated October 17, 1986 records that pursuant to the repayment of loan obtained by Maruti Sidhu Pawar, the encumbrance of Pune District Land Development Bank Limited came to be deleted and the names of (i) Dinkar Maruti Pawar, and (ii) Prabhakar Maruti Pawar came to be restored in the occupants column.
- By and under a Sale Deed dated December 31, 1987 registered at Serial No. 39 of 1987 (i) Dinkar Maruti Pawar, and (ii) Prabhakar Maruti Pawar sold, transferred, conveyed and assigned all their right, title and interest in various properties *inter alia* including portion of the property bearing Survey No. 136 Hissa No. 1 area admeasuring 36 Ares in favour of Arun Tribhuvandas Doshi, for the consideration and on the terms and conditions contained therein. Pursuant to the aforesaid, the property came to be sub divided as follows:

Survey No. Hissa No.	Owner	Area
136/1A	Dinkar Maruti Pawar and Prabhakar Maruti Pawar	6 Ares
136/1B	Arun Tribhuvandas Doshi	36 Ares

Mutation Entry No. 1789 dated February 5, 1988 confirms the same.

- By and under a Sale Deed dated February 10, 1989 registered at Serial No. 802 of 1989 (i) Dinkar Maruti Pawar, and (ii) Prabhakar Maruti Pawar sold, transferred, conveyed and assigned all their right, title and interest in various properties *inter alia* including the captioned property in favour of Arun Tribhuvandas Doshi, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 1882 dated April 18, 1989 confirms the same.
- Mutation Entry No. 3565 dated November 12, 2002 records that pursuant to the order passed by the Tehsildar, Mulshi various properties *inter alia* including the Survey No. 136 Hissa No. 1A came to be partitioned and accordingly, (i) Arun Tribhuvandas Doshi, (ii) Asha Arun Doshi, and (iii) Aditi Ashutosh Limaye became entitled to the various properties *inter alia* including the captioned property as recorded herein below:

Sr. No.	Survey No./ Hissa No.	Area		
		Arun Tribhuvandas Doshi	Asha Arun Doshi	Aditi Ashutosh Limaye

Sr. No.	Survey No./ Hissa No.	Area		
		Arun Tribhuvandas Doshi	Asha Arun Doshi	Aditi Ashutosh Limaye
1.	129/1/3/1	18 Ares	9 Ares	9 Ares
2.	135/3A	6 Ares	-	-
3.	135/2/1	13.5 Ares	6.75 Ares	6.75 Ares
4.	135/2/2	13.5 Ares	6.75 Ares	6.75 Ares
5.	135/3B	22 Ares	11 Ares	11 Ares
6.	136/1A	6 Ares	-	-
7.	136/1B	18 Ares	9 Ares	9 Ares
8.	137/1	13 Ares	6.5 Ares	6.5 Ares
9.	137/2	13 Ares	6.5 Ares	6.5 Ares
10.	138/1A	39.29 Ares	19.63 Ares	19.63 Ares
11.	138/2B	16 Ares	8 Ares	8 Ares

- By and under a Sale Deed dated August 24, 2006 registered at Serial No. 6815 of 2006 (i) Asha Arun Doshi, (ii) Aditi Ashutosh Limaye, and (iii) Arun Tribhuvandas Doshi sold, transferred, conveyed and assigned all their right, title and interest in following properties *inter alia* including the captioned property alongwith the structure standing thereon in favour of Acres Wild Projects Private Limited through its director Anita D. Dake, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 4123 dated September 20, 2006 confirms the same.

Sr. No.	Survey No./ Hissa No.	Area
1.	129/1/3/1	36 Ares
2.	135/2/1	27 Ares
3.	135/2/2	27 Ares
4.	135/3A	6 Ares
5.	135/3B	44 Ares
6.	136/1A	6 Ares
7.	136/1B	36 Ares
8.	137/1	26 Ares
9.	137/2	26 Ares

- Mutation Entry No. 6432 dated January 16, 2017 records that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mulshi dated January 16, 2017, certain modifications came to be carried out on the 7/12 extract. However, such modification does not affect the title of Rohan Builders.
- By and under a Deed of Conveyance dated April 7, 2022 registered at Serial No. 6008 of 2022 Acres Wild Projects Private Limited represented through its director Anita D. Dake sold, transferred, conveyed and assigned all its right, title and interest in various properties *inter alia* including the captioned property in favour of Rohan Builders represented through its authorized representative Ashwin Suhas Lunkad for the consideration and on the terms and conditions contained therein.
- By and under a Power of Attorney dated April 7, 2022 registered at Serial No. 6009 of 2022 Acres Wild Projects Private Limited granted various powers in respect of various properties *inter alia* including the captioned property in favour of Rohan Builders upon the terms and conditions contained therein.

