

To

MahaRERA
Housefin Bhavan
Plot No. C – 21
Bandra Kurla Complex
Bandra (East)
Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that piece and parcel of land admeasuring 25 Hectares 01.23 Ares of Village Mahalunge, Taluka Mulshi, in the Registration Sub-district of Pune ("**said Properties**").

1. **Description of said Properties:**

All that piece and parcel of land admeasuring 25 Hectares 01.23 Ares situate at Village Mahalunge, Taluka Mulshi comprising of the following Survey Nos.-

Sr. no	Survey No. and Hissa No.	Area
1.	40/2	09.50 Ares
2.	40/3	05.50 Ares
3.	40/4	15 Ares
4.	41/1	60.2143 Ares
5.	41/4	2 Hectares 81.4357 Ares
6.	42/1	95 Ares
7.	42/2A	85.50 Ares
8.	42/2B	87.50 Ares
9.	42/3	34 Ares
10.	42/4	42 Ares
11.	42/5	49 Ares
12.	42/6	50 Ares
13.	42/7	02 Hectares
14.	42/8	01 Hectare 34 Ares
15.	42/9	01 Hectare 4 Ares
16.	42/10	08 Ares
17.	42/13	30 Ares
18.	43/1	02 Hectares 48.4 Ares
19.	43/2/1	02 Hectares 68 Ares
20.	43/2/2	02 Hectares 73 Ares
21.	44/1	43 Ares
22.	44/2	51 Ares
23.	45	50.4457 Ares
24.	46/1	6.3329 Ares
25.	46/2	12.8061 Ares

Sr. no	Survey No. and Hissa No.	Area
26.	46/3	28.6152 Ares
27.	46/9	70.7168 Ares
28.	46/10	99 Ares
29.	47/1	59.2633 Ares
	Total	25 Hectares 01.23 Ares

2. We have investigated the title of the said Properties based on the request of **Mahalunge Township Developers LLP**, and the following documents:

- Sale Deed April 21, 2006, registered at Serial No. 3252 of 2006;
- Sale Deed dated February 29, 2008, registered at Serial No. 2033 of 2008;
- Sale Deed April 21, 2006, registered at Serial No. 3252 of 2006;
- Sale Deed dated December, 11, 2008, registered at Serial No. 8858 of 2008;
- Deed of Assignment and Transfer dated July 24, 2009, registered at Serial No. 3839 of 2009;
- Sale Deed dated July 28, 2009, registered at Serial No. 3839 of 2009;
- Confirmation Deed dated September 10, 2009, registered at Serial No. 4740 of 2009;
- Deed of Correction dated January 14, 2011, registered at Serial No. 605 of 2011;
- Sale Deed dated April 11, 2008, registered at Serial No. 3163 of 2008;
- Power of Attorney dated April 11, 2008, registered at Serial No. 3164 of 2008;
- Deed of Correction dated June 7, 2008, registered at Serial No. 4745 of 2008;
- Deed of Correction dated June 7, 2008, registered at Serial No. 4746 of 2008;
- Sale Deed dated June 7, 2008, registered at Serial No. 4740 of 2008;
- Power of Attorney dated June 7, 2008, registered at Serial No. 4741 of 2008;
- Sale Deed dated June 7, 2008, registered at Serial No. 4738 of 2008;
- Power of Attorney dated June 7, 2008, registered at Serial No. 4739 of 2008;
- Sale Deed dated January 20, 2009, registered at Serial No. 261 of 2009;
- Power of Attorney dated January 20, 2009, registered at Serial No. 262 of 2009;
- Deed of Confirmation dated March 31, 2011, registered at Serial No. 3770 of 2011;
- Deed of Confirmation dated March 31, 2011, registered at Serial No. 3771 of 2011;
- Deed of Confirmation dated March 31, 2011, registered at Serial No. 3772 of 2011;

