PARVESH PAREKH
ADVOCATE

FORMAT-A
(Circular No. 28 of 2021)

To,
MahaRERA
Housefin Bhavan,
Plot No. C-21,
Bandra Kurla Complex,
Bandra (East), Mumbai – 400051.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate of all that piece and parcel of the land bearing Gat Numbers (i) 202 admeasuring 35 Ares i.e 3500 sq mtrs, (ii) 203 admeasuring 36 Ares i.e 3600 sq mtrs, (iii) 204 admeasuring 36 Ares i.e 3600 sq mtrs, (iv) 205 admeasuring 92 Ares i.e 9200 sq mtrs, (v) 208 admeasuring 62 Ares i.e 6200 sq mtrs, (vi) 226/1 admeasuring 1 Hectare 21 Ares i.e 12100 sq mtrs, (vii) 226/2 admeasuring 1 Hectare 11 Ares i.e 11,100 sq mtrs, (viii) 227 admeasuring 77 Ares i.e 7700 sq mtrs, (ix) 228 admeasuring 77 Ares i.e 7700 sq mtrs and (x) 237 (P) admeasuring 2 Hectare 74.80 Ares i.e 27,480 sq mtrs out of larger land admeasuring 6 Hectare 94 Ares i.e 69400 sq mtrs, in all admeasuring 92,180 sq mtrs all lying, being and situated at Village Jambhul, Punawale, Taluka Maval, District Pune and within the limits of Pune Metropolitan Regional Development Authority, Pune.

I have investigated the title of the said Property on request of Krisala Buildscape LLP a Limited Liability Partnership Firm, registered under the provisions of the Limited Liability Partnership Act, 2008 and having its office at: 151, Prakash Provision Store, Shitlanagar Dehuroad, Pune 412108 and perused the following documents:

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1. **Description of Property:**

All that piece and parcel of the land bearing Gat Numbers (i) 202 admeasuring 35 Ares i.e 3500 sq mtrs, (ii) 203 admeasuring 36 Ares i.e 3600 sq mtrs, (iii) 204 admeasuring 36 Ares i.e 3600 sq mtrs, (iv) 205 admeasuring 92 Ares i.e 9200 sq mtrs, (v) 208 admeasuring 62 Ares i.e 6200 sq mtrs, (vi) 226/1 admeasuring 1 Hectare 21 Ares i.e 12100 sq mtrs, (vii) 226/2 admeasuring 1 Hectare 11 Ares i.e 11,100 sq mtrs, (viii) 227 admeasuring 77 Ares i.e 7700 sq mtrs, (ix) 228 admeasuring 77 Ares i.e 7700 sq mtrs and (x) 237 (P) admeasuring 2 Hectare 74.80 Ares i.e 27,480 sq mtrs out of larger land admeasuring 6 Hectare 94 Ares i.e 69400 sq mtrs, in all admeasuring 92,180 sq mtrs, all lying, being and situated at Village Jambhul, Punawale, Taluka Maval, District Pune and within the limits of Pune Metropolitan Regional Development Authority, Pune ("**said Property**") and which is bounded as under:

On or towards East: Gat No 225 and 229 (p)
On or towards South: Gat No 237 (p) and 239 (p)
On or towards West: Gat No 201, 200, 237 (p) and 239
On or towards North: Gat No 210

and is the subject matter of this Report.

2. **Documents of Allotment of Plot:**

a. Sale Deed dated November 10, 2006 registered at Serial No. 8103 of 2006 (i) Kanhu Sambhu Navghane, (ii) Dasu Kanhu Navghane, (iii) Rohidas Kanhu Navghane, and (iv) Kailas Rohidas Navghane sold, transferred, conveyed the captioned property in favour of (i) Pritam Ishwarchand Goyal, and (ii) Niraj Jayant Kaneria.

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b. Sale Deed dated November 10, 2006 registered at Serial No. 8102 of 2006 (i) Subhash Sonu Navghane, (ii) Babaji Subhash Navghane, (iii) Appa Subhash Navghane, (iv) Waghu Sonu Navghane, (v) Shivaji Waghu Navghane., (vi) Baban Sonu Navghane, (vii) Sulabai Maruti Shirsat, (viii) Chandrabhaga Shantaram Sorte, and (ix) Balabai Vishnu Murhe sold, transferred, conveyed in favour of (i) Pritam Ishwarchand Goyal, and (ii) Niraj Jayant Kaneria.

c. Sale Deed dated October 23, 2018 registered at Serial no 6616 of 2018 (1) Kanchan Sukan Bafna, (ii) Khurshid Fali Pastakiya, (ii) Hormaj Fati Pastakiya, and (iv) Parukh Fali Pastakiya sold, transferred, conveyed the Subject property in favour of Pristine Montvert Associates through its partner Pritam Ishwardand Goyal.

d. Sale Deed dated March 28, 2006 registered at Serial No. 1992 of 2006 (i) Santosh Balkrishna Shelar (for self and as manager of HUF), (ii) Usha Sopan Shinde, (iii) Asha Govind Dhore, (iv) Geeta Kisan Dabhade, (v) Seema Balasaheb *alias* Balu Kende, (vi) Mangal Rohidas Shivale, (vii) Shantabai Balkrishna Shelar, (viii) Madan Balkrishna Shelar, (ix) Pralhad Balkrishna Shelar, (x) Sheetal Santosh Shelar, and (xi) Sakshi Santosh Shelar (minor, through father Santosh Balkrishna Shelar) sold, transferred, conveyed the captioned property in favour of (i) Niraj Jayant Kaneria and (ii) Pritam Ishwar Goyal.

e. Sale Deed dated June 30, 2012 registered at Serial No. 3701 of 2012 (i) Ganesh Tulshiram Kalbhor (for himself and as Karta of HUF and for minor daughter Tanishka), (ii) Jyoti Ganesh Kalbhor, (iii) Urmila Tulshiram Kalbhor sold, transferred, conveyed and assigned their rights title and interest in the captioned property in favour of Pritam Ishwarchand Goyal.