Opinion:

In view of the aforesaid and outstanding mortgage, Rohan Builders has clear and marketable title in respect of the captioned property.

Seventh Property:

Re: All that piece and parcel of land bearing Survey No. 136 Hissa No. 1B admeasuring 34.59 Ares out of 36 Ares situate, lying and being at Village Tathawade, Taluka Mulshi, District Pune.

Background:

Prior to the year 1969, the property bearing Survey No. 136 Hissa No. 1 was recorded in the name of Maruti Sidhu Pawar. Maruti Sidhu Pawar obtained a loan from Pune District Land Development Bank Limited. Pursuant to the aforesaid, the name of the Bank came to be recorded in the occupants column and the name of Maruti Sidhu Pawar came to be recorded in the other rights column.

- Mutation Entry No. 1081 dated June 16, 1970 records the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act, 1958, and Indian Coinage Act, 1955.
- Mutation Entry No. 1361 dated March 20, 1982 records that Maruti Sidhu Pawar died on March 21, 1979 leaving behind his following heirs and legal representatives:

Sons : Dinkar Maruti Pawar; and
Prabhakar Maruti Pawar

- Mutation Entry No. 1628 dated October 17, 1986 records that pursuant to the repayment of loan obtained by Maruti Sidhu Pawar, the encumbrance of Pune District Land Development Bank Limited came to be deleted and the names of (i) Dinkar Maruti Pawar, and (ii) Prabhakar Maruti Pawar came to be restored in the occupants column.
- By and under a Sale Deed dated December 31, 1987 registered at Serial No. 3982 of 1987 (i) Dinkar Maruti Pawar, and (ii) Prabhakar Maruti Pawar sold, transferred, conveyed and assigned all their right, title and interest in various properties *inter alia* including portion of the property bearing Survey No. 136 Hissa No. 1 area admeasuring 36 Ares in favour of Arun Tribhuvandas Doshi, for the consideration and on the terms and conditions contained therein. Pursuant to the aforesaid, the property came to be sub divided as follows:

Survey No. Hissa No.	Owner	Area
136/1A	Dinkar Maruti Pawar and Prabhakar Maruti Pawar	6 Ares
136/1B	Arun Tribhuvandas Doshi	36 Ares

Mutation Entry No. 1789 dated February 5, 1988 confirms the same.

- Mutation Entry No. 3565 dated November 12, 2002 records that pursuant to the order passed by the Tehsildar, Mulshi, various properties *inter alia* including the Survey No. 136 Hissa No. 1A came to be partitioned and accordingly, (i) Arun Tribhuvandas Doshi, (ii) Asha Arun Doshi, and (iii) Aditi Ashutosh Limaye became entitled to the various properties *inter alia* including the captioned property as recorded herein below:

Sr. No.	Survey No./ Hissa No.	Area		
		Arun Tribhuvandas Doshi	Asha Arun Doshi	Aditi Ashutosh Limaye
1.	129/1/3/1	18 Ares	9 Ares	9 Ares
2.	135/3A	6 Ares	-	-
3.	135/2/1	13.5 Ares	6.75 Ares	6.75 Ares
4.	135/2/2	13.5 Ares	6.75 Ares	6.75 Ares
5.	135/3B	22 Ares	11 Ares	11 Ares
6.	132/1A	6 Ares	-	-
7.	136/1B	18 Ares	9 Ares	9 Ares
8.	137/1	13 Ares	6.5 Ares	6.5 Ares
9.	137/2	13 Ares	6.5 Ares	6.5 Ares
10.	138/1A	39.29 Ares	19.63 Ares	19.63 Ares
11.	138/2B	16 Ares	8 Ares	8 Ares

- By and under a Sale Deed dated August 24, 2006 registered at Serial No. 6815 of 2006 (i) Asha Arun Doshi, (ii) Aditi Ashutosh Limaye, and (iii) Arun Tribhuvandas Doshi sold, transferred, conveyed and assigned all their right, title and interest in following properties *inter alia* including the captioned property alongwith the structure standing thereon in favour of Acres Wild Projects Private Limited through its director Anita D. Dake, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 4123 dated September 20, 2006 confirms the same.