- Sale Deed dated December 31, 2013, registered at Serial No. 128 of 2014;
 - Sale Deed dated March 27, 2006, registered at Serial No. 2379 of 2006;
 - Power of Attorney dated March 27, 2006, registered at Serial No. 2380 of 2006;
 - Sale Deed dated November 9, 2006, registered at Serial No. 8877 of 2006;
 - Sale Deed dated May 8, 2006, registered at Serial No. 3241 of 2006;
 - Sale Deed dated July 3, 2008, registered at Serial No. 5474 of 2008;
 - Sale Deed dated June 12, 2006, registered at Serial No. 4135 of 2006;
 - Sale Deed dated November 10, 2006, registered at Serial No. 8925 of 2006;
 - Sale Deed dated November 9, 2006, registered at Serial No. 8875 of 2006;
 - Sale Deed dated March 10, 2006, registered at Serial No. 1915 of 2006;
 - Deed of Conveyance dated February 1, 2019 registered at Serial No. 8997 of 2019.
 - Deed of Declaration and Indemnity dated November 28, 2019;
 - Deed of Conveyance dated April 16, 2018, registered at Serial No. 5177 of 2018;
 - Supplementary cum Addendum Agreement dated July 28, 2021 registered at Serial No. 9701 of 2021;
 - Indenture of Mortgage dated 4th December 2020, registered at Serial No. 18770 of 2020;
 - Search Report dated September 24, 2018 and dated October 20, 2021 issued by Rajendra Jaigude, Title Investigator for the last 30 years.
3. 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 **Mahalunge Township Developers LLP** (Owner and Promoter) is clear and marketable in respect of the said Properties being Sector R3, R4, R5, R6, R7, R8 and R9 of the Township subject to the outcome of pending litigation and outstanding encumbrance as mentioned hereinbelow.
4. We have issued a Public Notice in Times of India (English Newspaper) dated January 4, 2018, and in daily Maharashtra Times (Marathi Newspaper) dated January 4, 2018. Pursuant to the publication of the aforesaid notices, we had not received any objections/claims public notice inviting objections / claims in respect of the Property.
5. Since our scope of work does not include considering aspects within the domain of an architect and surveyor, we have not carried out any physical inspection of the Property nor have commented on the zoning and development aspects etc., thereof.
6. Since verifying pending litigations in respect of said Properties becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or (iii) there are no registers maintained in respect of

matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the property is subject matter of any litigation.

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

Dated this 27th day of October, 2021.



Sagar Kadam
Partner
DSK Legal

Encl.: Annexure "A"

Annexure "A"
Flow of title in respect of the said Properties

- By and under diverse deeds and documents, Riverview Properties Private Limited became entitled in respect of the following properties ("**Larger Property**").

Sr. no	Survey No. and Hissa No.	Area
1.	40/2	9.5 Ares
2.	40/3	5.5 Ares
3.	40/4	15 Ares
4.	41/1 (part)	2 Hectares 68.57 Ares
5.	41/4	3 Hectares 01 Ares
6.	42/1 (part)	95 Ares
7.	42/2A	85.5 Ares
8.	42/2B	87.5 Ares
9.	42/3	34 Ares
10.	42/4	42 Ares
11.	42/5	49 Ares
12.	42/6	50 Ares
13.	42/7	2 Hectares
14.	42/8	1 Hectare 34 Ares
15.	42/9	1 Hectare 4 Ares
16.	42/10	8 Ares
17.	42/13	30 Ares
18.	43/1 (part)	2 Hectares 48.4 Ares
19.	43/2/1	2 Hectares 68 Ares
20.	43/2/2	2 Hectares 73 Ares
21.	44/1	43 Ares
22.	44/2	51 Ares
23.	45 (part)	5 Hectares 20 Ares
24.	46/1	57 Ares
25.	46/2	71 Ares
26.	46/3	1 Hectare 16 Ares
27.	46/4	1 Hectare 5 Ares
28.	46/5	27 Ares
29.	46/6	20 Ares
30.	46/7	10 Ares
31.	46/8	7 Ares
32.	46/9	94 Ares
33.	46/10	99 Ares
34.	47/1	2 Hectares 55 Ares
35.	47/2 (part)	92 Ares
36.	47/3 (part)	3 Hectares 8 Ares
	Total (Larger Property)	41 Hectares 82.97 Ares

Layout and Sanctions:

- Pursuant to the aforementioned it appears that Riverview Properties Private Limited, has prepared a layout plan comprising of various properties *inter alia* including the Larger Property. Riverview Properties Private Limited is in the process of developing the said properties by implementing Special Township Project.
- 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.
- Riverview Properties Private Limited Pune and Pune Mumbai Realty Private Limited applied to the government for declaring the project as Special Township.
- In accordance with the powers granted under rule 7 (B) of the said Regulation, the Collector, Pune, granted Letter of Intent (LOI) dated June 7, 2008, in respect of the properties stated therein including the Larger Property upon the terms and conditions contained therein.
- By and under Notification dated April 4, 2008, bearing Ref No. TPS-1808/370/CR-83/08/UD-13 read with a Corrigendum dated July 1, 2008, the Urban Development Department, Government of Maharashtra in exercise of power conferred under section 18 (3) of the Maharashtra Regional Town Planning Act, 1966, granted the permission and declared the properties stated therein including the Larger Property as a Special Township Project ("**Township**").
- Riverview Properties Private Limited vide a letter dated October 31, 2008, bearing No. TPS-1808/370/Case No. 83/08/UD-13 issued by Urban Development Department, obtained location clearance in respect of the properties stated therein including the Larger Property. The Collector of Pune passed an order dated September 30, 2010, bearing No. PMA/NA/SR/382/09 thereby granting its sanction to Master layout plan (for zoning) and granting permission to use an aggregate area admeasuring 41 Hectares 82.97 Ares equivalent to 4,18,297 square meters for non-agricultural residential purpose for implementation of the Special Township Project on certain terms and conditions more particularly recorded therein. Riverview Properties Private Limited further have obtained the sanction of office of Collector of Pune, for the building plans, vide letter dated May 16, 2011, bearing No. PMA/NA/SR/484/10, which came to be revised thereafter vide letter dated June 19, 2014, bearing No. PRH/TSR/13/2014 in respect of the construction of buildings containing residential flats on a portion of the Larger Property.

