

**MADHAVI R. KULKARNI
ADVOCATE**

FLAT NO 14 SAIRAJ, TARDE COLONY, SINHGAD ROAD, HINGNE KHURD, PUNE 411 051
MOBILE - 9390652819, Email- madhavr.kulkarni@gmail.com

FORMAT - A

(Circular No. - 28/2021)

To

MaharERA

Pune

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 11/1/1/1 to 11/1/1/10, 11/1/2 and 11/1/3 totally admeasuring 26805 Sq mtrs (as per 7/12 Extract 26800 Sq.mtrs) situated at Village Punawale, Tal Mulshi, Dist.Pune (hereinafter referred as the said plot *)

I have investigated the title of the said plot on the request of Parag Multispace LLP through its designated partners Mr Rahul Raichand Kulkul and Shri Siddharth Raichand Kulkul and following documents i.e :-

1. Description of the property.

All that piece and parcel of following lands situated at Mouje **PUNAWALE** within Registration Sub-District Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation.

- A. Survey No 11/1/1/1 totally admeasuring 20 Ares i.e 2000 sq. mtrs
- B. Survey No. 11/1/1/2 totally admeasuring 20 Ares i.e 2000 sq. mtrs
- C. Survey No 11/1/1/3 totally admeasuring 15 Ares i.e 1500 sq. mtrs
- D. Survey No 11/1/1/4 totally admeasuring 15 Ares i.e 1500 sq. mtrs
- E. Survey No 11/1/1/5 totally admeasuring 10 Ares i.e 1000 sq. mtrs
- F. Survey No. 11/1/1/6 totally admeasuring 10 Ares i.e 1000 sq. mtrs
- G. Survey No. 11/1/1/7 totally admeasuring 10 Ares i.e 1000 sq. mtrs
- H. Survey No. 11/1/1/8 totally admeasuring 15 Ares i.e 1500 sq. mtrs
- I. Survey No. 11/1/1/9 totally admeasuring 15 Ares i.e 1500 sq. mtrs
- J. Survey No 11/1/1/10 totally admeasuring 31 Ares i.e 3100 Sq mtrs
- K. Survey No 11/1/1/2 totally admeasuring 31 Ares i.e 3100 sq mtrs
- L. Survey No. 11/1/1/3 totally admeasuring 33 Ares i.e 3300 Sq. Meters
- M. Survey No 11/1/10/1 totally admeasuring 41 C5 Ares i.e 4105 sq mtrs (as per 7/12 Extract 41 Ares i.e 4100 Sq mtrs)

2) The documents of allotment of plot.

- 1) Sale Deed dated 10/12/2013 registered in the Office of Sub Registrar at Haveli No 4 at Sr.No 10532/2013 in respect of the Land bearing Survey No 11/1/1/1 totally admeasuring 20 Ares
- 2) Sale Deed dated 10/12/2013 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No 10563/2013 in respect of Survey No. 11/1/1/2 totally admeasuring 20 Ares
- 3) Sale Deed dated 15/04/2014 registered in the Office of Sub Registrar at Haveli No 4 at Sr.No.3448/2014 in respect of the land bearing Survey No 11/1/1/3 admeasuring 16 Ares and land bearing Survey No 11/1/1/4 admeasuring 15 Ares.
- 4) Sale Deed dated 27/12/2013 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No 428/2013 in respect of the land bearing Survey Nos 11/1/1/5 totally admeasuring 10 Ares, Survey Nos 11/1/1/5 totally admeasuring 10 Ares, Survey Nos. 11/1/1/7 totally admeasuring 10 Ares
- 5) Sale Deed dated 02/05/2014 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.3997/2014. in respect of the land bearing Survey No 11/1/1/8 totally admeasuring 15Ares
- 6) Sale Deed dated 10/12/2013 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.10564/2013, in respect of the land bearing Survey no.11/1/1/9 totally admeasuring 16 Ares
- 7) Deed of Assignment and Power of Attorney dated 31/12/2020 registered in the Office of Sub Registrar at Haveli No 23 at Sr.No.7598/2021 and 7599/2021 respectively in respect of the land bearing Survey no 11/1/1/10 totally

admeasuring 31 Ares and 11 Ares out of the land bearing S.No. 11/13 totally admeasuring 33 Ares.

8) Deed of Confirmation and Power of Attorney dated 11/03/2022 registered in the Office of Sub Registrar at Haveli No.24 at Sr.No.4038/2022 and 4039/2022 respectively, in respect of the land bearing Survey no.11/11/10 totally admeasuring 31 Ares and 11 Ares out of the land bearing S.No. 11/13 totally admeasuring 33 Ares.

9) Sale Deed dated 27/12/2013 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.423/2013 on 10/01/2014 in respect of area admeasuring 22 Ares out of the land Survey no.11/13 totally admeasuring 33 Ares

10) Sale Deed dated 27/12/2013 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.431/2014 on 10/01/2014 in respect of the land Survey no.11/12 totally admeasuring 31 Ares

11) Sale Deed dated 27/12/2013 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.423/2013 on 10/01/2014 in respect of area admeasuring 22 Ares out of Survey No.11 Hissa No.13 totally admeasuring 33 Ares

12) Sale Deed dated 10/12/2013 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.10585/2013 in respect of area admeasuring 15.2 Ares out of Survey No.11/10/1

13) Deed of Assignment and Power of Attorney dated 15/05/2014 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.4500/2014 and 4501/2014 respectively, in respect of 25.85 Ares out of the land bearing S.No. 11/10/1

14) Release Deed dated 30/05/2015 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.6494/2015 in respect of 5.85 Ares out of the land bearing S.No. 11/10/1.

