

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,

MaharERA

LEGAL TITLE REPORT**Sub:** Title clearance certificate with respect to Survey Nos. mentioned below in tabular form

From Survey No. 137/1 (1+2) (P), 138/1(P)] 138/2, 138/4, 138/5, 140(P) 155/6(P), 156/6(P),
156/8(P), 157(P), 159(P), 197/1(P) admeasuring area 76868.70 sq.meters situated at Sector
R 4, Village : Bhugaon, Taluka Mulshii, District- Pune.

I have investigated the title of the said plot on the request of **KALEIDOSCOPE DEVELOPERS
PVT. LTD.**, and following documents i.e.: -

- 1) Description of the property. My Client's entitlement in respect of the said Township Land comprising the **SCHEDULE I**. The said Project Land is more particularly described in **SCHEDULE II** respectively herein below.
- 2) Copy of Notification of Special Township Scheme & Location Clearance ITP :- TPS-1814/2130/CR-98/15/UD-13 dated 02/07/2015
- 3) Copy of Letter of Intent (LOI) 125/5 & others/pra.kra.1975 dtd-09.03.2016 and 125/5 & others/pra.kra.772 dtd-05.12.2016 issued by commissioner /The Chief Executive Officer, PMRDA
- 4) Copy of Letter of Intent (LOI) kramank Mulashi/NA/SR/07/2018, dtd-02.02.2018 issued By Collector Pune.
- 5) Copy of Commencement certificate BMU/C R NO 1835/17-18 Mou. Bhugaon / survey no. 125/5,126/2 & others, dtd-02.11.2018 issued By Commissioner and CEO of PMRDA Pune.
- 6) Copy of Revised Commencement certificate BMU/C R NO 864/21-22 Mou. Bhugaon / survey no. 125/5,126/2 & others, dtd-08.07.2022 issued By Commissioner and CEO of PMRDA Pune.
- 7) The documents of allotment/ownership of the said project land
 - a) Copy of Registered Sale Deed
- 8) 7/12 extract issued by Talathi Bhugaon, Mutation Entries as per Annexure A
- 9) Title Note Prepare by Dhaval Vussonji and Associates dtd.24.05.2018. Search Report /Title Certificate: Taken Physical Search by verifying 7/12 extracts of last 30 years and online Search on the official website of IGR Maharashtra

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 the title of **KALEIDOSCOPE DEVELOPERS PVT. LTD** as the Owner of the project land is clear, marketable with encumbrances and litigations as disclosed separately.

Owners of the land to be described as

SCHEDULE I

(Description of the Project land out of the township land)

Survey Nos. 125/5, 126/2, 126/3, 126/4, 127/1, 127/3, 127/4, 127/5, 128/1, 128/4, 129/2, 129/5, 131/3, 132/1, 132/2, 133/1, 133/2, 133/3, 134/1, 135/1, 135/3, 136/1, 136/3, 137/1=2, 138/1, 138/2, 138/4, 138/5, 140, 141/2, 141/3, 141/4, 141/5, 142/1, 142/2, 142/6, 142/7, 143, 144/1, 2 a, 144/1/2




144/3a, 145/1, 145/2, 145/3, 145/5, 146/1, 146/2, 146/3, 146/5, 146/6, 147/2, 147/3, 148, 149/1, 150/1, 150/2, 150/3, 150/4, 150/5, 150/6, 150/7, 151/1, 152/2, 153/1, 153/2, 154/2, 154/4, 154/5/1, 154/5/2, 154/5/3, 154/6, 154/7, 154/8, 154/9, 154/10, 154/11, 154/15, 155/1, 155/2, 155/4, 155/5, 155/6, 155/7, 156/1, 156/2, 156/3, 156/4, 156/5, 156/6, 156/7, 156/8, 157, 159, 188/2, 197/1, 197/5, 197/6, 197/7, 197/9, 197/12, 197/16, 197/18, 197/21, 197/23, 197/24, 197/26, 197/27, 197/28, 197/29, 197/30, 197/32, 198, 199, 200, 201, 128/3, 129/5, 129/6, 131/3, 131/6, 131/7, 133/1, 134/4, 133/5, 134/1, 135/1, 135/3, 136/1, 137/1+2, 155/2, 156/2, 156/8, 197/8, 197/24, 197/27, and 200 admeasuring area 41 Hectare – 90.34 Ares. (hereinafter referred as the said "TOWNSHIP LAND" as per LOI on 09/03/2016) situated at village Bhugaon, Taluka Mulshi, District Pune, within the limits of the Registration District of Pune, Sub-Registrar Mulshi (Paud),