The Collector, Pune vide various orders granted building permissions in sector wise manner on the terms and conditions recorded therein. This needs to be verified by Architect, independently.

- Pursuant thereto, the Riverview Properties Private Limited have constructed 18 buildings and a school mentioned below constructed on the aforementioned Larger Property. The details whereof are as under:

Tower T2	Building "C" and "D"
Tower T3	Building "A", "B" and "E"
Tower T4	Building "C" and "D"
Tower T5	Building "A", "B", "C", and "F"
Tower T6	Building "D" and "E"

Tower T7	Building "A", "B" and "C"
Tower T8	Building "D" and "E"

It records that, the Riverview Properties Private Limited have obtained part occupation certificate in respect of the aforesaid buildings.

- The PMRDA has issued Part Occupation Certificate dated April 11, 2017 bearing No. DP/BMU/Village Mahalunge/ Survey No. 40/2 and other/ File No. 1836/15-16 in respect of various buildings. This Aspect needs to be verified by an Architect, independently.
- The PMRDA has issued Part Occupation Certificate dated July 31, 2017 bearing No. BMU/Village Mahalunge/ Survey No. 40 and other/ File No. 1836/15-16 in respect of various buildings. This Aspect needs to be verified by an Architect, independently.
- By and under a Deed of Conveyance dated April 16, 2018, registered at Serial No. 5177 of 2018, Riverview Properties Private Limited, sold, transferred, and conveyed the following, in favour of Mahalunge Land Developers LLP, for the consideration and on the terms and conditions mentioned therein:

Out of the aforesaid Larger Property the Vendor sold (i) all those pieces of and parcels of land admeasuring 4 Hectares 15.97 Ares equivalent to 41,597.11 square meters forming part of land bearing Survey Nos. 43, 45, 46, and 47 alongwith the 18 buildings standing thereon (subject to the rights of the unit/flat purchasers), known as Project Land 1 and, (ii) all those pieces and parcels of land admeasuring 3,46,626.2 square meters out of the Larger Property mentioned hereinabove alongwith the available potential FSI of 1,47,087.62 square meters known as Project Land 2.

- By and under a Deed of Conveyance dated February 1, 2019 registered at Serial No. 8997 of 2019 ("**said Conveyance Deed**"), Mahalunge Land Developers LLP sold, transferred, conveyed and assigned all their right, title and interest in respect of various properties collectively admeasuring 25 Hectares 01.23 Ares i.e. said Properties alongwith the development potential arising therefrom out of the Larger Property in favour of Mahalunge Township Developers LLP (formerly known as Godrej Land Developers LLP) for the consideration and on the terms and conditions mentioned therein.

Comment:

We have been informed by Mahalunge Township Developers LLP vide its letter dated January 30, 2020 that, the said Properties form part of Sector R-3, R-4, R-5, R-6, R-7, R-8 and R-9 in accordance with latest revised layout plan approved by the PMRDA. However, as the effect of sector-wise subdivision has not been given effect in the revenue records, the description of the said Properties recorded in the aforesaid Conveyance Deed reflects the erstwhile Survey Nos. of the said Properties.

- By and under a Deed of Declaration and Indemnity dated November 28, 2019, Mahalunge Land Developers LLP executed a declaration and indemnity in favour of Mahalunge Township Developers LLP and confirmed that the title of Mahalunge Land Developers LLP in respect of the said Properties is clear and marketable and no third party has any right, claim in respect of the said Properties.
- Pursuant to the acquisition of the said Properties by Mahalunge Township Developers LLP, they alongwith the other developers Mahalunge Land Developers Private Limited , Ashdan Township Ventures Private Limited, Maan-Hinje Township Developers LLP have obtained a revised location clearance dated June 29, 2019 from the Urban

Development Department, Government of Maharashtra and thereafter obtained a Letter of Intent from the Collector, Pune dated August 9, 2019, wherein the various properties situate at Village Hinjewadi and Maan came to be amalgamated with the Larger Property. It appears that, the Mahalunge Township Developers LLP has been added as a co-promoter of the township being developed on the Larger Property.

