



|| Shree Gajanan Prasanna ||

SEARCH & TITLE REPORT

AT

“MOHAMMADWADI”

Survey No. 22 Hissa No. 2 admeasuring area 00.

Hector. 28.50 Aar situated at village

Mohammadwadi and Haveli, Dist-Pune.

-0-0-0-0-0-0

Abhijit R. Varade

B.S.L. LL.B.

Office - " Dnyada Apartment "

517, Sadashiv Peth,

Near Dnyana Prabodhini School,

Pune - 411 030.

Mobile - 9822783607 / 9766693241



CHALLAN
MTR Form Number-6



| | | | | | | | | | | | |
|-----------------------|---|-------------------|----------|---------------------------|---|---------------------|---------|---|---|---|---|
| GRN | MH000481590202526E | BARCODE | | | Date | 10/04/2025-10:52:50 | Form ID | | | | |
| Department | Inspector General Of Registration | | | Payer Details | | | | | | | |
| Type of Payment | Search Fee Other Items | | | TAX ID / TAN (If Any) | | | | | | | |
| | | | | PAN No.(If Applicable) | | | | | | | |
| Office Name | HVL1_HAVELI NO1 SUB REGISTRAR | | | Full Name | ADVOCATE ABHIJIT R. VARADE | | | | | | |
| Location | PUNE | | | | | | | | | | |
| Year | 2025-2026 From 08/04/1995 To 07/04/2025 | | | Flat/Block No. | 517, DNYANDA APARTMENT | | | | | | |
| Account Head Details | | Amount In Rs. | | Premises/Building | | | | | | | |
| 0030072201 SEARCH FEE | | 750.00 | | Road/Street | SADASHIV PETH | | | | | | |
| | | | | Area/Locality | PUNE | | | | | | |
| | | | | Town/City/District | | | | | | | |
| | | | | PIN | | 4 | 1 | 1 | 0 | 3 | 0 |
| | | | | Remarks (If Any) | Survey No. 22 Hisaa No. 2 admeasuring area 00 Hector 28.50 Aar Mohammadwadi Pune | | | | | | |
| | | | | Amount In | Seven Hundred Fifty Rupees Only | | | | | | |
| Total | | | 750.00 | Words | | | | | | | |
| Payment Details | INDIAN OVERSEAS BANK | | | FOR USE IN RECEIVING BANK | | | | | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 02700452025041050024 | 202504100693564 | | | | | | |
| Cheque/DD No. | | Bank Date | RBI Date | 10/04/2025-10:54:53 | Not Verified with RBI | | | | | | |
| Name of Bank | | Bank-Branch | | INDIAN OVERSEAS BANK | | | | | | | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | | | | | | | |

Department ID :

Mobile No. : 9822783607

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद वारणासाठीच लागू आहे. इतर वारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.



Abhijit R. Varade



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B.S.L., LL.B.

Advocate

OFFICE:

"Dnyanda Apartment",
517, Sadashiv Peth, Near Dnyanda
Prabodhini School, Pune - 411 030.

RESIDENCE :

Flat No. 33, S.No.33, Kumar Apartment,
Manik Baug, Sinhgad Road,
Pune- 411 051.
MOBILE No. 9822783607/9766693241

Ref. No. ARV/SR/12/2025

Date : 10/04/2025

TO,

Maharashtra Real Estate Regulatory Authority

6th & 7th Floor, House fin Bhavan, Plot No. C-21,

E - Bnock, Bandra (East), Mumbai 400051.

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to open Land bearing Survey

No. 22 Hisaa No. 2 admeasuring area 00 Hector 28.50 Aar i.e. 2850

Sq, Meters. assessment of Rupees 2.00 Paise, situated at village

Mohammadwadi, Taluka :- Haveli Distirct :- Pune and within the

Sub-Registrar, Haveli No. 1 to 28, and within the local limits of

Pune Municipal Corporation Pune. Hereinafter for sake of brevity

collectively referred as "**the said property**"



[Handwritten signature]

I have investigated the title of owners of the said Land on the request of **SKYSCAPES HOMES LLP THROUGH ITS PARTNER Mr. VISHAL VILAS JAIN**, having office at :- Shop No. 15 & 16 Center Point, C.T.S. No. 6616, Plot No. 491, Mitramandal Chowk, Parvati Pune -411009. And following documents i.e.