SCHEDULE II

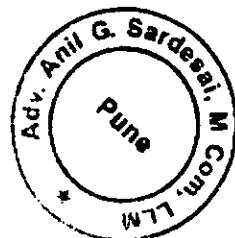
(Description of the Project land)

Sr. No.	Survey No.	Total Area in R	KDPL acquired area in R	Project area in Sq. Mtrs
1.	137/1(1+2)(P)	59.40	0.19.80 H.R	1980
2.	138/1(P)	28.00	0.14.30	1430
3.	138/2	0.11.40	0.08.00	800
4.	138/4	0.06.10	0.06.10	610
5.	138/5	0.07.60	0.07.60	760
6.	140 (P)	06.27.00	05.68.00	42958
7.	155/6(P)	0.11.10	0.07.40	100.70
8.	156/6(P)	0.22.10	0.22.10	250
9.	156/8(P)	0.05.60	0.02.80	100
10.	157(P)	04.47.00	02.76.95	25500
11.	159(P)	0.16.00	0.10.68	1000
12.	197/1(P)	0.85.00	0.42.50	1380
Sector R 4 Project Land Area				76868.70 Sq. Mtrs.

which is carved out of the said Present Township Land situated at Bhugaon, Tal. Mulshi, Dist. Pune and the said "Kaleidoscope –R4-MISTY GREENS" hereinafter referred to as the "PROJECT LAND", plan bearing no. BMU/C R NO 1835/17-18 Mou. Bhugaon / survey no. 125/5, 126/2 & others, dtd-02.11.2018 (180 Bungalow Plots) together with construction, easement appurtenances, ingress, and pathway bounded as under:-

On or towards East : Survey No. 140(p), 138/1(p), 138/2, 138/3(p), 139 197(p),
On or towards South : Survey No. 157(p), 137/1(1+2) (p), 140(p), 197/1(p), 18mtrs access road
On or towards West : Survey No. 155/2, 155/3, 155/4, 155/6(p), 156/6(p), 156/8(p), 157(p),
On or towards North : Survey No. 140(p), 157(p), 158, 159(p), 197/1(p)
For the sake of brevity and convenience all 12 Survey Nos. mentioned above are hereinafter collectively referred as the "said Project Land").

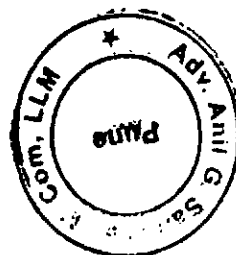
Anil Sardesai



The report reflecting the flow of the title of **KALEIDOSCOPE DEVELOPERS PVT. LTD** as the Owner on the said project land is enclosed herewith as annexure.

Encl : Annexure.

Date 30.01.2022



Anil Sardesai
Advocate

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(Circular 28/2021 dated 08/03/2021)

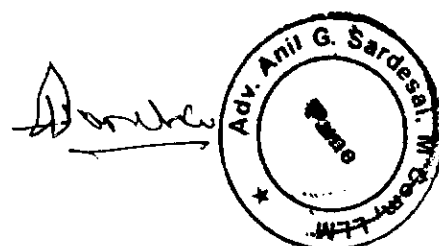
FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

Title Note Prepare by Dhaval Vussonji and Associates dtd. 24.05.2018. Search Report / Title Certificate: Taken Physical Search by verifying 7/12 extracts of last 30 years and online Search on the official website of IGR Maharashtra

The flow of title in respect of the PROJECT LAND out of the survey no. 137/1(1=2)(P), 138/1(P), 138/2(P), 138/4(P), 138/5(P), 140(P), 155/6(P), 156/6(p), 156/8(P), 157(P), 159(P) & 197(p) from the said Whole Land comprising the Schedule I & II Land is as tabulated under