Sr. No.	Survey No./ Hissa No.	Area
1.	129/1/3/1	36 Ares
2.	135/2/1	27 Ares
3.	135/2/2	27 Ares
4.	135/3A	6 Ares
5.	135/3B	44 Ares
6.	136/1A	6 Ares
7.	136/1B	36 Ares
8.	137/1	26 Ares
9.	137/2	26 Ares

- Mutation Entry No. 6432 dated January 16, 2017 records that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mulshi dated January 16, 2017, certain modifications came to be carried out on the 7/12 extract. However, such modification does not affect the title of Rohan Builders.
- By and under a Deed of Conveyance dated April 7, 2022 registered at Serial No. 6008 of 2022 Acres Wild Projects Private Limited represented through its director Anita D. Dake sold, transferred, conveyed and assigned all its right, title and interest in various properties *inter alia* including the captioned property in favour of Rohan Builders represented through its authorized representative Ashwin Suhas Lunkad for the consideration and on the terms and conditions contained therein.
- By and under a Power of Attorney dated April 7, 2022 registered at Serial No. 6009 of 2022 Acres Wild Projects Private Limited granted various powers in respect of various properties *inter alia* including the captioned property in favour of Rohan Builders upon the terms and conditions contained therein.

- By and under Possession Receipt dated January 20, 2023 registered at Serial No. 1393 of 2023 Rohan Builders and Promoters Private Limited transferred the amenity plot forming part of following properties in favour of the Pimpri Chinchwad Municipal Corporation for the consideration and on the terms and conditions contained therein. Mutation Entry No. 7714 dated March 2, 2023 confirms the same.

Survey No.	Area
135 Hissa 2/1 (Part)	11.42 Ares
135 Hissa 3B	13 Ares
136 Hissa 1B	1.41 Ares

Opinion:

In view of the aforesaid and outstanding mortgage, Rohan Builders has clear and marketable title in respect of the captioned property.

Eighth Property:

Re: All that piece and parcel of land bearing Survey No. 136 Hissa No. 2 admeasuring 1 Hectare 13 Ares out of 1 Hectare 15 Ares (including 2 Ares *Potkharab*) situate, lying and being at Village Tathawade, Taluka Mulshi, District Pune.

Background:

Prior to the year 1969, the name of Savitrabai Dagadu Wanjale was recorded in the occupants column and the name of Bhikabai Tukaram Bhondve was recorded in the other rights column.

- Mutation Entry No. 1081 dated June 16, 1970 records the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act, 1958, and Indian Coinage Act, 1955.
- Mutation Entry No. 1115 dated June 30, 1972 records that the enquiry under section 32/1C of the Tenancy Laws has been conducted and the remark of the Mutation Entry came to be recorded in the other rights column.
- Mutation Entry No. 1133 dated September 11, 1973 records that Savitrabai Dagadu Wanjale died on July 2, 1973 leaving behind her daughter Bhikabai Tukaram Bhondve as her only heir and legal representative. Accordingly, her name came to be recorded in the other rights column.
- Mutation Entry No. 2797 dated August 27, 1998 records that Bhikabai Tukaram Bhondve died on November 2, 1996 leaving behind her following heirs and legal representatives:

Son : Subhash Tukaram Bhondve;
Daughters : Sushila Krushnaji Gaikwad;
Housabaoi Vitthal Chandere; and
Aruna Rajaram Savant

It further records that the names of all the heirs came to be recorded in the occupants column.

- Mutation Entry No. 3519 dated July 9, 2002 records that Subhash Tukaram Bhondve died on April 23, 2002 leaving behind his following heirs and legal representatives:

Son	:	Aniket Subhash Bhondve;
Daughters	:	Sonal Subhash Bhondve; Khushboo Subhash Bhondve; Asha Subhash Bhondve;
Widows	:	Anita Subhash Bhondve; and Surekha Subhash Bhondve

The Mutation Entry further records that Surekha Subhash Bhondve was a widow of Subhash Tukaram Bhondve who predeceased Subhash Tukaram Bhondve. It further records that the names of all the heirs came to be recorded in the occupants column.

