

**SEARCH & TITLE VERIFICATION REPORT**

M/S. KRISHNA ICON SKYSCRAPER L.L.P. OF PUNE HAS REQUESTED ME TO ISSUE SEARCH AND TITLE REPORT OF THE TITLE OF MR. SHARAD S. KOKATE TO THE LAND ADMEASURING 0 H. 60 ARES OUT OF LAND BEARING S. NO. 173/1/1A, WAKAD, TAL. MULSHI, DISTRICT PUNE TOTALLY ADMEASURING 2 H. 30.9 ARES, HEREINAFTER REFERRED TO AS THE SAID LAND.

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 1931-32 UPTO 2020-21 AS MENTIONED HEREINAFTER. THE 7/12 EXTRACT FOR THE PERIOD 1965 - 1990 IN RESPECT OF THE SAID LAND IS NOT AVAILABLE AS IS EVIDENT FROM THE LETTER DT. 8/3/2021 ISSUED BY THE TAHSILDAR, MULSHI.
2. COPIES OF THE RELEVANT MUTATION ENTRIES SINCE THE YEAR 1931-32 UPTO 2020-21 IN RESPECT OF THE SAID LAND AS MENTIONED HEREINAFTER.
3. COPY OF DEVELOPMENT AGREEMENT DT. 6/5/2004 REGISTERED WITH SUB REGISTRAR, MULSHI AT SR. NO. 2417/2004 EXECUTED BY RAMAN RAMCHANDRA PAWAR AND YAMUNABAI RAMAN PAWAR WITH THE CONSENT OF FULABAI PATILBUA KALATE AND BALU PATILBUA KALATE IN FAVOUR OF MR. SHARAD S. KOKATE IN RESPECT OF LAND ADMEASURING 0 H. 60 ARES OUT OF THE LAND BEARING S. NO. 173/1/1A, WAKAD, TAL. MULSHI, DISTRICT PUNE TOTALLY ADMEASURING 2 H. 30.9 ARES.
4. COPY OF SALE DEED DT. 24/12/2009 REGISTERED WITH SUB REGISTRAR, HAVELI NO. 5 AT SR. NO. 26/2010 EXECUTED BY RAMAN RAMCHANDRA PAWAR AND YAMUNABAI RAMAN PAWAR WITH THE CONSENT OF FULABAI PATILBUA KALATE AND BALU PATILBUA KALATE IN FAVOUR OF MR. SHARAD S. KOKATE IN RESPECT OF LAND ADMEASURING 0 H. 60 ARES OUT OF THE LAND BEARING S. NO. 173/1/1A, WAKAD, TAL. MULSHI, DISTRICT PUNE TOTALLY ADMEASURING 2 H. 30.9 ARES.
5. COPY OF ARTICLES OF AGREEMENT DT. 27/10/2021 REGISTERED WITH SUB REGISTRAR, HAVELI NO. 23 AT SR. NO. 18431/21 EXECUTED BY MR. SHARAD S. KOKATE AND OTHERS IN FAVOUR OF M/S. KRISHNA ICON SKYSCRAPER L.L.P. IN RESPECT OF LAND ADMEASURING 0 H. 60 ARES OUT OF THE LAND BEARING S. NO. 173/1/1A, WAKAD, TAL. MULSHI, DISTRICT PUNE TOTALLY ADMEASURING 2 H. 30.9 ARES.

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

THE SAID LAND BEARING S. NO. 173/1/1A (OLD S. NO. 173/1/1A/1), WAKAD, TAL. MULSHI, DIST. PUNE AS PER THE 7/12 EXTRACT ADMEASURES ABOUT 2 HEC. 30.9 ARES AND IS CARVED OUT OF LAND BEARING S. NO. 173/1, WAKAD. FROM THE 7/12

ADV. MAHESH S. MORE
O/AT- 249 & 250, JAI GANESH VISHWA,
AIRPORT ROAD, VISHRANTWADI, PUNE-15



EXTRACT OF THE SAID LAND BEARING S. NO. 173/1, WAKAD SINCE THE YEAR 1931-32, IT APPEARS THAT IN THE YEAR 1931-32 THE SAID LAND STOOD IN THE NAME OF SHIVRAM SADU KALATE.

IT APPEARS VIDE MUTATION ENTRY BEARING 669 DATED 25/10/1934 THAT AS PER PHALNIBARA THE LAND BEARING S. NO. 173/1, WAKAD WAS ALLOTTED TO SHIVRAM SADHU KALATE AND THE LAND BEARING S. NO. 173/2, WAKAD WAS ALLOTTED TO NAMDEO TUKARAM BHUJBAL.

THEREAFTER IT APPEARS THAT MUTATION ENTRY BEARING 1488 IS NOT AVAILABLE AS IS EVIDENT FROM THE LETTER DT. 8/3/2021 ISSUED BY THE TAHSILDAR, MULSHI. HOWEVER IT APPEARS FROM THE 7/12 EXTRACT OF THE SAID LAND THE NAME OF SHIVRAM SADU KALATE IS DELETED AND THE NAME OF PATILBUA SHIVRAM KALATE IS ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS THAT MUTATION ENTRY BEARING 2011 IS NOT AVAILABLE AS IS EVIDENT FROM THE LETTER DT. 8/3/2021 ISSUED BY THE TAHSILDAR, MULSHI.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 2167 DT. 24/6/1974 DOES NOT PERTAIN TO THE SAID LAND.