f. Sale Deed dated January 14, 2010 registered at Serial No. 321 of 2010 (i) Premraj Dhanraj Bafna, (ii) Vishal Mohan Dabhade, (iii) Somnath Suresh Shinde, (iv) Shivram Pandurang Pophle, and (v) Yashwant Shankar

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Kakare sold, transferred, conveyed and assigned their rights, title and interest in the captioned property in favour of (i) Niraj Jayant Kaneria and (ii) Pritam Ishwarchand Goyal.

g. Sale Deed dated January 5, 2008 registered at Serial No. 227 of 2008 (1) Shivram Sakharam Karke (for himself and as a Karta of HUF), (ii) Santu Sakharam Karke (for himself and as a Karta of HUF), and (iii) Anjanabai Ganpat Gaikhe, along with the consent of (1) Chandrakant Shivram Karke (for himself and as a Karta of HUF), (II) Saraswati Chandrakant Karke, (iii) Ashwini Chandrakant Karke (minor, through father Chandrakant Karke), (iv) Sheetal Chandrakant Karke (minor, through father Chandrakant Karke), (v) Amol Chandrakant Karke, (vi) Krishna Shivram Karke (for himself and as a Karta of HUF), (vii) Sita Krishna Karke, (viii) Pooja Krishna Karke (minor, through natural guardians (1) Krishna Shivram Karke and (ii) Sita Krishna Karke), (ix) Prasad Krishna Karke (minor, through natural guardians (1) Krishna Shivram Karke and (ii) Sita Krishna Karke), (x) Chetan Krishna Karke (minor, through natural guardians (i) Krishna Shivram Karke and (ii) Sita Krishna Karke), (xi) Muktabai Baban Marathe, (xii) Parvatibal Umesh Gaikwad, (xiii) Bhamabai Shivram Karke, (xiv) Shakuntala Suresh Vinode, and (xv) Nanda Shantaram Malpote, sold, transferred, conveyed and assigned their rights, title and interest in respect of the property bearing Gat No. 228 admeasuring 77 Ares in favour of (i) Neeraj Jayant Kaneria, and (ii) Pritam Ishwar Goyal.

h. Sale Deed dated November 14, 2014 registered at Serial No. 5844 of 2014 (1) Parvatibai Ramchandra Shinde, (ii) Popat Ramchandra Shinde (for himself and as a Karta of HUF and Karta of Ramchandra Ganpati Shinde HUF), (iii) Parubai Popat Shinde, (iv) Kailash Popat Shinde (for himself and as a Karta of HUF and for minor children (i) Sairaj, and (ii) 4 months infant), (v) Sarika Kailash Shinde, (vi) Vilas Popat Shinde, (vi) Kavita Dattatray Gaikwad, (viil) Savita Sunil Jadhav, (ix) Ranjana Santosh Tikone, (x) Sanjana Balasaheb Andre, (xi) Nalini Ankush Shinde (for himself and as a Karta of HUF), (xii) Pradeep Ankush Shinde, (xiii)

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Sheela Pradeep Shinde, (xiv) Yogita Sachin Kalbhor (nee Yogita Ankush Shinde), (xv) Shubhangi Anil Jadhav, (xvi) Lahu Ramchandra Shinde (for himself and as a Karta of HUF and for minor children (1) Ganesh, (ii) Manohar, and (ii) Pooja), and (xvii) Hirabai Dwarku Kajale sold, transferred, and conveyed all their rights, title and interest in respect of the property bearing Gat No. 237 admeasuring 60 Ares in favour of Pritam Ishwarchand Goyal.

i. Development Agreement dated 31st March 2025 which is registered in the office of the Sub-Registrar Maval 2 at serial No 4365/2025 on dated 09/04/2025 executed by Pristine Montvert Associates in favour of Krisala Buildscape LLP for the said Property.

3. Extract and Mutation Entries:

a. 7/12 Extract of Gat Nos 202, 203, 204, 205, 208, 226/1, 226/2, 227, 228 and 237.

b. Mutation Entry Numbers 266, 1546, 2383, 2709 of Gat No 202.

c. Mutation Entry Numbers 8, 94, 1280, 1546, 2383, 2709 of Gat No 203.

d. Mutation Entry Numbers 94, 1280, 2384, 2709 of Gat No 204.

e. Mutation Entry Numbers 1, 181, 508, 1906, 2384, 2435, 2537 of Gat No 205.

f. Mutation Entry Numbers 245, 1174, 1195, 2384, 2709 of Gat No 208.

g. Mutation Entry Numbers 1, 141, 457, 508, 728, 1687, 1689, 1815, 1875, 1928, 2031, 2071, 2451, 2709 of Gat No 226/1 and 226/2.

h. Mutation Entry Numbers 138, 846, 1637, 2384, 2709 of Gat No 227.

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i. Mutation Entry Numbers 1, 30, 1410, 1795, 2183, 2394, 2706, 2897, 2900 and 2901 of Gat No 228.

j. Mutation Entry Numbers 1, 289, 346, 403, 508, 692, 1048, 1270, 1408, 1409, 1435, 1491, 1676, 1809, 2165, 2179, 2298, 2302, 2361, 2428, 2709, 2726, 2766, 2905, 2926 of Gat No 237.

4. Search Report for last 30 years from 1995 to 2025

On the perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property as mentioned in my Title Flow annexed hereto pertaining to the said Property, I am of the opinion that the title of the Owners mentioned below is free, clear, marketable as far as can be diligently ascertained. If the facts are different from any of the documents/revenue records, and information furnished or documents furnished subsequently, it could have a material impact on my observation and conclusion.