- By and under a Sale Deed dated July 3, 2006 registered at Serial No. 7965 of 2006 (i) Sushila Krushnaji Gaikwad, (ii) Housabaoi Vitthal Chandere, (iii) Aruna Rajaram Savant, (iv) Anita Subhash Bhondve, (v) Sonal Subhash Bhondve, (vi) Khushboo Subhash Bhondve, (vii) Asha Subhash Bhondve, (viii) Aniket Subhash Bhondve [Nos. (v) to (vii) represented through mother, Anita Subhash Bhondve] sold, transferred, conveyed and assigned all their right, title and interest in the captioned property in favour of (i) Deepak Vilas Jagtap (40 Ares), and (ii) Nivrutti Sudam Navale (73 Ares), for the consideration and on the terms and conditions contained therein. Mutation Entry No. 4165 dated November 24, 2006 confirms the same.
- By and under a Sale Deed April 15, 2008 registered at Serial No. 2684 of 2008 (i) Deepak Vilas Jagtap, and (ii) Nivrutti Sudam Navale sold, transferred, conveyed and assigned all their right, title and interest in portion of the property bearing Serial No. 136 Hissa No. 2 area admeasuring 1 Hectare 13 Ares, in favour of Acres Wild Projects Private Limited through its director Anita D. Dake, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 4523 dated June 2, 2008 confirms the same.
- Mutation Entry No. 6432 dated January 16, 2017 records that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mulshi dated January 16, 2017, certain modifications came to be carried out on the 7/12 extract. However, such modification does not affect the title of Rohan Builders.
- By and under a Deed of Conveyance dated April 7, 2022 registered at Serial No. 6008 of 2022 Acres Wild Projects Private Limited represented through its director Anita D. Dake sold, transferred, conveyed and assigned all its right, title and interest in various properties *inter alia* including the captioned property in favour of Rohan Builders represented through its authorized representative Ashwin Suhas Lunkad for the consideration and on the terms and conditions contained therein.
- By and under a Power of Attorney dated April 7, 2022 registered at Serial No. 6009 of 2022 Acres Wild Projects Private Limited granted various powers in respect of various properties *inter alia* including the captioned property in favour of Rohan Builders upon the terms and conditions contained therein.

Opinion:

In view of the aforesaid and outstanding mortgage, Rohan Builders has clear and marketable title in respect of the captioned property.

Ninth Property:

Re: All that piece and parcel of land bearing Survey No. 137 Hissa No. 1 admeasuring 26 Ares situate, lying and being at Village Tathawade, Taluka Mulshi, District Pune.

Background:

Prior to the year 1969, the property bearing Survey No. 137 Hissa No. 1 admeasuring 26 Ares was recorded in the name of Maruti Sidhu Pawar. Further, the property was recorded as fragment.

- Mutation Entry No. 1081 dated June 16, 1970 records the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act, 1958, and Indian Coinage Act, 1955.
- Mutation Entry No. 1361 dated March 20, 1982 records that Maruti Sidhu Pawar died on March 21, 1979 leaving behind his following heirs and legal representatives:

Sons : Dinkar Maruti Pawar; and
Prabhakar Maruti Pawar

- Mutation Entry No. 1420 is not available.

Comment:

We have been informed that the aforesaid Mutation Entry is not available. However, on perusal of the 7/12 extract, the name of Bhikoba Laxman Gawade came to be recorded.

