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Date : 28th February, 2025

FORMAT — A
(Circular No.:-28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to immovable property totally admeasuring about 3006 Sq. Mtrs., out of that area admeasuring about 161 Sq. Mtrs., for Road widening, remaining area admeasuring about 2845 Sq. Mtrs., bearing Survey No. 40/4, 40/5, 40/6A and 40/6B situated at Village Tathawade, Taluka Mulshi, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation (hereinafter referred to as the 'The Said Property');

I have investigated the title of the said plot on the request of **NP LIFESPACES** a registered Partnership firm through its Partner having its office at Survey No. 40/4, Near Millennium Atlas, Ram Nagar, Tathawade, Pune 411033 and following documents i.e.:-

1) **Description of the property-**

Land property totally admeasuring about 3006 Sq. Mtrs., out of that area admeasuring about 161 Sq. Mtrs., for Road widening, remaining area admeasuring about 2845 Sq. Mtrs., bearing Survey No. 40/4, 40/5, 40/6A and 40/6B situated at Village Tathawade, Taluka Mulshi, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation;



2) The documents of allotment of plot.

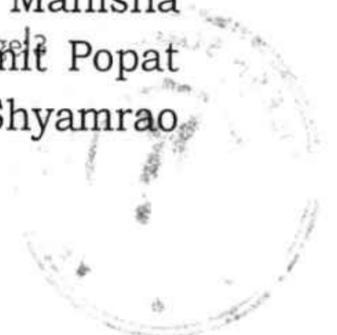
Documents Scrutinized by Adv. Dinesh Ghadge as per his Legal Title Report dated 28/05/2024:

- i) Adv. Dinesh Ghadge has taken the search from Sub-Register office Haveli No. 5 and 24 for above mentioned property from the year of 1994 to 2024 of the record maintained the office of Sub- Registrar office Haveli. However data for the year 1995 to 2002 are not available online.
- ii) Survey No. 40/4 - Sale Deed dated 14.05.2012, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 4848/2012 by Smt. Tanabai Jaywant Pawar, Mr. Dattatrya Jaywant Pawar, Mr. Anil Jaywant Pawar, Mrs. Pushpa Jaywant Pawar alias Mrs. Pushpa Shanataram Bodke, Mrs. Surekha Dattatrya Pawar, Mr. Baban Parashram Pawar, Mr. Mahesh Bhika Pawar, Mr. Umesh Bhika Pawar, Smt. Mangala Bhika Pawar, Mr. Sharad Baban Pawar and Mr. Suresh Baban Pawar in favour of Mr. Fakkad Ramchandra Pawar.
- iii) Development Agreement dated 09.10.2023, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 21450/2023 by Mr. Fakkad Ramchandra Pawar, Mr. Subhash Fakkad Pawar & Mr. Raju Fakkad Pawar in favour of M/s. NP Lifespaces.
- iv) Power of Attorney dated 09.10.2023, which is duly registered in the office of Sub Registrar Haveli No.5, at Serial No. 21451/2023 by Mr. Fakkad Ramchandra Pawar & others in favour of M/s. NP Lifespaces.
- v) Development Agreement dated 09.10.2023, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 21452/2023 by Mr. Fakkad Ramchandra Pawar and others in favour of M/s. NP Lifespaces.
- vi) Power of Attorney dated 09.10.2023, which is duly registered in the office of Sub Registrar Haveli No.5, at Serial No. 21453/2023 by Mr. Fakkad Ramchandra Pawar and others in favour of M/s. NP Lifespaces.
- vii) Survey No.40/5 - Partition Deed dated 30.01.2014, which is duly registered in the office of Sub Registrar Haveli No.



17, at Serial No. 760/2014 between Mr. Subhash Pawar & others.