15) Non Agriculture Order bearing No. PCMC/sanad/SR/32/2015 dated 07/04/2016 issued by the Collector Pune,

16) IOD layout bearing No.BP/EC/Punawale/14/2021 dt. 30/12/2021 issued by PCMC, Pune

17) Building plan under Commencement Certificate bearing No. B.P/Punawale/40/2022 dt.05/05/2022 issued by PCMC, Pune

18) Environment Clearance bearing No.SIA/MH/MIS/234167/2021 dated 12/03/2022 issued by State Level Environment Impact Assessment Authority (SEIAA), Maharashtra state.

3) 7/12 extracts of property

4) Search report for 30 years

2/- 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 following owners and Promoter viz is clear, marketable and without any encumbrances Paras Multispace LLP through its designated partners Mr. Rahul Raichand Kunkulol and Shri Siddharth Raichand Kunkulol is clear, marketable and without any encumbrances.

Owners of the land -

(A) Paras Multispace LLP through its designated partners Mr. Rahul Raichand Kunkulol and Shri Siddharth Raichand Kunkulol - Owner of the Property bearing Survey No.11/11/1 admeasuring 20 Ares, Survey No.11/11/2 admeasuring 20 Ares, Survey No.11/11/3 admeasuring 16 Ares, Survey No.11/11/4 admeasuring 15 Ares, Survey No.11/11/5 admeasuring 10 Ares, Survey No.11/11/6 admeasuring 10 Ares, Survey No.11/11/7 admeasuring 10 Ares, Survey No.11/11/8 admeasuring 15 Ares, Survey No.11/11/9 admeasuring 16 Ares, Survey No.11/11/4 admeasuring 17 Ares, Survey No.11/11/2 admeasuring 31 Ares, and area admeasuring 22 Ares out of Survey No.11/13 and area admeasuring 15.2 Ares out of Survey No.11/10/1.

(B) Shri. Tanaji Keru Shinde and others - Owners of the land bearing Survey No.11/11/10 totally admeasuring 31 Ares

(C) Shri Sambhaji Keru Shinde and others - Owners in respect the area admeasuring 11 Ares out of land bearing Survey No.11/13

(D) Shri. Rajendra Dnyanoba Shine, Sanjay Dnyanoba Shinde and Smt. Kalawati Dhanoba Shinde and others- Owners in respect the area admeasuring 25.95 Ares (as per 7/12 Extract 25.80 Sq.mtrs) out of land bearing Survey No.11/10/1 as owners thereof is clean, clear and marketable

Qualifying comments/remarks if any : The right of Paras Multispace LLP through its designated partners Mr. Rahul Raichand Kunkulol and Shri Siddharth Raichand Kunkulol to develop the schedule property i.e. S.No 11/11/1 to 11/11/10, 11/12 and 11/13 totally admeasuring 26805 Sq.mtrs situated at Village Punawale, Tal Mulshi, Dist.Pune and carry out ownership scheme thereon, is clean, clear and marketable and without any encumbrances.

The Title and Search report dt.03/08/2021 and 06/05/2021 reflecting the flow of the title of the (abovesaid owners and Promoter of the said land is enclosed herewith as annexure.

Encl : Annexure,



Advocate.

Date: 06/05/2022

(MADHAVI R. Kulkarni)
Advocate

www.kaisnoh

Housiey.com

MADHAVI R. KULKARNI
ADVOCATE

'FLAT NO.14, SAIRAJ, TARDE COLONY, SINHGAD ROAD, HINGNE KHURD, PUNE 411 051
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FORMAT - A

(Circular No.: 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7/12 extracts

2) Mutation Entries- 1216,4381,4604,4605,4606, 4607, 4608,4611, 4612,4614,4754,4697,
4854,

3) Search report for 30 years

4) Any other relevant title- Search and Title Report dt.03/06/2021 and 04/05/2022.

5) Litigations if any - No

Date:06/05/2022



Advocate
(Stamp)

MADHAVI R. KULKARNI

www.kaistrust.com

Housiey.com



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

(ಸರ್ಕಾರಿ ಅಧಿಕಾರ ವಹಿ)

ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]
ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]
ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]

ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]

ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]

ಕ್ರ. ಸಂಖ್ಯೆ	ವಿವರ	ಮೊತ್ತ	ಮಾನ್ಯತೆ	ಮಾನ್ಯತೆ	ಮಾನ್ಯತೆ
1	ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]	10000	10000	10000	10000
2	ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]	10000	10000	10000	10000
3	ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]	10000	10000	10000	10000
4	ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]	10000	10000	10000	10000
5	ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]	10000	10000	10000	10000
6	ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]	10000	10000	10000	10000
7	ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]	10000	10000	10000	10000
8	ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]	10000	10000	10000	10000
9	ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]	10000	10000	10000	10000
10	ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]	10000	10000	10000	10000



ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]



ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]
ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]
ಶಾಖೆ ನಾಮ: [ಅಧಿಕಾರ ವಹಿಯ ವಿವರ]



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಸರ್ಕಾರಿ ಮನೆಯ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ

[ಸರ್ಕಾರಿ ಮನೆ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ]