1. **DESCRIPTION OF THE PROPERTY** :- ALL THAT piece and parcel of the Open Land bearing Survey No. No. 22 Hisaa No. 2 admeasuring area 00 Hector 28.50 Aar i.e. 2850 Sq, Meters. assessment of Rupees 2.00 Paise, situated at village Mohammadwadi, Pin - 411060 Taluka :- Haveli Distirct :- Pune and within the Sub-Registrar, Haveli No. 1 to 28, and within the local limits of Pune Municipal Corporation Pune and is bounded as under :

| | |
|---------------|---|
| Towards East | Land owned by Goel Ganga Group |
| Towards South | Road (Shiv/Boundary of Village Undri & Mohammadwadi) |
| Towards West | Marvel Sagariya Society (Survey No. 22/2) |
| Towards North | Land owned by Goel Ganga Group i.e. Survey No. 21 Hissa No. 2 |

(HEREINAFTER reffered to as " the said poroperty ")





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1. THE DOCUEMNTS GIVEN FOR PERUSAL :-

- 7/12 extract of the property bearing Survey No. 22 Hisaa No. 2, situated at village Mohammadwadi, Taluka :- Haveli Distirct :- Pune.
- Mutation entry No.1818
- Mutation entry No. 1676
- Mutation entry No. 3303
- Mutation entry No. 7876
- Mutation entry No. 7877
- Mutation entry No. 7878
- Mutation entry No.7879
- Mutation entry No. 13960
- Xerox copy of Sathekhat executed between Shri. Nivrutti Baburao Hole and others in favour of Mr. Bhurmal Hansaraj Gandhi dated 20/01/1995.
- Xerox copy of Sathekhat executed between Mr. Bhurmal Hansaraj Gandhi in favour of Mr. Shantaram Baburao Sadawarte dated 03/02/1995.



-
- Xerox copy of Agreement to Sale (Sathekhat) registered between Mr. Mulchand Kasturchand Oswal, Sou. Babalibai Mulchand Oswal and Mr. Nivrutti Baburao Hole and others.
 - Xerox copy of registered power of attorney executed between Mr. Mulchand Kasturchand Oswal, Sou. Babalibai Mulchand Oswal and Mr. Nivrutti Baburao Hole and others.
 - Xerox copy of Release Deed executed and registered by Sou. Saraswati Hiranman Raikar and Sou. Sulochana Nivrutti Chakankar in favour of Mr. Nivrutti Baburao Hole on 21/01/1996.
 - Xerox copy of registered sale deed registered between Mr. Mulchand Kasturchand Oswal, Sou. Babalibai Mulchand Oswal and Mr. Nivrutti Baburao Hole and others.
 - Xerox copy of Order passed under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976, in case No. 110-OS dated 13/10/2006, relating to the said property.





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- Xerox copy of Demarcation Certificate issued by (C prat) issued by Land Record Officer, Pune dated 28/02/2020.
- Xerox copy of Zone Certificate issued by the Pune Municipal Corporation regarding the said property on 22/08/2023.
- Xerox copy of Public Notice issued by land owners for title verification in daily prabhat on 02/09/2023.
- Xerox copy of written objection for the above mentioned Public Notice (written objection) issued notice reply through Advocate i.e. Mr. Pravin E. Shinde on 07/09/2023.
- Xerox copy of Reg. Civil Suit No. 608/2024, filed by Mr. Rajendra Balu Hole against Hole family and against Mr. Raju Mulchand Oswal (Suit for Patation)
- Xerox copy of joint pursis filed by plaintiff i.e. Shri. Rajendra Mr. Rajendra Balu Hole (one of the previous land owner) and defendants i.e. Mr. Ashok Mulchand Oswal and Mr. Raju Mulchand Oswal (present land onwers)