- viii) Release Deed dated 30.01.2014, which is duly registered in the office of Sub Registrar Haveli No.17, at Serial No.761/2014 by Mr. Nilesh Hiranman Shinde, Mr. Yogesh Hiranman Shinde, Mrs. Neelam Sachin Korade in favour of Mr.Subhash Sitaram Pawar, Mr. Chandrashekhar Sitaram Pawar.
- ix) Development Agreement dated 14.12.2021, which is duly registered in the office of Sub Registrar Haveli No.26, at Serial No.17732/2021 by Mr.Subhash Sitaram Pawar, Mr.Chandrashekhar Sitaram Pawar, Mr. Maruti Rama Pawar, Mr. Devidas Maruti Pawar and Mr. Rohidas Maruti Pawar in favour of M/s. N. P. Venture.
- x) Power of Attorney dated 14.12.2021, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 17733/2021 by Mr. Subhash Sitaram Pawar & others in favour of M/s. N. P. Venture.
- xi) Development Agreement dated 23.12.2021, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 18339/2021 by Mr. Maruti Balu Pawar, Mr. Yuvraj Dhanaji Pawar, Mr. Vishal Zabbulal Pawar and Mr. Pritesh Zabbulal Pawar in favour of M/s. N. P. Venture.
- xii) Power of Attorney dated 23.12.2021, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No.18340/2021 by Mr. Maruti Balu Pawar, Mr.Yuvraj Dhanaji Pawar, Mr.Vishal Zabbulal Pawar and Mr. Pritesh Zabbulal Pawar in favour of M/s. N.P. Venture.
- xiii) Development Agreement dated 25.08.2023, which is duly registered in the office of Sub Registrar Haveli No.5, at Serial No.17909/2023 by Mr. Maruti Balu Pawar, Mr. Yuvraj Dhanaji Pawar, Mr. Vishal Zabbulal Pawar and Mr. Pritesh Zabbulal Pawar with consent of M/s. N. P. Venture in favour of M/s. NP Lifespaces.
- xiv) Power of Attorney dated 25.08.2023, which is duly registered in the office of Sub Registrar Haveli No.5, at Serial No.17910/2023 by Mr. Maruti Balu Pawar & others in favour of M/s. NP Lifespaces.
- xv) Development Agreement dated 29.12.2023, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 27565/2023 by Mr. Papan Hiranman Pawar, Mr. Dipak Hiranman Pawar, Mrs. Shankuntala Hiranman Pawar, Mrs. Manisha Sambhaji Pawar, Mr. Vikas Sambhaji Pawar, Mr. Sumit Popat Bodke, Mrs. Anita Amol Mokashi, Mrs. Rekha Shyamrao

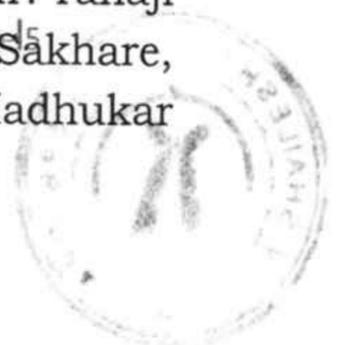


Bhalekar, Mrs. Smita Popat Bodke, Mrs. Supriya Ramnath Garade alias Supriya Popat Bodke and Mrs. Kamal Somaji Bhalekar in favour of M/s. NP Lifespaces.

- xvi) Power of Attorney dated 29.12.2023, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 27566/2023 by Mr. Papan Hiranman Pawar & others in favour of M/s. NP Lifespaces.
- xvii) Power of Attorney dated 09.10.2023, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 21437/2023 by Mr. Khandu Tulshiram Pawar and others in favour of Mr. Fakkad Ramchandra Pawar, Mr. Subhash Fakkad Pawar, Mr. Raju Fakkad Pawar.
- xviii) Development Agreement dated 18.12.2023, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 26511/2023 by Mr. Shivram Haribhau Pawar, Mr. Bajirao Haribhau Pawar, Mrs. Vaslyabai Gulab Dongare, Mrs. Hirabai Jaidev Hagvane, Mrs. Ashabai Shivram Pawar, Mr. Ashish Shivram Pawar, Mr. Ganesh Shivram Pawar, Mrs. Priyanka Pandurang Waghare, Mrs. Shankuntala Bajirao Pawar, Mr. Rushikesh Bajirao Pawar and Mr. Rutik Bajirao Pawar in favour of M/s. NP Lifespaces.
- xix) Power of Attorney dated 18.12.2023, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 26512/2023 by Mr. Shivram Haribhau Pawar & others in favour of M/s. NP Lifespaces.
- xx) Development Agreement dated 26.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 7019/2024 by Mr. Subhash Sitaram Pawar and others in favour of M/s. NP Lifespaces.
- xxi) Power of Attorney dated 26.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 7020/2024 by Mr. Subhash Sitaram Pawar and others in favour of M/s. NP Lifespaces.
- xxii) Survey No. 40/6A and Survey No. 40/6B - Sale Deed dated 16.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12671/2011 by Mr. Rambhau Dhondiba Pawar with consent of Mrs. Shalan Sudam Bhase, Mr. Hanumant Rambhau Pawar, Mr. Tanaji Rambhau Pawar, Mrs. Ranjana Balasaheb Sakhare, Mrs. Shantabai Maruti Kotwal, Mrs. Kantabai Madhukar Wanjale and Mrs. Anjana Dilip Mule in favour of ^{Page 14} Mr. Bhanudas Arjun Bamne and Mr. Santosh Bajirao Falke.



