

# **Unmesh Deshpande & Associates**

Advocate

402, 4<sup>th</sup> Floor, Kamayani Towers, Behind One Plus Mobile Showroom, Shivajinagar, Pune - 04 Ph  
No. 8379051111

To,  
MAHARERA  
MUMBAI

## **LEGAL TITLE REPORT**

**SUB** : Title clearance certificate with respect to 'KIRAN SWASTIK A' in form of Parking 1 + Parking 2 + Parking 3 + Parking 4 + 14 floor structure at S. No. 210/1 and 210/2 situated at Sus Taluka Mulshi District Pune and within the limits of Pune Municipal Corporation

I have investigated the title of the said project on the request of M/s. Kiran Creators and Developers Pvt. Ltd. through Director Mr. Kashinath Ganesh Nehete and following documents i.e. :-

### **1) DESCRIPTION OF PROPERTY / PROJECT:**

Ownership units project "KIRAN SWASTIK A" in form of single building having Parking 1 + Parking 2 + Parking 3 + Parking 4 + 14 upper floors upon land bearing Survey No. 210/1 and 210/2 totally adm. 1 Hectare 15 Ares situated at Village Sus, Taluka Mulshi, District Pune and within the limits of Pune Municipal Corporation and the said "1 Hectare 15 Ares" bounded as under:-

On or towards East	:	by Survey No. 134,
On or towards South	:	by Survey No. 209,
On or towards West	:	by Survey No. 208, 211 and 212,
On or towards North	:	by Road.

---hereinafter referred to as the "SAID PROJECT".

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2. THE DOCUMENTS OF ALLOTMENT OF PROPERTY :-

Sr. No.	Particular	Date of document
1	Sale Deed executed in favour of Mrs. Pushpa Hemchandra Karnik (Reg. No. 739/1983, Maval)	21/04/1983
2	Agreement to Sell executed in favour of Aboli Co. Operative Housing Society. (Reg. No. 464/1993, Mulshi)	25/02/1993
3	Deed of Cancellation executed by Aboli Co. Operative Housing Society Ltd. (Reg. No. 5163/2000, Mulshi)	06/11/2000
4	Copy of Decree and Compromise passed in S. C. S. No. 1032/1996 by Hon'ble Civil Judge Senior Division Pune	
5	Confirmation Deed executed between Pushpa Hemchandra Karnik and Devram Dhondiba Chandere and others (Reg. No. 2073/1999, Mulshi)	02/06/1999
6	Sale Deed executed in favour of Mr. Vijay Thakar in respect of area adm. 50 Ares (Reg. No. 5433/2000, Mulshi)	23/11/2000
7	Sale Deed executed in favour of Mr. Vijay Thakar in respect of area adm. 65 Ares (Reg. No. 5164/2000, Mulshi)	06/11/2000
8	Sale Deed executed in favour of Mr. Tushar Vijay Bhagat and Mrs. Mala Tushar Bhagat (Reg. No. 5699/2006, Haveli No. 4)	28/08/2006
9	Agreement to Sale and Irrevocable Power of Attorney, in favor of Prime Properties (Reg. No. 10773/2018 and 10774/2018, Haveli No. 26)	18/08/2018
10	Deed of Cancellation executed by Prime Properties in favour of Mr. Tushar Bhagat and Mrs. Mala Bhagat (Reg. No. 18596/2019, Haveli No. 26)	26/11/2019
11	Public Notice published in daily 'Prabhat'	20/01/2021
12	Copy of Agreement to Sell and Irrevocable General Power of Attorney, both, executed in favour of M/s. Kiran Creators and Developers through its Proprietor Mr. Kashinath Ganesh Nehete (Reg. No. 2697/2021 and 2698/2021 Haveli No. 26)	15/02/2021
13	Copy of Sale Deed and Irrevocable General Power of Attorney, both, executed in favour of M/s. Kiran Creators and Developers through its Proprietor Mr. Kashinath Ganesh Nehete (Reg. No. 16245/2021 and 16246/2021 Haveli No. 25)	09/12/2021
14	Copy of Order of Mandal Adhikari, Thergaon	25/03/2022
15	Commencement Certificate bearing No. BMU/ Mau. Sus/ S. No. 210/1, 210/2/ Pra. Kra. 407/22-23	21/09/2022
16	Copy of Development Agreement and Irrevocable General Power of Attorney in favour of M/s. Kiran Creators and Developers Pvt. Ltd. (Reg. No. 21356/2022 and 21357/2022, Haveli No. 25)	03/12/2022
17	Indenture of Mortgage Cum Charge executed between M/s. Kiran Creators and Developers Pvt. Ltd. and Bajaj Housing Finance Ltd. (Reg. No. 10520/2023, Haveli No. 15)	30/05/2023

3) 7/12 extracts issued by Competent Authority in respect of S. No. 210/1 and 210/2 from year 1930 to 2022,

4) Mutation entry no. 624, 1575, 4312, 4635, 4636, 5581, 10929, 10941,

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5) I conducted search of index II registers for last 30 years i.e. from 1985 till 2021 on the website of IGR Maharashtra. However I did not find any adverse entry except the documents mentioned in my flow of the title.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that, title to the said property of M/s. Kiran Creators and Developers is clean, clear and marketable subject to charge of Bajaj Housing Finance Ltd, Pune.