Survey No.	Name of the erstwhile Owners	Name of purchaser	registered Deed / document	Details of registration
Township land inter alia survey no.140	Dattoba Shankar Surve & others	Vishawas Vijay Bhise	By registered sale deed	Registered no 5413/2002 On 03.10.2002
Township land inter alia survey no.140	Sadu@ sadashiv Hari Shedge through his POA holder Maruti D. Surve	Vishawas Vijay Bhise	By registered sale deed	Registered no 1470/2003 On 29.03.2003
Township land inter alia survey no.140	Sopan Namdeo Shedge through POA holder Maruti D. Surve	Vijay Moreshawar Bhise	By registered sale deed	Registered no 1472/2003 On 29.03.2003
Township land inter alia survey no.157	Chandrakant Narayan Salunkhe	Vijay Moreshawar Bhise	By registered sale deed	Registered no 4025/2003 On 29.08.2003
Township land inter alia survey no.197/1	Baburao Rambhau Shedge & others	Vishawas Vijay Bhise	By registered sale deed	Registered no 6052/2003 On 30.12.2003
Township land inter alia survey no.	Vishawas Vijay Bhise	Prashant Trimbak Kulkarni	By registered sale deed	Registered no 2600/2004 On 13.05.2004
Township land inter alia survey no.157	Sopan Namdeo Shedge & others	Kailash Shankar Kamble	By registered sale deed	Registered no 5359/2004 On 13.09.2004



Township land inter alia survey no.	Nandu Keshav Shedge & others	Kailash Shankar Kamble	By registered sale deed	Registered no 7335/2004 On 16.10.2004
Township land inter alia survey no.140, 157	Vithal Tukaram Shedge & others through their POA holder Kailash Shankar Kamble	Bernadette Dias through his POA holder Kailash Kamble	By registered sale deed	Registered no 918/2005 On 12.01.2005
Township land inter alia survey no.140	Baban Genu Shedge & others	Bernadette Dias	By registered sale deed	Registered no 275/2005 On 12.01.2005
Township land inter alia survey no.140, 157	Dinkar laxman Shedge & others through their POA holder Kailash Shankar Kamble	Bernadette Dias through his POA holder Kailash Kamble	By registered sale deed	Registered no 917/2005 On 11.02.2005
Township land inter alia survey no.140,157	Dattatraya Narayan Shedge	Namrta Datt	By registered sale deed	Registered no 2224/2005 On 13.04.2005
Township land inter alia survey no.140, 156/6, 157	Chandrakant & Ramchandra Padu Shedge	Namrta Datt	By registered sale deed	Registered no 2623/2005 On 07.05.2005
Township land inter alia survey no.140,	Bernadette Dias through his POA holder Kailash Shankar Kamble	Vishawas Vijay Bhise	By registered sale deed	Registered no 4745/2005 On 13.09.2005
Township land inter alia survey no.157	Santosh Kisan Surve & others	Vishawas Vijay Bhise	By registered sale deed	Registered no 2535/2006 On 05.02.2006
Township land inter alia survey no.156/8	Santosh Kisan Surve & others	Vishawas Vijay Bhise	By registered sale deed	Registered no 2534/2006 On 20.03.2006
Township land inter alia survey no.156/8,157	Maruti Dattu Surve & others	Vishawas Vijay Bhise	By registered sale deed	Registered no 520/2007 On 08.01.2007
Township land inter alia survey no.140, 157	Dattatray Sitaram Shedge & others	Vishawas Vijay Bhise	By registered sale deed	Registered no 8489/2006 On 12.01.2007
Township land inter alia survey no.138/5	1.Sitaram Tukaram Shedge & others	Vishawas Vijay Bhise	By registered sale deed	Registered no 8490/2006 On 12.01.2007
Township land inter alia survey no.140, 157	Sitabai Dinkar Shedge & others	Vishawas Vijay Bhise	By registered Deed Of Confirmation to sale deed reg. no. 4745/2005	Registered no 352/2007 On 16.01.2007
Township land inter alia survey no.197/1	Hirabai Namdeo Nikate & others	Nivrutti Baburao Shedge	By registered Release deed	Registered no 633/2007 On 25.01.2007

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Adv. Anil G. Sardesai
Pune
M.COM., LL.M.