THEREAFTER IT APPEARS THAT VARIOUS PORTIONS OF LANDS WERE SOLD BY THE LAND OWNERS AS DETAILED BELOW. SIMILARLY THE VARIOUS TRANSACTIONS OF SALE IN RESPECT OF PORTIONS OF LAND OUT OF THE SAID LAND ARE MENTIONED BELOW.

| M.E. | Date | Area | Vendor/s | Purchaser/s | Remark |
|------|------------|------------|-------------------------|--|-----------|
| 2173 | 12/11/1974 | 05 Ares | Patilbua Shivram Kalate | Vijaya P. Belhkar | Certified |
| 2178 | 21/11/1975 | 40 Ares | Patilbua Shivram Kalate | Sonabai B. Galinde | Certified |
| 2273 | 15/3/1978 | 97.12 Ares | Patilbua Shivram Kalate | Vitthal J. Jadhav & others | Certified |
| 2425 | 20/8/1980 | 15 Ares | Patilbua Shivram Kalate | Lotu Lala Patil | Certified |
| 2429 | 20/8/1980 | 2.02 Ares | Patilbua Shivram Kalate | Shivram R. Kalckhe | Certified |
| 2430 | 20/8/1980 | 2.2 Ares | Patilbua Shivram Kalate | Dadabhai R. Alhat | Certified |
| 2438 | 6/10/1980 | 7.59 | Patilbua Shivram Kalate | Krushnarao G. Khot | Certified |
| 2459 | 5/1/1981 | 4.55 Ares | Patilbua Shivram Kalate | Wajreshwar & Laxman S. Kannalu | Certified |
| 2461 | 5/1/1981 | 4.55 Ares | Patilbua Shivram Kalate | Bapu Rangnath Pandit & Ajinath Vyankatesh More | Certified |
| 2501 | 25/8/1981 | 4.5 Ares | Patilbua Shivram Kalate | Digambar Daji | Certified |
| 2573 | 29/10/1982 | — Ares | Patilbua Shivram Kalate | — Jafarbhaji Mulani | Certified |
| 2929 | 16/1/1986 | 03 Ares | Patilbua Shivram Kalate | Aabasaheb V. Bibave | Certified |
| 3065 | 1/7/1986 | 05 Ares | Patilbua Shivram Kalate | Dattu S. Gole, Vedant L. Bobade | Certified |
| 3490 | 2/12/1987 | 03 Ares | Patilbua Shivram Kalate | Dattu A. Salare | Certified |

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|------|------------|-----------|--|--|-----------|
| 4637 | 9/7/1991 | 02 Ares | Balasaheb Patilbua Kalate | Sadashiv C. Ingawale | Certified |
| 4671 | 31/7/1991 | 01 Are | Indumati Digambar Kholam | Maruti B. Waje | Cancelled |
| 4764 | 2/1/1992 | 1 Are | Balasaheb Patilbua Kalate | Sandip Shivaji Madane | Certified |
| 4875 | 18/7/1992 | 7.25 Ares | Fulabai Patilbua Kalate & others | Laxmidevi Badriprasad Aarbaj | |
| 5031 | 17/3/1993 | 01 Are | Patilbua Shivram Kalate | Sindhu D. Dhumal | Certified |
| 5387 | 19/9/1994 | 40 Ares | Balu Patilbua Kalate & others | Balasaheb R. Gaikwad & others | Certified |
| 5388 | 19/9/1994 | 20 Ares | Balu Patilbua Kalate & others | Jayashri D. Kashid | Certified |
| 5611 | 29/12/1995 | 05 Ares | Balasaheb Patilbua Kalate & others | Baburao Aasraji Borule | Certified |
| 5616 | 4/1/1996 | 01 Are | Indumati Digambar Kholam | Vilas B. Shinde | Certified |
| 5711 | 24/6/1996 | 04 Are | Fulabai Patilbua Kalate and others | Vitthal S. Shinde & others | Cancelled |
| 5845 | 28/10/1996 | 01 Are | Balu Patilbua Kalate & others | Baliram Yadav Aathehal & other | Certified |
| 6272 | 17/7/1997 | 05 Ares | Prakash Nivrutti ----- | Ratnamala C. More & Chandrakant R. More | Certified |
| 6273 | 17/7/1997 | 05 Ares | Vijaya P. Belhekar | Namdeo Ramdas More | Certified |
| 6515 | 30/9/1997 | 01 Ares | Balasaheb Patilbua Kalate & others | Dattatraya Bhagwan Pokale & Alka D. Pokale | Cancelled |
| 6516 | 30/9/1997 | 1.5 Are | Fulabai Patilbua Kalate, Balasaheb Patilbua Kalate | Zumbar Ganpat Gadekar, Asha Zumbar Gadekar | Cancelled |
| 6518 | 30/9/1997 | 01 Are | Balasaheb Patilbua Kalate & others | Arun Raghunath Ingale | Certified |
| 6519 | 30/9/1997 | 05 Ares | Balasaheb Patilbua Kalate & others | Madan J. Agarwal | Certified |
| 6520 | 30/9/1997 | 05 Ares | Balasaheb Patilbua Kalate & others | Umadevi M. Agarwal | Certified |
| 6521 | 30/9/1997 | 01 Are | Balasaheb Patilbua Kalate | Suresh V. Gadilohar | Certified |
| 6522 | 30/9/1997 | 01 Are | Vilas S. Shinde | Nandu Bandu Tilekar | Cancelled |
| 6655 | 8/10/1997 | 02 Ares | Balasaheb Patilbua Kalate & other | Ramlakhan J. Singh | Cancelled |
| 6656 | 8/10/1997 | 01 Are | Balasaheb Patilbua Kalate & other | Dattatray B. Pokale | Cancelled |

