



SEARCH & TITLE VERIFICATION REPORT

M/S. KRISHNA VENTURE SKYSCRAPER L.L.P. THROUGH ITS DESIGNATED PARTNER MR. SUNIL ROSHANLAL AGARWAL REQUESTED ME TO ISSUE SEARCH & TITLE VERIFICATION REPORT REGARDING THE **LAND ADMEASURING 0 H. 39.9 ARES** OWNED BY THEM, WHICH IS A PART OF LARGER LAND ADMEASURING 2 H. 43 ARES BEARING **S. NO. 90/A/1/2/B, DHANORI, TAL. HAVELI, DISTRICT PUNE**, HEREINAFTER REFERRED TO AS THE SAID LAND/SAID PROPERTY.

FOR MY PERUSAL XEROX COPIES OF THE FOLLOWING DOCUMENTS ARE REFERRED BY ME.

1. COPIES OF THE 7/12 EXTRACT IN RESPECT OF THE SAID LAND SINCE THE YEAR 1930-31.
2. COPIES OF THE RELEVANT MUTATION ENTRIES SINCE THE YEAR 1930-31 IN RESPECT OF THE SAID LAND.
3. COPY OF SALE DEED DATED 31/3/2022 REGISTERED AT SR. NO. 8995/22 WITH SUB REGISTRAR, HAVELI NO. 1 EXECUTED BY M/S. LUNKAD REALTY IN FAVOUR OF M/S. KRISHNA VENTURE SKYSCRAPER L.L.P. IN RESPECT OF LAND ADMEASURING 0 H. 39.9 ARES OUT OF THE SAID LAND BEARING S. NO. 90/A/1/2/B, DHANORI, TAL. HAVELI, DISTRICT PUNE TOTALLY ADMEASURING 2 H. 43 ARES.

1. 7/12 EXTRACT/MUTATION ENTRIES OF THE SAID LAND.

THE SAID LAND BEARING S. NO. 90/A/1/2/B, DHANORI, TAL. HAVELI, DISTRICT PUNE AS PER THE 7/12 EXTRACT ADMEASURES 2 H. 43 ARES. THE SAID LAND IS FORMED BY AMALGAMATING THE LAND BEARING S. NO. 90/A/2, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 1 H. 42 ARES, LAND BEARING S. NO. 90/A/1/2, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 0 H. 61 ARES AND LAND BEARING S. NO. 90/B, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 0 H. 40 ARES. IT IS NECESSARY TO TRACE THE HISTORY OF THE AFORESAID THREE LANDS.

A. S. NO. 90/A/2, DHANORI, PUNE.

THE SAID LAND ADMEASURED 01 H. 42 ARES AS PER THE 7/12 EXTRACT. THE SAID LAND WAS CARVED OUT OF THE LAND BEARING S. NO. 90, DHANORI. FROM THE 7/12 EXTRACT OF THE SAID LAND BEARING S. NO. 90, DHANORI IT APPEARS THAT IN THE YEAR 1930 - 31 THE SAID LAND STOOD IN THE NAME OF KASHIRAM BHAGWANT TINGARE PURSUANT TO THE MUTATION ENTRY BEARING NO. 255 DATED 26/2/1929.



THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 932 DATED 29/4/1957 THAT KASHIRAM BHAGWANTA TINGARE HAD ENTERED INTO AN IKRAR DATED 21/4/1957 FOR RS. 1,500/- WITH DHANORI VIKAS SOCIETY LTD. AND ACCORDINGLY THE CHARGE OF THE SAID SOCIETY WAS ENTERED IN OTHER RIGHTS COLUMN INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 940 DATED 7/8/1957 THAT KASHIRAM BHAGWANTA TINGARE HAD PARTITIONED HIS VARIOUS LANDS INCLUDING THE SAID LAND BEARING S. NO. 90, DHANORI BETWEEN HIS RELATIVES AND ACCORDING TO THE SAID PARTITION CHANDRABHAGA KASHIRAM TINGARE WAS ALLOTTED THE LAND BEARING S. NO. 90, DHANORI AND ACCORDINGLY HER NAME WAS ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY BEARING NO. 993 DATED 18/5/1960 THAT SHAMSUDDIN ASGAR ALI BOHARI VIDE SALE DEED DATED 13/8/1959 HAD PURCHASED FROM KASHIRAM BHAGWANTA TINGARE LAND ADMEASURING 1 ACRE OUT OF THE LAND BEARING S. NO. 90, DHANORI AND THE SAID LAND ADMEASURING 1 ACRE PURCHASED BY THE SAID SHAMSUDDIN ASGAR ALI BOHARI WAS NUMBERED AS S. NO. 90B, DHANORI, PUNE AND THE LAND RETAINED BY THE OWNER WAS REFERRED TO AS S. NO. 90A, DHANORI. IT FURTHER APPEARS FROM SAID MUTATION ENTRY THAT THE SAID MUTATION ENTRY WAS CERTIFIED SUBJECT TO THE ENDORSEMENT 'SUBJECT TO SEC. 84C' IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 996 DATED 5/8/1960 THAT CHANDRABHAGA KASHIRAM TINGARE HAD EXPIRED SOMETIME IN THE YEAR 1960 LEAVING BEHIND HER HEIR VIZ. HUSBAND KASHIRAM BHAGWANT TINGARE AND ACCORDINGLY HIS NAME WAS ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY BEARING NO. 1112 DATED 17/1/1967 THAT GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 23/1/1962 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 2 AT SR. NO. 124/62 HAD PURCHASED FROM KASHIRAM BHAGWANT TINGARE LAND ADMEASURING 3 ACRES 20 GUNTHAS OUT OF THE LAND BEARING S. NO. 90A, DHANORI, TAL. HAVELI, DISTRICT PUNE AND THE SAID LAND ADMEASURING 3 ACRES 20 GUNTHAS PURCHASED BY THE SAID SOCIETY WAS NUMBERED AS S. NO. 90A/2, DHANORI, PUNE AND ACCORDINGLY THE NAME OF THE SAID GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. WAS ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND BEARING S.NO. 90A/2, DHANORI, PUNE. IT FURTHER APPEARS FROM SAID MUTATION ENTRY THAT THE SAID MUTATION ENTRY WAS CERTIFIED WITH THE ENDORSEMENT 'SUBJECT TO SEC. 84C' IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND.