ADVOCATE

Anil Sardesai

M.COM., LL.M.

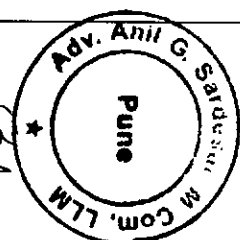
CTS No. : 40/11, F. P. No. 56/11,
Silver Breeze Apt., Bhonde Colony,
Erandawane, Pune - 411 004.

Phone : 25433166.

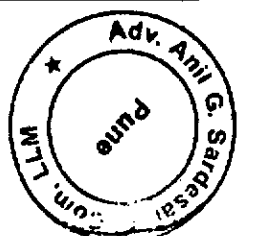
E-mail : sardesaianil@yahoo.com

Township land inter alia survey no.156/8, 157	Vishal Maruti Surve	Lucifer Eng. Pvt. Ltd-	By registered deed of Confirmation for 520/2007	Registered no 681/2007 On 31.01.2007
Township land inter alia survey no.156/8, 157, 197	Tarabai Baban Sutar	Lucifer Eng. Pvt. Ltd-	By registered deed of Confirmation for 520/2007	Registered no 2079/2007 On 29.03.2007
Township land inter alia survey no.197/1	Nivrutti Baburao Shedge, Devram Baburao Shedge & others	Yashawant Rambhau Shedge & others	By registered partition deed	Registered no 634/2007 On 24.05.2007
Township land inter alia survey no.140	Vishawas Vijay Bhise	Sarang Sudhakar Kale	By registered sale deed	Registered no 6786/2007 On 04.10.2007
Township land inter alia survey no.140, 157, 138/5	Vishawas Vijay Bhise	Sarang Sudhakar Kale	By registered sale deed	Registered no 7554/2007 On 03.11.2007
Township land inter alia survey no.157	Dattatray Baburao Shedge	Sarang Sudhakar Kale	By registered sale deed	Registered no 8078/2007 On 27.11.2007
Township land inter alia survey no.140,156/8, 157	Vishawas Bhise Vijay Bhise, Namrata Datt & Kailash Kamble	Lucifer Engineering Private Limited	By registered Deed Of Correction to Develp. agreement 531/2007	Registered no 8609/2007 On 05.12.2007
Township land inter alia survey no.138/1	Sopan Namdeo Shedge & others	Sarang Sudhakar Kale	By registered sale deed	Registered no 8345/2007 On 07.12.2007
Township land inter alia survey no.197/1	Nivrutti Baburao Shedge & others	Sarang Sudhakar Kale	By registered sale deed	Registered no 172/2008 On 07.01.2008
Township land inter alia survey no.197/1	Mahendra Nivrutti Shedge & others	Sarang Sudhakar Kale	By registered Deed Of Confirmation to sale deed reg. no. 172/2008	Registered no 173/2008 On 07.01.2008
Township land inter alia survey no.137/1(1+2), 140	Ashok Eknath Tharkude & others	Vimal Narayan Shedge	By registered Release deed	Registered no 903 /2008 On 02.02.2008
Township land inter alia survey no.140	Vimal Narayan Shedge & others	Sarang Sudhakar Kale	By registered sale deed	Registered no 904/2008 On 18.02.2008
Township land inter alia survey no.140	Anusayabai Baburao Mokashi through POA holder Trimbak Baburao Mokashi	Sarang Sudhakar Kale	By registered sale deed	Registered no 2998/2008 On 16.04.2008

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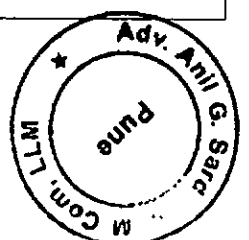