**6) OWNERS OF LAND:-**

OWNER OF THE LAND	SURVEY NUMBER
M/s. Kiran Creators and Developers through it's Proprietor Mr. Kashinath Ganesh Nehete	210/1, 210/2

**7) QUALIFYING COMMENT/ REMARK :-**

**Subject to charge of Bajaj Housing Finance Ltd. Pune**

a) Title to the said S. No. 210/1 and 210/2 of M/s. Kiran Creators and Developers through Mr. Kashinath Ganesh Nehete is clean, clear and marketable.

b) M/s. Kiran Creators and Developers Pvt. Ltd. through its Director Mr. Kashinath Ganesh Nehete is entitled to implement the project of development and sale of units according to sanctioned plans, subject to construction of units to the land owner.

The report reflecting the flow of the title of the M/s. Kiran Creators and Developers Pvt. Ltd. through its Director Mr. Kashinath Ganesh Nehete in respect of said project is enclosed herewith as annexure.

Encl: Annexure

Date: 25/09/2023



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FORMAT - A

(CIRCULAR NO. - 28/2021)

(FLOW OF THE TITLE OF THE SAID LAND/ PROJECT)

Sr. No.

- 1) 7/12 extract from year 1930 to 2022 more particularly described in title history as detailed hereunder,
- 2) Mutation entries 624, 1575, 4312, 4635, 4636, 5581, 10929, 10941 and more particularly described in title history as detailed hereunder
- 3) I conducted search of index II registers for last 30 years i.e. from 1985 till 2021 on the website of IGR Maharashtra.
- 4) Any other Relevant Title:- Please refer attached annexure of detailed search report below.
- 5) Litigations If Any - NONE

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Format - A

#### **(FLOW OF THE TITLE OF THE SAID LAND/ PROJECT)**

- a) That in the year 1940 or prior thereto the property bearing S. No. 210 totally admeasuring 2 Acre 34 Gunthas belonged to Mr. Dhondi Balaji Chandere.
- b) That Mr. Dhondi Bala Chandere died intestate on 13/12/1941 leaving behind his legal heir son Bapu Dhondiba Chandere as Karta of Hindu Undivided Family. Mutation Entry to this effect bears No. 624 dated 20/12/1941.
- c) In the year 1969 upon enforcement of standards of Weights and Measures Act 1958 and Indian Currency Act 1955 the measurement and assessment scales of the properties were converted to Hectare - Are and Rupees - Paise. Mutation Entry to this effect bears No. 1575 dated 28/5/1970.
- d) That Mr. Bapu Dhondiba Chandere, Mr. Nivrutti Dhondiba Chandere, Mr. Devram Dhondiba Chandere and Mr. Laxman Shankar Chandere sold and conveyed said property bearing Survey No. 210 adm. 1 Hec 15 Ares to Mrs. Pushpa Hemchandra Karnik by virtue of a Sale Deed dated 21/04/1983. The said Sale Deed is registered in the office of Sub Registrar Maval at Sr. no. 739/1983. Accordingly name of Mrs. Pushpa Hemchandra Karnik was entered to record of rights of said S. no. 210. Mutation Entry to this effect bears No. 2022.
- e) That Mrs. Pushpa Hemchandra Karnik agreed to sell the said property to Aboli Co. Operative Housing Society Ltd. through Chief Promoter Mr. Prabhakar Anant Thakar

  
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by virtue of an Agreement to Sell dated 25/02/1993. The said Agreement to sell is registered in the office of Sub Registrar Mulshi at Sr. No. 464/1993.

- f) That Aboli Co. Operative Housing Society and Mrs. Pushpa Hemchandra Karnik cancelled the Agreement to sell dated 25/02/1993 and transaction in respect of said property by virtue of Deed of Cancellation dated 06/11/2000. The said Deed of Cancellation is registered in the office of Sub Registrar Mulshi at Sr. No. 5163/2000.
- g) That legal heirs of original landowners Mr. Ram Babu Chandere and others filed Special Civil Suit No. 1032/1996 in the Court of Civil Judge Senior Division, Pune against Mrs. Pushpa Hemchandra Karnik and Aboli Co. Operative Housing Society. However parties have settled the said matter out of court and filed Compromise pursis at Exh. 19 before Hon'ble Court. Accordingly Hon'ble Court passed Compromise Decree 08/07/1998.
- h) Said Mr. Devram Dhondiba Chandere, Smt. Laxmibai Bapurao Chandere, Mr. Shivram Devram Chandere, Mr. Ganesh Shivram Chandere, Mr. Sambhaji Shivram Chandere, Mr. Ram Babu Chandere, Mr. Lahu Ram Chandere, Miss. Kavita Ram Chandere, Mr. Ankush Ram Chandere, Mr. Hanumant Babu Chandere, Miss. Shubhangi Hanumant Chandere, Master Mahesh Hanumant Chandere, Mr. Sadashiv Nivrutti Chandere, Mr. Santosh Sadashiv Chandere, Mr. Shantaram Nivrutti Chandere, Miss. Reshma Shantaram Chandere, Miss. Sushma Shantaram Chandere, Mr. Uttam Nivrutti Chandere, Miss. Ashwini Uttam Chandere, Master Kaluram Uttam Chandere, Mr. Dattatraya Shivram Chandere, Mr. Tukaram Devram Chandere, Master Mahendra Tukaram Chandere, Mr. Balu Tukaram Chandere, Mrs. Subhadrabai Dattoba Ranpise, Mrs. Barakabai Bapurao Parakhi, Mrs. Suman alias Yamunabai Shahraj Gavare and Mrs. Manda Suresh Bhilare executed Deed of Confirmation on 02/06/1999 in favour of Mrs. Pushpa Hemchandra Karnik thereby confirmed Sale Deed dated 21/04/1983 executed in favour of Mrs. Pushpa Hemchandra Karnik. The said Deed of Confirmation is registered in the office of Sub Registrar Mulshi at Sr. No. 2073/1999.