- xxiii) Sale Deed dated 16.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12672/2011 by Mr. Rambhau Dhondiba Pawar with consent of Mrs. Shalan Sudam Bhase, Mr. Hanumant Rambhau Pawar, Mr. Tanaji Rambhau Pawar, Mrs. Ranjana Balasaheb Sakhare, Mrs. Shantabai Maruti Kotwal, Mrs. Kantabai Madhukar Wanjale and Mrs. Anjana Dilip Mule in favour of Mr. Pramod Anandrao Bhise and Mr. Satish Baban Kumbhar.
- xxiv) Sale Deed dated 16.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12673/2011 by Mr. Rambhau Dhondiba Pawar with consent of Mrs. Shalan Sudam Bhase, Mr. Hanumant Rambhau Pawar, Mr. Tanaji Rambhau Pawar, Mrs. Ranjana Balasaheb Sakhare, Mrs. Shantabai Maruti Kotwal, Mrs. Kantabai Madhukar Wanjale and Mrs. Anjana Dilip Mule in favour of Mr. Rohan Bajirao Tambe.
- xxv) Sale Deed dated 16.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12674/2011 by Mr. Rambhau Dhondiba Pawar with consent of Mrs. Shalan Sudam Bhase, Mr. Hanumant Rambhau Pawar, Mr. Tanaji Rambhau Pawar, Mrs. Ranjana Balasaheb Sakhare, Mrs. Shantabai Maruti Kotwal, Mrs. Kantabai Madhukar Wanjale and Mrs. Anjana Dilip Mule in favour of Mr. Vijaykumar Sadashiv Bhoi and Mrs. Savita Vijaykumar Bhoi.
- xxvi) Sale Deed dated 16.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12675/2011 by Mr. Rambhau Dhondiba Pawar with consent of Mrs. Shalan Sudam Bhase, Mr. Hanumant Rambhau Pawar, Mr. Tanaji Rambhau Pawar, Mrs. Ranjana Balasaheb Sakhare, Mrs. Shantabai Maruti Kotwal, Mrs. Kantabai Madhukar Wanjale and Mrs. Anjana Dilip Mule in favour of Mrs. Daivshala Dhulaji Kolekar.
- xxvii) Sale Deed dated 16.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12676/2011 by Mr. Rambhau Dhondiba Pawar with consent of Mrs. Shalan Sudam Bhase, Mr. Hanumant Rambhau Pawar, Mr. Tanaji Rambhau Pawar, Mrs. Ranjana Balasaheb Sakhare, Mrs. Shantabai Maruti Kotwal, Mrs. Kantabai Madhukar Wanjale and Mrs. Anjana Dilip Mule in favour of Mr. Goraksha Motiram Barate.
- xxviii) Sale Deed dated 16.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12670/2011 by Mr. Rambhau Dhondiba Pawar with consent of Mrs. Shalan Sudam Bhase, Mr. Hanumant Rambhau Pawar, Mr. Tanaji Rambhau Pawar, Mrs. Ranjana Balasaheb Sakhare, Mrs. Shantabai Maruti Kotwal, Mrs. Kantabai Madhukar

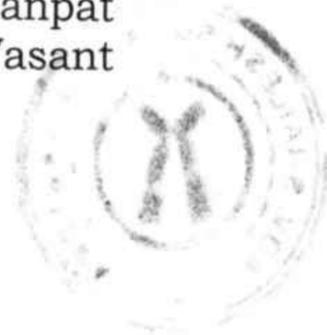


Wanjale and Mrs. Anjana Dilip Mule in favour of Mr. Milind Pandharinath Sawant.