Abhijit R. Varade

-
- Xerox copy of Demarcation Certificate (C prat) issued by Land Record Officer, Pune dated 07/06/2024.
 - Xerox copy of confirmation deed registered between Mr. Rajendra Balu Hole and other Hole family in favour of Mr. Ashok Mulchand Oswal and Mr. Raju Mulchand Oswal dated 23/07/2024.
 - Xerox copy of power of attorney registered between Mr. Rajendra Balu Hole and other Hole family in favour of Mr. Ashok Mulchand Oswal and Mr. Raju Mulchand Oswal dated 23/07/2024.
 - Xerox copy of Joint Development Agreement registered between Mr. Ashok Mulchand Oswal and Mr. Raju Mulchand Oswal in favour of Skycsapes Homes LLP registered Partnership Firm dated 09/09/2024
 - Xerox copy of Power of Attorney registered between Mr. Ashok Mulchand Oswal and Mr. Raju Mulchand Oswal in favour of Skycsapes Homes LLP registered Partnership Firm dated 09/09/2024
 - Xerox copy of Commencement Certificate issued by Pune Municipal Corporation its bearing No. CC No. 4084/24 dated 19/03/2025.





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2. COMMECEMENT CERTIFCATE :-

The Preiminary sanction to the building palns has been obtained form the Pune Municipal Corporation vide CC No. 4084/24 dated 19/03/2025.

3. SEARCH REPORT FOR 30 YEARS FROM 1995 TILL 2025 :-

On perusal of the above mentioned docuemnts relating to title of the said property I am of the opinion that the title of the following Owners who have entrusted their developments right and intrest of the said land to **SKYSCAPES HOMES LLP THROUGH ITS PARTNER SHRI. VISHAL VILAS JAIN**, is enclosed herewith as annexure.

OWNERS OF THE LAND :-

Shri. Ashok Mulchand Oswal and Shri.Raju Mulchand Oswal, Both R/at :- Plot No. 18, Pitale Nagar Society, Kasturi Benglow, Survey No. 586, Marketyard Pune :-411037.

DEVELOPER OF THE LAND :- SKYSCAPES HOMES LLP THROUGH

ITS PARTNER Mr. VISHAL VILAS JAIN, having office at :- Shop No.



15 & 16 Center Point, C.T.S. No. 6616, Plot No. 491, Mitramandal
Chowk, Parvati Pune -411009..

The report reflecting the flow of the title of the said land is enclosed
herewith as annexure.

Encl :- Annexure A

- 1) The flow of the title report is annexed herewith.



ABHIJIT VARADE
(ADVOCATE)



Abhijit R. Varade

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FORMAT - A

(Circular 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- A. As per application dated 16/06/1975 submitted by 1) Mr. Baburao Dhondiba Hole 2) Mr. Nivrutti Baburao Hole 3) Mr. Gangadhar Baburao Hole and 4) Mr. Tarachand Baburao Hole in the said application they have mentioned that they have internally/amicably made Partation of their family properties, and they have possessed as per devidation, so as per the said application land bearing Survey No. 22 Hisaa No. 2, came to share of Shri. Nivrutti Baburao Hole. And the said applaction effected was recorded on revenue record vide Mutation Entry No. 1818.
- B. Mutation entry No. 1676 is related to Wight and measurement of the said property.
- C. Mr. Nivrutti Baburao Hole, Shri. Sopan Baburao Hole, Mr. Chandrakant Nivrutti Hole have mortgage the said property in



Maharashtra Rajya Bhuvikas Bank, Pune Branch. Accordingly the charge entry was recorded on 7/12 extract in other rights column vide Mutation entry No. 3303.

D. Mr. Nivrutti Baburao Hole and his family & other 13 executed Sathekhat regarding the above mentioned said property i.e. Survey No. 22 Hisaa No. 2, in favour of Shri. Bhurmal Hansraj Gandhi on 20/01/1995 and accepted earnest amount of 2,00,000/- (Amount of Rs. Two Lakhs Only).