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i) That Collector, Pune granted the permission for sale of said S. No. 210 vide order No. PTA/ SR/ 17/11 dated 18/12/1999.

J) NA ORDER :-

(a) That Collector, Pune granted the Non Agricultural Use Permission order in respect of area adm. 10700.46 sq. Mtrs. from S. No. 210 vide order no. PRA/ NA/ SR/ 60/III/99 dated 1/11/1999

(b) That Collector, Pune granted the revised Non Agricultural Use Permission Order in respect of adm. 11500 Sq. Mtrs. vide order No. PRA/ NA/ SR/ 37/2002 dated 31/08/2002.

k) That Mrs. Pushpa Hemchandra Karnik sold and conveyed said S. No. 210 adm. 1 Hec 15 Ares to Mr. Vijay Prabhakar Thakar by virtue of registered Sale Deeds as detailed hereunder -

Area adm. (Ares)	Date of Document	Registration No	Mutation Entry No
65 Ares	06/11/2000	5164/2000, Mulshi	4636
50 Ares	23/11/2000	5433/2000, Mulshi	4635

Accordingly name of Mr. Vijay Prabhakar Thakar was entered to record of rights of said S. No. 210.

l) PURCHASE BY MR. TUSHAR VIJAY BHAGAT AND MRS. MALA TUSHAR BHAGAT :-

That Mr. Vijay Prabhakar Thakar sold and conveyed said S. No. 210 adm. 1 Hec 15 Ares to Mr. Tushar Vijay Bhagat and Mrs. Mala Tushar Bhagat by virtue of a Sale Deed dated 28/08/2006. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 4 at Sr. No. 5699/2006. Accordingly names of Mr. Tushar Vijay Bhagat and Mrs. Mala Tushar Bhagat were entered to record of rights of said S. No. 210. Mutation Entry to this effect bears No. 5581 dated 15/09/2006.

m) That Mr. Tushar Vijay Bhagat and Mrs. Mala Tushar Bhagat agreed to sell the said S. No. 210 adm. 1 Hec 15 Ares to M/s. Prime Properties, a partnership firm through

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by virtue of an Agreement to Sale and Irrevocable General Power of Attorney, both, dated 18/08/2018. The said Agreement to Sale and Irrevocable General Power of Attorney, both, are registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 10773/2018 and 10774/2018.

- n) However Mr. Tushar Vijay Bhagat and Mrs. Mala Tushar Bhagat and M/s. Prime Properties cancelled the Agreement to sell dated 18/08/2018 and transaction in respect of said property by virtue of Deed of Cancellation dated 26/11/2019. The said Deed of Cancellation is registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 18596/2019.
- n) That one Mr. Digamber Eknath Shinde, Mr. Ganesh Eknath Shinde and Mahamanda Gopichand Kamathe filed application bearing No. HANO/ SR/ 155/23/2020 before Tahasildar, Mulshi. However Tahasildar, Mulshi rejected the said application on 09/09/2020.

**5. PURCHASE BY M/S. KIRAN CREATORS AND DEVELOPERS:**

That Mr. Tushar Vijay Bhagat and Mrs. Mala Tushar Bhagat agreed to sell the said property bearing S. No. 210 M/s. Kiran Creators and Developers through its Proprietor Mr. Kashinath Ganesh Nehete by virtue of Agreement to Sell and Irrevocable General Power of Attorney, both, dated 15/02/2021. The said Agreement to Sell and Irrevocable General Power of Attorney, both, are registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 2697/2021 and 2698/2021, respectively.

That upon payment of balance consideration Mr. Tushar Vijay Bhagat and Mrs. Mala Tushar Bhagat sold and conveyed said property to M/s. Kiran Creators and Developers by virtue of Sale Deed and Irrevocable General Power of Attorney, both, dated 09/12/2021. The said Sale Deed and Irrevocable General Power of Attorney, both, are registered in the office of Sub Registrar Haveli No. 25 at Sr. No. 16245/2021 and 16246/2021.

Thus M/s. Kiran Creators and Developers through its proprietor Mr. Kashinath Ganesh Nehete is absolute owner and possessor of said property. Mutation Entry to this effect bears No. 10941 dated 17/12/2021.