ಪ್ರಾ.ನಂ. : 100/2024

ತಾರೀಖು : 15/05/2024

ಪುಟ : 1

ಪ್ರಾ.ನಂ. : 100/2024
ಸರ್ಕಾರಿ ಮನೆ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ

ಸರ್ಕಾರಿ ಮನೆ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ

ಕ್ರ.ಸಂ.	ಮನೆ ಸಂಖ್ಯೆ	ಮನೆ ವಿವರ	ಮೇಲ್ಮೈ ವಿಸ್ತೀರ್ಣ (ಚ.ಮೀ.)	ಮಾಸಿಕ ಕಂತು (ರೂ.)	ಮಾಸಿಕ ಸೇವಾ ಶುಲ್ಕ (ರೂ.)	ಮಾಸಿಕ ಒಟ್ಟು (ರೂ.)
1	100/2024	ಸರ್ಕಾರಿ ಮನೆ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ	100	1000	100	1100
2	100/2024	ಸರ್ಕಾರಿ ಮನೆ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ	100	1000	100	1100
3	100/2024	ಸರ್ಕಾರಿ ಮನೆ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ	100	1000	100	1100
4	100/2024	ಸರ್ಕಾರಿ ಮನೆ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ	100	1000	100	1100
5	100/2024	ಸರ್ಕಾರಿ ಮನೆ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ	100	1000	100	1100
6	100/2024	ಸರ್ಕಾರಿ ಮನೆ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ	100	1000	100	1100
7	100/2024	ಸರ್ಕಾರಿ ಮನೆ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ	100	1000	100	1100
8	100/2024	ಸರ್ಕಾರಿ ಮನೆ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ	100	1000	100	1100
9	100/2024	ಸರ್ಕಾರಿ ಮನೆ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ	100	1000	100	1100
10	100/2024	ಸರ್ಕಾರಿ ಮನೆ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ	100	1000	100	1100



ಸರ್ಕಾರಿ ಮನೆ ನಿರ್ಮಾಣ ಮತ್ತು ನಿರ್ವಹಣಾ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಪುಟ : 100/2024

ತಾರೀಖು : 15/05/2024

ಪುಟ : 1

ಪುಟ : 100/2024

ತಾರೀಖು : 15/05/2024

ಪುಟ : 1

MADHAVI R. KULKARNI
ADVOCATE

**ADD. FOR CORRESPONDENCE - "FLAT NO.14, SAIRAJ TARDE COLONY,
SINHGAD ROAD,HINGNE KHURD, PUNE 411 051 . MOBILE - 9890652819**

DATE 06/05/2022

SUPPLEMENTARY SEARCH AND TITLE REPORT

1. DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of following lands situated at Mouje **PUNAWALE** within Registration Sub-District Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation :-

A. land bearing Survey No.11 /11/1 totally admeasuring 20 Ares i.e 2000 sq.mtrs and bounded as follows:

On or towards:

East : Survey No.10
South : Survey No.11
West : Survey No.11
North : Survey No.11

B. land bearing Survey No.11 /11/2 totally admeasuring 20 Ares i.e 2000 sq.mtrs and bounded as follows:

On or towards:

East : Survey No 10/1B
South : Survey No.11/12, 11/13, 11/11/5, 11/11/6,
11/11/7, 11/11/3, 11/11/4
West : Survey No.11/11/8, 11/11/9
North : Survey No.11 /11/1

C. land bearing Survey No.11 /11/3 totally admeasuring 16 Ares i.e 1600 sq.mtrs and bounded as follows:

On or towards:

East : Survey No.10/1B
South : Survey No.18 mtr D.P Road & Survey No.12
West : Survey No.11/11/4,
North : Survey No.11 /11/2

D. land bearing Survey No.11 /11/4 totally admeasuring 15 Ares i.e 1500 sq.mtrs and bounded as follows:

On or towards:

East : Survey No.11/11/3
South : Survey No.18 mtr D.P Road & Survey No.12
West : Survey No.11/11/5,
North : Survey No.11 /11/2

E. land bearing Survey No.11 /11/5 totally admeasuring 10 Ares i.e 1000 sq.mtrs

F. land bearing Survey No.11 /11/6 totally admeasuring 10 Ares i.e 1000 sq.mtrs

G. land bearing Survey No.11 /11/7 totally admeasuring 10 Ares i.e 1000 sq.mtrs

Schedule E Property, Schedule F Property . Schedule G Property are together bounded as follows

On or towards:

East : Survey No 11/11/3,
South : Survey No 12
West : Survey No.11/13.

North : Survey No. 11 /11/2

H. land bearing Survey No.11 /11/8 totally admeasuring 15 Ares i.e 1500 sq.mtrs and bounded as follows

On or towards:

East : Survey No. 11/12, 11/11/1, 11/11/2
South : Survey No.12
West : Survey No.11/11/9,
North : Survey No. 11 /8

I. land bearing Survey No.11 /11/9 totally admeasuring 16 Ares i.e 1600 sq.mtrs and bounded as follows

On or towards:

East : Survey No. 11/11/8
South : Survey No.12
West : Survey No. 11/11/10,
North : Survey No.11 /8

J. land bearing Survey No.11/11/10 totally admeasuring 31 Ares i.e.3100 Sq.mtrs and bounded as follows -

On or towards:

East : By S.No. 11/11/9
South : By S.No.12
West : By S.No. 11/10/1
North : By S.No. 11/8

K. land bearing Survey No.11/12 totally admeasuring 31 Ares i.e 3100 sq.mtrs and bounded as follows

On or towards:

East : Land belonging to Rakhmabai Nasirdeo
South : Bandal and Sakhubai Narayan Shinde
West : Survey No.12 belonging to Shri Karithe
North : Land of Shantaram Dyanoba Bodke
Land of Shri Balasaheb Bodke

L. land bearing Survey No.11/13 totally admeasuring 33 Ares i.e 3300

Sq. Meters (11 Ares + 22 Ares) and bounded as follows -

On or towards:

East : By S.No.11/13 (part)
South : By 18 mtr. D.P. Road and S No 12
West : By S.No. 11/13 (part)
North : By S.No.11/11/2

M. land bearing Survey No.11 /10/1 totally admeasuring 41.05 Ares i.e 4105 sq.mtrs [as per 7/12 Extract 41 R i.e.4100 Sq ft (25.85 Ares (as per 7/12 Extract 25.80 R + 15.2 Ares) and bounded as follows.

On or towards:

East : Survey No 11/11/10
South : Survey No.12
West : Survey No. 11/10/2,
North : Survey No.11 /8

(Hereinafter referred to as Schedule Property)

2. DOCUMENTS PERUSED

- 1) Copy of the Search and title report dt. 03/06/2021 issued by Advocate Pandurang H.Chora.

2) Copy of Release Deed dated 30/05/2015 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.6494/2015 in respect of 5.85 Ares out of the land bearing S.No. 11/10/1 totally admeasuring 41.05 Ares.

3) Deed of Confirmation and Power of Attorney dated 11/03/2022 registered in the Office of Sub Registrar at Haveli No.24 at Sr.No.4039/2022 and 4039/2022 respectively, in respect of the land bearing Survey no.11/11/10 totally admeasuring 31 Ares and 11 Ares out of the land bearing S.No. 11/13 totally admeasuring 33 Ares

4) Non Agriculture Order bearing No. PCMC/sanad/SR/32/2015 dated 07/04/2016 issued by the Collector Pune.

5) IOD layout bearing No.BP/EC/Punawale/14/2021 dt. 30/12/2021 issued by PCMC, Pune

6) Building plan under Commencement Certificate bearing No. B.P/Punawale/40/2022 dt.05/05/2022 issued by PCMC, Pune

7) Environment Clearance bearing No.SIA/MH/MS/234187/2021 dated 12/03/2022 issued by State Level Environment Impact Assessment Authority (SE/IAA), Maharashtra state.

8) GRAS Challan dated 05/05/2022 bearing CIN No. 2300042022050592886

3. I have been informed by my client Paras Multispace LLP through its designated partners Shri Rahul Raichand Kunkulol and Shri Siddharth Raichand Kunkulol that Advocate Pandurang H.Chore has issued Title opinion dated 03/06/2021 in respect of the Schedule property In continuation of the said Title Report, I have been instructed by my client that to give my Search and Title Report in respect of the Schedule Property from 04/06/2021 till date.

4. I have perused Search and Title report dated 03/06/2021 issued by Advocate Pandurang H.Chore giving opinion to the effect that PARAS MULTISPACE LLP through Partners Mr Rahul Raichand Kunkulol and Mr Siddharth Raichand Kunkulol is absolute owner of the Property bearing Survey No.11/11/1 admeasuring 20 Ares, Survey No.11/11/2 admeasuring 20 Ares, Survey No.11/11/3 admeasuring 16 Ares, Survey No.11/11/4 admeasuring 15 Ares, Survey No.11/11/5 admeasuring 10 Ares, Survey No.11/11/6 admeasuring 10 Ares, Survey No.11/11/7 admeasuring 10 Ares, Survey No.11/11/8 admeasuring 15 Ares, Survey No.11/11/9 admeasuring 16 Ares, Survey No.11/11/4 admeasuring 17 Ares, Survey No.11/12 admeasuring 31 Ares, and area admeasuring 22 Ares out of Survey No.11/13 and area admeasuring 15.2 Ares out of Survey No.11/10/1 AND has development rights in respect of property bearing Survey No.11/11/10 admeasuring 31 Ares and Area admeasuring 11 Ares out of Survey No.11/13 and area admeasuring 25.85 Ares (25.80 Ares as per 7/12 Extract) from Survey No.11/10/1 and their title to the Schedule property is clean and marketable.

5. I am provided with Copy of Release Deed dated 30/05/2015 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.6494/2015 in respect of 5.85 Ares out of the land bearing S.No. 11/10/1 totally admeasuring 41.05 Ares. It is seen that after

execution and registration of Deed of Assignment in favour of Paras Multispace in respect of S.No 11/10/1 Punawale , by said Release Deed 30/05/2015 one of the co-owner of Survey No. 11/10/1 Kunda Takle and her daughter Ambika Takle released all their shares, rights in the said land Survey No. 11/10/1 in favour of Shri Rajendra Dnyanoba Shinde and Shri Sanjay Dnanoba Shinde. Names of Shri. Rajendra Dnyanoba Shine, Sanjay Dnyanoba Shinde and Smt. Kalawati Dnanoba Shinde are appearing as owners of to the extent of 25.85 Ares.