Township land inter alia survey no.140	Anusayabai Baburao Mokashi through POA holder Trimbak Baburao Mokashi	Sarang Sudhakar Kale	By registered Deed Of Confirmation to sale deed reg. no. 904/2008	Registered no 2999/2008 On 16.04.2008
Township land inter alia survey no.138/4, 140, 157	Tarabai Ganpat Shedge through POA holder Kisan Rama Shedge	Sarang Sudhakar Kale	By registered sale deed	Registered no 6905/2008 On 15.09.2008
Township land inter alia survey no.138/4, 140, 157,	Vasant Sripati Shedge & others	Sarang Sudhakar Kale	By registered sale deed	Registered no 6906/2008 On 15.09.2008
Township land inter alia survey no.156/8,157	Sarubai Bhikoba Tanpure	Vishawas Vijay Bhise	By registered Deed Of Confirmation to sale deed reg. no. 2534/2006,2535/2006,520/2007,5 413/2002 & 4778/2008	Registered no 4779/2008 On 17.06.2008
Township land inter alia survey no.155/6, 157, 159	Anusayabai Baburao Mokashi through POA holder Trimbak Baburao Mokashi	Sarang Sudhakar Kale	By registered sale deed	Registered no 5262/2008 On 4.07.2008
Township land inter alia survey no.138/4,140,15 7,	Bhaubai Mahipati Surve through her LR.	Kisan Rambhau Shedge	By registered Release deed	Registered no 6047/2008 On 05.08.2008
Township land inter alia survey no.140,143,156/ 8,157,197	Vinayak Maruti Surve	Lucifer Eng. Pvt. Ltd-	By registered deed of Confirmation for 520/2007	Registered no 5565/2008 On 24.09.2008
Township land inter alia survey no.138/1	Shoba Rajendra Shedge & others	Sarang Sudhakar Kale	By registered sale deed	Registered no 6474/2008 On 06.10.2008
Township land inter alia survey no.140, 155/6, 157, 159	Anusayabai Baburao Mokashi	Sarang Sudhakar Kale	By registered Deed Of Confirmation to 5262/2008, 2998/2008	Registered no 7534/2008 On 13.10.2008
Township land inter alia survey no.140, 156/5, 157, 159	Trimbak Baburao Mokashi & Others	Anusayabai Baburao Mokashi	By registered Deed Of Confirmation to 5268/2008	Registered no 7535/2008 On 13.10.2008
Township land inter alia survey no.140,156/8, 157	Vishawas Vijay Bhise & others	Lucifer Eng. Pvt. Ltd-	By registered deed of Correction for 8609/2007	Registered no 8265/2008 On 11.11.2008



Township land inter alia survey no.140,157	Sundrabai Dattatraya Shedge & others	Namrta Datt	By registered Deed Of Confirmation to sale deed reg. no. 2224/2005	Registered no 2377/2008 On 25.03.2008
Township land inter alia survey no.137/1(1+2), 159, 155/6, 140, 157	Rambhu Sopan Shedge	RCS1324/2 007Anusaya bai Mokashi court case.	Notice of lis-pendency	Registered no 2372/2009 on 21.04.2009
Township land inter alia survey no.138/1	Nirmala Nivrutti Padale & others	Nandu Keshav Shedge	By registered Release deed	Registered no 3900/2009 on 04.07.2009
Township land inter alia survey no.157	Neminath @ Raju Chandrkant Salunke & others	Vishawas Vijay Bhise	By registered Deed Of Confirmation to sale deed reg. no.4025/2003	Registered no 1744/2009 on 08.07.2009
Township land inter alia survey no.155/6, 159	Haribhau Namdeo Shedge & others	Sarang Sudhakar Kale	By registered sale deed	Registered no 4636/2009 On 10.8.2009
Township land inter alia survey no.140,156/8, 157	Vinayak Maruti Survey	Vishawas Vijay Bhise	By registered Deed Of Confirmation to sale deed reg. no. 520/2007	Registered no 5565/2009 On 24.09.2009
Township land inter alia survey no.138/4, 140, 157,	Bapusaheb Tukaram Pathare	Sarang Sudhakar Kale	By registered Deed Of Confirmation to sale deed reg. no. 6905/2008 & 6906/2008	Registered no 4573/2009 On 14.10.2009
Township land inter alia survey no.140,156/8,15 7,156/6	Vishawas V. Bhise Vijay M. Bhise, Namrata Datt & Kailash Kamble	Sarang S. Kale & Rajesh S. Kale	By registered sale deed	Registered no 5899/2009 On 14.10.2009
Township land inter alia survey no.137/1(1+2), 157	Vimal Narayan Shedge & others sr.	Sarang Sudhakar Kale	By registered sale deed	Registered no 4635/2009 On 18.11.2009
Township land inter alia survey no.140	Balasaheb Shankar Shedge & others	Vishawas Vijay Bhise & others	By registered deed of Confirmation for 2534/2006	Registered no 47/2010 On 04.01.2010
Township land inter alia survey no.138/4, 140,157	Rakhmabai Dattoba Mokate	Sarang Sudhakar Kale	By registered Deed Of Confirmation to sale deed reg. no.6905/ 2008 & 6906/2008	Registered no 492/2010 On 22.01.2010