- xxix) Sale Deed dated 16.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12757/2011 by Mr. Rambhau Dhondiba Pawar with consent of Mrs. Shalan Sudam Bhase, Mr. Hanumant Rambhau Pawar, Mr. Tanaji Rambhau Pawar, Mrs. Ranjana Balasaheb Sakhare, Mrs. Shantabai Maruti Kotwal, Mrs. Kantabai Madhukar Wanjale and Mrs. Anjana Dilip Mule in favour of Mr. Prashant Nanda Talekar.
- xxx) Sale Deed dated 16.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12758/2011 by Mr. Rambhau Dhondiba Pawar with consent of Mrs. Shalan Sudam Bhase, Mr. Hanumant Rambhau Pawar, Mr. Tanaji Rambhau Pawar, Mrs. Ranjana Balasaheb Sakhare, Mrs. Shantabai Maruti Kotwal, Mrs. Kantabai Madhukar Wanjale and Mrs. Anjana Dilip Mule in favour of Mr. Shivram Ramnarayan Sharma and Mr. Gopal Ramnarayan Sharma and Mr. Nandkishor Ramnarayan Sharma.
- xxxii) Sale Deed dated 16.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12759/2011 by Mr. Rambhau Dhondiba Pawar with consent of Mrs. Shalan Sudam Bhase, Mr. Hanumant Rambhau Pawar, Mr. Tanaji Rambhau Pawar, Mrs. Ranjana Balasaheb Sakhare, Mrs. Shantabai Maruti Kotwal, Mrs. Kantabai Madhukar Wanjale and Mrs. Anjana Dilip Mule in favour of Mr. Manoj Mohan Jadhav.
- xxxiii) Sale Deed dated 16.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12760/2011 by Mr. Rambhau Dhondiba Pawar with consent of Mrs. Shalan Sudam Bhase, Mr. Hanumant Rambhau Pawar, Mr. Tanaji Rambhau Pawar, Mrs. Ranjana Balasaheb Sakhare, Mrs. Shantabai Maruti Kotwal, Mrs. Kantabai Madhukar Wanjale and Mrs. Anjana Dilip Mule in favour of Mr. Chandrakant Ganpat Jadhav.
- xxxiiii) Sale Deed dated 16.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12761/2011 by Mr. Rambhau Dhondiba Pawar with consent of Mrs. Shalan Sudam Bhase, Mr. Hanumant Rambhau Pawar, Mr. Tanaji Rambhau Pawar, Mrs. Ranjana Balasaheb Sakhare, Mrs. Shantabai Maruti Kotwal, Mrs. Kantabai Madhukar Wanjale and Mrs. Anjana Dilip Mule in favour of Mr. Pramod Vasant Jadhav.
- xxxv) Consent Deed dated 01.12.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 13258/2011 by Mr. Sambhaji Rambhau Pawar in favour of Mr. Milind Pandharinath Sawant & others.



- xxxv) Sale Deed dated 29.02.2012, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 2151/2012 by Mr. Shivram Ramnarayan Sharma and Mr. Gopal Ramnarayan Sharma and Mr. Nandkishor Ramnarayan Sharma Mulein favour of Mrs. Hema Ekraj Joshi.
- xxxvi) Agreement to Sale 08.10.2013, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6277/2013 by Mr. Milind Pandharinath Sawant in favour of Mr. Ravikumar Gopichand Suryawanshi.
- xxxvii) Correction Deed dated 10.03.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 1665/2014 by Mr. Milind Pandharinath Sawant in favour of Mr. Ravikumar Gopichand Suryawanshi.
- xxxviii) Sale Deed dated 05.03.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 1666/2014 by Mr. Milind Pandharinath Sawant in favour of Mr. Ravikumar Gopichand Suryawanshi.
- xxxix) Mortgage Deed dated 09.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 1842/2014 by Mr. Vijaykumar Sadashiv Bhoi and Mrs. Savita Vijaykumar Bhoi in favour of Rajaram Bapu Sahakari Bank Ltd.
- xl) Sale Deed dated 12.03.2015, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 1576/2015 by Mr. Rambhau Pawar & others in favour of Mr. Vijaykumar Bhoi.
- xli) Development Agreement dated 24.01.2023, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 1815/2023 by Mrs. Hema Ekraj Joshi and Mr. Rohan Bajirao Tambe with consent of Mr. Ekraj Jairaj Joshi and Mrs. Bajirao Tukaram Tambe in favour of M/s. NP Lifespaces.
- xlii) Power of Attorney dated 24.01.2023, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 1816/2023 by Mrs. Hema Ekraj Joshi and others in favour of M/s. NP Lifespaces.
- xliii) Development Agreement dated 24.01.2023, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 1817/2023 by Mr. Vijaykumar Sadashiv Bhoi, Mrs. Savita Vijaykumar Bhoi, Mr. Ravikumar Gopichand Suryawashi, Mr. Prashant Nanda alias Manda Talekar, Mr. Bhanudas Arjun Bamne and Mr. Santosh Bajirao Falke with consent of Mrs. Deepa Ravikumar Suryawashi, Mrs. Prachi Prashant Talekar and Mrs. Sarita Santosh Falke in favour of M/s. NP Lifespaces.
- xliv) Power of Attorney dated 24.01.2023, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 1818/2023 by Mr. Vijaykumar Sadashiv Bhoi & others in favour of M/s. NP Lifespaces.
- xlv) Development Agreement dated 23.11.2022, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 20694/2022 by Mr. Chandrakant Ganpat Jadhav, Mr. Manoj Mohan Jadhav and Mr. Pramod Vasant