6. From Deed of Confirmation dated 11/03/2022 registered in the Office of Sub Registrar at Haveli No 24 at Sr.No.4038/2022, it is seen that Shri Sambhaji and Tanaji Shinde and others confirmed Deed of Assignment dt.31/12/2020 executed by Amit Residential Ventures LLP in favour of Paras Multispace LLP in respect of property bearing Survey No.11/11/10 admeasuring 31 Ares and Area admeasuring 11 Ares out of Survey No.11/13 totally admeasuring 41 Ares. Shri Sambhaji and Tanaji Shinde and others also executed Power of Attorney dt. 11/03/2022 in favour of Paras Multispace LLP registered in the Office of Sub Registrar at Haveli No.24 at Sr.No. 4039/2022

7. I am informed that project on the schedule land being carried out by PARAS MULTISPACE LLP under project name 'Rahul Downtown'. The proprietor is in process of registering Phase Project under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai,

8. By Order bearing No. PCMC/sanad/SR/32/2015 dated 07/04/2016 the Collector Pune, granted non Agriculture permission in respect of land admeasuring 5249.63 Sq.mtrs (i.e area admeasuring for 5108 sq.mtrs for residential purpose and 141.59 Sq.mtr for Commercial purpose) from land bearing Survey No 11/11/1 to 11/11/9, 11/12 and 11/13 (P). Punawale totally admeasuring 18500 Sq.mtr. I am informed that PARAS MULTISPACE LLP has applied for non Agriculture permission for additional area of remaining survey numbers as per revised sanctioned plan.

9. PARAS MULTISPACE LLP got the IOD layout bearing No.BP/EC/Punawale/14/2021 dt 30/12/2021 sanctioned from PCMC, Pune. It is seen that the Promoter got said land divided into two plots viz. Plot A admeasuring 26332.06 Sq.mtrs and Plot B admeasuring 467.91 Sq.mtrs. By Commencement Certificate bearing B.P/Punawale/40/2022 dt.05/05/2022, Pimpri Chichwad Municipal Corporation sanctioned the Building Plans in respect of land bearing Survey No 11/11/1 to 11/11/10, 11/12 (P)and 11/13(P), Punawale, Pune for plot area 36332.09 Sq.mtrs

10. The State Level Environment Impact Assessment Authority has issued Environment Clearance bearing No.SIA/MH/MIS/234187/2021 dated 12/03/2022 for the said plot admeasuring 26332.06 Sq.mtrs

11. It is seen that sanctioned layout of plot admeasuring 26332.09 Sq.mtrs consists of
(i) Building A having Ground parking floor and podium/first floor for residential area Built up (F.S.I) 372.99 Sq.mtrs and Commercial area having Ground parking floor 3 upper floors Built up (F.S.I) 3012.56 Sq.mtrs

- (i)Wing D having Ground Parking floor and 3 upper floors for residential area Built up (F.S.I) – 2611.41 Sq.mtr
- (ii)Wing E having Ground Parking floors and 25 upper floors for residential area Built up (F.S.I) – 18137.90 Sq.mtr
- (iv)Wing F having Ground Parking floors and 25 upper floors for residential area Built up (F.S.I) – 17906.67 Sq.mtr
- (v) MHADA Building having 21 floors for residential area Built up (F.S.I) – 5288.70 Sq mtr
- (vi) Proposed D P road- 1027.39 sq mtrs.
- (vii) Proposed Amenity Space -1285.23 sq mtrs

12. In Search and Title Report dt.03/06/2021 given by Adv.Pandurang H.Chore he it is stated that he has conducted computerized search in respect of schedule Property through Grass Challan dt. 28/05/2021 since 1991 to 2021. I have conducted a computerized search in respect of the Schedule Property for further period i.e from yr. 28/05/2021 till 04/05/2022 on the website www.lgrmaharashtra.gov.in regarding computerized records of Sub-Registrar offices . Haveli, Pune and Necessary search fee has been paid through GRAS Challan dated 05/05/2022 bearing CIN No. 2300042022050592886 In the said computerized search, I didn't come across any entries/transactions in respect of schedule property.

13. The designated partners of Paras Multispace LLP viz. Mr. Rahul Raichand Kunkuloi and Shri Siddharth Raichand Kunkuloi informed me they and/or Paras Multispace LLP have neither mortgaged the Schedule Property nor any encumbrance or charge has been created by him against it. He has further informed me that the Schedule Property is not subject matter of any litigation before any Court of Law. They further informed me that they have not received any notice by any Court of Law or by any Tax Authorities etc.

14. On the basis of information, computerized search and the documents produced before me as on date and in continuation of Title opinion dated 03/06/2021 issued by Advocate Pandurang H.Chore and subject to what is stated above, my opinion regarding the title to the schedule property is as under- i) Title of Paras Multispace LLP through its designated partners Mr. Rahul Raichand Kunkuloi and Shri Siddharth Raichand Kunkuloi to the Property bearing Survey No.11/11/1 admeasuring 20 Ares, Survey No 11/11/2 admeasuring 20 Ares, Survey No.11/11/3 admeasuring 16 Ares, Survey No.11/11/4 admeasuring 15 Ares, Survey No.11/11/5 admeasuring 10 Ares, Survey No.11/11/6 admeasuring 10 Ares, Survey No.11/11/7 admeasuring 10 Ares, Survey No.11/11/8 admeasuring 15 Ares, Survey No.11/11/9 admeasuring 16 Ares, Survey No.11/11/4 admeasuring 17 Ares, Survey No.11/11/12 admeasuring 31 Ares, and area admeasuring 22 Ares out of Survey No.11/11/3 and area admeasuring 15.2 Ares out of Survey No 11/11/1 as owners thereof is clean, clear and marketable
ii) Title of Shri. Tanaji Kenu Shinde and others in respect an area admeasuring 31 Ares out of land bearing Survey No 11/11/10 as owners thereof is clean, clear and marketable