Sr No	Gat Number	Area in square meter	Name of the Owner	Name of the Developer
1	202	3500	Pristine Montvert Associates	Krisala Buildscape LLP
2	203	3600	Pristine Montvert Associates	Krisala Buildscape LLP
3	204	3600	Pristine Montvert Associates	Krisala Buildscape LLP
4	205	9200	Pristine Montvert	Krisala Buildscape

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			Associates	LLP
5	208	6200	Pristine Montvert Associates	Krisala Buildscape LLP
6	226/1	12100	Pristine Montvert Associates	Krisala Buildscape LLP
7	226/2	11100	Pristine Montvert Associates	Krisala Buildscape LLP
8	227	7700	Pristine Montvert Associates	Krisala Buildscape LLP
9	228	7700	Pristine Montvert Associates	Krisala Buildscape LLP
10	237(P)	27480	Pristine Montvert Associates	Krisala Buildscape LLP
	Total	92,180		

The report reflecting the flow of the title of the said Owner on the said Property is enclosed herewith as Annexure A.

Encl: Annexure

Date: 16.08.2025

PARVESH PAREKH MAH/2679/2017 ADVOCATE

Parvesh Parekh
Advocate

Address: Flat No 1101, 11th Floor, A Wing, Shankeshwaram Residency, Kodhwa Budruk, Pune 411048 Contact No: 9518982908

PARVESH PAREKH
ADVOCATE

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

FLOW OF THE TITLE

Re: All that piece and parcel of the land bearing Gat Numbers (i) 202 admeasuring 35 Ares i.e 3500 sq mtrs, (ii) 203 admeasuring 36 Ares i.e 3600 sq mtrs, (iii) 204 admeasuring 36 Ares i.e 3600 sq mtrs, (iv) 205 admeasuring 92 Ares i.e 9200 sq mtrs, (v) 208 admeasuring 62 Ares i.e 6200 sq mtrs, (vi) 226/1 admeasuring 1 Hectare 21 Ares i.e 12100 sq mtrs, (vii) 226/2 admeasuring 1 Hectare 11 Ares i.e 11,100 sq mtrs, (viii) 227 admeasuring 77 Ares i.e 7700 sq mtrs, (ix) 228 admeasuring 77 Ares i.e 7700 sq mtrs and (x) 237 (P) admeasuring 2 Hectare 74.80 Ares i.e 27,480 sq mtrs out of larger land admeasuring 6 Hectare 94 Ares i.e 69400 sq mtrs, in all admeasuring 92,180 sq mtrs, all lying, being and situated at Village Jambhul, Punawale, Taluka Maval, District Pune and within the limits of Pune Metropolitan Regional Development Authority, Pune ("**said Property**") and which is bounded as under:

On or towards East: Gat No 225 and 229 (p)
On or towards South: Gat No 237 (p) and 239 (p)
On or towards West : Gat No 201, 200, 237 (p) and 239
On or towards North: Gat No 210

I. LATEST VII/XII EXTRACT

Gat Nos 202, 203, 204, 205, 208, 226/1, 226/2, 227, 228 and 237.

II. MUTATION ENTRIES

a. Mutation Entry Numbers 266, 1546, 2383, 2709 of Gat No 202.

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b. Mutation Entry Numbers 8, 94, 1280, 1546, 2383, 2709 of Gat No 203.

c. Mutation Entry Numbers 94, 1280, 2384, 2709 of Gat No 204.

d. Mutation Entry Numbers 1, 181, 508, 1906, 2384, 2435, 2537 of Gat No 205.

e. Mutation Entry Numbers 245, 1174, 1195, 2384, 2709 of Gat No 208.

f. Mutation Entry Numbers 1, 141, 457, 508, 728, 1687, 1689, 1815, 1875, 1928, 2031, 2071, 2451, 2709 of Gat No 226/1 and 226/2.

g. Mutation Entry Numbers 138, 846, 1637, 2384, 2709 of Gat No 227.

h. Mutation Entry Numbers 1, 30, 1410, 1795, 2183, 2394, 2706, 2897, 2900 and 2901 of Gat No 228.

i. Mutation Entry Numbers 1, 289, 346, 403, 508, 692, 1048, 1270, 1408, 1409, 1435, 1491, 1676, 1809, 2165, 2179, 2298, 2302, 2361, 2428, 2709, 2726, 2766, 2905, 2926 of Gat No 237.

TITLE DEVOLUTION

FIRST PROPERTY

Gat No. 202 admeasuring 35 Ares situate at Village Jambhul, Taluka Maval, District Pune

1. Upon perusal of Mutation Entry No. 266 dated October 7, 1986, it is observed that by and under a Sale Deed dated February 5, 1982 registered at Serial No. 218, Raju Bhau Navghane sold, transferred, conveyed the captioned property in favour of Kanhu Sambhu

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Navghane for the consideration and upon the terms and conditions contained therein.

2. Upon perusal of Mutation Entry No. 1546 dated October 3, 2008, it is observed that by and under a Sale Deed dated November 10, 2006 registered at Serial No. 8103 of 2006 (i) Kanhu Sambhu Navghane, (ii) Dasu Kanhu Navghane, (iii) Rohidas Kanhu Navghane, and (iv) Kailas Rohidas Navghane sold, transferred, conveyed the captioned property in favour of (i) Pritam Ishwarchand Goyal, and (ii) Niraj Jayant Kaneria for consideration and upon the terms and conditions contained therein.

3. Upon perusal of Mutation Entry No. 2383 dated December 21, 2016, it is observed that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mavai certain modifications came to be carried out on the 7/12 extract.

4. Upon perusal of Mutation Entry No. 2709 dated June 11, 2021, it is observed that pursuant to the Order dated September 15, 2020 passed by the Hon'ble Civil Judge, Junior Division, Vadgaon Mavai in the Regular Civil Suit No. 221 of 2015, the name of Pristine Montvert Associates through partner Pritam Ishwarchand Goyal was recorded and the names of Pritam Ishwarchand Goyal and Niraj Jayant Kaneria were deleted from the 7/12 extract of the captioned property.