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6. Thereafter according to order of Tahasildar, Pune vide order No. HANO/ SR/ 155/621/2021 dated 25/11/2021 said Survey No. 210 totally adm. 1 Hectare 15 Ares has been divided into two hissas i.e. (i) Survey No. 210 Hissa No. 1 adm. 00 Hectare 08 Ares and (ii) Survey No. 210 Hissa No. 2 adm. 01 Hectare 07 Ares. Mutation Entry to this effect bears No. 10929 dated 26/11/2021.
7. That one Mr. Ganesh Eknath Shinde had taken objection for Mutation Entry No. 10941 and filed Case No. HANO/ SR/ SUS/ 156/2021 before Hon'ble Mandal Adhikari, Thergaon. However Mandal Adhikari, Thergaon rejected the said objection and granted Mutation Entry No. 10941 vide its order dated 25/03/2022.

**8. GRANT OF DEVELOPMENT RIGHTS IN FAVOUR OF M/s. KIRAN CREATORS AND DEVELOPERS PVT. LTD. -**

That owner of S. No. 210/1 and 210/2 namely M/s. Kiran Creators and Developers through proprietor Mr. Kashinath Ganesh Nehete granted the rights of development and sale of units in respect of said S. No. 210/1 and 210/2 totally adm. 01 Hec 15 Ares in favour of M/s. Kiran Creators and Developers Pvt. Ltd. through Director Mr. Kashinath Ganesh Nehete (hereinafter referred to as the 'PROMOTER') by virtue of Development Agreement and Irrevocable General Power of Attorney, both, dated 03/12/2022. The said Development Agreement and Irrevocable General Power of Attorney, both, are registered in the office of Sub registrar Haveli No. 25 at Sr. No. 21356/2022 and 21357/2022. Consideration of the said Development Agreement is agreed in form of construction to the extent of 45000 Sq. Ft. Carpet i.e. 4180 sq. Mtrs. Carpet from total available construction.

**9. SANCTIONED PLANS :-**

Promoters prepared and got sanctioned the plans of the building upon said property from Pune Metropolitan Region Development Authority (PMRDA) vide Commencement Certificate No. BMU/ Mau. Sus/ S. No. 210/1, 210/2/ Pra. Kra. 407/22-23 dated 21/09/2022.

10. According to the above mentioned sanctioned plans the areas have been carved out, for specific utilization/s, as under:

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Designation/ User	Area (Sq. Mtrs.)	Remark
Area of plot	11500.00	Area considered for sanction
Area under Road Widening and Service Road	2391.84	FSI in lieu availed.
Area under Amenity Space	1366.53	--
Area under Open Space	910.90	Developed as Club House, Children Play area, Gym, Indoor Game area, Senior Citizen area, Swimming Pool,
Paid FSI	1548.29	
Total Built Up Area	10838.04	In form of single building having Parking 1 + Parking 2 + Parking 3 + Parking 4 + 14 upper floors
Total Tenements	138	

#### 11. ENTIRE PROJECT -

According to sanctioned plans promoters implementing the scheme of development and sale of units styled as 'KIRAN SWASTIK' in form of 4 Buildings i.e. Building A, B, C, and D.

#### 12. SAID SCHEME :-

According to sanctioned plans promoters implemented the scheme of development and sale of units styled as 'KIRAN SWASTIK' in form of 'BUILDING A' having Parking 1 + Parking 2 + Parking 3 + Parking 4 + 14 floor structure upon said property.

13. Promoters carried out the construction of said scheme according to sanctioned plans mentioned above. The details of unit purchasers and their respective agreements are mentioned in Exh. A annexure herewith.

#### 14. PROJECT FINANCE :-

That promoter M/s. Kiran Creators and Developers Pvt. Ltd. has availed of a loan from Bajaj Housing Finance Ltd., Pune and towards security of said loan promoters have executed an Indenture of Mortgage Cum Charge dated 30/05/2023 duly registered in the office of the Sub-Registrar Haveli no. 15 at serial no. 10520/2023. By virtue of said mortgage deed the promoters have mortgaged the said property

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alongwith construction as mentioned in Schedule 1 Part A of the said mortgage deed.

**15. VERIFICATION :-**

**(a) PUBLIC NOTICE:**

I caused to be published public notice in daily 'Prabhat' in respect of said property dated 02/01/2021 thereby calling upon objections to title to the said property. I received two objections to said public notice. The details of objections and our prima facie opinion thereon is as under -

(i) objection by Mr. Dasharath Namdeo Bhote and Mr. Ganesh Eknath Shinde (through Adv. C. Nanekar) stating that, they are legal heir of Dhondi Bala Chandere being the sons of Ragubai Namdeo Bhote and Subhadrabai Eknath Shinde.

Explanation - One of the said objectors filed objection before Tahasildar Mulshi, bearing No. HANO/ SR/ 155/23/2020. After hearing the parties on all the points the Tahasildar held that the partition of the properties has taken place as recorded by Mutation Entry No. 2191 and 3159. As well as the multiple transactions have taken place in respect of the property. Hence the said objection is rejected by Tahasildar Mulshi.

(ii) Objection by Balkrushna Shankar Chandere claiming that though the land belongs to Bapu Dhondiba Chandere however the same is in actual possession of Mr. Laxman Shankar Chandere.