- iii) Title of Shri. Sambhajo Karu Shinde and others in respect an area admeasuring 11 Ares out of land bearing Survey No.11/113 as owners thereof is clean, clear and marketable.
- iv) Title of Shri. Rajendra Dnyanoba Shime, Sanjay Dnyanoba Shinde and Smt Kalawati Dhanoba Shinde in respect an area admeasuring 25.85 Ares (as per 7/12 Extract 25.80 Ares) out of land bearing Survey No.11/10/1 as owners thereof is clean, clear and marketable.
- AND v) the right of Paras Multispace LLP through its designated partners Mr. Rahul Raichand Kunkulal and Shri Siddharth Raichand Kunkulal to develop the schedule property i.e. S.No.11/11/1 to 11/11/10, 11/12 and 11/13 totally admeasuring 26805 Sq.mtrs.(26800 Sq.mtr) situated at Village Punawale, Tal Mulshi, Dist.Pune and carry out ownership scheme thereon, is clean, clear and marketable and without any encumbrances.



Madhavi R.Kulkarni
Advocate

Housiey.com

PANDURANG H. CHORE
Advocate



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Mob. 9763093541 / 7276420703

Date :- 03/06/2021

SEARCH AND TITLE REPORT

1. DESCRIPTION OF THE PROPERTY: - All that piece and parcel of following lands situated at Mouje Punawale within Registration Sub-District Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation -

A. Land bearing **Survey No.11 /11/1 totally admeasuring 20 Acres i.e 2000 sq.mtrs** and bounded as follows:

On or towards:

East : Survey No.10
South : Survey No.11
West : Survey No.11
North : Survey No.11

{hereinafter referred to as "Schedule A Property"}

B. Land bearing **Survey No.11 /11/2 totally admeasuring 20 Acres i.e 2000 sq.mtrs** and bounded as follows:

On or towards:

East : Survey No.10/1B
South : Survey No.11/12, 11/13, 11/11/5, 11/11/6,
11/11/7, 11/11/3, 11/11/4

West : Survey No.11/11/8, 11/11/9
North : Survey No.11/11/1
{hereinafter referred to as "Schedule B Property"}

C. Land bearing **Survey No.11 /11/3 totally admeasuring 16 Acres i.e 1600 sq.mtrs** and bounded as follows:

On or towards:

East : Survey No.10/1B
South : Survey No.18 PILR D.P Road & Survey No.12
West : Survey No.11/11/4,
North : Survey No.11 /11/2



(hereinafter referred to as "Schedule C Property")

D. Land bearing Survey No.11 /11/4 totally admeasuring 15 Acres i.e 1500 sq.mtrs and bounded as follows:

On or towards:

East : Survey No.11/11/3
South : Survey No.18 mtr D.P Road & Survey No.12
West : Survey No.11/11/5,
North : Survey No.11 /11/2

(hereinafter referred to as "Schedule D Property")

E. Land bearing Survey No.11 /11/5 totally admeasuring 10 Acres i.e 1000 sq.mtre

(hereinafter referred to as "Schedule E Property")

F. Land bearing Survey No.11 /11/6 totally admeasuring 10 Acres i.e 1000 sq.mtrs

(hereinafter referred to as "Schedule F Property")

G. Land bearing Survey No.11 /11/7 totally admeasuring 10 Acres i.e 1000 sq.mtrs

(hereinafter referred to as "Schedule G Property")

Schedule-E Property, Schedule-F Property, Schedule-G Property are together bounded as follows

On or towards:

East : Survey No.11/11/3, 4
South : Survey No.12
West : Survey No.11/13,
North : Survey No.11 /11/2

H. Land bearing Survey No.11 /11/8 totally admeasuring 15 Acres i.e 1500 sq.mtrs and bounded as follows:

On or towards:

East : Survey No.11/12, 11/11/1, 11/11/2
South : Survey No.12



West : Survey No.11/11/9,
North : Survey No.11 /8
(hereinafter referred to as "Schedule H Property")

**I. Land bearing Survey No.11 /11/9 totally admeasuring 16 Ares i.e
1600 sq.mtrs and bounded as follows :**

On or towards:

East : Survey No.11/11/8
South : Survey No.12
West : Survey No.11/11/10,
North : Survey No.11 /8
(hereinafter referred to as "Schedule I Property")

**J. Land bearing Survey No.11/11/10 totally admeasuring 31 Ares i.e.
3100 Sq.mtrs and bounded as follows :**

On or towards:

East : By S.No.11/11/9
South : By S.No.12
West : By S.No.11/10/1
North : By S.No.11/8
(hereinafter referred to as "Schedule J Property")

**K. Land bearing Survey No.11/4 totally admeasuring 17 Ares i.e.1700
Sq.mtrs and bounded as follows :**

On or towards:

East : By land of Ananda Borge
South : By land of Bodke
West : By land of Dnyanoba Shinde
North : By Gaothan