THEREAFTER IT APPEARS VIDE MUTATION ENTRY BEARING NO. 1183 DATED 10/2/1969 THAT THE PROVISIONS OF MAHARASHTRA WEIGHT AND MEASURES ACT, 1958 & THE INDIAN COINS ACT, 1956 WERE MADE APPLICABLE TO THE VILLAGE DHANORI.

THEREAFTER IT FURTHER APPEARS VIDE MUTATION ENTRY NO. 6914 DATED 15/10/1994 THAT PURSUANT TO THE ORDER MENTIONED THEREIN, THE ENTRY "SUBJECT TO SEC. 84C" APPEARING IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND WAS DELETED.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18054 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 732/2000 HAD SOLD TO BABURAO NAVALU DEOKAR LAND ADMEASURING 1,680 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18055 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 733/2000 HAD SOLD TO RITESH VIJAYKUMAR MEHTA LAND ADMEASURING 1,600 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18056 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 734/2000 HAD SOLD TO JOEL DANIEL SHIRSAT LAND ADMEASURING 1,870 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18057 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 735/2000 HAD SOLD TO NILESH VIJAYKUMAR MEHTA LAND ADMEASURING 2,080 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18058 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 736/2000 HAD



SOLD TO MRS. S. V. MEHTA LAND ADMEASURING 2,150 SQ. MTRS. OUT OF THE SAID LAND AND LAND BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HER NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18059 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 737/2000 HAD SOLD TO ANKUSH VIJAYKUMAR MEHTA LAND ADMEASURING 2,430 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18060 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 738/2000 HAD SOLD TO DHARMENDRAKUMAR PARASMAL MEHTA LAND ADMEASURING 2,810 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18061 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 739/2000 HAD SOLD TO ASHOK KISANDAS RAHEJA LAND ADMEASURING 2,950 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18062 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 740/2000 HAD SOLD TO GULKUMAR KISANDAS RAHEJA LAND ADMEASURING 2,050 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18063 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 741/2000 HAD SOLD TO RAM SHAMSUNDAR KESHWANI LAND ADMEASURING 3,620 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.



THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18064 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 742/2000 HAD SOLD TO VIJAYKUMAR DEVRAJ MEHTA LAND ADMEASURING 1,660 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 20474 DATED 10/1/2013 THAT M/S. NILESH CONSTRUCTION HAD VIDE MORTGAGE DEED DATED 30/3/2001 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 2213/01 MORTGAGED INTERALIA THE SAID LAND WITH M/S. RUPEE CO-OPERATIVE BANK LTD. FOR AN AMOUNT OF RS. 9/- CRORES AND ACCORDINGLY THE CHARGE/CLAIM OF THE SAID BANK WAS ENTERED IN THE OTHER RIGHTS COLUMN INTERALIA OF THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 20667 DATED 6/5/2013 THAT INTERALIA THE SAID LAND WAS ATTACHED FOR RE-PAYMENT OF RS. 68,11,89,825.6 BY NILESH CONSTRUCTIONS TO M/S. RUPEE CO-OPERATIVE BANK LTD. AND ACCORDINGLY THE SAID CHARGE/CLAIM OF THE SAID BANK WAS ENTERED INTERALIA IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 22476 DATED 1/3/2016 THAT SINCE M/S. NILESH CONSTRUCTIONS HAD REPAYED THE LOAN AMOUNT DUE AND PAYABLE BY IT TO M/S. RUPEE CO-OPERATIVE BANK LTD., PUNE AND PURSUANT TO THE LETTER DATED 20/2/2016 OF THE SAID BANK, THE CHARGE/CLAIM OF THE SAID BANK AS MENTIONED AFORESAID AND THE NAME OF THE SAID BANK SHOWING THE SAID CHARGE WAS DELETED FROM THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT INTERALIA OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 22491 DATED 5/3/2016 THAT PURSUANT TO THE APPLICATION OF THE LAND OWNERS AND THE ORDER OF THE TAHASILDAR, HAVELI DATED 4/3/2016, THE SAID THREE LANDS BEARING S. NO. 90/A/2, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 1 H. 42 ARES, LAND BEARING S. NO. 90/A/1/2, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 0 H. 61 ARES AND LAND BEARING S. NO. 90/B, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 0 H. 40 ARES WERE AMALGAMATED AND THE SAID THREE LANDS AFTER AMALGAMATION WERE TOGETHER REFERRED TO AS LAND BEARING S. NO. 90/A/1/2/B, DHANORI ADMEASURING 2 H. 43 ARES AND THE AMALGAMATED 7/12 EXTRACT OF THE LAND BEARING 90/A/1/2/B, DHANORI WAS COMMENCED/OPENED.



THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 22502 DATED 10/3/2016 THAT BABURAO N. DEOKAR, SHAKUNTALA V. MEHTA, JOEL DANIEL SHIRSAT, DHARMENDRAKUMAR P. MEHTA, RAM S. KESWANI, GULKUMAR K. RAHEJA, RITESH V. MEHTA, VIJAYKUMAR D. MEHTA, ASHOKKUMAR K. RAHEJA, ANKUSH VIJAYKUMAR MEHTA, RAJENDRAKUMAR D. MEHTA, NILESH V. MEHTA, M/S. SYNERGY REALTY AND M/S. NILESH CONSTRUCTIONS WITH THE CONSENT OF SKY ZONE INFRASTRUCTURE PVT. LTD. VIDE SALE DEED DATED 23/2/2016 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 2 AT SR. NO. 1571/16 HAD CONVEYED THE SAID THREE LANDS I.E. LAND BEARING S. NO. 90/A/2, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 1 H. 42 ARES, LAND BEARING S. NO. 90/A/1/2, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 0 H. 61 ARES AND LAND BEARING S. NO. 90/B, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 0 H. 40 ARES TO AND/OR INFAVOUR OF M/S. LUNKAD REALTY AND ACCORDINGLY NAME OF M/S. LUNKAD REALTY WAS ENTERED UPON THE 7/12 EXTRACT INTERALIA OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 23816 DATED 13/10/2018 THAT PURSUANT TO THE ORDER OF TAHASILDAR, HAVELI DATED 30/7/2018, THE COMPUTERISED 7/12 EXTRACT OF THE SAID LAND BEARING S. NO. 90/A/1/2/B, DHANORI WAS COMMENCED/ OPENED.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 24540 DATED 14/10/2020 THAT M/S. LUNKAD REALITY VIDE MORTGAGE DEED DATED 30/5/2016 REGISTERED WITH SUB REGISTRAR, HAVELI NO. 11 AT SR. NO. 5470/16 HAD AVAILED THE LOAN FACILITY OF RS. 3.5 CRORES FROM THE LATUR URBAN CO-OPERATIVE BANK. LTD. AGAINST THE SECURITY OF THE SAID LAND BEARING S. NO. 90/A/1/2/B, DHANORI AND ACCORDINGLY THE CHARGE OF THE SAID BANK TO THAT EFFECT WAS ENTERED IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 24541 DATED 14/10/2020 THAT M/S. LUNKAD REALITY VIDE MORTGAGE DEED DATED 30/5/2016 REGISTERED WITH SUB REGISTRAR, HAVELI NO. 11 AT SR. NO. 5471/16 HAD AVAILED THE LOAN FACILITY OF RS. 3.5 CRORES FROM THE LATUR URBAN CO-OPERATIVE BANK. LTD. AGAINST THE SECURITY OF THE SAID LAND BEARING S. NO. 90/A/1/2/B, DHANORI AND ACCORDINGLY THE CHARGE OF THE SAID BANK TO THAT EFFECT WAS ENTERED IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 24542 DATED 14/10/2020 THAT M/S. LUNKAD REALITY VIDE MORTGAGE DEED DATED 28/5/2016 REGISTERED WITH SUB REGISTRAR, HAVELI NO. 11 AT SR. NO. 5472/16 HAD AVAILED THE LOAN FACILITY OF RS. 3.5 CRORES FROM THE LATUR URBAN CO-OPERATIVE BANK. LTD. AGAINST THE SECURITY OF THE SAID LAND BEARING S. NO. 90/A/1/2/B, DHANORI AND ACCORDINGLY THE CHARGE OF THE