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|------|------------|----------|--|---|-----------|
| 6884 | 8/12/1997 | 01 Are | Balasaheb Patilbua | Vilas Gajare | |
| 7171 | 24/7/1998 | 04 Ares | Fulabai Patilbua Kalate & others | Vitthal Sadashiv Shinde & others | Certified |
| 7416 | 14/12/1998 | 01 Are | Vilas Shivaji Shinde | Nandu Bandu Tilekar | Certified |
| 7860 | 15/12/1999 | 05 Ares | Balasaheb Patilbua Kalate & other | Nitin Raman Pawar | Certified |
| 7861 | 15/12/1999 | 05 Ares | Balasaheb Patilbua Kalate & other | Sandip Raman Pawar | Certified |
| 7965 | 5/2/2000 | 06 Ares | Balasaheb Patilbua Kalate & other | Arun Rangnath Ingale | Certified |
| 7966 | 5/2/2000 | 03 Ares | Raman R. Pawar and Balasaheb Patilbua Kalate & other | Avinash Bhalchandra Karnik | Certified |
| 7967 | 5/2/2000 | 02 Ares | Raman R. Pawar and Balasaheb Patilbua Kalate & other | Rajashri Arun Bahirat | Certified |
| 7968 | 5/2/2000 | 05 Ares | Raman R. Pawar and Balasaheb Patilbua Kalate & other | Suresh Tukaram Avhale | Certified |
| 8093 | 29/4/2000 | 1.5 Are | Fulabai Patilbua Kalate & others | Zambar G. Gadekar & other | Certified |
| 8294 | 25/8/2000 | 03 Ares | Raman R. Pawar and Balasaheb Patilbua Kalate & other | Kailas Y. Kokate | Certified |
| 8331 | 7/9/2000 | 02 Ares | Raman R. Pawar and Balasaheb Patilbua Kalate & other | Satish Genba Raskar | Certified |
| 8332 | 7/9/2000 | 03 Ares | Raman R. Pawar and Balasaheb Patilbua Kalate & other | Rajendra Kisan Chavan Vitthal Maruti Pansare | Certified |
| 8333 | 7/9/2000 | 02 Ares | Raman R. Pawar and Balasaheb Patilbua Kalate & other | Ankush Haribhau Kalate | Certified |
| 8354 | 6/10/2000 | 01 Are | Balasaheb Patilbua Kalate | Vijay M. Kedari, Hanumant Lingappa Sarode | Cancelled |
| 8361 | 6/10/2000 | 05 Ares | Fulabai Patilbua Kalate & others | Chandrakant R. More, Rantnamala C. More | Certified |
| 8362 | 6/10/2000 | 2.5 Ares | Fulabai Patilbua Kalate & others | Namdeo R. More | Certified |
| 8449 | 8/11/2000 | 05 Ares | Raman R. Pawar and Balasaheb Patilbua Kalate & other | Milind B. Karnik & another | Certified |

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|-------|------------|-----------|---|----------------------------------|------------|
| 8455 | 15/11/2000 | 1 Are | Fulabai Patilbua Kalate & others | Martand L. Rasale | Certified |
| 8510 | 6/1/2001 | 05 Ares | Zumbar G. Gadekar & other | Kausalya P. Londhe | Certified |
| 9215 | 8/7/2002 | 01 Are | Balasaheb Patilbua Kalate & other | Dattatraya B. Pokale and another | Certified |
| 9231 | 17/8/2002 | 05 Ares | Shivkumar Yadav | Anaji Krushnarao Ambegaokar | Cancelled. |
| 9915 | 29/10/2004 | 01 Are | Alka D. Pokale and another | Anilkumar J. Agarwal | |
| 10677 | 11/11/2006 | 0.5 Are | Zumbar Ganpat. Gadekar, Asha Zumbar Gadekar | Ambadas V. Mahajan and another | Certified |
| 11156 | 15/10/2007 | 05 Ares | Milind B. Karnik & another | M/s. Kadam Construction | Certified |
| 11157 | 15/10/2007 | 05 Ares | Kailas Y. Kokate & another | M/s. Kadam Construction | Certified |
| | | | | | |
| 11522 | 21/7/2008 | 03 Ares | Avinash B. Karnik | Laxmikant V. Parnerkar | Certified |
| 11764 | 22/1/2009 | 01 Are | Digambar R. Khollam | Mahadeo Zumbar Mandlik | Certified |
| 11765 | 22/1/2009 | 01 Are | Indumati D. Khollam | Maruti Baburao Waje | Certified |
| 11785 | 2/2/2009 | 0.5 Are | Suresh Venkatesh Gadilohar | Yunus Hasan Shaikh | Certified |
| 11786 | 2/2/2009 | 01 Are | Prabhashali Vishwasrao Gaikwad | Dnyaneshwar L. Wanjale | Cancelled |
| 11871 | 5/5/2009 | 0.5 Are | Ambadas V. Mahajan and another | Krushna D. Gaikwad and another | Certified |
| 12010 | 1/8/2009 | 1 Are | Fulabai Patilbua Kalate & others | Subhash D. Sathe | Cancelled |
| 12022 | 10/8/2009 | 1.33 Ares | Vitthal S. Shinde & others | Narayanlal O. Chaudhary | Certified |
| 12202 | 24/11/2009 | 1.5 Ares | Pramod Digambar Khollam & others | Sunil G. Kadam | Certified |
| 12299 | 6/1/2010 | 60 Ares | Raman R. Pawar and & others | Sharad S. Kokate | Certified |
| 12343 | 27/1/2010 | 01 Are | Vilas Kisan Gajare | Sunil Letu Chaudhary | Certified |
| 12708 | 30/7/2010 | 1.5 Ares | Raman R. Pawar | Avinash Venkatesh More | Certified |
| 13088 | 7/2/2011 | 02 Ares | Ankush Haribhau Kalate | Chinchwade Avhale Associates | Certified |
| 13312 | 27/5/2011 | 03 Ares | Vitthal M. Pansare, Rajendra K. Chavan | Mo. Yasin Sadiq Husain Hawaldar | Certified |