Jadhav with consent of Mr.Vinod Vasant Jadhav, Mrs. Vishakha Vinod Jadhav, Miss Shruti Vinod Jadhav, Mrs. Pradnya Pramod Jadhav, Miss Rashika Pramod Jadhav, Mrs.Sushma Chandrakant Jadhav, Mr.Abhishek Chandrakant Jadhav, Miss Shreya Chandrakant Jadhav and Mrs. Pravina Manoj Jadhav in favour of M/s. NP Lifespaces.

- xlvi) Power of Attorney dated 23.11.2022, which is duly registered in the office of Sub Registrar Haveli No.24, at Serial No. 20695/2022 by Mr.Chandrakant Ganpat Jadhav & others in favour of M/s. NP Lifespaces.
- xlvi) Development Agreement dated 23.11.2022, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 20673/2022 by Mr. Goraksha Motiram Barate, Mrs. Daivshala Ghulaji Kolekar, Mr.Satish Baban Kumbhar and Mr. Pramod Anandrao Bhise with consent of Mrs. Sangita Goraksha Barate, Mr. Ghulaji Ravsaheb Kolekar, Mrs. Sarika Satish Kumbhar, Miss.Sejal Satish Kumbhar and Mrs.Gauri Pramod Bhise in favour of M/s. NP Lifespaces.
- xlvi) Power of Attorney dated 23.11.2022, which is duly registered in the office of Sub Registrar Haveli No.24, at Serial No.20674/2022 by Mr.Goraksha Motiram Barate & others in favour of M/s. NP Lifespaces.
- xlvi) Other Related Documents;
1) Xerox copy of Index II & Registration receipt of above mentioned registered Documents.

3) Property card issued by Talathi dated 06/12/2024.

4) Search report for more than 30 years from 1934 till 2024. (Previous Title Report given by 7 Legal Solution & Advisory LLP through Adv. Ashwini Chawan as per his Legal Title Report dated 05/07/2024). I am given this title report on the basis of Legal Title Report given by Adv. Dinesh Ghadge.

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, **NP LIFESPACES** a registered Partnership firm through its Partner having its office at Survey No. 40/4, Near Millennium Atlas, Ram Nagar, Tathawade, Pune 411033 have right to develop the said land by way of Registered Development Agreement and Power of Attorney **from the persons mentioned in Annexure I** are the owners and possessors of the

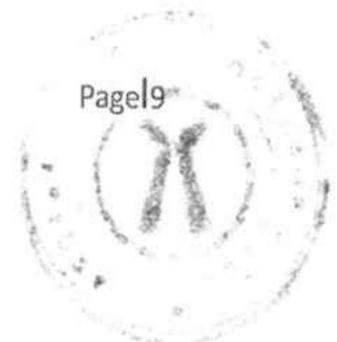


said property, the title of the said property is clear, marketable and without any encumbrances.

Owners of the land-

Land property totally admeasuring about 3006 Sq. Mtrs., out of that area admeasuring about 161 Sq. Mtrs., for Road widening, remaining area admeasuring about 2845 Sq. Mtrs., bearing Survey No. 40/4, 40/5, 40/6A and 40/6B **(As per Annexure I)** situated at Village Tathawade, Taluka Mulshi, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation.