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Township land inter alia survey no.140, 157	Gulab Laxman Shedge & others	Vishawas Vijay Bhise & others	By registered Deed Of Confirmation to sale deed 917/2005, 4745/2005, 5899/2009	Registered no 2682/2010 On 03.05.2010
Township land inter alia survey no.155/6, 159	Ashok Eknath Tharkude & others	Sarang Sudhakar Kale	By registered Deed Of Confirmation to sale deed reg. no. 4636/2009	Registered no 5173/2010 On 01.09.2010
Township land inter alia survey no.140	Sarang Sudhakar Kale	Sudhakar Gangadhar Kale	By registered Gift deed	Registered no 1014/2011 On 15.02.2011
Township land inter alia survey no.140,156/6, 157	Chandrkant @ Ramchandra Padu Shedge & others	Sarang S. Kale & Rajesh S. Kale	By registered deed of Confirmation to sale deed reg. no.2623 /2005,6786/2007 , 7554/2007,5899/2009, 8988/2006	Registered no 1473/2011 On 11.03.2011
Township land inter alia survey no.157, 140	Bajirao Dattatray Shedge	Sarang S. Kale & Rajesh S. Kale	By registered Deed Of Confirmation to sale deed reg. no. 2224/2005, 7554/2007,& 5899/2009	Registered no 2542/2011 On 09.05.2011
Township land inter alia survey no.140, 157	Thakubai Laxman Gole & others	Subhdrabai Dattatray Shedge	By registered release deed	Registered no 2659/2011 On 13.05.2011
Township land inter alia survey no.140, 157	Dinkar Genubhau Shedge & others	Sarang S. Kale & Rajesh S. Kale	By registered Deed Of Confirmation to sale deed 8489/2006,6786/2007,7554/2007.	Registered no 5720/2012 On 20.10.2012
Township land inter alia survey no.138/2, 140, 157	Laxmibai Ram Mate & others	Balu & Dilip Bhau Shedge	By registered Release deed	Registered no 4452/2014 On 04.06.2014
Township land inter alia survey no.138/2, 140,157	Balu Bhau Shedge & others	Sudhakar Gangadhar Kale	By registered sale deed	Registered no 2679/2014 On 24.07.2014
Township land inter alia survey no.138/2, 140,157	Balu Bhau Shedge & others	Sudhakar Gangadhar Kale	By registered POA	Registered no 2680/2014 On 24.07.2014
Township land inter alia survey	Sudhakar Kale	Sarang Sudhakar	By registered Will deed	On 06.12.2014