5. Development Agreement dated 31st March 2025 which is registered in the office of the Sub-Registrar Maval 2 at serial No 4365/2025 executed by Pristine Montvert Associates and as partner in favour of Krisala Buildscape LLP for the said Property.

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Opinion:

Subject to the aforesaid, in our view, Pristine Montvert Associates through partner Pritam Ishwarchand Goyal has a clear and marketable title free from encumbrance in respect of the captioned property and Krisala Buildscape LLP has development rights.

SECOND PROPERTY

All that piece and parcel of land bearing Gat No. 203 admeasuring 36 Ares *(including Ares potkharab)* situate at Village Jambhul, Taluka Maval, District Pune

1. Upon perusal of Mutation Entry No. 8 dated July 20, 1978, it is observed that Raoji Tanhu Navghane died on April 18, 1978 leaving his cousin brothers (i) Sonu Shambhu Navghane; and (ii) Kanhu Shambhu Navghane as his legal heirs.

2. Upon perusal of Mutation Entry No. 94 dated November 23, 1982, it is observed that Sonu Shambhu Navghane died on December 26, 1980 leaving behind **sons** (i) Subhash Sonu Navghane, (ii) Waghu Sonu Navghane, (iii) Baban Sonu Navghane, **daughters** (i) Sulabai Maruti Shirsat, (ii) Chandrabhaga Sonu Navghane (iii) Balabai Sonu Navghnae and **wife** Bhikabai Sonu Navghane as his legal heirs.

3. Upon perusal of Mutation Entry No. 1280 dated January 22, 2007, it is observed that by and under a Sale Deed dated November 10, 2006 registered at Serial No. 8102 of 2006 (i) Subhash Sonu Navghane, (ii) Babaji Subhash Navghane, (iii) Appa Subhash Navghane, (iv) Waghu Sonu Navghane, (v) Shivaji Waghu Navghane., (vi) Baban Sonu Navghane, (vii) Sulabai Maruti Shirsat, (viii) Chandrabhaga Shantaram Sorte, and (ix) Balabai Vishnu Murhe sold, transferred,

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conveyed part of the captioned property admeasuring 18 Ares in favour of (i) Pritam Ishwarchand Goyal, and (ii) Niraj Jayant Kaneria for consideration and upon the terms and conditions contained therein.

4. Upon perusal of Mutation Entry No 1546 dated October 3, 2008 it is observed that by and under a Sale Deed dated November 10, 2006 registered at Serial No. 8103 of 2006 (i) Kanhu Sambhu Navghane, (ii) Dasu Kanhu Navghane, (iii) Rohidas Kanhu Navghane, and (iv) Kailas Rohidas Navghane sold, transferred, conveyed part of the captioned property admeasuring 18 Ares in favour of (i) Pritam Ishwarchand Goyal, and (ii) Niraj Jayant Kaneria for consideration and upon the terms and conditions contained therein.

5. Upon perusal of Mutation Entry No. 2383 dated December 21, 2016, it is observed that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mavai certain modifications came to be carried out on the 7/12 extract.

6. Upon perusal of Mutation Entry No. 2709 dated June 11, 2021, it is observed that pursuant to the Order dated September 15, 2020 passed by the Hon'ble Civil Judge, Junior Division, Vadgaon Mavai in the Regular Civil Suit No. 221 of 2015, the name of Pristine Montvert Associates through partner Pritam Ishwarchand Goyal was recorded and the names of Pritam Ishwarchand Goyal and Niraj Jayant Kaneria were deleted from the 7/12 extract of the captioned property.

   a. Development Agreement dated 31st March 2025 which is registered in the office of the Sub-Registrar Maval 2 at serial No 4365/2025 executed by Pristine Montvert Associates in favour of Krisala Buildscape LLP for the said Property.

<u>Opinion:</u>

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Subject to the aforesaid, in our view, Pristine Montvert Associates through partner Pritam Ishwarchand Goyal have a clear and marketable title free from encumbrances in respect of the captioned property and Krisala Buildscape LLP has development rights.

THIRD PROPERTY

All that piece and parcel of land bearing Gat No. 204 admeasuring 36 Ares situate at Village Jambhul, Taluka Maval, District Pune.

1. Upon perusal of Mutation Entry No. 94 dated November 23, 1982, it is observed that Sonu Shambhu Navghane died on December 26, 1980 leaving behind sons (i) Subhash Sonu Navghane, (ii) Waghu Sonu Navghane, (iii) Baban Sonu Navghane, daughters (i) Sulabai Maruti Shirsat, (ii) Chandrabhaga Sonu Navghane (iii) Balabai Sonu Navghnae and wife Bhikabai Sonu Navghane as his legal heirs.

2. Upon perusal of Mutation Entry No. 1280 dated January 22, 2007, it is observed that by and under a Sale Deed dated November 10, 2006 registered at Serial No. 8102 of 2006 (i) Subhash Sonu Navghane, (ii) Babaji Subhash Navghane, (iii) Appa Subhash Navghane, (iv) Waghu Sonu Navghane, (v) Shivaji Waghu Navghane., (vi) Baban Sonu Navghane, (vii) Sulabai Maruti Shirsat, (viii) Chandrabhaga Shantaram Sorte, and (ix) Balabai Vishnu Murhe sold, transferred, conveyed part of the captioned property admeasuring 18 Ares in favour of (i) Pritam Ishwarchand Goyal, and (ii) Niraj Jayant Kaneria for consideration and upon the terms and conditions contained therein.

3. Upon perusal of Mutation Entry No 1546 dated October 3, 2008 it is observed that by and under a Sale Deed dated November 10, 2006 registered at Serial No. 8103 of 2006 (i) Kanhu Sambhu Navghane, (ii)

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Dasu Kanhu Navghane, (iii) Rohidas Kanhu Navghane, and (iv) Kailas Rohidas Navghane sold, transferred, conveyed part of the captioned property admeasuring 18 Ares in favour of (i) Pritam Ishwarchand Goyal, and (ii) Niraj Jayant Kaneria for consideration and upon the terms and conditions contained therein.