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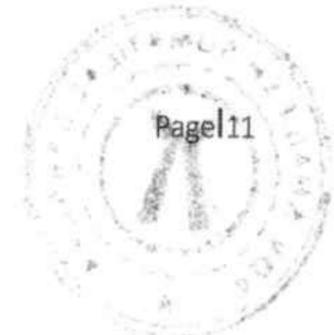


Annexure I

Sr No.	Name of the Person	Land owner/Consenting Party(As per Development Agreement)	Survey No	Doc No.	Area (Sq Mts)	Area Sharing/ Revenue Sharing
1	Fakkad Ramchandra Pawar	Land owner	40/4	21450/2023	500	Area
2	Subhash Fakkad Pawar	Land owner	40/4	21450/2023		Area
3	Raju Fakkad Pawar	Land owner	40/4	21450/2023		Area
4	Fakkad Ramchandra Pawar (As per 7/12)	Land owner	40/4	21452/2023	200	Area
5	Khandu Tulshiram Pawar	Land owner	40/5	21452/2023	233	Area
6	Dnyanoba Chimaji Pawar	Land owner	40/5	21452/2023		Area
7	Vishwanath Chimaji Pawar	Land owner	40/5	21452/2023		Area
8	Maruti Balu Pawar	Land owner	40/5	17909/2023	58	Revenue
9	Yuvraj Dhanaji Pawar	Land owner	40/5	17909/2023		Revenue
10	Vishal Zabbulal Pawar	Land owner	40/5	17909/2023		Revenue
11	Pritesh Zabbulal Pawar	Land owner	40/5	17909/2023		Revenue
12	Shivram Haribhau Pawar	Land owner	40/5	26511/2023	58	Area
13	Bajirao Haribhau Pawar	Land owner	40/5	26511/2023		Area
14	Vatsalabai Gulab Dongare	Land owner	40/5	26511/2023		Area
15	Hirabai Jaidev Haghane	Land owner	40/5	26511/2023		Area
16	Ashabai Shivram Pawar	Land owner	40/5	26511/2023		Area
17	Ashish Shivram Pawar	Land owner	40/5	26511/2023		Area
18	Ganesh Shivram Pawar	Land owner	40/5	26511/2023		Area
19	Priyanka Pandurang Waghare	Land owner	40/5	26511/2023		Area
20	Shakuntala Bajirao Pawar	Land owner	40/5	26511/2023		Area



Sr No.	Name of the Person	Land owner/Consenting Party(As per Development Agreement)	Survey No	Doc No.	Area (Sq Mts)	Area Sharing/ Revenue Sharing
21	Rushikesh Bajirao Pawar	Land owner	40/5	26511/2023		Area
22	Rutik Bajirao Pawar	Land owner	40/5	26511/2023		Area
23	Papan Hiranman Pawar	Land owner	40/5	27565/2023	58	Area
24	Dipak Hiranman Pawar	Land owner	40/5	27565/2023		Area
25	Shakuntala Hiranman Pawar	Land owner	40/5	27565/2023		Area
26	Manisha Sambhaji Pawar	Land owner	40/5	27565/2023		Area
27	Vikas Sambhaji Pawar	Land owner	40/5	27565/2023		Area
28	Sumit Popat Bodke	Land owner	40/5	27565/2023		Area
29	Anita Amol Mokashi	Land owner	40/5	27565/2023		Area
30	Rekha Shamrav Bhalekar	Land owner	40/5	27565/2023		Area
31	Smita Popat Bodake	Land owner	40/5	27565/2023		Area
32	Supriya Ramnath Garade	Land owner	40/5	27565/2023		Area
33	Kamal Somaji Bhalekar	Land owner	40/5	27565/2023		Area
34	Lalita Subhash Pawar Legal Heir of Subhash Sitaram Pawar	Land owner	40/5	7019/2024	291	Revenue
35	Nagesh Subhash Pawar Legal Heir of Subhash Sitaram Pawar	Land owner	40/5	7019/2024		Revenue
36	Rajesh Subhash Pawar Legal Heir of Subhash Sitaram Pawar	Land owner	40/5	7019/2024		Revenue
37	Chandrashekhar Sitaram Pawar	Land owner	40/5	7019/2024		Revenue
38	Maruti R Pawar	Land owner	40/5	7019/2024		Area
39	Devidas Maruti Pawar	Land owner	40/5	7019/2024		Area
40	Rohidas Maruti Pawar	Land owner	40/5	7019/2024		Area