- The PMRDA has issued a Development Permission and Commencement Certificates (i) dated November 22, 2019 bearing No. BMA/Village Mahalunge/Hinjewadi/Maan/Master Layout/File No. 570/19-20, (ii) dated July 28, 2020 bearing No. BMA/Village Mahalunge/Hinjewadi/Maan/Master Layout/File No. 80/20-21 and (iii) dated October 20, 2020 bearing No. BMA/Village Mahalunge/Hinjewadi/Maan/Master Layout/File No. 178/20-21 in respect of an area admeasuring 84 Hectares 36.35 Ares.
- By and under a Certificate of Incorporation dated November 25, 2020, issued by the Registrar of Companies, Mahalunge Land Developers LLP came to be converted and registered as Mahalunge Land Developers Private Limited.
- By and under a Supplementary cum Addendum Agreement dated July 28, 2021 registered at Serial No. 9701 of 2021, Mahalunge Township Developers LLP and Mahalunge Land Developers Private Limited made corrections in the areas of the said Properties as recorded in the said Conveyance Deed. Accordingly, the area of the properties forming part of the said Properties shall stand corrected as:

Sr. no	Survey No. and Hissa No.	Area
1.	40/2	09.50 Ares
2.	40/3	05.50 Ares
3.	40/4	15 Ares
4.	41/1	60.2143 Ares
5.	41/4	2 Hectares 81.4357 Ares
6.	42/1	95 Ares
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8.	42/2B	87.50 Ares
9.	42/3	34 Ares
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11.	42/5	49 Ares
12.	42/6	50 Ares
13.	42/7	02 Hectares
14.	42/8	01 Hectare 34 Ares
15.	42/9	01 Hectare 4 Ares
16.	42/10	08 Ares
17.	42/13	30 Ares
18.	43/1	02 Hectares 48.4 Ares
19.	43/2/1	02 Hectares 68 Ares
20.	43/2/2	02 Hectares 73 Ares
21.	44/1	43 Ares
22.	44/2	51 Ares
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Sr. no	Survey No. and Hissa No.	Area
25.	46/2	12.8061 Ares
26.	46/3	28.6152 Ares
27.	46/9	70.7168 Ares
28.	46/10	99 Ares
29.	47/1	59.2633 Ares
	Total	25 Hectares 01.23 Ares

- **Mortgage**

By and under a Indenture of Mortgage dated 4th December 2020, registered at Serial No. 18770 of 2020, Mahalunge Township Developers LLP has availed construction finance facility of Rs. 321,00,00,000/- (Rupees Three Hundred Twenty One Crores only) ("**Facility**") from ICICI Bank Limited ("**Lender**") and has secured the Facility by mortgaging the said Properties alongwith the development potential arising from the said Properties for the consideration and on the terms and conditions recorded therein.

Litigation:

We have informed by the representatives of Mahalunge Township Developers LLP that the following litigations are pending in respect of the captioned properties:

1. **Regular Civil Suit No. 822/2008**

Meena (Jayashree) Balasaheb Padale has filed Regular Civil Suit No. 822 of 2008 renumbered as 1922 of 2012 before the court of Civil Judge, Senior Division, Pune against Defendants Kashinath Sopan Padale and other in respect of the property bearing Survey No. 44, 26/1/12, 59/5/24A for partition and other reliefs mentioned in the plaint. The Riverview Properties Private Limited was also made party defendant in the aforesaid suit. The Hon'ble court vide its judgement and decree dated August 22, 2014, partly decreed the suit and confirmed that the plaintiff is entitled to 1/7th share in the property bearing Survey No. 44.

Being aggrieved by the aforesaid order passed, Riverview Properties Private Limited preferred a Civil Appeal No. 601 of 2014 before the District Court, Pune and it appears that the said Appeal is still pending.

2. **Regular Civil Suit No. 1233/2014**

The Riverview Properties Private Limited filed a Regular Civil Suit No. 1233/2014 before the court of Civil Judge, Senior Division, Pune against Defendants Kisanabai Mahadu Kamthe and others for various reliefs *inter alia* including restraining defendants from obstructing Riverview Properties Private Limited to use 30 ft connecting to Survey No. 47/1. It appears that, the Riverview Properties Private Limited has also filed an application of temporary injunction in the aforesaid suit. The Hon'ble Court vide its order dated December 16, 2015 granted temporary injunction and restrained the defendants from obstructing the Riverview Properties Private Limited or anyone under him from enjoying 30ft road situated at Western side of suit property mentioned in Sale deed dated March 10, 2006 until the decision of the suit. It appears that the said suit is pending as on date.

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 27th day of October, 2021.



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