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|-------|------------|---------|--|---|-----------|
| 13412 | 28/7/2011 | 03 Ares | Pravin Keshav Badhekar | Amit Laxmanrao Kunjir | Certified |
| 14768 | 17/10/2014 | 18 Ares | Namdeo More (7.5) Ratnamala & Chandrakant More(10) Baburao Borude (0.5) | Nisarg Gandh Co. Op. Hsg. Society | Certified |
| 16070 | 8/12/2017 | 20 Ares | Aishwarya Sahakari Gruharachana Sanstha Maryadit | M/s. Krushna Associates through Proprietor Santosh Bahirat | Certified |
| 16090 | 18/1/2018 | 20 Ares | Balasaheb R. Gaikwad and others | Kuber Properties | Certified |
| 16233 | 3/8/2018 | 0.5 Are | Krushna D. Gaikwad & Laxmi D. Gaikwad | Ramesh B. Kalamkar | Certified |

IN THE MEANTIME FOLLOWING MUTATION ENTRIES HAD OCCURRED IN RESPECT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 3461 DTD.12/10/1987 THAT PATILBUA SHIVRAM KALATE HAD ENTERED INTO AN IKRAR DTD.10/10/1987 FOR RS. 15000/- WITH WAKAD VIKAS SOCIETY 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. 4039 DTD.1/2/1990 THAT THE OWNER PATILBUA SHIVRAM KALATE HAD EXPIRED ON 8/1/1990 LEAVING BEHIND HIM HIS LEGAL HEIRS VIZ. SON BALU PATILBUA KALATE AND DAUGHTER YAMUNA R. PAWAR AND WIDOW FULABAI PATILBUA KALATE AND ACCORDINGLY THEIR NAMES WERE ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND AND THE NAME OF PATILBUA SHIVRAM KALATE WAS DELETED FROM THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS THAT MUTATION ENTRY BEARING 4236 IS NOT AVAILABLE AS IS EVIDENT FROM THE LETTER DTD.8/3/2021 ISSUED BY THE TAHSILDAR, MULSHI.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 5025 DTD.17/3/1993 THAT THE OWNER INDUMATI DIGAMBAR KHOLLAM HAD EXPIRED ON 22/8/1990 LEAVING BEHIND HER LEGAL HEIRS VIZ. SON VILAS, PRAMOD, NANDKUMAR DIGAMBAR KHOLLAM AND DAUGHTER MANGAL DIGAMBAR KHOLLAM, USHA DIGAMBAR KHOLLAM AND ACCORDINGLY THEIR NAMES WERE ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND AND THE NAME OF INDUMATI DIGAMBAR KHOLLAM WAS DELETED FROM THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 5456 DTD.17/5/1995 THAT THE OWNER DIGAMBAR KHOLLAM HAD EXPIRED LEAVING BEHIND HIM LEGAL HEIRS VIZ. VILAS, PRAMOD, NANDKUMAR DIGAMBAR KHOLLAM AND MANGAL DIGAMBAR KHOLLAM,

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USHA DIGAMBAR KHOLLAM, AND ACCORDINGLY THE NAME OF DIGAMBAR KHOLLAM WAS DELETED FROM THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 8123 DTD.4/5/2000 THAT BABASAHEB PATILBUA KALATE, FULABAI PATILBUVA KALATE AND YAMUNABAI RAMAN PAWAR HAD PARTITIONED INTERALIA THE SAID LAND VIDE PARTITION DEED DTD.13/4/2000 REGISTERED WITH THE SUB REGISTRAR, MULSHI AT SR. NO. 1978/2000 AND ACCORDING TO THE SAID PARTITION FULABAI PATILBUA KALATE WAS ALLOTTED LAND ADMEASURING 0 H. 70 ARES OUT OF THE SAID LAND AND ACCORDINGLY HER NAME WAS ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND IN RESPECT OF LAND ADMEASURING 0 H. 70 ARES OUT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 9557 DTD.25/8/2003 THAT THE SAID FULABAI PATILBUA KALATE, YAMUNABAI RAMAN PAWAR AND RAMAN RAMCHANDRA PAWAR HAD PARTITIONED THE SAID LAND VIDE PARTITION DEED DTD.29/9/2000 REGISTERED WITH THE SUB REGISTRAR, MULSHI AT SR. NO. 4575/2000 AND ACCORDING TO THE SAID PARTITION LAND ADMEASURING 0 H. 50 ARES OUT OF THE SAID LAND FELL TO THE SHARE OF YAMUNABAI RAMAN PAWAR AND LAND ADMEASURING 0 H. 50 ARES OUT OF THE SAID LAND FELL TO THE SHARE OF RAMAN RAMCHANDRA PAWAR AND ACCORDINGLY THE NAMES OF YAMUNABAI RAMAN PAWAR AND RAMAN RAMCHANDRA PAWAR WERE ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND IN RESPECT OF PORTION OF LAND ALLOTTED TO THEM.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY BEARING 9880 DTD.28/10/2004 THAT PURSUANT TO THE ORDER OF TAHSILDAR, MULSHI DTD.9/10/2003 THE SURVEY NUMBER OF THE SAID LAND WAS CHANGED FROM S. NO. 173/1/1A/1 TO S. NO. 173/1/1A.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY BEARING 10402 DATED NIL THAT VITTHAL MARUTI PANSARE HAD TAKEN LOAN FROM SHIVSHAKTI CO-OP. CREDIT SOCIETY LTD. AND ACCORDINGLY THE CHARGE OF THE SAID SOCIETY WAS ENTERED IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 11506 DTD.19/7/2008 THAT VILAS DASHRATH PILANE HAD EXECUTED A MORTGAGE DEED DATED 9/6/2008 REGISTERED WITH THE SUB-REGISTRAR REGISTERED AT SR. NO. 5925/08 IN FAVOUR OF HINJEWADI NAGARI SAHAKARI PATSANSTHA MARYADIT FOR RS. 15,000/- AND ACCORDINGLY THE NAME OF THE HINJEWADI NAGARI SAHAKARI PATSANSTHA MARYADIT WAS ENTERED IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND SHOWING THE CHARGE OF THE SAID PATSANSTHA TO THAT EFFECT UPON THE SHARE OF VILAS DASHRATH PILANE IN THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 11842 DTD.16/3/2009 THAT THE DIGAMBAR RAMKRUSHNA KHOLLAM HAD EXPIRED ON 3/10/1991 LEAVING BEHIND HIM HIS LEGAL HEIRS VIZ. SON VILAS, PRAMOD, NANDKUMAR DIGAMBAR