4. Upon perusal of Mutation Entry No. 2384 dated December 22, 2016, it is observed that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mavai certain modifications came to be carried out on the 7/12 extract.

5. Upon perusal of Mutation Entry No. 2709 dated June 11, 2021, it is observed that pursuant to the Order dated September 15, 2020 passed by the Hon'ble Civil Judge, Junior Division, Vadgaon Mavai in the Regular Civil Suit No. 221 of 2015, the name of Pristine Montvert Associates through partner Pritam Ishwarchand Goyal was recorded and the names of Pritam Ishwarchand Goyal and Niraj Jayant Kaneria were deleted from the 7/12 extract of the captioned property.

6. Development Agreement dated 31st March 2025 which is registered in the office of the Sub-Registrar Maval 2 at serial No 4365/2025 executed by Pristine Montvert Associates and Pritam Ishwarchand Goyal as partner in favour of Krisala Buildscape LLP for the said Property.

Opinion:

Subject to the aforesaid, in our view, Pristine Montvert Associates through partner Pritam Ishwarchand Goyal have a clear and marketable title free from encumbrances in respect of the captioned property and Krisala Buildscape LLP has development rights.

FOURTH PROPERTY

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All that piece and parcel of land bearing Gat No. 205 admeasuring 0 Hectares 92 Ares situate at Village Jambhul, Taluka Maval, District Pune.

1. Upon perusal of Mutation Entry No. 1 dated November 8, 1977, it is observed that the implementation of the consolidation scheme under the provision of the Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 in the village Jambhul. Accordingly, Gat No. 205 admeasuring 92 Ares recorded in the name of Kisan Sawala Navghane. Further the remark of tagai encumbrance of Rs 200/- came to be recorded in the other rights column.

2. Upon perusal of Mutation Entry No. 181 dated April 5, 1985, it is observed that by and under Sale Deed dated October 26, 1984 (i) Kisan Sawala Navghane, and (ii) Rama Nana Navghane sold transferred and conveyed the property favor of Kanchan Sukan Bafna for the consideration and upon the terms and condition contained therein.

3. Upon perusal of Mutation Entry No. 508 dated December 23, 1991, it is observed that pursuant to the order dated December 31, 1988 passed by the Government, the tagai encumbrance recorded in the other rights column of various properties inter alia the subject property came to be deleted.

4. By and under a Sale Deed dated December 30, 2011 registered at Serial No. 609 of 2012, Kanchan Sukan Bafna sold, transferred, conveyed portion of the subject property admeasuring 46 Ares in favour of Falisheth Jahangir Pastakiya for consideration and upon the terms and conditions contained therein. Mutation Entry no 1906 dated April 26, 2012 confirms the same.

5. Upon perusal of Mutation Entry No. 2384 dated December 22, 2016, it is observed that pursuant to the order dated May 7, 2016 passed by

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the Tahsildar, Pune, all computerized revenue records came to be aligned with the erstwhile handwritten revenue records.

6. Upon perusal of Mutation Entry No. 2435 dated June 12, 2017, it is observed that Falisheth Jahangiri Pastakiya died on April 23, 2016 leaving behind **sons** (i) Hormaji Fali Pastakiya and (ii) Parukh Fali Pastakiya and wife Khurshid Fali Pastakiya as his legal heirs.

7. By and under a Sale Deed dated October 23, 2018 registered at Serial no 6616 of 2018 (1) Kanchan Sukan Bafna, (ii) Khurshid Fali Pastakiya, (ii) Hormaj Fati Pastakiya, and (iv) Parukh Fali Pastakiya sold, transferred, conveyed the Subject property in favour of Pristine Montvert Associates through its partner Pritam Ishwardand Goyal for consideration and upon the terms and conditions contained therein. Mutation Entry No. 2537 dated December 14, 2018 confirms the same.

8. Development Agreement dated 31st March 2025 which is registered in the office of the Sub-Registrar Maval 2 at serial No 4365/2025 executed by Pristine Montvert Associates and Pritam Ishwarchand Goyal as partner in favour of Krisala Buildscape LLP for the said Property.

Opinion

Subject to the aforesaid, in our view, Pristine Montvert Associates through its partner Pritam Ishwarchand Goyal, have a clear and marketable title free from encumbrances in respect of the captioned property and Krisala Buildscape LLP has development rights.

FIFTH PROPERTY

All that piece and parcel of land bearing Gat No. 208 admeasuring 62 Ares situate at Village Jambhul, Taluka Maval, District Pune.

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1. Upon perusal of Mutation Entry No. 245 dated July 16, 1986, it is observed that, by and under a Sale Deed dated April 23, 1986 registered at Serial No. 1064 of 1986 (i) Dattu Rambhau Chavan, and (ii) Kisan Dattu Chavan sold, transferred, conveyed the captioned property in favour of Balkrishna Rambhau Shelar for the consideration and upon the terms and conditions contained therein.

2. Upon perusal of Mutation Entry No. 1174 dated January 28, 2006, it is observed that Balkrishna Rambhau Shelar died on April 24, 2003 and in accordance with his last Will and Testament dated September 18, 1998 registered at Serial No. 3509 of 1998, leaving behind **son** Santosh Balkrishna Shelar and **daughters** (i) Usha Sopan Shinde, (ii) Asha Govind Dhore, (iii) Geeta Kisan Dabhade, (iv) Seema Balu Kende and (v) Mangal Rohidas Shivale as his legal heirs.

