



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



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. Belbekar	Certified
2178	21/1/1975	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. Kalokhe	Certified
2430	20/8/1980	2.2 Ares	Patilbua Shivram Kalate	Dadabhau 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. Kannallu	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	— Jafarbhali 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

4637	9/7/1991	02 Ares	Balasaheb Patilbua Kalate	Sadashiv C. Ingawale	Certified
4671	31/7/1991	01 Are	Indumati Digambar Khollam	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 Badripasad Aarbj	
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	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 Khollam	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



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



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	Anajl 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	Millind B. Karnik & another	M/s. Kadam Construction	Certified
11157	15/10/2007	05 Ares	Kallas 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



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 Ares	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,



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 REPAYED 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 REPAYED 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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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 REPAYED 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. 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 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. KOKATE.

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. 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 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.



4. ANY OTHER RELEVANT 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**



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.



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/F-249 & 250, JAI GANESH VISHWA,
AIRPORT ROAD, VISHRANTWADI, PUNE-15**