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KHOLLAM AND DAUGHTER MANGAL DIGAMBAR KHOLLAM, USHA DIGAMBAR KHOLLAM
AND ACCORDINGLY THEIR NAMES WERE ENTERED UPON THE 7/12 EXTRACT OF THE
SAID LAND AND THE NAME OF DIGAMBAR RAMKRUSHNA KHOLLAM WAS DELETED FROM
THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 12167 DTD.12/11/2009
THAT ARUN RAGHUNATH INGALE HAD REPAID THE LOAN AMOUNT OF RS. 50,000/- DUE
AND PAYABLE BY HIM TO SHIVSHAKTI CO. OP. HSG. SOCIETY LTD. AS WAS EVIDENT
FROM THE LETTER OF THE SAID SOCIETY TO THAT EFFECT AND ACCORDINGLY THE NAME
OF THE SAID BANK WAS DELETED FROM THE OTHER RIGHTS COLUMN OF THE SAID
LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 12426 DTD.15/3/2010
THAT YUNUS H. SHAIKH HAD TAKEN A LOAN FROM TULJABHAVANI NAGARI SAHAKARI
PATSANSTHA MARYADIT, THERGAON OF RS. 2,25,000/- ON 14/3/2010 AGAINST THE
SECURITY OF HIS LAND OUT OF THE SAID LAND AND ACCORDINGLY THE NAME OF THE
SAID TULJABHAVANI NAGARI SAHAKARI PATSANSTHA MARYADIT, THERGAON WAS
ENTERED IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND
SHOWING THE CHARGE OF THE SAID PATSANSTHA TO THAT EFFECT UPON THE LAND OF
YUNUS H. SHAIKH IN THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 12846 DTD.1/10/2010
THAT JAYASHREE DNYANESHWAR KASHID & SANTOSH SHANTARAM BAHIRAT HAD
EXECUTED A MORTGAGE DEED DATED 1/10/2010 IN FAVOUR OF PUNE URBAN CO. OP.
BANK LTD. FOR RS. 1,13,50,000/- AND ACCORDINGLY THE NAME OF THE PUNE URBAN
CO. OP. BANK LTD. WAS ENTERED IN THE OTHER RIGHTS COLUMN OF THE 7/12
EXTRACT OF THE SAID LAND SHOWING THE CHARGE OF THE SAID BANK TO THAT
EFFECT UPON THE SHARE OF JAYASHREE DNYANESHWAR KASHID & SANTOSH
SHANTARAM BAHIRAT IN THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY BEARING 13111 DATED
17/2/2011 THAT THE OWNER RAJASHREE ARUN BAHIRAT HAD EXECUTED A GIFT DEED
DTD.19/1/2011 IN FAVOUR OF TEJAS ARUN BAHIRAT IN RESPECT OF THE LAND
ADMEASURING 0 H. 02 ARES OUT OF THE SAID LAND AND ACCORDINGLY THE NAME OF
TEJAS ARUN BAHIRAT WAS ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND IN
RESPECT OF LAND ADMEASURING 0 H. 02 ARES AND THE NAME OF RAJASHREE ARUN
BAHIRAT WAS DELETED FROM THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 13367 DTD.28/6/2011
THAT VITTHAL MARUTI PANSARE HAD REPAID THE LOAN AMOUNT OF RS. 2,00,000/- DUE
AND PAYABLE BY HIM TO SHIVSHAKTI CO. OP. HSG. SOCIETY LTD. AS WAS EVIDENT
FROM THE LETTER OF THE SAID SOCIETY TO THAT EFFECT AND ACCORDINGLY THE NAME
OF THE SAID SOCIETY WAS DELETED FROM THE OTHER RIGHTS COLUMN OF THE SAID
LAND.