Explanation :- The actual demarcation of the property has been conducted as well as the actual possession is with present owner. There is neither any proceeding, suit, objection etc. Raised by said objector before any competent authority hence the said objection seems not tenable. However my report is subject to both the objections mentioned above.

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(b) **Search** : I caused to be conducted the search of Index II registers on the website of IGR Maharashtra in respect of the properties for the last 30 years and except the entries mentioned above I found no existing encumbrance/ charge upon the said property.

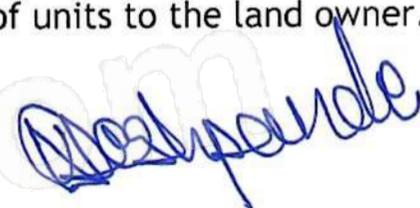
15. I THEREFORE HEREBY OPINE THAT,

subject to charge of Bajaj Housing Finance Ltd. Pune -

a) Title to the said property as described in para 1 above of M/s. Kiran Creators and Developers a Proprietary Concern through Proprietor Mr. Kashinath Ganesh Nehete is clean, clear and marketable.

b) M/s. Kiran Creators and Developers Pvt. Ltd. through its Director Mr. Kashinath Ganesh Nehete is entitled to implement the project of development and sale of units according to sanctioned plans, subject to construction of units to the land owner.

Date: 25/09/2023

  
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**Annexure 'A'**  
**(Details of flat purchasers)**

Sr no	Flat No	Name as per Agreement 1st Applicant Name as per Agreement 2nd Applicant	Haveli No	Reg Date	Dast No
1	107	MR. ANANT YADUNATH KULKARNI AND MRS. BHAGYASHREE ANANT KULKARNI	25	24/12/2022	22706/2022
2	108	MR. YADUNATH BAPURAO KULKARNI AND MRS. VIDYA YADUNATH KULKARNI	25	24/12/2022	22707/2022
3	201	MR. SUDARSHAN VINOD BHALERAO	4	31/01/2023	1535/2023
4	202	MRS. SONALI KAMLESH RAM AND MR. KAMLESH DEEPAK RAM	25	08/06/2023	11121/2023
5	203	MR. MAHESH CHHOTU KULKARNI AND MRS. MANJUSHA MAHESH KULKARNI	4	19/09/2023	17038/2023
6	204	MRS. SHARAYU CHANDRAKANT BHOSALE AND MR. OMKAR PRALHAD KEREKAR	25	14/09/2023	19603/2023
7	206	MRS. SULAKSHANA PRAMOD PATIL	25	24/12/2021	22711/2022
8	207	MR. MUDIT KOHLI	25	01/03/2023	3883/2023
9	208	LIESLE MEGAN ABHIJEET GANU	25	29/04/2023	8524/2023
10	210	MRS. BHARTI ANANTA PATIL AND MR. TEJAS ANANTA PATIL	25	28/07/2023	14925/2023
11	301	MR. ROHAN KISHOR WAGH	4	19/01/2023	1174/2023
12	302	MR. SHEETAL SURESH GADE AND MRS. VANADANA SURESH GADE	25	04/12/2022	21409/2022
13	304	MR. DIVYESH VARADE	25	29/12/2022	22902/2023
14	305	MR. SACHIN MURLIDHAR NAGARKAR AND MR. SUSHIL MURLIDHAR NAGARKAR	4	12/07/2023	11681/2023
15	307	MR. ROSHAN RAMDAS BHONDEKAR	25	14/12/2022	21977/2022
16	308	MRS. RASHMI MOHANSINGH CHANDELE	25	09/12/2022	21738/2022
17	309	MR. DEELIPSINGH PRATAPSINGH CHANDELE AND MR. VISHWAJITSINGH DEELIPSINGH CHANDELE	25	08/06/2023	11123/2023
18	310	MR. VIKARM VILAS ABHYANKAR AND MRS. SHREYA VIKARM ABHYANKAR	25	04/12/2022	21411/2022
19	401	MR. ARUN VERMA AND MRS. NIKITA NISHAN	25	19/04/2023	7808/2023
20	402	MR. DHIRENDRA KUMAR SINGH AND MRS. NEHA KUMARI	4	31/01/2023	1536/2023
21	403	MR. NIKHIL DILIP GAGRANI	4	01/09/2023	15653/2023
22	404	MRS. LEKHA ANIKET KUNJIR AND MR. ANIKET SURESH KUNJIR	25	16/07/2023	14403/2023
23	405	MR. NILESH BALAJI BHOSKAR AND MRS. BHAGYASHREE NILESH BHOSKAR	4	28/06/2023	10783/2023
24	406	MRS. PALLAVI GAURAV CHAVAN AND MR. GAURAV DINKARRAO CHAVAN	25	03/02/2023	2134/2023
25	407	MR. DNYANESHWAR GANGADHAR MANKULWAR AND MRS. SHEETAL DNYANESHWAR MANKULWAR	25	18/12/2023	22319/2022
26	408	MR. SAGAR PRAKASH KOMTI	25	15/12/2022	22112/2022
27	410	MR. ABHISHEK SINGH AND MRS. RACHANA BANSHLOCHAN SINGH	25	28/05/2023	10383/2023
28	503	MRS. DHANSHRI SHEKHAR DANGAT BEFORE MARRIAGE MISS. DHANSHRI SANJAY SHINDE AND MR. SHEKHAR ASHOK DANGAT	25	26/04/2023	8106/2023
29	504	MR. PRASHANT SURGOUNDA PATIL AND MRS. PRAJAKTA PRASHANT PATIL	25	23/12/2022	22350/2022