(hereinafter referred to as "Schedule K Property")

**L. Land bearing Survey No.11/12 totally admeasuring 31 Ares i.e 3100
sq.mtre and bounded as follows:**

On or towards:

East : Land belonging to Rakhmabai Nasrudeu
Bandal and Selhubai Nareyan Shinde
South : Survey No.12 belonging to Shri Kamthe
West : Land of Shantaram Dyanoba Bodke
North : Land of Shri Balasahab Bodke



(hereinafter referred to as "Schedule L Property")

M. Land bearing Survey No.11/13 totally admeasuring 33 Acres i.e 3300

Sq. Meters (11 Acres +22 Acres) and bounded as follows :

On or towards:

East	:	By S.No.11/13 (part)
South	:	By 18 mtr. D.P.Road and S.No.12
West	:	By S.No.11/13 (part)
North	:	By S.No.11/11/2

(hereinafter referred to as "Schedule M Property")

N. Land bearing Survey No.11 /10/1 totally admeasuring 41.05 Acres i.e

4105 sq.mtrs (25.85 Acres + 15.2 Acres) and bounded as follows:

On or towards:

East	:	Survey No.11/11/10
South	:	Survey No.12
West	:	Survey No.11/10/2,
North	:	Survey No 11 /8

(hereinafter referred to as "Schedule N Property")

2. OWNER/ DEVELOPER OF THE SAID PLOT:

PARAS MULTISPACE LLP through Partners MR. RAJUL RAICHAND
KUNKULOL and MR. SIDDHARTH RAICHAND KUNKULOL.

3. I HAVE SEEN FOLLOWING XEROX DOCUMENTS FOR VERIFICATION OF

TITLE OF SURVEY NO.11/11-

- a. 7/12 extract for the year 1940-1941 to 1951-1952, 1953-1954 to 1964-1965-1966 to 1977-1978
- b. Mutation Entry Nos.232, 347, 519, 709, 931

4. I HAVE SEEN FOLLOWING XEROX DOCUMENTS FOR VERIFICATION OF

TITLE OF SURVEY NO.11 /11/1 ADMEASURING 20 ACRES -

- a. 7/12 extract for the year 1978-1979 to 1986-1987, 1988-1989 to 1990-1991, 1992-1993 to 1999-2000, 2000-2001 to 2009-2010, 2010-2011 to 2014-2015, 2016 to 2019 as on date 02.06.2021.
- b. Mutation Entry Nos. 1028,1216 2174, 3023 (cancelled), 3020(cancelled),3538, 2174, 2956, 3559, 3564, 3929, 4004, 4605.
- c. Sale Deed dated 14thSeptember 2011 registered in the Office of Sub-Registrar at Havelli No.13 at Sr. No.7833/2011.



- p. Shri. Rajendra Dnyanoba Shinde, Sou. Mangal Rajendra Shinde, Shri. Amar Rajendra Shinde, Shri. Ashish Rajendra Shinde, Shri. Sanjay Dnyanoba Shinde, Sou. Sushama Sanjay Shinde and Smt. Kalavati Dnyanoba Shinde by Development Agreement dt. 21.5.2012 granted Development rights in respect of a portion owned by them admeasuring 20 Are out of S. No. 11, Hissa No. 10/1 totally admeasuring 41 Are to Amit Homemakers LLP. They also executed Power of Attorney dt. 21.5.2012 in favour Amit Homemakers LLP to do various things, deeds for purpose of development and construction and complete the scheme. The said Development Agreement and Power of Attorney are registered at the Office of Sub Registrar Haveli -9, Pune at Serial Nos. 4442/2012 and 4443/2012 respectively.
- q. Kunda Ganpat Takale alias Kunda Dnyanoba Shinde with consent of her Daughter Miss Ambika Ganpat Takle by Development Agreement dt. 6/7/2012 granted Development rights of her share admeasuring 5.85 Are out of S. No. 11, Hissa No. 10/1 totally admeasuring 41 Are to Amit Homemakers LLP. They also executed Power of Attorney dt. 6/7/2012 in favour of Amit Homemakers LLP to do various things, deeds for purpose of development and construction and complete the scheme. The said Development Agreement and Power of Attorney are registered at the Office of Sub Registrar Haveli -9, Pune at Serial Nos. 5803/2012 and 5804/2012 respectively.
- r. By Deed of Assignment dated 15/05/2014 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.4500/2014. Amit Homemakers LLP, with consent of Shri. Rajendra Dayanoba Shinde, Sou Mangal Rajendra Shinde, Shri. Amar Rajendra Shinde, Shri. Ashish Rajendra Shinde, Shri. Sanjay Dnyanoba Shinde. Sou. Sushama Sanjay Shinde and Smt. Kalavati Dnyanoba Shinde, Kunda Dnyanoba Shinde and Miss Ambika Ganpat Takle through their Constituted Attorney assigned all its rights in Land admeasuring 25.85 Ares at Survey No.11 Hissa No.10/1 to Paras Multispace LLP through its partner Siddharth Raichand Kulkulol.

28.