no.138/2, 140, 157		Kale		
Township land inter alia survey no.140, 155/6, 157,	Sunita Balasaheb Shedge	Sarang Sudhakar Kale	By registered Deed Of Confirmation/ Supplementary to 2623/2005,5899/2009,6786/2007, 7554/2007	Registered no 3752/2015 On 21.09.2015
Township land inter alia survey no.137/1(1+2), 159, 155/6, 140, 157	Sarang Sudhakar Kale & Rajesh Sudhakar Kale-vendor Lucifer Eng. Pvt. Ltd- Consenting Party	KDPL	By registered Deed of Conveyance	Registered no 12361/2016 On 29.12.2016
Township land inter alia survey no.137/1(1+2), 159, 155/6, 140, 157	Sarang Sudhakar Kale & Rajesh Sudhakar Kale-vendor Lucifer Eng. Pvt. Ltd- Consenting Party	KDPL	By registered Deed of Conveyance	Registered no 12362/2016 On 29.12.2016
Township land inter alia survey no.138	Manjulabai Vasant Chondhe	Sarang Sudhakar Kale	By registered Deed Of Confirmation to sale deed reg. no. 6475/2008 & 7335/2004	Registered no 9/2017 On 03.01.2017
Township land inter alia survey no.138	Manjulabai Vasant Chondhe	Sarang Sudhakar Kale	By registered Deed Of Confirmation to sale deed reg. no. 6475/2008 & 7335/2004	Registered no 10/2017 On 09.01.2017
Township land inter alia survey no.138/1, 140, 157	Yogesh Vasant Chondhe & others	Vishawas Vijay Bhise	By registered Deed Of Confirmation to sale deed reg. no. 8351/2007,1472/2003, 1473/2003 & 38/2013	Registered no 12/2017 On 09.01.2017
Township land inter alia survey no.138/1, 140, 157	Manjulabai Vasant Chondhe & others	Vishawas Vijay Bhise	By registered Deed Of Confirmation to sale deed reg. no. 8351/2007,1472/2003, 1473/2003 & 38/2013	Registered no 13/2017 On 09.01.2017
Township land inter alia survey no.137/1(1+2), 159, 155/6, 140, 157	Sarang Sudhakar Kale & Rajesh Sudhakar Kale-vendor Lucifer Eng. Pvt. Ltd- Consenting Party	KDPL	By registered Deed of Correction to Deed of Conveyance Registered no 12362/2016	Registered no 738/2017 On 20.01.2017

Township land inter alia survey no.137/1(1+2)140, 155/6, 156/8, 159,	Nanda Balasaheb Tanpure	Dashrath Haribhau Shedge	By registered Consent deed to 4112/2015	Registered no 445/2018 On 1.02.2018
Township land inter alia survey no.159, 197	Sindhu Uttamrao Thorve & others	Chandrakant Madhukar Shedge	By registered release deed	Registered no 1923/2019 On 20.04.2019
Township land inter alia survey no.137/1(1+2), 159, 155/6	Shivaji Baban Shedge & others	KDPL	By registered Deed Of Confirmation to sale deed reg. no.	Registered no 7825/2020 on 31.07.2020
Township land inter alia survey no.137/1(1+2), 159, 155/6,	Shivaji Baban Shedge & others	KDPL	By registered Deed Of Confirmation	Registered no 7826/2020 on 31.07.2020

On the basis of rights thus acquired, My Client has proposed 180 bungalow plots with construction of a real estate project namely "Kaleidoscope -R4-MISTY GREENS"

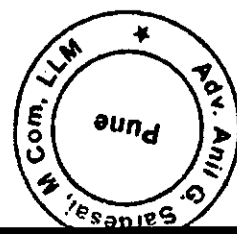
Date:

[D] LITIGATIONS

[D] LITIGATIONS

Mr. Rajendra Karve, an employee of my client, has updated me on the status of the aforesaid litigations mention as under