Sr No.	Name of the Person	Land owner/Consenting Party(As per Development Agreement)	Survey No	Doc No.	Area (Sq Mts)	Area Sharing/ Revenue Sharing
41	Goraksha Motiram Barhate	Land owner	40/6A & 40/6 B	20673/2022	324	Area
42	Daivashala Dhulaji Kolekar	Land owner	40/6 A & 40/6 B	20673/2022		Area
43	Dhulaji Kolekar	Consenting Party jointly owing flat with Daivashala Dhulaji Kolekar	40/6 A & 40/6 B	20673/2022		Area
44	Satish Baban Kumbhar	Land owner	40/6 A & 40/6 B	20673/2022		Area
45	Pramod Anandrao Bhise	Land owner	40/6 A & 40/6 B	20673/2022		Area
46	Chandrakant Ganpat Jadhav	Land owner	40/6 A & 40/6 B	20694/2022	355	Area
47	Sushma Chandrakant Jadhav	Consenting Party jointly owing flat with Chandrakant Ganpat Jadhav	40/6 A & 40/6 B	20694/2022		Area
48	Manoj Mohan Jadhav	Land owner	40/6 A & 40/6 B	20694/2022		Area
49	Pramod Vasant Jadhav	Land owner	40/6 A & 40/6 B	20694/2022		Area
50	Vinod Vasant Jadhav	Consenting Party having Area Share	40/6 A & 40/6 B	20694/2022		Area
51	Vishakha Vinod Jadhav	Consenting Party jointly owing flat with Vinod Vasant Jadhav	40/6 A & 40/6 B	20694/2022		Area
52	Hema Ekraj Joshi	Land owner	40/6 A & 40/6 B	1815/2023	468	Area
53	Bajirao Tukaram Tambe	Consenting Party having Area Share	40/6 A & 40/6 B	1815/2023		Area
54	Rohan Bajirao Tambe	Land owner	40/6 A & 40/6 B	1815/2023		Area
55	Vijaykumar Sadashiv Bhoi	Land owner	40/6 A & 40/6 B	1817/2023	461	Area
56	Savita Vijaykumar Bhoi	Land owner	40/6 A & 40/6 B	1817/2023		Area
57	Ravikumar Gopichand Suryavanshi	Land owner	40/6 A & 40/6 B	1817/2023		Area
58	Prashant Talekar	Land owner	40/6 A & 40/6 B	1817/2023		Area
59	Bhanudas Arjun Bamne	Land owner	40/6 A & 40/6 B	1817/2023		Revenue
60	Santosh Bajirao Phalke	Land owner	40/6 A & 40/6 B	1817/2023		Area





SHAILESH SUMATILAL SABADRA

Advocate

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FORMAT- A
(Circular No.:-28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 Extract of as per **Annexure I** above of the title report
2. Mutation Entry No. 5747, 6014, 7481, 7773, 5767, 5768, 5764, 5759, 5763, 5761, 5766, 5765, 5769, 5760, 5758, 5762.
3. Search report for more than 30 years from 1934 till 2024 taken from sub-Registrar Office at Haveli. I am given this title report on the basis of Legal Title Report given by 7 Legal Solution & Advisory LLP through Adv. Ashwini Chawan.
4. Any other relevant title- No
5. Litigations if any- No Litigation.
6. In case of S. No 40/5, As per POA Document No. 21437/2023, Fakkad Pawar has given one time consideration to the original land owners i.e., Khandu Tulshiram Pawar, Dnyanoba Chimaji Pawar and Vishwanath Chimaji Pawar. Fakkad Pawar and Others have executed Development Agreement vide Doc No. 21452/23 in the capacity of POA Holder of original landowners i.e., Khandu Tulshiram Pawar, Dnyanoba Chimaji Pawar and Vishwanath Chimaji Pawar with NP Lifespaces.

Date- 28th February, 2025



Shailesh Sabadra
Advocate.

4) Qualifying comments - Nil

3/- The report reflecting the flow of the title of the Owners on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 28th February, 2025



Shailesh Sabadra
Advocate.

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