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30	505	MR. DATT SINGH, MR. DILIP KUMAR AND MRS. SHRADHA NAIR	25	29/04/2023	8556/2023
31	506	MR. VIVEK BAPNA AND MR. KIRAN BAPNA	25	26/03/2023	5819/2023
32	507	MR. PRAKASH MANIKRAO KULKARNI AND MR. ATHARV PRAKASH KULKARNI	25	22/02/2023	2842/2023
33	508	MR. PARMESHWAR SHYAMRAO KHARSADE	25	10/03/2023	4555/2023
34	509	MR. BIPUL CHAKRAVORTY AND MRS. PRIYAMBADA BARANWAL	25	04/03/2023	4233/2023
35	510	MR. SIDDHESHWAR WASUDEO KSHIRSAGAR	25	11/12/2022	21878/2022
36	601	MR. SHREYAS RAJENDRA SHIRGUPPE	25	19/04/2023	7612/2023
37	602	MR. SATEJ SHRINIVAS DHARMAPURIKAR AND MRS. PRITI SATEJ DHARMAPURIKAR BEFORE MARRIAGE MISS PRITI SUBHASHRAO SABNIS	25	26/04/2023	8104/2023
38	603	MRS. JYOTI DEEPAK PUNETHA	25	16/02/2023	2428/2023
39	604	MR. GIRISH RAVINDRA NILLE AND MRS. PRITI GIRISH NILLE	25	14/07/2023	14216/2023
40	605	MR. SANKET BHANUDAS KAMDI AND MRS. SAMIKSHA SANKET KAMDI BEFORE MARRIAGE MISS SAMIKSHA CHAUDHARY	25	17/02/2023	2427/2023
41	606	MR. NIKHIL DINKARRAO DESHMUKH	25	03/02/2023	2135/2023
42	607	MR. AMEYA SURESH HAREKAR AND MRS. JYOTI RAMCHANDRA BHUVAD	25	16/09/2023	19819/2023
43	608	MR. DEEPAK SHANKAR PATIL AND MRS. NALINI SHANKAR PATIL	25	14/12/2022	21997/2022
44	609	MR. AMRISH KUMAR AND MRS. GARIMA SINGH	25	12/02/2023	2914/2023
45	610	MR. RUPIN MANOHAR PUTHUKUDI	25	28/04/2023	6277/2023
46	701	MR. ANAND PUMAJI PURANE AND MRS. MEENAKSHI ANAND PURANE	25	30/03/2023	6099/2023
47	702	MR. SHANKAR CHANDAR BHUJBAL	25	16/12/2022	22129/2022
48	703	MR. MAHADEO NIVRUTTI KALE AND MRS. JYOTI MAHADEO KALE	25	30/07/2023	15415/2023
49	704	MR. SANTOSH SUBHASH DEGIL	25	12/12/2022	21739/2022
50	705	MR. ASTHA SHARMA AND MR. ROHIT KAPLE	25	16/04/2023	7495/2023
51	706	MR. RAVIRAJ BHASKAR PATIL AND MRS. SONALI RAVIRAJ PATIL	25	01/01/2023	7/2023
52	707	MR. LALIT SHIVAJI SONAWANE AND MRS. PRIYA SANJAY ZANKAR	25	26/03/2023	5834/2023
53	708	MR. RAHUL SUBHASH BADHE AND MRS. SNEHAL RAHUL BADHE	25	25/01/2023	1414/2023
54	709	MR. KUNAL RAGHUNATH YADAV AND MR. GIRISH RAGHUNATH YADAV	4	12/07/2023	11682/2023
55	710	MR. SACHIN KRISHNARAO BORADE AND MRS. BHAKTI SACHIN BORADE	25	20/07/2023	14542/2023
56	801	MR. SAGAR MAHAVIR MEHETRE AND MR. MAHAVIR BABURAO MEHETRE	25	19/04/2023	7613/2023
57	802	MR. VISHAL JAYPRAKASH SAMLET	25	17/03/2023	5109/2023
58	803	MR. SHANTANU SANJEEV BHAGWAT AND MRS. SHRUTI SHANTANU BHAGWAT	25	27/05/2023	10273/2023
59	804	MR. SIDDHESHWAR RAJSHEKHAR ALAND, MRS. ROHINI SIDDHESHWAR ALAND BEFORE MARRIAGE MISS. ROHINI SANJAY EKHANDI	25	15/12/2022	22112/2022
60	805	MR. TUSHAR MOHAN WARGANTIWAR AND MRS. SNEHAL SHANKARRAO KOSTURWAR	25	22/07/2023	14793/2023
61	806	MR. SWAPNIL PRAKASHRAO GADBAIL AND MRS. PRIYANKA SWAPNIL GADBAIL	25	09/12/2022	21750/2022
62	807	MR. GAURAV VIJAYRAO TOTE	25	26/03/2023	5822/2023
63	808	MR. SWATI MANGESH WAGHMARE AND MR. MANGESH VISHNUPANT WAGHMARE	25	29/03/2023	5998/2023
64	809	MR. ANUP ASHOK KANDALKAR AND MRS. RUCHITA SANJAY SAKHALE	25	30/03/2023	6094/2023
65	810	MR. SHARDUL SANJAY MORE AND MR. SANJAY SHAMRAO MORE	25	18/12/2022	22325/22
66	901	MR. SANKET MOHAN PANDHARE AND MRS. GAURI SHASHIKANT YOGI	25	04/12/2022	21399/2022
67	902	MR. SIDDHESHWAR GOVIND SHINDE AND MRS. POOJA SIDDHESHWAR SHINDE	25	23/03/2022	5535/2022