- By and under a Sale Deed dated May 25, 1988 registered at Serial No. 2553 of 1988 Bhikoba Laxman Gawade sold, transferred, conveyed and assigned all his right, title and interest in various properties *inter alia* including the captioned property in favour of Arun Tribhuvandas Doshi, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 1816 dated July 15, 1988 confirms the same.
- Mutation Entry No. 3565 dated November 12, 2002 records that pursuant to the order passed by the Tehsildar, Mulshi, various properties *inter alia* including the Survey No. 137 Hissa No. 1 came to be partitioned and accordingly, (i) Arun Tribhuvandas Doshi, (ii) Asha Arun Doshi, and (iii) Aditi Ashutosh Limaye became entitled to the various properties *inter alia* including the captioned property as recorded herein below:

Sr. No.	Survey No./ Hissa No.	Area		
		Arun Tribhuvandas Doshi	Asha Arun Doshi	Aditi Ashutosh Limaye
1.	129/1/3/1	18 Ares	9 Ares	9 Ares
2.	135/3A	6 Ares	-	-
3.	135/2/1	13.5 Ares	6.75 Ares	6.75 Ares
4.	135/2/2	13.5 Ares	6.75 Ares	6.75 Ares
5.	135/3B	22 Ares	11 Ares	11 Ares
6.	132/1A	6 Ares	-	-
7.	136/1B	18 Ares	9 Ares	9 Ares
8.	137/1	13 Ares	6.5 Ares	6.5 Ares
9.	137/2	13 Ares	6.5 Ares	6.5 Ares
10.	138/1A	39.29 Ares	19.63 Ares	19.63 Ares
11.	138/2B	16 Ares	8 Ares	8 Ares

- By and under a Sale Deed dated August 24, 2006 registered at Serial No. 6815 of 2006 (i) Asha Arun Doshi, (ii) Aditi Ashutosh Limaye, and (iii) Arun Tribhuvandas Doshi sold, transferred, conveyed and assigned all their right, title and interest in following properties *inter alia* including the captioned property alongwith the structure standing thereon in favour of Acres Wild Projects Private Limited through its director Anita D. Dake, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 4123 dated September 20, 2006 confirms the same.

Sr. No.	Survey No./ Hissa No.	Area
1.	129/1/3/1	36 Ares
2.	135/2/1	27 Ares
3.	135/2/2	27 Ares
4.	135/3A	6 Ares
5.	135/3B	44 Ares
6.	136/1A	6 Ares
7.	136/1B	36 Ares
8.	137/1	26 Ares
9.	137/2	26 Ares

- Mutation Entry No. 6424 dated January 14, 2017 records that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mulshi dated January 14, 2017, certain modifications came to be carried out on the 7/12 extract. However, such modification does not affect the title of Rohan Builders.
- By and under a Deed of Conveyance dated April 7, 2022 registered at Serial No. 6008 of 2022 Acres Wild Projects Private Limited represented through its director Anita D. Dake sold, transferred, conveyed and assigned all its right, title and interest in various properties *inter alia* including the captioned property in favour of Rohan Builders represented through its authorized representative Ashwin Suhas Lunkad for the consideration and on the terms and conditions contained therein.
- By and under a Power of Attorney dated April 7, 2022 registered at Serial No. 6009 of 2022 Acres Wild Projects Private Limited granted various powers in respect of various properties *inter alia* including the captioned property in favour of Rohan Builders upon the terms and conditions contained therein.

Opinion:

In view of the aforesaid and outstanding mortgage, Rohan Builders has clear and marketable title in respect of the captioned property.

Tenth Property:

Re: All that piece and parcel of land bearing Survey No. 137 Hissa No. 2 admeasuring 26 Ares situate, lying and being at Village Tathawade, Taluka Mulshi, District Pune.

Background:

Prior to the year 1969, the property bearing Survey No. 137 Hissa No. 2 admeasuring 26 Ares was recorded in the name of Maruti Sidhu Pawar. Further, the property was recorded as fragment.

- Mutation Entry No. 1081 dated June 16, 1970 records the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act, 1958, and Indian Coinage Act, 1955.
- Mutation Entry No. 1361 dated March 20, 1982 records that Maruti Sidhu Pawar died on March 21, 1979 leaving behind his following heirs and legal representatives:

Sons : Dinkar Maruti Pawar; and
Prabhakar Maruti Pawar

- Mutation Entry No. 1420 is not available.

Comment:

We have been informed that the aforesaid Mutation Entry is not available. However, on perusal of the 7/12 extract, the name of Bhikoba Laxman Gawade came to be recorded.