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ADV. MAHESH S. MORE
O/AT- 249 & 250, JAI GANESH VISHWA,
AIRPORT ROAD, VISHRANTWADI, PUNE-15



THEREAFTER IT APPEARS VIDE MUTATION ENTRY BEARING 13413 DATED 28/7/2011 THAT THE NAME OF YAMUNABAI RAMAN PAWAR APPEARING ON THE 7/12 EXTRACT OF THE SAID LAND AS A LEGAL HEIR OF NITIN RAMAN PAWAR WAS DELETED.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY BEARING 13414 DATED 28/7/2011 THAT THE NAME OF YAMUNABAI RAMAN PAWAR APPEARING ON THE 7/12 EXTRACT OF THE SAID LAND AS A LEGAL HEIR OF SANDIP RAMAN PAWAR WAS DELETED.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY BEARING 13687 DATED 13/1/2012 THAT THE OWNER MO. YASIN SADIQ HUSAIN HAWALDAR HAD EXECUTED A GIFT DEED DTD.27/12/2011 REGISTERED AT SUB REGISTRAR HAVELI NO. 15 AT SR. NO. 87/12 IN FAVOUR OF SHAHIN MO. YASIN HAWALDAR IN RESPECT OF LAND ADMEASURING 0 H. 03 ARES AND ACCORDINGLY THE NAME OF SHAHIN MO. YASIN HAWALDAR WAS ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND AND THE NAME OF MO. YASIN SADIQ HUSAIN HAWALDAR WAS DELETED FROM THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 15220 DTD.9/6/2016 THAT SAHADEV KISAN GAIKWAD HAD REPAID THE LOAN AMOUNT OF RS. 7,00,000/- DUE AND PAYABLE BY HIM TO SHREE VIGHNAHARTA MAHILA GRAM VIKAS SAHAKARI PAT SANSTHA LTD. AS WAS EVIDENT FROM THE LETTER OF THE SAID SOCIETY TO THAT EFFECT AND ACCORDINGLY THE NAME OF THE SAID SOCIETY WAS DELETED FROM THE OTHER RIGHTS COLUMN OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 16072 DTD.12/12/2017 THAT THE SAHADEV KISAN GAIKWAD HAD EXPIRED ON 23/7/2017 LEAVING BEHIND HIM HIS LEGAL HEIRS VIZ. WIDOW SUSHILA SAHADEV GAIKWAD AND SON TANMAY SAHADEV GAIKWAD AND ACCORDINGLY THEIR NAMES WERE ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND AND THE NAME OF SAHADEV KISAN GAIKWAD WAS DELETED FROM THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 16166 DTD.21/5/2018 THAT PURSUANT TO THE ORDER OF TAHSILDAR, MULSHI DTD.2/5/2018 LAND ADMEASURING 39.65 ARES OUT OF THE SAID LAND OF THE OWNERSHIP OF KUBER PROPERTIES WAS CONVERTED TO NON-AGRICULTURAL USE AND ACCORDINGLY AN ENTRY TO THAT EFFECT WAS MADE IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 16244 DTD.29/8/2018 THAT THE RAMAN RAMCHANDRA PAWAR HAD EXPIRED ON 9/3/2012 LEAVING BEHIND HIM HIS LEGAL HEIRS VIZ. WIDOW YAMUNABAI RAMAN PAWAR, DAUGHTER SUNITA SANDIP NEWALE AND SONS SANDIP, NITIN & RAHUL RAMAN PAWAR AND ACCORDINGLY THEIR NAMES WERE ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND AND THE



NAME OF RAMAN RAMCHANDRA PAWAR WAS DELETED FROM THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 16285 DTD.23/10/2018 THAT ZUMBAR GANPAT GADEKAR HAD EXPIRED ON 23/2/2016 LEAVING BEHIND HIM HIS LEGAL HEIRS VIZ. SONS HARESHWAR & GORAKH ZUMBAR GADEKAR AND ACCORDINGLY THEIR NAMES WERE ENTERED UPON THE 7/12 EXTRACT OF THE SAID LAND AND THE NAME OF ZUMBAR GANPAT GADEKAR WAS DELETED FROM THE 7/12 EXTRACT OF THE SAID LAND.

THEREAFTER IT APPEARS VIDE MUTATION ENTRY NO. 16395 DTD.16/2/2019 THAT SANGITA RAJENDRA KADAM AND RAJENDRA SHANKAR KADAM HAD EXECUTED A MORTGAGE DEED DATED 28/1/2019 IN FAVOUR OF SHREE VISHWESHWAR NAGARI SAHAKARI PAT SANSTHA MARYADIT FOR RS. 30,00,000/- AND ACCORDINGLY THE NAME OF THE SHREE VISHWESHWAR NAGARI SAHAKARI PAT SANSTHA MARYADIT WAS ENTERED IN THE OTHER RIGHTS COLUMN OF THE 7/12 EXTRACT OF THE SAID LAND SHOWING THE CHARGE OF THE SAID BANK TO THAT EFFECT UPON THE SHARE OF SANGITA RAJENDRA KADAM AND RAJENDRA SHANKAR KADAM IN THE SAID LAND.

IN THE CIRCUMSTANCES, MR. SHARAD S. KOTATE IS THE OWNER OF THE LAND ADMEASURING 0 H. 60 ARES OUT OF LAND BEARING S. NO. 173/1/1A, WAKAD, TAL. MULSHI, DISTRICT PUNE TOTALLY ADMEASURING 2 H. 30.9 ARES.