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68	903	MR. NANASAHEB UTTAM ROKADE AND MRS. LINATA NANASAHEB ROKADE	25	10/06/2023	11408/2023
69	904	MR.ABHIJEET UTTAM GAIKWAD	25	10/03/2023	4612/2023
70	905	MRS. BINA DURGESH SHUKLA AND MR. DURGESH KUMAR SHUKLA	25	16/03/2023	5140/2023
71	906	MR.ROHAN PRAKASH PATIL AND MRS. AMRUTA ROHAN PATIL	25	18/12/2022	22336/2022
72	907	MR. SHRIKANT POPATRAO POKALE	25	29/03/2023	5999/2023
72	908	MR.AKSHAY ANIL EKHANDI AND MRS.CHHAYA ANIL EKHANDI	25	04/12/2022	21398/2022
73	909	MR.DNYANESHWAR GYANOBA SHINDE	25	09/12/2022	21749/2022
74	910	MR.OM RAJESH DESHPANDE AND MRS.SWATI RAJESH DESHPANDE	25	18/12/2022	22311/2022
75	1001	MR. TUSHAR ANAND AND MRS.MAHIMA VERMA	25	14/12/2022	21990/2022
76	1002	MR. RANJEET DIGAMBAR GAVANDI AND MRS.BHAGYASHREE RANJEET GAVANDI	25	31/12/2022	23093/2022
77	1003	MRS.SHILPA VIJAY AGALE AND MR.VIJAY VITTHAL AGALE	25	21/12/2022	22465/2022
78	1004	MR.BHASKAR MALLAPPA MITTHA	25	09/12/2022	21756/2022
79	1006	MR.SUNIL PRABHU HADIMANI AND MRS.ASHWINI SUNIL HADIMANI	25	29/12/2022	21812/2022
80	1007	MR. VILAS PRAKASH WABLE AND MRS.KALYANI VILAS WABLE	25	18/12/2022	22343/2022
81	1101	MR.NILESH DATTATRAY GHARE AND MRS.PRIYANKA NILESH GHARE	25	11/12/2022	21874/2022
82	1102	MR. DNYANESHWAR SUDHAKAR KALE AND MRS.SAKSHI DNYANESHWAR KALE BEFORE MAIRRAGE MISS.SAKSHI DNYANESHWAR TAMBE	25	21/12/2022	22466/2022
83	1103	MR. HEMANT KUMAR SHAKYA AND MRS. ARTI ARYA	25	18/12/2022	22332/2022
84	1104	MRS.AMRUTA YUVRAJ MOHOLKAR AND MR.YUVRAJ SUBHASH MOHOLKAR	4	17/01/2023	1077/2023
85	1105	MR.SANKET SUNIL FIRAKE	25	24/12/2022	22708/2022
86	1106	MRS. SHWETA SUNIL FIRKE AND MR. RITESH ASHOK PATIL	25	03/07/2023	11226/2023
87	1107	MR.ASHISH RAMESH DHAKATE, MRS.TEJASHREE ASHISH DHAKATE BEFORE MARRIAGE MISS TEJASHREE MANOHAR HEDAOO	25	23/12/2022	22374/2022
88	1108	MRS.SUNITA SHANKAR MHETRE AND MR.SHANKAR APPASAHEB MHETRE	25	04/12/2022	21410/2022
89	1109	MR. SANJIV SURESH CHAUDHARI AND MRS.NILIMA SANJIV CHAUDHARI	25	12/29/2022	22109/2022
90	1201	MR. AJIT PRAKASH SINGH AND MRS. MEERA MAURYA	25	11/12/2022	21872/2022
91	1202	MR. AMEY JAYWANT PATIL	25	29/03/2022	6002/2023
92	1203	MR.HARSHAL PRAKASH ZAMBRE	25	04/12/2022	21407/2022
93	1204	MR.PRAVIN PRAHLAD JADHAV AND MRS.HARSHALI PRAVIN JADHAV	25	24/12/2022	22705/2022
94	1206	MR.SHUBHANKAR RAJENDRA PATIL	25	18/12/2022	22318/2022
95	1207	MR.BHAGWAN DAMODAR GAHAN AND MRS. MANJULATA DAMODAR GAHAN	25	19/08/2023	1054/2023
96	1208	MR. MANOJ DAMODAR GAHAN AND MR.DAMODAR DASHRATH GAHAN	25	19/01/2023	1046/2023
97	1209	MR. GAURAV SANJIV ASODEKAR	25		
98	1210	MR. NISHANT SANATBHAI BHATT AND MR. SANATKUMAR HIMATLAL BHATT	25	06/07/2023	13673/2023
99	1301	MRS.SANDHYA DINESH BADHAN	25	24/12/2022	22334/2022
100	1303	MR. PANKAJ DHONDIRAM GARUD AND MR. DHONDIRAM SONAJI GARUD	25	01/03/2023	3884/2023
101	1304	MR. AVINASH SHRIHARI JADHAV AND MRS. SUREKHA AVINASH JADHAV	25	14/05/2023	9287/2023
102	1305	MR. AMEY SATISH KERHALKAR AND MRS. RUCHA AMEY KERHALKAR	25	27/08/2023	17937/2023
103	1306	MR.SHRIKANT CHANDRAKANT SAWANT AND MRS.PALLAVI SHRIKANT SAWANT	25	09/03/2023	4542/2023