- Special civil Suit No. 256/2013 filed by Hiranman Parvati Shedge and others against Sarang Kale and others for challenged the Sale deeds dated 04/10/2007 and 14/10/2009 and have sought declaration that by virtue of the WILL, the Defendant No. 18 is the owner of the Share of Late Phulabai Shedge. Matter is pending before CJSD, Pune. My client inform me that, my client discuss with plaintiff to settle the litigation and withdraw the said matter from court as per the compromise, plaintiff also ready for negotiate.
- Miscellaneous Application No. 1263/2013 filed by Avinash Vasant Shedge against Hiranman Shedge and others, the present proceeding is for Probate of Smt. Phulabai Shedge. My client have taken objection to the said Probate Application and now the said Probate Application and Special civil Suit No. 256/2013 collectively discuss on compromise to settle the above matters before the Hon'ble Court.
- Regular Civil Suit No. 1324/2007 Anusayabai Mokashi has filed suit for declaration and injunction, the share of the Plaintiff i.e. Anusayabai Mokashi has been purchased by my client mention in above and she has filed withdrawal Purshish at Exh. 18 on 17/03/2009. But despite filing of written statement earlier by Defendant No.1 (A) (a) to 1(A) €, 1(b) and 1© they filed Counter claim in the matter which is not maintainable at law. We have filed our written statement to the said Counter Claim.
- Regular Civil Suit No. 6801/2012 filed by Shaila Vikas Murkute and others against Ramesh Shrihari Shedge, Sarang Kale for partition, declaration and injunction. Matter is kept for issues before CJSD, Pune. Said litigation raised on survey no. 97/16 out of the township land but not related to project land.



- Spel. Summery Suit No. 707/2022 filed by Vishwas Vijay Bhise against KDPL & others suit for recovery for the amount. Matter is kept for issue the seprate notice to Defendants before CJSD, Pune. Said litigation raised on survey no. 135/3 200, 215/2, 216/1 out of the township land but not related to project land.
- There is no prohibitory order, in any of the pending court cases, restricting to My Client / Said Owner to develop the said Township Land, carry out construction and/or to create third party interest of whatsoever nature thereon.

[E] Encumbrances:-

- My client/ KDPL has availed financial assistance by mortgaging the said Township Land in favour of Vistra ITCL (India) Ltd. by Mortgage deed dated 27/06/2018, bearing Registration No. 11663/2018, subsequent my client has created further charge only for additional security by mortgaging the said township land vide registration No. 911/2020 on 15/01/2020, Reg. No. 6466/2020 on 24/09/2020, Reg. No. 15406/2020 on 21/12/2020 and Reg. No. 10530/2021 on 23/07/2021 in favour of Vistra ITCL (India) Ltd. under the terms and conditions mentioned therein. These Unilateral Indenture of Mortgage deeds were create only for the additional security to principal Unilateral Indenture of Mortgage deed registered no 11663/2018 on 27/06/2018 in favour of Vistra ITCL (India) Ltd.

General :-

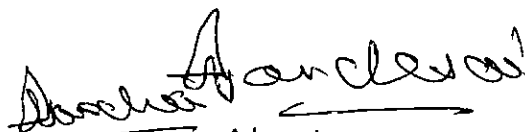
- The present Search Report and Title Opinion is issued solely on the basis of photocopies of the documents provided by my client and search taken at respective registrations offices by my colleague. I was not provided with any original copies of the documents and therefore I presume that the photocopies are accurate photocopies of the originals. I have not verified about genuineness of signatures/thumb impressions etc. appearing on various documents provided to me.
- I do not endorse any legality of the content of various documents provided to me.
- For the purpose though I presume that various documents have been duly stamped by paying proper stamp duty and registration fee. But I am not authorized to certify about its genuineness, correctness and its adequacy etc.
- I have not personally visited the site. I have not personally verified boundaries of the property subject matter hereof and my information is based on information provided by my client.
- I have not independently verified area of the said Properties. The information is based on various documents provided to me and therefore I do not endorse about its correctness.
- The public notice published mention in above in respect of the said Properties was as per instructions of my client.
- I am not authorized to express any opinion relating to legality of the plan permissions or other permissions issued or development potential of the said Properties, available FSI/TDR or development potentials of the said Properties.

OPINION:

On the basis of the perusal of the documents, search and information gathered and subject to contents of all previous Search and Title Reports, I hereby opine that,

1. I was given Search & Title report in respect of the land mention in the schedule III out of the said Township Land. My Client is absolute owner of Project land and its title is clear and marketable. My client is entitled to deal with the said Properties and carry out development and construction thereon.
2. There is a charge of Vistra ITCL (India) Ltd.—on the Township Land created by aforesaid registered Debenture Trust Deed cum Indenture of Mortgage, except which there is no other charge or encumbrance on the said Land

Hence this 'LEGAL TITLE REPORT' issued on 27.01.2023.


Advocate.