3. Upon perusal of Mutation Entry No. 1195 dated June 3, 2006, it is observed that by and under a Sale Deed dated March 28, 2006 registered at Serial No. 1992 of 2006 (i) Santosh Balkrishna Shelar (for self and as manager of HUF), (ii) Usha Sopan Shinde, (iii) Asha Govind Dhore, (iv) Geeta Kisan Dabhade, (v) Seema Balasaheb *alias* Balu Kende, (vi) Mangal Rohidas Shivale, (vii) Shantabai Balkrishna Shelar, (viii) Madan Balkrishna Shelar, (ix) Pralhad Balkrishna Shelar, (x) Sheetal Santosh Shelar, and (xi) Sakshi Santosh Shelar (minor, through father Santosh Balkrishna Shelar) sold, transferred, conveyed the captioned property in favour of (i) Niraj Jayant Kaneria and (ii) Pritam Ishwar Goyal for consideration and upon the terms and conditions contained therein.

4. Mutation Entry No. 2384 dated December 22, 2016 records that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mavai certain

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modifications came to be carried out on the 7/12 extract.

5. Mutation Entry No. 2709 dated June 11, 2021 records that pursuant to the Order dated September 15, 2020 passed by the Hon'ble Civil Judge, Junior Division, Vadgaon Mavai in the Regular Civil Suit No. 221 of 2015, the name of Pristine Montvert Associates through partner Pritam Ishwarchand Goyal was recorded and the names of Pritam Ishwarchand Goyal and Niraj Jayant Kaneria were deleted from the 7/12 extract of the captioned property.

6. Development Agreement dated 31st March 2025 which is registered in the office of the Sub-Registrar Maval 2 at serial No 4365/2025 executed by Pristine Montvert Associates and Pritam Ishwarchand Goyal as partner in favour of Krisala Buildscape LLP for the said Property.

Opinion:

Subject to the aforesaid, in our view Pristine Montvert Associates through partner Pritam Ishwarchand Goyal have a clear and marketable title free from encumbrances in respect of the captioned property and Krisala Buildscape LLP has development rights.

SIXTH PROPERTY

All that piece and parcel of land bearing Gat No. 226 Hissa No. 1 admeasuring 1 Hectare 21 Ares situate at Village Jambhul, Taluka Maval, District Pune.

SEVENTH PROPERTY

All that piece and parcel of land bearing Gat No. 226 Hissa No. 2 admeasuring 1 Hectare 11 Ares situate at Village Jambhul, Taluka Maval,

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District Pune.

1. Upon perusal of Mutation Entry No. 1 dated November 8, 1977, it is observed that the implementation of the consolidation scheme under the provision of the said Act in the village Jambhul. Accordingly, Gat No. 226 admeasuring 2 Hectares 32 Ares is recorded in the name of Babu Bapu Kakare.

2. Upon perusal of Mutation Entry No. 141 dated April 29, 1984, it is observed that Babu Bapu Kakare died on August 16, 1983 leaving behind **sons** (i) Bapu Babu Kakare, (ii) Bhau Babu Kakare, **daughters** (i) Rushibai Maruti Gaikwad, (ii) Shantabai Motiram Dabhne and **wife** Bhimabai Babu Kakare as his legal heirs. However, the names of Bapu Babu Kakare and Bhau Babu Kakare are recorded in owner column and names of (i) Rushibai Maruti Gaikwad, (ii) Shantabai Motiram Dabhne and (iii) Bhimabai Babu Kakare are recorded in the other rights column.

3. Upon perusal of Mutation Entry No. 457 dated September 26, 1990, it is observed that a loan of Rs. 10,000/- (Rupees Ten Thousand Only) was obtained by Bhau Bapu Kakare from the Mavai Taluka Multipurpose Co-operative Society Limited. Pursuant thereto, the encumbrance in respect of the captioned property came to be recorded in the other rights column.

4. Upon perusal of Mutation Entry No. 508 dated December 23, 1991, it is observed that pursuant to the Order dated December 31, 1988 passed by the Government Authorities, the encumbrance recorded in the other rights column of various properties inter *alia* the captioned property came to be deleted.

5. Upon perusal of Mutation Entry No. 728 dated September 15, 1995, it

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is observed that pursuant to the repayment of the loan amount by Bhau Bapu Kakare, the encumbrance of Kanhe Multipurpose Co-operative Society Limited came to be deleted from the other rights column of the captioned property.

6. By and under a Sale Deed dated February 16, 1994 registered at Serial No. 562 of 1994 (i) Bapu Babu Kakare, and (ii) Bhau Babu Kakare sold, transferred, conveyed part of the property bearing Gat No. 226 admeasuring 1 Hectare 21 Ares in favour of Tulshiram Namdeo Kalbhor for consideration and upon the terms and conditions contained therein. Mutation Entry No. 882 dated December 3, 1997 confirms the same.

7. Upon Mutation Entry No. 1687 dated November 1, 2010 records that Tulshiram Namdeo Kalbhor died on January 23, 2009 leaving behind **son** Ganesh Tulshiram Kalbhor, **daughters** (i) Vidya Shivaji Phuge, (ii) Sandhya Shashikant Bhalekar, (iii) Prabha Chandrakant Kawde, (iv) Asha Rajendra Bhondwe, (v) Rohini Sanjay Jadhav, (vi) Laxmi Ajay Tharkude, (vii) Dhanashree Sunil Bhalekar, (viii) Urmila Tulshiram Kalbhor and wife Gangadevi Tulshiram Kalbhor as his legal heirs.

8. By and under a Release Deed dated December 22, 2009 registered at Serial No. 12128 of 2009 (i) Gangadevi Tulshiram Kalbhor, (ii) Vidya Shivaji Phuge, (iii) Sandhya Shashikant Bhalekar, (iv) Prabha Chandrakant Kawde, (v) Asha Rajendra Bhondwe, (vi) Rohini Sanjay Jadhav, (vii) Laxmi Ajay Tharkude, (viii) Dhanashree Sunil Bhalekar, released their rights, title and interest in various properties *inter alia* the part of the property bearing Gat No. 226 in favour of (i) Ganesh Tulshiram Kalbhor, and (ii) Urmila Tulshiram Kalbhor upon the terms and conditions contained therein. Mutation Entry No. 1689 dated December 1, 2010 confirms the same.