SAID BANK TO THAT EFFECT WAS ENTERED IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND BEARING 90/A/1/2/B, DHANORI.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 25465 DATED 23/5/2022 THAT SINCE SMT. PUSHPA KANTILAL LUNKAD HAD RETIRED FROM THE SAID FIRM M/S. LUNKAD REALITY VIDE DEED OF RECONSTITUTION OF PARTNERSHIP DEED DATED 11/4/2022 THE NAME OF SMT. PUSHPA KANTILAL LUNKAD AS A PARTNER OF THE SAID FIRM WAS DELETED FROM THE 7/12 EXTRACT OF THE SAID LAND.

IT APPEARS FROM THE COPY OF THE RELEASE DEED DATED 30/5/2022 REGISTERED WITH SUB REGISTRAR, HAVELI NO. 7 AT SR. NO. 7981/22 THAT THE LATUR URBAN CO-OPERATIVE BANK. LTD. HAD RELEASED LAND ADMEASURING 0 H. 39.9 ARES OUT OF THE SAID LAND BEARING S. NO. 90/A/1/2/B, DHANORI OUT OF THE SAID MORTGAGE. HOWEVER EFFECT TO THE SAID RELEASE DEED DATED 30/5/2022 IS YET TO BE GIVEN UPON THE 7/12 EXTRACT OF THE SAID LAND AND REQUIRES TO BE GIVEN EFFECT TO UPON THE 7/12 EXTRACT OF THE SAID LAND BEARING 90/A/1/2/B, DHANORI.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 25467 DATED 11/9/2009 THAT M/S. LUNKAD REALITY VIDE SALE DEED DATED 31/3/2022 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 1 AT SR. NO. 8995/22 HAD SOLD TO M/S. KRISHNA VENTURE SKYSCRAPER LLP LAND ADMEASURING 0 H. 39.9 ARES OUT OF THE SAID LAND BEARING S. NO. 90/A/1/2/B, DHANORI AND ACCORDINGLY THE NAME OF M/S. KRISHNA VENTURE SKYSCRAPER LLP WAS ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND BEARING S. NO. 90/A/1/2/B, DHANORI IN RESPECT OF LAND ADMEASURING 0 H. 39.9 ARES.

B. S. NO. 90/A/1/2, DHANORI, PUNE.

THE SAID LAND ADMEASURED 0 H. 61 ARES AS PER THE 7/12 EXTRACT.

IT APPEARS VIDE MUTATION ENTRY BEARING NO. 1113 DATED 17/1/1967 THAT GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 28/5/1963 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 2 AT SR. NO. 906/63 HAD PURCHASED FROM KASHIRAM BHAGWANT TINGARE LAND ADMEASURING 1 ACRE 20 GUNTHAS OUT OF THE LAND BEARING S. NO. 90/A/1, DHANORI, TAL. HAVELI, DISTRICT PUNE AND THE SAID LAND ADMEASURING 1 ACRES 20 GUNTHAS PURCHASED BY THE SAID SOCIETY WAS NUMBERED AS S. NO. 90/A/1/2, DHANORI, PUNE AND ACCORDINGLY THE NAME OF THE SAID GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. WAS ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND. IT FURTHER APPEARS FROM SAID MUTATION ENTRY THAT THE SAID MUTATION ENTRY WAS CERTIFIED WITH THE ENDORSEMENT 'SUBJECT TO SEC. 84C' IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND.



THEREAFTER IT APPEARS VIDE MUTATION ENTRY BEARING NO. 1183 DATED 10/2/1969 THAT THE PROVISIONS OF MAHARASHTRA WEIGHT AND MEASURES ACT, 1958 & THE INDIAN COINS ACT, 1956 WERE MADE APPLICABLE TO THE VILLAGE DHANORI.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18054 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 732/2000 HAD SOLD TO BABURAO NAVALU DEOKAR LAND ADMEASURING 1,680 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18055 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 733/2000 HAD SOLD TO RITESH VIJAYKUMAR MEHTA LAND ADMEASURING 1,600 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18056 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 734/2000 HAD SOLD TO JOEL DANIEL SHIRSAT LAND ADMEASURING 1,870 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18057 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 735/2000 HAD SOLD TO NILESH VIJAYKUMAR MEHTA LAND ADMEASURING 2,080 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18058 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 736/2000 HAD SOLD TO MRS. S. V. MEHTA LAND ADMEASURING 2,150 SQ. MTRS. OUT OF THE SAID LAND AND LAND BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HER NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.



THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18059 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 737/2000 HAD SOLD TO ANKUSH VIJAYKUMAR MEHTA LAND ADMEASURING 2,430 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18060 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 738/2000 HAD SOLD TO DHARMENDRAKUMAR PARASMAL MEHTA LAND ADMEASURING 2,810 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18061 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 739/2000 HAD SOLD TO ASHOK KISANDAS RAHEJA LAND ADMEASURING 2,950 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18062 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 740/2000 HAD SOLD TO GULKUMAR KISANDAS RAHEJA LAND ADMEASURING 2,050 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18063 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 741/2000 HAD SOLD TO RAM SHAMSUNDAR KESHWANI LAND ADMEASURING 3,620 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18064 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 742/2000 HAD SOLD TO VIJAYKUMAR DEVRAJ MEHTA LAND ADMEASURING 1,660 SQ. MTRS. OUT OF THE SAID



LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 20667 DATED 6/5/2013 THAT INTERALIA THE SAID LAND WAS ATTACHED FOR RE-PAYMENT OF RS. 68,11,89,825.6 BY NILESH CONSTRUCTIONS TO M/S. RUPEE CO-OPERATIVE BANK LTD. AND ACCORDINGLY THE SAID CHARGE/CLAIM OF THE SAID BANK WAS ENTERED INTERALIA IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 22476 DATED 1/3/2016 THAT SINCE M/S. NILESH CONSTRUCTIONS HAD REPAYED THE LOAN AMOUNT DUE AND PAYABLE BY IT TO M/S. RUPEE CO-OPERATIVE BANK LTD., PUNE AND PURSUANT TO THE LETTER DATED 20/2/2016 OF THE SAID BANK, THE CHARGE/CLAIM OF THE SAID BANK AS MENTIONED AFORESAID AND THE NAME OF THE SAID BANK SHOWING THE SAID CHARGE WAS DELETED FROM THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT INTERALIA OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 22491 DATED 5/3/2016 THAT PURSUANT TO THE APPLICATION OF THE LAND OWNERS AND THE ORDER OF THE TAHSILDAR, HAVELI DATED 4/3/2016, THE SAID THREE LANDS BEARING S. NO. 90/A/2, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 1 H. 42 ARES, LAND BEARING S. NO. 90/A/1/2, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 0 H. 61 ARES AND LAND BEARING S. NO. 90/B, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 0 H. 40 ARES WERE AMALGAMATED AND THE SAID THREE LANDS AFTER AMALGAMATION WERE TOGETHER REFERRED TO AS LAND BEARING S. NO. 90/A/1/2/B, DHANORI ADMEASURING 2 H. 43 ARES AND THE AMALGAMATED 7/12 EXTRACT OF THE LAND BEARING 90/A/1/2/B, DHANORI WAS COMMENCED/OPENED.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 22502 DATED 10/3/2016 THAT BABURAO N. DEOKAR, SHAKUNTALA V. MEHTA, JOEL DANIEL SHIRSAT, DHARMENDRAKUMAR P. MEHTA, RAM S. KESWANT, GULKUMAR K. RAHEJA, RITESH V. MEHTA, VIJAYKUMAR D. MEHTA, ASHOKKUMAR K. RAHEJA, ANKUSH VIJAYKUMAR MEHTA, RAJENDRAKUMAR D. MEHTA, NILESH V. MEHTA, M/S. SYNERGY REALTY AND M/S. NILESH CONSTRUCTIONS WITH THE CONSENT OF SKY ZONE INFRASTRUCTURE PVT. LTD. VIDE SALE DEED DATED 23/2/2016 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 2 AT SR. NO. 1571/16 HAD CONVEYED THE SAID THREE LANDS I.E. LAND BEARING S. NO. 90/A/2, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 1 H. 42 ARES, LAND BEARING S. NO. 90/A/1/2, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 0 H. 61 ARES AND LAND BEARING S. NO. 90/B, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 0 H. 40 ARES TO AND/OR INFAVOUR OF M/S. LUNKAD REALTY AND ACCORDINGLY NAME OF M/S. LUNKAD REALTY WAS ENTERED UPON THE 7/12 EXTRACT INTERALIA OF THE SAID LAND.



THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 23816 DATED 13/10/2018 THAT PURSUANT TO THE ORDER OF TAHASILDAR, HAVELI DATED 30/7/2018, THE COMPUTERISED 7/12 EXTRACT OF THE SAID LAND BEARING S. NO. 90/A/1/2/B, DHANORI WAS COMMENCED/OPENED.