E. Thereafter Shri. Bhurmal Hansraj Gandhi further executed Sathekhat regarding the said above mentioned property i.e. Survey No. 22 Hisaa No. 2, in favour of Mr. Shantaram Baburao Sadavarte on 20/1/1995. And Shri. Bhurmal Hansraj Gandhi has accepted earnest amount of 2,00,000/- (Amount of Rs. Two Lakhs Only) from Mr. Shantaram Baburao Sadavarte.

F. However the transaction between Mr. Nivrutti Baburao Hole, Mr. Bhurmal Hansraj Gandhi and Mr. Shantaram Baburao Sadavarte





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could not completed due to some or other reasons therefore Shri. Nivrutti Baburao Hole, Sou. Anusaya Nivrutti Hole, Mr Sopan Nivrutti Hole, Sou.Bhagubai Sopan Hole, Mr. Dattatray Sopan Hole, Mr. Balu Nivrutti Hole, Sou. Baydabai Balu Hole, Mr. Chandrakant Nivrutti Hole, Mater. Vikas, Master. Nilesh, and Master. Yogesh Balu Hole,through their natural Guardain father i.e. Balu Nivrutti Hole, Sou. Shalan Chndrakant Hole, and Sou. Muktabai Ramchandra Kapare,have executed agreement to sale (Sathekhat) on 19/10/1995, in favour of Mr. Ashok Mulchand Oswal and Shri Raju Mulchand Oswal. The said Agreement to Sale (Sathekhat) was registered in the office of Sub Registrar Haveli No. 3 at Sr. No. 8638/1995 on 27/10/1995. It appears that Mr. Bhormal Hansraj Gandhi and Mr. Shantaram Baburao Sadavarte have accepted amount of 2,00,000/- (Amount of Rs. Two Lakhs Only) from Mr. Ashok Mulchand Oswal and Mr. Raju Mulchand Oswal and given their written consent for the said registered agreement to sale in favour of

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Mr. Ashok Mulchand Oswal and Mr Raju Mulchand Oswal. Therefore it also appears that the claim Mr. Bhurmal Hansraj Gandhi and Mr. Shantaram Baburao Sadavarte is fully settled and Mr.. Bhurmal Hansraj Gandhi and Shri. Shantaram Baburao Sadavarte have no right and interest in abovementioned property.

G. Mr. Nivrutti Baburao Hole, Sou. Anusaya Nivrutti Hole, Mr. Sopan Nivrutti Hole, Sou. Bhagubai Sopan Hole, Shri. Dattatray Sopan Hole, Mr. Balu Nivrutti Hole, Sou. Baydabai Balu Hole, Mr. Chandrakant Nivrutti Hole, Mater. Vikas, Master. Nilesh, and Master. Yogesh Balu Hole, through their natural Guardain father i.e. Balu Nivrutti Hole, Sou. Shalan Chandrakant Hole, and Sou. Muktabai Ramchandra Kapare, have executed registered power of attorney in favour of Mr. Ashok Mulchand Oswal and MR. Raju Mulchand Oswal regarding the said property the said power of attorney is registered in the office of Sub Registrar Haveli No. 3 at Sr. No. 8643/1995 on 19/10/1995.





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H. Sou. Saraswati Hiranman Raikar and Sou. Sulochana Nivrutti

Chakankar are real sisters of Mr. Nivrutti Baburao Hole and they have release their right, title and intrest without consideration regarding their property in favour of their real brother i.e. Mr. Nivrutti Baburao Hole. Accordingly registered Release Deed executed and registered in the office of Sub Registrar Haveli No. 3 at Sr. No. 800/1996 on 21/01/1996.

I. Thereafter Mr. Nivrutti Baburao Hole, Sou. Anusaya Nivrutti Hole, Mr Sopan Nivrutti Hole, Sou. Bhagubai Sopan Hole, Mr. Dattatray Sopan Hole, Mr. Balu Nivrutti Hole, Sou. Baydabai Balu Hole, Mr. Chandrakant Nivrutti Hole, Mater. Vikas, Master. Nilesh, and Master. Yogesh Balu Hole, through their natural Guardain father i.e. Balu Nivrutti Hole, Sou. Shalan Chndrakant Hole, and Sou. Muktabai Ramchandra Kapare, have executed and registered sale deed regarding the said property i.e. Survey No. 22 Hisaa No. 2, in favour Mr. Ashok Mulchand Oswal and Mr. Raju Mulchand Oswal the said sale deed

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was registered in the office of Sub Registrar Haveli No. 3 at Sr. No. 2951/1999 on 02/06/1999.