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Comment:

In view of the aforesaid, (i) Harishchandra Ramdas Kalbhor (1 Hectare 11 Ares) and (ii) Ganesh Tulshiram Kalbhor, Urmila Tulshiram Kalbhor (1 Hectare 21 Ares) became entitled to respective share of land bearing Gat No. 226.

9. Upon perusal of Mutation Entry No. 1815 dated August 12, 2011, it is observed that pursuant to the Order dated July 25, 2011, passed by the Tehsildar, Maval the property bearing Gat No. 226 came to be sub-divided in the following manner:

Gat No	Area	Occupants
226 Hissa No 1	1 Hectare 21 Ares	Ganesh Tulshiram Kalbhor, Urmila Tulshiram Kalbhor
226 Hissa No 2	1 Hectare 11 Ares	Harishchandra Ramdas Kalbhor

Devolution of Gat No. 226/1

1. As recorded hereinabove, Gat No. 226/1 is recorded in the name of (i) Ganesh Tulshiram Kalbhor, and (ii) Urmila Tulshiram Kalbhor.

2. By and under a Sale Deed dated June 30, 2012 registered at Serial No. 3701 of 2012 (i) Ganesh Tulshiram Kalbhor (for himself and as Karta of HUF and for minor daughter Tanishka), (ii) Jyoti Ganesh Kalbhor, (iii) Urmila Tulshiram Kalbhor sold, transferred, conveyed and

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assigned their rights title and interest in the captioned property in favour of Pritam Ishwarchand Goyal for consideration and upon the terms and conditions contained therein. Mutation Entry No. 1928 dated July 30, 2012 confirms the same.

3. Upon perusal of Mutation Entry No. 2451 dated August 26, it is observed that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mavai certain modifications came to be carried out on the 7/12 extract.

Devolution of Gat No. 226/2

As recorded hereinabove, Gat No. 226/2 is recorded in the name of Harishchandra Ramdas Kalbhor.

1. By and under a Confirmation Deed dated January 11, 2012 registered at Serial No. 206 of 2012 (i) Madhukar Maruti Gaikwad, (ii) Indubai *(alias* Indumati) Gopinath Kalokhe, (iii) Sindhubai *(alias* Laxmibai) Baban Kalekar, (iv) Sitabai Ramchandra Bangar, (v) Tanaji Maruti Gaikwad, (vi) Kusum Shivaji Gaikwad, (vii) Prakash Shivaji Gaikwad, (viii) Sudhir Shivaji Gaikwad, (ix) Sadhana Shailesh Garade, (x) Sangita Pandurang Kalekar, and **(xi)** Shantabai Motiram Dabhane confirmed the Sale Deed dated December 4, 1986 registered at Serial No. 2966 of 1986 executed in favour of Harishchandra Ramdas Kalbhor upon the terms and conditions contained therein. Mutation Entry No. 1875 dated February 1, 2012 confirms the same.

2. By and under a Confirmation Deed dated March 7, 2013 registered at Serial No. 1155 of 2013 (i) Varsha Chandrakant Murhe, (ii) Sarita Kisan Borkar, (iii) Dilip Bapu Kakare, (iv) Rohini Rajendra Jagtap, (v) Sangita Chandrakant Murhe, (vi) Sadguru Bapu Kakare, (vii) Hirabai Bapu Kakare, (viii) Bhausaheb Babu Kakare, (ix) Alka Bhausaheb

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Kakare, (x) Ajay Bhausaheb Kakare, (xi) Abhay Bhausaheb Kakare, (xii) Alpana Vijay Bhegde, (No. (i) to (xii) as legal heirs of Bapu Babu Kakare) (xiii) Prasanna Sanjaykumar Landge, and (xiv) Darshan Sanjaykumar Landge (No (xiii) and (xiv) as legal heirs of Archana Sanjaykumar Landge) confirmed the Sale Deed registered at Serial No. 2966 of 1986 executed in favour of Harishchandra Ramdas Kalbhor upon the terms and conditions contained therein. Mutation Entry No. 2031 dated July 4, 2013 confirms the same.

3. By and under a Sale Deed dated September 12, 2013 registered at Serial No. 4738 of 2013 (i) Harishchandra Ramdas Kalbhor (for self and as Karta of HUF), (ii) Sunanda Harishchandra Kalbhor, (iii) Nikhil Harishchandra Kalbhor, (iv) Namrata Harishchandra Kalbhor sold, conveyed, assigned and transferred all their rights, title and interest in the captioned property admeasuring 1 Hectare 11 Ares in favour of Pritam Ishwarchand Goyal on the terms and conditions contained therein. Mutation Entry No. 2071 dated October 28, 2013 confirms the same.

4. Mutation Entry No. 2451 dated August 26, 2017 records that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mavai certain modifications came to be carried out on the 7/12 extract.

5. Development Agreement dated 31st March 2025 which is registered in the office of the Sub-Registrar Maval 2 at serial No 4365/2025 executed by Pristine Montvert Associates and Pritam Ishwarchand Goyal as partner in favour of Krisala Buildscape LLP for the said Property.

Opinion:

Subject to the aforesaid, in our view, Pritam Ishwarchand Goyal have a

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clear and marketable title free from encumbrances in respect of the captioned properties and Krisala Buildscape LLP has development rights.

EIGTH PROPERTY

All that piece and parcel of land bearing Gat No. 227 admeasuring 77 Ares situate at Village Jambhul, Taluka Maval, District Pune

1. Upon perusal of Mutation Entry No. 138 dated March 16, 1984, it is observed that by and under a Sale Deed dated February 4, 1984 registered at Serial No. 269 of 1984 Appa Babu Waikar sold, transferred, conveyed and assigned his rights, title and interest in the captioned property in favour of (i) Premraj Dhanraj Bafna, and (ii) Dattu Bajrang Dhore for ,consideration and upon the terms and conditions contained therein.