104	1307	MR.GOKUL VITTHAL BHAGAT AND MRS.AARTI GOKUL BHAGAT	25	04/12/2022	21401/2022
105	1308	MR.SANJAY SHAMRAO PATIL	25	11/12/2022	21873/2022
106	1309	MR.PRITAM KISAN DEOKULE	25	09/02/2023	2619/2023
107	1401	MRS. ASHWINI PRASAD UPGANLAWAR AND MR. PRASAD SANJAY UPGANLAWAR	25	30/06/2023	12789/2023
108	1402	MR. RAVIRAJ TANAJI PATIL	25	29/03/2023	6001/2023
109	1403	MR. SWAPNIL DATTATRAYA GAIKWAD AND MRS. VANASHREE SWAPNIL GAIKWAD	25	30/06/2023	12803/2023
110	1404	MR.YATISH BHASKARRAO PATIL AND MR.SAURABH BHASKARRAO PATIL	25	04/12/2022	21405/2022
111	1406	MR.CHETAN PRAKASH SAVANT AND MRS.MANISHA CHETAN SAVANT	25	16/03/2023	5017/2023
112	1407	MR.AMIT DATTATRAYA KULKARNI, MR.DATTATRAYA VISHVANTH KULKARNI ,MRS.SUJATA DATTATRAYA KULKARNI ,MRS. SNEHAL AMIT KULKARNI	25	16/12/2022	22132/2022
138	1408	MR.GANESH TUKARAM SURWADKAR MRS.JYOTI GANESH SURWADKAR	25	15/12/2022	22114/2022
139	1409	NIKHIL NARAYAN GAWAI SHASHIKALA NARAYAN GAWAI	25	29/03/2023	6004/2023

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**CHALLAN**  
**MTR Form Number-6**



GRN	MH008527469202324P	BARCODE			Date	25/09/2023-12:22:42	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee	TAX ID / TAN (If Any)						
	Other Items	PAN No.(If Applicable)						
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	ADV. UNMESH DESHPANDE			
Location	PUNE							
Year	2023-2024 One Time			Flat/Block No.				
Account Head Details		Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE		300.00	Road/Street					
			Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)					
			KIRAN SWASTIK A S. NO. 210/1 AND 210/2 SUS PUNE					
			Amount In	Three Hundred Rupees Only				
Total		300.00	Words					
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	10000502023092501955	7485655309227			
Cheque/DD No.		Bank Date	RBI Date	25/09/2023-12:23:22	Not Verified with RBI			
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID : Mobile No. : 8379051111  
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
 सदर चवळन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

# **Unmesh Deshpande & Associates**

**Advocate**

402, 4<sup>th</sup> Floor, Kamayani Towers, Behind One Plus Mobile Showroom, Shivajinagar, Pune – 04  
Ph No. 8379051111

Date: 25/09/2023

## **ENCUMBRANCE CERTIFICATE**

- 1) We have issued detailed Search and Title Report in respect of Scheduled project on 25/09/2023.
- 2) We have mentioned the detailed title history, rights of promoters, existing encumbrance etc. in the said Search and Title Report.
- 3) Promoters have availed the loan against said property from Bajaj Housing Finance Ltd. Pune by furnishing the security of project land, buildings, Residential units under Registered Indenture of Mortgage Cum Charge executed on 30/05/2023 same has been registered at Haveli No. 15 at Sr. No. 10520/2023.
- 4) Thus there is existing encumbrance of Bajaj Housing Finance Ltd. Pune.

## **SCHEDULE**

( of the "SAID PROJECT" )

Ownership units project "KIRAN SWASTIK A" in form of single building having Parking 1 + Parking 2 + Parking 3 + Parking 4 + 14 upper floors upon land bearing Survey No. 210/1 and 210/2 totally adm. 1 Hectare 15 Ares situated at Village Sus, Taluka Mulshi, District Pune and within the limits of Pune Municipal Corporation and the said "1 Hectare 15 Ares" bounded as under:-

On or towards East	:	by Survey No. 134,
On or towards South	:	by Survey No. 209,
On or towards West	:	by Survey No. 208, 211 and 212,
On or towards North	:	by Road.

Hence this encumbrance Certificate.



**UNMESH DESHPANDE**  
**ADVOCATE**

**Unmesh Deshpande**  
**Advocate**  
**LLM, DLL & LW, DHL**