- J. The Maharashtra Rajya Bhuvikas Bank, charge entry was deleted from the 7/12 extract as per Bank letter bearing No.118/2001 dated 3/11/2001. The said effect was recorded on revenue record in other rights column vide Mutation entry No.7876.
- K. As per the sale deed dated 02/06/1999, names of Mr. Ashok Mulchand Oswal and Mr. Raju Mulchand Oswal was recorded on 7/12 extract vide Mutation entry No. 7878.
- L. The Deputy Collector and Competent Authority of the Urban Land (Ceiling and Regulation) Act, 1976, has passed Order in case No.110-OS dated 13/10/2006 relating to the said property and other property
- i. Survey No. 21/2 admeasurig 3850 Sq. Meters. and declared that Mr. Ashok Mulchand Oswal and Mr. Raju Mulchand Oswal and others don't hold vacant land in excess of the ceiling limit of the said property.





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M. As per mutation entry No. 13960 the land owner i.e. Mr. Ashok Mulchand Oswal given khate No. 644.

N. Mr. Ashok Mulchand Oswal and Mr. Raju Mulchand Oswal i.e. land owners need to demarcate of their property bearing Survey No. 22 Hisaa No. 2, area admeasuring 00 H. 28.50 Aar i.e. 2850 Square Meters, therefore they have applied before Land Record Officer, Pune for the very urgent demarcation as per the said application the Land Record Officer, Pune demarcated the said land and issued Demarcation certificate issued by Land Record Officer, Pune its bearing Number MORA No. 30488/2020 on 18/02/2020 and accordingly Demarcation Certificate (C Prat) is issued on 28/02/2020.

O. I have issued Public Notice regarding the abovementioned said property on behalf of te said owners for title verficiation of the above mentioned property i.e. Survey No. 22 Hissa No. 2 area admeasuring

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00 H 28.50 Aar i.e. 2850 Square Meters in daily Prabhat on 02/09/2023, therefore one of the previous land owner Mr. Anil Sopan Hole and Smt. Shobha Anil Adsul have raised their written objection for the abovementioned Public Notice and issued (written objection) and issued notice reply through their Advocate Mr. Pravin E. Shinde on 07/09/2023.

P. One of the previous land owner (Hole Family) i.e Mr. Rajendra Balu Hole has filed partition suit i.e. Reg. Civil Suit No.608/2024 regarding whole his family's properties which is situated in village Mohammadwadi for Survey No. 21/2 admeasuring area 00 H. 77 Aar and Survey No. 22/2 admeasuring area 00 H. 57 Aar against Mr. Sopan Nivrutti Hole & other various Hole's family members, Mr. Raju Mulchand Oswal and Mr. Rajendra Sitaram Goyal and others.

Q. In the above mentioned Reg. Civil Suit No. 608/2024, which is filed by Mr. Rajendra Balu Hole who is the Plaintiff in the said suit and



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Mr. Raju Mulchand Oswal and Mr. Ashok Mulchand Oswal who are the Defendants in the said suit, the both above parties (i.e. Plaintiff and Defendants) have amicably settled their issues and thereafter Mr. Rajendra Balu Hole who is the Plaintiff in the said suit has filed joint pursis for withdrawal of the abovementioned suit before Hon'ble court. Accordingly the said pursis the Hon'ble Court passed order in the said Reg. Civil Suit No. 608/2024.

R. Thereafter Mr. Ashok Mulchand Oswal and Mr. Raju Mulchand Oswal again need to demarcation of their land bearing Survey No. 22 Hisaa No. 2, area admeasuring 00 H. 28.50 Aar i.e. 2850 Square Meters, therefore they have applied before Land Record Officer, Pune for the very urgent demarcation as per the said application the Land Record Officer, Pune demarcated the said land and issued Demarcation certificate issued by Land Record Officer, Pune its bearing Number MORA No. 11684/2024 on 07/06/2024 and accordingly Demarcation Certificate (C Prat) is issued on 19/06/2024.