2. TRANSACTIONS -

- A. FROM THE COPY OF DEVELOPMENT AGREEMENT DTD.6/5/2004 REGISTERED WITH SUB REGISTRAR, MULSHI AT SR. NO. 2417/2004 EXECUTED BY RAMAN RAMCHANDRA PAWAR AND YAMUNABAI RAMAN PAWAR WITH THE CONSENT OF FULABAI PATILBUA KALATE AND BALU PATILBUA KALATE IN FAVOUR OF MR. SHARAD S. KOTATE IN RESPECT OF LAND ADMEASURING 0 H. 60 ARES OUT OF THE LAND BEARING S. NO. 173/1/1A, WAKAD, TAL. MULSHI, DISTRICT PUNE TOTALLY ADMEASURING 2 H. 30.9 ARES IT APPEARS THAT THE AFORESAID RAMAN RAMCHANDRA PAWAR AND YAMUNABAI RAMAN PAWAR HAD CONFERRED THE DEVELOPMENT RIGHTS OF THE SAID LAND ADMEASURING 0 H. 60 ARES TO AND/OR IN FAVOUR OF THE SAID MR. SHARAD S. KOTATE.
- B. FROM THE COPY OF SALE DEED DTD.24/12/2009 REGISTERED WITH SUB REGISTRAR, HAVELI NO. 5 AT SR. NO. 26/2010 EXECUTED BY RAMAN RAMCHANDRA PAWAR AND YAMUNABAI RAMAN PAWAR WITH THE CONSENT OF FULABAI PATILBUA KALATE AND BALU PATILBUA KALATE IN FAVOUR OF MR. SHARAD S. KOTATE IN RESPECT OF LAND ADMEASURING 0 H. 60 ARES OUT OF THE LAND BEARING S. NO. 173/1/1A, WAKAD, TAL. MULSHI, DISTRICT PUNE TOTALLY ADMEASURING 2 H. 30.9 ARES IT APPEARS THAT THE AFORESAID RAMAN RAMCHANDRA PAWAR AND YAMUNABAI RAMAN



RAMAN PAWAR HAD SOLD THE SAID LAND ADMEASURING 0 H. 60 ARES TO THE SAID MR. SHARAD S. KOKATE.

C. FROM THE COPY OF GRANT OF EASEMENT OF RIGHT OF WAY DT. 31/8/2019 REGISTERED WITH SUB REGISTRAR, HAVELI NO. 10 AT SR. NO. 20691/19 EXECUTED BY MR. SHARAD S. KOKATE IN FAVOUR OF M/S. SIGMA HOUSING, IT APPEARS THAT MR. SHARAD S. KOKATE HAS GRANTED PERMANENT RIGHT OF WAY TO THE SAID SIGMA HOUSING THROUGH A PORTION OF LAND ADMEASURING 950 SQ. MTRS. OUT OF THE LAND ADMEASURING 0 H. 60 ARES OUT OF THE LAND BEARING S. NO. 173/1/1A, WAKAD, TAL. MULSHI, DISTRICT PUNE TOTALLY ADMEASURING 2 H. 30.9 ARES OWNED BY MR. SHARAD S. KOKATE.

D. FROM THE COPY OF ARTICLES OF AGREEMENT DT. 27/10/2021 REGISTERED WITH SUB REGISTRAR, HAVELI NO. 23 AT SR. NO. 18431/21 EXECUTED BY MR. SHARAD S. KOKATE AND OTHERS IN FAVOUR OF M/S. KRISHNA ICON SKYSCRAPER L.L.P. IN RESPECT OF LAND ADMEASURING 0 H. 60 ARES OUT OF THE LAND BEARING S. NO. 173/1/1A, WAKAD, TAL. MULSHI, DISTRICT PUNE TOTALLY ADMEASURING 2 H. 30.9 ARES, IT APPEARS THAT M/S. KRISHNA ICON SKYSCRAPER L.L.P. IS ENTITLED TO THE DEVELOPMENT RIGHTS OF THE SAID LAND SUBJECT TO THE TERMS OF ARTICLES OF AGREEMENT DT. 27/10/2021.

3. ONLINE INDEX-II SEARCH OF 20 YEARS OF 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 AT THE GOVERNMENT SITE WWW.IGRMAHARASHTRA FROM THE YEAR 2002 UPTO 2022. HOWEVER THE PHYSICAL SEARCH OF THE INDEX II REGISTERS FOR THE PERIOD 1991 UPTO 2001 IN THE OFFICE OF THE CONCERNED SUB-REGISTRAR COULD NOT BE TAKEN DUE TO COVID PANDEMIC AND THE PRESENT SEARCH REPORT IS SUBJECT TO THE SAME. I HAVE PAID THE NECESSARY CHARGES IN RESPECT OF THE SAID SEARCH ON **07/01/2022 WITH THE SUB-REGISTRAR, MULSHI, PUNE VIDE RECEIPT NO. MH01338936202122E.** IT APPEARS FROM THE SAID SEARCH TAKEN BY ME AS AFORESAID THAT THERE WAS NO ADVERSE ENTRY FOUND BY ME PERTAINING TO THE AFORESAID LAND ADMEASURING 0 H. 60 ARES OUT OF THE LAND BEARING S. NO. 173/1/1A, WAKAD, TAL. MULSHI, DISTRICT PUNE TOTALLY ADMEASURING 2 H. 30.9 ARES OWNED BY MR. SHARAD S. KOKATE AND THE SAID SEARCH FORMS PART AND PARCEL OF THIS REPORT.

MAHESH MORE

B.COM, DBM, LL.B, ADVOCATE

CONTACT - 9822534494



**OFFICE ADD: OFFICE NO.249 & 250,
1ST FLOOR,
JAI GANESH VISHWA COMPLEX,
VISHRANTWADI, PUNE-15.**

4. ANY OTHER REVELVANT TITLE - PERMISSIONS

A. THE PIMPRI CHINCHWAD MUNICIPAL CORPORATION VIDE COMMENCEMENT CERTIFICATE BEARING NO. B.P./WAKAD/136/2021 DT. 20/8/2021 HAS SANCTIONED THE LAY-OUT AND BUILDING PLANS OF THE BUILDING/S TO BE CONSTRUCTED UPON THE SAID LAND.