SEARCH / VERIFICATION :-

- a. I have conducted computerised Search in respect of the property described in para No.1 above for the period 1991 to 2021 on the website www.ignmaharashtra.gov.in and it appears that there is no encumbrance or any charge in respect of the mentioned in para 1 as on that date. Necessary fees have been paid through GRAS Challan dated 28/05/2021 bearing GRN No. MH(H01598968202122E) for conducting the said search.
- b. During the said Index 2 search I however came across notice of Lispendese registered on 15/01/2014 registered in Haveli No.15 at



Sr.No.360/2014 regarding pendency of Special Suit bearing Spl.Civil Suit No.391/2011 in Civil Court Pune regarding property at S.No.10 and 11. Punawale. I have not been supplied with case papers of the abovesaid suit. My client i.e. partners of Paras Multipspace informed us that Spl.Civil Suit No.391/2011 was filed by Nilesh Kanade Group against Aroit Enterprises and Paras Multipspace is not party to the said suit and the said suit has been Compromised and now there is not dispute between them. Case status of the said suit on e-Courts official website of the District Courts it shows that "case disposed" and order not uploaded by concerned Court.

c. During the said Index 2 search I also came across notice of lis-pendese registered on 07/08/2014 registered in Haveli No.15 at Sr.No.5712/2014 regarding pendency of Suit bearing Reg. Civil Suit No.6112/2012 in Civil Court Pune filed by plaintiff Sou Sindhubai Sahebrao Gaikwad and others against Shri Dattatray Raghun Baudal and others wherein S.No.11/12, Punawale is one of the suit properties. I have gone through online copy of the said notice of lispendense on website www.ignmaharashtra.gov.in. It is seen that copy of plaint dt.23/08/2012 and amended plaint dt. 24/03/2014 have been attached to the said notice of lispendense. From the averment of plaint and amendment plaint it is seen that though the S.No.11/12, Punawale is mentioned in para no.1 B of the plaint, all the averments of the plaint are regarding land bearing S.No.98 at Village Jambhe i.e.Para No. 1A of the plaint. Further it is seen that Plaintiffs have challenged only one Release Deed dt.30/08/2004 registered at Doc No.4987/2004 and also prayed for setting aside Release deed mentioned in the plaint i.e. Release Deed dt.30/08/2004 registered at 4987/2004. However I have been supplied with copy of Release Deed dated 23/02/2000 registered in the Office of Sub Registrar at Mulshi at Sr.No.1044/2000 from which it appears that before 2004 Sindhubai Sahebrao Gaikwad and heirs of Nababai Sahe i.e.Plaintiffs had already executed Release Deed dated 23/02/2000 registered in the Office of Sub Registrar at Mulshi at Sr.No.1044/2000 releasing all their rights in land at Survey No.11 Hissa No. 12 in favour of Dattatray Raghun Baudal and others which has not been challenged the plaintiff. In pursuance of said Release deed dt. 23/02/2000 (which not subject matter of the said suit) names of Sindhubai Sahebrao Gaikwad and Nababai Sahe had deleted from 7/12 extract of S.No.11/12 by Mutation Entry no. 2128 dated 21/07/2000. So also from the said copy of plaint and amendment plaint, it is seen that the plaintiffs have not specifically challenged subsequent registered documents in respect of

S.No.11/12 and subsequent transferees have also not been made party to the suit. My client i.e. partners of Paras Multispace informed us that they have till date have not received any notice of the suit. In these circumstances my prima facie I am of the opinion that the plaintiff has no merit as far as S.No.11/12, Punawale, Pune. Case status of the said suit on e-Courts official website of the District Courts it shows that it is part heard matter and no order of injunction or stay has been passed in this matter. However this opinion is subject to the final decision of the said suit.

d. Rahul Raichand Kunkulol and Siddharth Raichand Kunkulol, as Partners of the Partnership Firms Paras Multispace LLP, have stated that Paras Multispace LLP, has neither mortgaged the Property described in para No.1 above nor created any encumbrance or charge in any manner against the same and there is no any other litigation pending in any Court of Law in respect of the said property.

29.

OPINION:-

On the basis of search and the documents produced before me and documents inspected, as on date, subject to what is stated above, I am of the opinion that **PARAS MULTISPACE LLP through Partners MR. RAHUL RAICHAND KUNKULOL AND MR. SIDDHARTH RAICHAND KUNKULOL** is absolute owner of the Property bearing Survey No.11/11/1 admeasuring 20 Ares, Survey No.11/11/2 admeasuring 20 Ares, Survey No.11/11/3 admeasuring 16 Ares, Survey No.11/11/4 admeasuring 15 Ares, Survey No.11/11/5 admeasuring 10 Ares, Survey No.11/11/6 admeasuring 10 Ares, Survey No.11/11/7 admeasuring 10 Ares, Survey No.11/11/8 admeasuring 15 Ares, Survey No.11/11/9 admeasuring 16 Ares, Survey No.11/4 admeasuring 17 Ares, Survey No.11/12 admeasuring 31 Ares, area admeasuring 15.2 Ares out of Survey No.11/10/1 totally admeasuring 41.05 Ares, area admeasuring 22 Ares out of Survey No.11/13 totally admeasuring 33 Ares AND has development rights in respect of property bearing Survey No.11/11/10 admeasuring 31 Ares and Area admeasuring 11 Ares out of Survey No.11/13 totally admeasuring 33 Ares and area admeasuring 25.85 Ares from Survey No.11/10/1 totally admeasuring 41.05 Ares and its title to the said property is clean and marketable.



PUNE

DATE: 03/06/2021



ADVOCATE



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