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S. Mr. Rajendra Balu Hole, Miss. Srushti Rajendra Hole, Master Vedant Rajendra Hole through his Natural Guardian father Mr. Rajendra Balu Hole, Mr. Vikas Balu Hole, Miss. Vidula Vikas Hole, Miss. Vedshree Vikas Hole through their Natural Guardian father Mr. Vikas Rajendra Hole, Mrs. Ashwini Chandrakant Hivarkar Nee Miss. Ashwini Balu Hole, Mr. Anil Sopan Hole, Mr. Rutik Anil Hole, Mrs. Shobha Anil Adsul Nee Miss. Shobha Sopan Hole and Mr. Dattatray Sopan Hole have executed and registered Deed of Confirmation in favour of Mr. Ashok Mulchand Oswal and Mr. Raju Mulchand Oswal. The said Deed of Confirmation and power of attorney are registered in the office of Sub Registrar Haveli No. 1, at Serial No.13781/2024, and power of attorney at Serial. No. 13782/2024, dated 22/07/2024. The above Hole family's have accepted consideration amount of Rs. 39,00,000/- (Rs. Thirty Nine Lakhs Only) from Mr. Ashok Mulchand Oswal and Mr. Raju





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Mulchand Oswal and they have executed and registered the above mentioned Deed of Confirmation. And the above Hole family's have confirmed that the previous land owners of Survey No. 22 Hisaa No. 2, i.e. Hole family who were executed Sathekhat on 19/10/1995 and thereafter Sale Deed bearing Sale Deed No.2951/1999 dated 27/10/1995, which was registered regarding Survey No. 22 Hisaa No. 2, area admeasuring 00 H. 28.50 Aar in favour of Mr. Raju Mulchand Oswal and Mr.Ashok Mulchand Oswal. These all previous registered documents confirmed by the Hole family.

T. Thereafter Mr. Ashok Mulchand Oswal, Mr. Raju Mulchand Oswal have execute Joint Development Agreement regarding land bearing Survey No. 22 Hisaa No. 2, area admeasuring 00 H. 28.50 Aar i.e. 2850 Square Meters in favour of Skyscapes Homes LLP, therefore they have filed Joint Development Agreement before the Joint District Registrar for adjudication Case No. ADJ/IGR002/908/2024, the said



case was Order by Joint District Registrar on 06/09/2024 and thereafter the above both parties i.e. Mr. Ashok Mulchand Oswal, Mr. Raju Mulchand Oswal and of Skyscapes Homes LLP through its partner Mr. Vishal Vilas Jain, Mr. Pratik Kirankumar Chopda and Mr. Kushal Ashok Oswal have registered Joint Venture Agreement in the office of Sub Registrar Haveli No. 1 at Serial No. 17522/2024 on 09/09/2024 and above mentioned parties have accordingly registered Power of Attorney in the office of Sub Registrar Haveli No. 1 at Serial No. 17523/2023 on the same day.

- U. Skyscapes Homes LLP have obtained sanctioned plan/ Commencement Certificate from the Pune Municipal Corporation Pune vide its bearing No. CC/4084/24 dated 19/03/2025.
- V. In entire verification I have not come across any adverse remark considering these aspects, and after verifying the documents made available to me, I have of the opinion that the land bearing Open





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Land bearing Survey No. 22 Hisaa No. 2, admeasuring area 00
Hector 28.50 Aar i.e. 2850 Sq, Meters. assessment of Rupees 2. 00
Paise, situated at village Mohammadwadi, Pune which is more
particular and described herein above mentioned written schedule is
clear and marketable title without any encumbrance owned and
possessed by Mr. Ashok Mulchand Oswal and Mr.Raju Mulchand
Oswal and through their constitute Power of Attorney Holder
Skyscapes Homes LLP through its partner Mr. Vishal Vilas Jain.

W. Any other relevant title - Nil

X. Litigation if any - Nil

Pune :-



Abhijit R. Varade
(Advocate)