C. S. NO. 90/B, DHANORI, PUNE.

THE SAID LAND ADMEASURED 0 H. 40 ARES AS PER THE 7/12 EXTRACT.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 932 DATED 29/4/1957 THAT KASHIRAM BHAGWANTA TINGARE HAD ENTERED INTO AN IKRAR DATED 21/4/1957 FOR RS. 1,500/- WITH DHANORI VIKAS SOCIETY LTD. AND ACCORDINGLY THE CHARGE OF THE SAID SOCIETY WAS ENTERED IN OTHER RIGHTS COLUMN INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY BEARING NO. 993 DATED 18/5/1960 THAT SHAMSUDDIN ASGAR ALI BOHARI VIDE SALE DEED DATED 13/8/1959 HAD PURCHASED FROM KASHIRAM BHAGWANTA TINGARE LAND ADMEASURING 1 ACRE OUT OF THE LAND BEARING S. NO. 90, DHANORI AND THE SAID LAND ADMEASURING 1 ACRE PURCHASED BY THE SAID SHAMSUDDIN ASGAR ALI BOHARI WAS NUMBERED AS S. NO. 90B, DHANORI, PUNE AND THE LAND RETAINED BY THE OWNER WAS REFERRED TO AS S. NO. 90A, DHANORI. IT FURTHER APPEARS FROM SAID MUTATION ENTRY THAT THE SAID MUTATION ENTRY WAS CERTIFIED SUBJECT TO THE ENDORSEMENT 'SUBJECT TO SEC. 84C' IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND.

IT APPEARS VIDE MUTATION ENTRY BEARING NO. 1097 DATED 28/9/1965 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 14/11/1964 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 2 AT SR. NO. 2328/64 HAD PURCHASED FROM SHAMSHUDDIN ASGARALI BOHRI THE SAID LAND AND ACCORDINGLY THE NAME OF THE SAID GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. WAS ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND. IT FURTHER APPEARS FROM SAID MUTATION ENTRY THAT THE SAID MUTATION ENTRY WAS CERTIFIED WITH THE ENDORSEMENT 'SUBJECT TO SEC. 84C' IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY BEARING NO. 1183 DATED 10/2/1969 THAT THE PROVISIONS OF MAHARASHTRA WEIGHT AND MEASURES ACT, 1958 & THE INDIAN COINAGE ACT, 1956 WAS MADE APPLICABLE TO THE VILLAGE DHANORI.

THEREAFTER IT FURTHER APPEARS VIDE MUTATION ENTRY NO. 6914 DATED 15/10/1994 THAT PURSUANT TO THE ORDER MENTIONED THEREIN, THE ENTRY "SUBJECT TO SEC. 84C" APPEARING IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND WAS DELETED.



THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18054 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 732/2000 HAD SOLD TO BABURAO NAVALU DEOKAR LAND ADMEASURING 1,680 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18055 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 733/2000 HAD SOLD TO RITESH VIJAYKUMAR MEHTA LAND ADMEASURING 1,600 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18056 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 734/2000 HAD SOLD TO JOEL DANIEL SHIRSAT LAND ADMEASURING 1,870 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18057 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 735/2000 HAD SOLD TO NILESH VIJAYKUMAR MEHTA LAND ADMEASURING 2,080 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18058 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 736/2000 HAD SOLD TO MRS. S. V. MEHTA LAND ADMEASURING 2,150 SQ. MTRS. OUT OF THE SAID LAND AND LAND BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HER NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18059 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 737/2000 HAD SOLD TO ANKUSH VIJAYKUMAR MEHTA LAND ADMEASURING 2,430 SQ. MTRS. OUT OF THE SAID



LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18060 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 738/2000 HAD SOLD TO DHARMENDRAKUMAR PARASMAL MEHTA LAND ADMEASURING 2,810 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18061 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 739/2000 HAD SOLD TO ASHOK KISANDAS RAHEJA LAND ADMEASURING 2,950 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18062 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 740/2000 HAD SOLD TO GULKUMAR KISANDAS RAHEJA LAND ADMEASURING 2,050 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18063 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 741/2000 HAD SOLD TO RAM SHAMSUNDAR KESHWANI LAND ADMEASURING 3,620 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 18064 DATED 11/9/2009 THAT YERAWADA GADIWADAR MAJDUR CO-OPERATIVE SOCIETY LTD. VIDE SALE DEED DATED 8/2/2000 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 742/2000 HAD SOLD TO VIJAYKUMAR DEVRAJ MEHTA LAND ADMEASURING 1,660 SQ. MTRS. OUT OF THE SAID LAND AND LANDS BEARING S. NO. 90/A/1/2 & 90/B, DHANORI AND ACCORDINGLY HIS NAME WAS ENTERED INTERALIA UPON THE 7/12 EXTRACT OF THE SAID LAND.



THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 20474 DATED 10/1/2013 THAT M/S. NILESH CONSTRUCTION HAD VIDE MORTGAGE DEED DATED 30/3/2001 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 8 AT SR. NO. 2213/01 MORTGAGED INTERALIA THE SAID LAND WITH M/S. RUPEE CO-OPERATIVE BANK LTD. FOR AN AMOUNT OF RS. 9 CRORES AND ACCORDINGLY THE CHARGE/CLAIM OF THE SAID BANK WAS ENTERED IN THE OTHER RIGHTS COLUMN INTERALIA OF THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 20667 DATED 6/5/2013 THAT INTERALIA THE SAID LAND WAS ATTACHED FOR RE-PAYMENT OF RS.68,11,89,825.6/- BY NILESH CONSTRUCTIONS TO M/S. RUPEE CO-OPERATIVE BANK LTD. AND ACCORDINGLY THE SAID CHARGE/CLAIM OF THE SAID BANK WAS ENTERED INTERALIA IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 22476 DATED 1/3/2016 THAT SINCE M/S. NILESH CONSTRUCTIONS HAD REPAYED THE LOAN AMOUNT DUE AND PAYABLE BY IT TO M/S. RUPEE CO-OPERATIVE BANK LTD., PUNE AND PURSUANT TO THE LETTER DATED 20/2/2016 OF THE SAID BANK, THE CHARGE/CLAIM OF THE SAID BANK AS MENTIONED AFORESAID AND THE NAME OF THE SAID BANK SHOWING THE SAID CHARGE WAS DELETED FROM THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT INTERALIA OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO.22491 DATED 5/3/2016 THAT PURSUANT TO THE APPLICATION OF THE LAND OWNERS AND THE ORDER OF THE TAHASILDAR, HAVELI DATED 4/3/2016, THE SAID THREE LANDS BEARING S. NO. 90/A/2, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 1 H. 42 ARES, LAND BEARING S. NO. 90/A/1/2, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 0 H. 61 ARES AND LAND BEARING S. NO. 90/B, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 0 H. 40 ARES WERE AMALGAMATED AND THE SAID THREE LANDS AFTER AMALGAMATION WERE TOGETHER REFERRED TO AS LAND BEARING S. NO. 90/A/1/2/B, DHANORI ADMEASURING 2 H. 43 ARES AND THE AMALGAMATED 7/12 EXTRACT OF THE LAND BEARING 90/A/1/2/B, DHANORI WAS COMMENCED/OPENED.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 22502 DATED 10/3/2016 THAT BABURAO N. DEOKAR, SHAKUNTALA V. MEHTA, JOEL DANIEL SHIRSAT, DHARMENDRAKUMAR P. MEHTA, RAM S. KESWANI, GULKUMAR K. RAHEJA, RITESH V. MEHTA, VIJAYKUMAR D. MEHTA, ASHOKKUMAR K. RAHEJA, ANKUSH VIJAYKUMAR MEHTA, RAJENDRAKUMAR D. MEHTA, NILESH V. MEHTA, M/S. SYNERGY REALTY AND M/S. NILESH CONSTRUCTIONS WITH THE CONSENT OF SKY ZONE INFRASTRUCTURE PVT. LTD. VIDE SALE DEED DATED 23/2/2016 REGISTERED WITH THE SUB REGISTRAR, HAVELI NO. 2 AT SR. NO. 1571/16 HAD CONVEYED THE SAID THREE LANDS I.E. LAND BEARING S. NO. 90/A/2, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 1 H. 42 ARES, LAND BEARING S. NO. 90/A/1/2, DHANORI, TAL. HAVELI, DISTRICT PUNE



ADMEASURING ABOUT 0 H. 61 ARES AND LAND BEARING S. NO. 90/B, DHANORI, TAL. HAVELI, DISTRICT PUNE ADMEASURING ABOUT 0 H. 40 ARES TO AND/OR INFAVOUR OF M/S. LUNKAD REALTY AND ACCORDINGLY NAME OF M/S. LUNKAD REALTY WAS ENTERED UPON THE 7/12 EXTRACT INTERALIA OF THE SAID LAND.

THEREAFTER IT APPEARS THAT, THE AFORESAID THREE LANDS WERE AMALGAMATED AND ACCORDINGLY NEW SURVEY NUMBER BEARING S. NO. 90/A/1/2/B, DHANORI ADMEASURING 2 H. 43 ARES WAS ASSIGNED AND/OR ALLOTTED TO THE AFORESAID THREE AMALGAMATED LANDS VIDE MUTATION ENTRY BEARING NO. 22491.

THEREAFTER IT APPEARS THAT, M/S. LUNKAD REALTY HAD AVAILED OF LOAN FACILITY FROM THE LATUR URBAN CO-OPERATIVE BANK LTD., LULLANAGAR BRANCH, KONDHWA BUDRU, PUNE AGAINST THE SECURITY OF THE SAID LAND BEARING S. NO. 90/A/1/2/B, DHANORI ADMEASURING 2 H. 43 ARES. THE SAID LATUR URBAN CO-OPERATIVE BANK LTD., LULLANAGAR BRANCH, KONDHWA BUDRU, PUNE GRANTED PROVISIONAL N.O.C. DTD. 24/3/2022 TO RELEASE A PORTION OF LAND OUT OF THE SAID TOTAL LAND ADM. 2 H. 43 ARES BEARING S. NO. 90/A/1/2/B, DHANORI UPON CERTAIN PAYMENT MENTIONED THEREIN BEING MADE BY THE M/S. LUNKAD REALTY TO THE SAID BANK.