B. THE N.A. PERMISSION FOR NON AGRICULTURAL USE OF THE SAID LAND HAS BEEN GRANTED BY THE TAHSILDAR, MULSHI VIDE ORDER DT. 3/1/2022 BEARING NO. 42B/NA/SR/119/2021.

5. LITIGATIONS IF ANY - NONE INFORMED BY THE PARTY.

THUS BASED UPON THE DOCUMENTS FORWARDED TO ME AND REFERRED TO BY ME AS AFORESAID IN RESPECT OF THE SAID LAND AND SEARCH TAKEN AS AFORESAID AND SUBJECT TO THE OBSERVATIONS AS AFORESAID, I AM OF THE OPINION THAT THE TITLE OF THE OWNER MR. SHARAD S. KOKATE TO LAND ADMEASURING 0 H. 60 ARES OUT OF THE LAND BEARING S. NO. 173/1/1A, WAKAD, TAL. MULSHI, DISTRICT PUNE TOTALLY ADMEASURING 2 H. 30.9 ARES IS CLEAR, MARKETABLE AND FREE FROM ENCUMBRANCES AND M/S. KRISHNA ICON SKYSCRAPER L.L.P. AS PER THE TERMS OF THE ARTICLES OF AGREEMENT DT. 27/10/2021 IS ENTITLED TO DEVELOP THE SAID LAND SUBJECT TO THE TERMS AND CONDITIONS OF THE ARTICLES OF AGREEMENT DT. 27/10/2021.

PLACE - PUNE.

DATED - 07/01/2022.

[ADVOCATE - MAHESH S. MORE]

**ADV. MAHESH S. MORE
O/AT- 249 & 250, JAI GANESH VISHWA,
AIRPORT ROAD, VISHRANTWADI, PUNE-15**

MAHESH MORE

B.COM, DBM, LL.B, ADVOCATE

CONTACT - 9822534494



**OFFICE ADD: OFFICE NO.249 & 250, 1ST
FLOOR, JAI GANESH VISHWA COMPLEX,
VISHRANTWADI, PUNE-15.**

**TO,
MAHARERA
HOUSEFIN BHAVAN,
PLOT NO. C - 21, E - BLOCK, BANDRA KURLA COMPLEX,
BANDRA - (E), MUMBAI - 400051**

LEGAL TITLE REPORT

SUBJECT: TITLE CLEARANCE CERTIFICATE WITH RESPECT TO TITLE OF MR. SHARAD S. KOKATE TO THE LAND ADMEASURING 0 H. 60 ARES OUT OF THE LAND BEARING S. NO. 173/1/1A, WAKAD, TAL. MULSHI, DISTRICT PUNE TOTALLY ADMEASURING 2 H. 30.9 ARES. (HEREINAFTER REFERRED AS THE "SAID PLOT").

I HAVE INVESTIGATED THE TITLE OF THE SAID PLOT ON THE REQUEST OF M/S. KRISHNA ICON SKYSCRAPER L.L.P. THROUGH ITS PARTNER MR. SUNIL R. AGARWAL AND FOLLOWING DOCUMENTS I.E. :-

- 1) COPIES OF THE 7/12 EXTRACT IN RESPECT OF THE SAID LAND SINCE THE YEAR 1931-32 TO 2020-21.
- 2) COPIES OF THE RELEVANT MUTATION ENTRIES SINCE THE YEAR 1931-32 IN RESPECT OF THE SAID LAND.
- 4) SEARCH REPORT FOR 20 YEARS SINCE 2002.

ON PERUSAL OF THE ABOVE MENTIONED DOCUMENTS AND ALL OTHER RELEVANT DOCUMENTS RELATING TO TITLE OF THE SAID LAND I AM OF THE OPINION THAT THE TITLE OF THE OWNER MR. SHARAD S. KOKATE IS CLEAR, MARKETABLE AND WITHOUT ANY ENCUMBRANCES.

OWNER OF THE LAND -

MR. SHARAD S. KOKATE - LAND ADMEASURING 0 H. 60 ARES OUT OF THE LAND BEARING S. NO. 173/1/1A, WAKAD, TAL. MULSHI, DISTRICT PUNE TOTALLY ADMEASURING 2 H. 30.9 ARES.

MAHESH MORE

B.COM, DBM, LL.B, ADVOCATE

CONTACT - 9822534494



**OFFICE ADD: OFFICE NO.249 & 250, 1ST
FLOOR, JAI GANESH VISHWA COMPLEX,
VISHRANTWADI, PUNE-15.**

TITLE OF THE OWNER MR. SHARAD S. KOKATE TO LAND ADMEASURING 0 H. 60
ARES OUT OF THE LAND BEARING S. NO. 173/1/1A, WAKAD, TAL. MULSHI, DISTRICT PUNE
TOTALLY ADMEASURING 2 H. 30.9 ARES IS CLEAR, MARKETABLE AND FREE FROM
ENCUMBRANCES AND M/S. KRISHNA ICON SKYSCRAPER L.L.P. AS PER THE TERMS OF THE
ARTICLES OF AGREEMENT DT. 27/10/2021 IS ENTITLED TO DEVELOP THE SAID LAND
SUBJECT TO THE TERMS AND CONDITIONS OF THE ARTICLES OF AGREEMENT DT.
27/10/2021.

THE REPORT REFLECTING THE FLOW OF THE TITLE OF THE MR. SHARAD S. KOKATE
TO THE SAID LAND IS ENCLOSED HERewith AS ANNEXURE.

PLACE - PUNE.

DATED - 07/01/2022.

[ADVOCATE - MAHESH S. MORE]

ADV. MAHESH S. MORE
O/AT- 249 & 250, JAI GANESH VISHWA,
AIRPORT ROAD, VISHRANTWADI, PUNE-15