- By and under a Sale Deed dated May 25, 1988 registered at Serial No. 2553 of 1988 Bhikoba Laxman Gawade sold, transferred, conveyed and assigned all his right, title and interest in various properties *inter alia* including the captioned property in favour of Arun Tribhuvandas Doshi, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 1816 dated July 15, 1988 confirms the same.
- Mutation Entry No. 3565 dated November 12, 2002 records that pursuant to the order passed by the Tehsildar, Mulshi, various properties *inter alia* including the Survey No. 137 Hissa No. 2 came to be partitioned and accordingly, (i) Arun Tribhuvandas Doshi, (ii) Asha Arun Doshi, and (iii) Aditi Ashutosh Limaye became entitled to the various properties *inter alia* including the captioned property as recorded herein below:

Sr. No.	Survey No./ Hissa No.	Area		
		Arun Tribhuvandas Doshi	Asha Arun Doshi	Aditi Ashutosh Limaye
1.	129/1/3/1	18 Ares	9 Ares	9 Ares
2.	135/3A	6 Ares	-	-
3.	135/2/1	13.5 Ares	6.75 Ares	6.75 Ares
4.	135/2/2	13.5 Ares	6.75 Ares	6.75 Ares
5.	135/3B	22 Ares	11 Ares	11 Ares
6.	132/1A	6 Ares	-	-
7.	136/1B	18 Ares	9 Ares	9 Ares
8.	137/1	13 Ares	6.5 Ares	6.5 Ares
9.	137/2	13 Ares	6.5 Ares	6.5 Ares
10.	138/1A	39.29 Ares	19.63 Ares	19.63 Ares
11.	138/2B	16 Ares	8 Ares	8 Ares

- By and under a Sale Deed dated August 24, 2006 registered at Serial No. 6815 of 2006 (i) Asha Arun Doshi, (ii) Aditi Ashutosh Limaye, and (iii) Arun Tribhuvandas Doshi sold, transferred, conveyed and assigned all their right, title and interest in following properties *inter alia* including the captioned property alongwith the structure standing

thereon in favour of Acres Wild Projects Private Limited through its director Anita D. Dake, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 4123 dated September 20, 2006 confirms the same.

Sr. No.	Survey No./ Hissa No.	Area
1.	129/1/3/1	36 Ares
2.	135/2/1	27 Ares
3.	135/2/2	27 Ares
4.	135/3A	6 Ares
5.	135/3B	44 Ares
6.	136/1A	6 Ares
7.	136/1B	36 Ares
8.	137/1	26 Ares
9.	137/2	26 Ares

- Mutation Entry No. 6424 dated January 14, 2017 records that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mulshi dated January 14, 2017, certain modifications came to be carried out on the 7/12 extract. However, such modification does not affect the title of Rohan Builders.
- By and under a Deed of Conveyance dated April 7, 2022 registered at Serial No. 6008 of 2022 Acres Wild Projects Private Limited represented through its director Anita D. Dake sold, transferred, conveyed and assigned all its right, title and interest in various properties *inter alia* including the captioned property in favour of Rohan Builders represented through its authorized representative Ashwin Suhas Lunkad for the consideration and on the terms and conditions contained therein.
- By and under a Power of Attorney dated April 7, 2022 registered at Serial No. 6009 of 2022 Acres Wild Projects Private Limited granted various powers in respect of various properties *inter alia* including the captioned property in favour of Rohan Builders upon the terms and conditions contained therein.

Opinion:

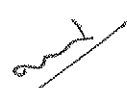

In view of the aforesaid and outstanding mortgage, Rohan Builders has clear and marketable title in respect of the captioned property.

Mortgage

- By and under an Indenture of Mortgage dated April 7, 2022 registered at Serial No. 6027 of 2022 Rohan Builders mortgaged various properties *inter alia* including the captioned property in favour of Aditya Birla Finance Limited for the consideration and on the terms and conditions contained therein.
- By and under a Deed of Mortgage dated December 27, 2022 registered at Serial No. 20805 of 2022 Rohan Builders and Developers Private Limited mortgaged various properties *inter alia* the property admeasuring 28,908.04 square meters (excluding amenity space area admeasuring 2583.96 square meters and road widening area admeasuring 3208 square meters) out of the Larger Property in favour of Aditya Birla Finance Limited for an amount of Rs.60,00,00,000/- on the terms and conditions contained therein.

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.

Dated this 16th day of August, 2023.


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