IT APPEARS FROM THE REVENUE RECORDS THAT, **AFOREMENTIONED M/S. LUNKAD REALTY VIDE REGISTERED SALE DEED DATED 31/03/2022 SOLD** ADMEASURING 0 H. 39.9 ARES TO ITS PRESENT OWNERS M/S. KRISHNA VENTURE SKYSCRAPPER L.L.P. THOURGH ITS PARTNERS **SUNIL ROSHANLAL AGARWAL & KUMARPAL RATANCHAND SANGHVI**. THE SAID SALE DEED IS DULY REGISTERED IN THE OFFICE OF **SUB-REGISTRAR, HAVELI NO. I, ON 09/05/2022, UNDER SERIAL NO. 8995/2022**. IN PURSUANCE OF THE SAID SALE DEED NAME OF M/S. KRISHNA VENTURE SKYSCRAPPER L.L.P. THROUGH ITS AFORMENTIONED PARTNERS CAME TO BE MUTATED UPON SUBJECT 7/12 EXTRACT VIDE **MUTATION ENTRY NO.25467**.

IN THE MANNER RECITED HEREINABOVE M/S. KRISHNA VENTURE SKYSCRAPPER L.L.P. ARE PRESENTLY THE SOLE & ABSOLUTE OWNERS OF LAND ADMEASURING 00 HECTOR 39.9 ARES WHICH IS THE SUBJECT MATTER OF THE PRESENT SEARCH & TITLE VERIFICATION REPORT.

SEARCH OF 30 YEARS OF THE SAID LAND SINCE THE YEAR 2002 - IN ADDITION TO THE EXAMINATION OF THE DOCUMENTS REFERRED TO BY ME AS AFORESAID, I HAVE ALSO TAKEN THE SEARCH OF INDEX-II REGISTERS KEPT AT THE OFFICE OF THE SUB-REGISTRAR, HAVELI SINCE THE YEAR 2002 UPTO 2022 AT THE GOVERNMENT SITE WWW.IGRMAHARASHTRA IN RESPECT OF THE SAID LANDS. DUE TO COVID PANDEMIC THE PHYSICAL SEARCH OF THE INDEX II REGISTERS FOR THE PERIOD 1993 UPTO 2001 WAS NOT POSSIBLE. I HAVE PAID THE NECESSARY CHARGES IN RESPECT OF THE SAID SEARCH ON **19/08/2022** WITH THE SUB-REGISTRAR, HAVELI NO. 8, PUNE VIDE CHALLAN NO. **MH00658529820223E**. AS PER THE SEARCH TAKEN BY ME AS AFORESAID, EXCEPT THE ENTRIES MENTIONED AFORESAID NO ADVERSE ENTRY WAS FOUND BY ME IN RESPECT OF THE SAID LANDS.



TITLE OPINION

I HAVE GIVEN THIS SEARCH & TITLE VERIFICATION REPORT ON THE BASIS OF DOCUMENTS GIVEN FOR MY PERUSAL [IRRESPECTIVE OF AUTHENTICITY OF THE SAID DOCUMENTS PROVIDED] AND ALSO ON THE BASIS OF ONLINE INDEX - II SEARCH CARRIED OUT BY ME, I DID NOT COME ACROSS ANY ADVERSE TRANSACTION / ENTRY NOTED AGAINST THE SUBJECT PROPERTY. HENCE I AM OF THE OPINION THAT M/S. KRISHNA VENTURE SKYSCRAPPER L.L.P. ARE HAVING CLEAN, CLEAR & MARKETABLE TITLE IN RESPECT OF SUBJECT PROPERTY WHICH IS FREE FROM ANY SORT OF ENCUMBRANCES / CHARGES OF WHATSOEVER NATURE.

HENCE THIS SEARCH & TITLE VERIFICATION REPORT IS GIVEN ACCORDINGLY.

ALL THE DOCUMENTS PROVIDED FOR PERUSAL ARE RETURNED HEREWITH.

DISCLAIMER - PRESENT REPORT IS BASED UPON THE DOCUMENTS PROVIDED [IRRESPECTIVE OF THE AUTHENCITY OF THE DOCUMENTS] & IS SUBJECT TO TYPOGRAPHICAL MISTAKES.

PLACE - PUNE.

DATED - 20/08/2022.

[MAHESH MORE
B.COM, DBM, LL.B, ADVOCATE
O/AT- 249 & 250, JAI GANESH VISHWA,
AIRPORT ROAD, VISHRANTWADI, PUNE-15]