2. Upon perusal of Mutation Entry No. 846 dated June 19, 1997 records that by and under a Sale Deed dated March 6, 1997 registered at Serial No. 1278 of 1997 Dattu Bajrang Dhore sold, transferred, conveyed part of the captioned property admeasuring 38.5 Ares in favour of Premraj Dhanraj Bafna for consideration and upon the terms and conditions contained therein.

3. By and under Sale Deed dated January 14, 2010 registered at Serial No. 321 of 2010 (i) Premraj Dhanraj Bafna, (ii) Vishal Mohan Dabhade, (iii) Somnath Suresh Shinde, (iv) Shivram Pandurang Pophle, and (v) Yashwant Shankar Kakare sold, transferred, conveyed and assigned their rights, title and interest in the captioned property in favour of (i) Niraj Jayant Kaneria and (ii) Pritam Ishwarchand Goyal (through their constituted attorney Deepak Manik Thawal) for consideration and upon the terms and conditions contained therein. Mutation Entry No. 1637 dated February 1, 2010 confirms the same.

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4. Upon perusal of Mutation Entry No. 2384 dated December 22, 2016, it is observed that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Mavai certain modifications came to be carried out on the 7/12 extract.

5. Upon perusal of Mutation Entry No. 2709 dated June 11, 2021, it is observed that pursuant to the Order dated September 15, 2020 passed by the Hon'ble Civil Judge, Junior Division, Vadgaon Mavai in the Regular Civil Suit No. 221 of 2015, the name of Pristine Montvert Associates through partner Pritam Ishwarchand Goyal was recorded and the names of Pritam Ishwarchand Goyal and Niraj Jayant Kaneria were deleted from the 7/12 extract of the captioned property.

6. Development Agreement dated 31st March 2025 which is registered in the office of the Sub-Registrar Maval 2 at serial No 4365/2025 executed by Pristine Montvert Associates and Pritam Ishwarchand Goyal as partner in favour of Krisala Buildscape LLP for the said Property.

Opinion:

Subject to the aforesaid, in our view Pristine Montvert Associates through partner Pritam Ishwarchand Goyal have a clear and marketable title free from encumbrances in respect of the captioned property and Krisala Buildscape LLP has development rights.

NINTH PROPERTY

All that piece and parcel of land bearing Gat No. 228 admeasuring 0 Hectares 77 Ares situate at Village Jambhul, Taluka Maval, District Pune.

1. Upon perusal of Mutation Entry No. 1 dated November 8, 1977, it is

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observed that the implementation of the consolidation scheme under the provision of the Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 in the village Jambhul. Accordingly, Gat No. 228 admeasuring 77 Ares recorded in the name of Sakharam Babji Kakre.

2. Mutation Entry No. 30 dated June 21, 1980 records that Sakharam Babaji Kakre died on January 5, 1978 leaving behind **Sons** (i) Shivram Sakharam Kakre, and (ii) Santu Sakharam Kakre, and **daughter** Anjanibai Ganpat Gaikhe. Further, the name of the daughter i.e. Anjanibai Ganpat Gaikhe came to be recorded in the other rights column.

3. By and under a Sale Deed dated January 5, 2008 registered at Serial No. 227 of 2008 (1) Shivram Sakharam Karke (for himself and as a Karta of HUF), (ii) Santu Sakharam Karke (for himself and as a Karta of HUF), and (iii) Anjanabai Ganpat Gaikhe, along with the consent of (1) Chandrakant Shivram Karke (for himself and as a Karta of HUF), (II) Saraswati Chandrakant Karke, (iii) Ashwini Chandrakant Karke (minor, through father Chandrakant Karke), (iv) Sheetal Chandrakant Karke (minor, through father Chandrakant Karke), (v) Amol Chandrakant Karke, (vi) Krishna Shivram Karke (for himself and as a Karta of HUF), (vii) Sita Krishna Karke, (viii) Pooja Krishna Karke (minor, through natural guardians (1) Krishna Shivram Karke and (ii) Sita Krishna Karke), (ix) Prasad Krishna Karke (minor, through natural guardians (1) Krishna Shivram Karke and (ii) Sita Krishna Karke), (x) Chetan Krishna Karke (minor, through natural guardians (i) Krishna Shivram Karke and (ii) Sita Krishna Karke), (xi) Muktabai Baban Marathe, (xii) Parvatibal Umesh Gaikwad, (xiii) Bhamabai Shivram Karke, (xiv) Shakuntala Suresh Vinode, and (xv) Nanda Shantaram Malpote, sold, transferred, conveyed and assigned their rights, title and interest in respect of the property bearing Gat No. 228 admeasuring 77 Ares in favour of (i) Neeraj Jayant Kaneria,

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and (ii) Pritam Ishwar Goyal for consideration and upon the terms and conditions contained therein. Mutation Entry No. 1410 dated February 1, 2008 confirms the same. However, the same was cancelled.

4. By and under a Correction Deed dated April 8, 2008 registered at Serial No. 3261 of 2008 (1) Shivram Sakharam Kakre (for himself and as a Karta of HUF), (ii) Santu Sakharam Kakre (for himself and as a Karta of HUF), and (iii) Anjanabai Ganpat Gaikhe, alongwith the consent of (1) Chandrakant Shivram Kakre (for himself and as a Karta of HUF), (ii) Saraswati Chandrakant Kakre, (iii) Ashwini Chandrakant Kakre (minor, through father Chandrakant Kakre), (iv) Sheetal Chandrakant Kakre (minor, through father Chandrakant Kakre), (v) Amol Chandrakant Kakre, (vi) Krishna Shivram Kakre (for himself and as a Karta of HUF), (vii) Sita Krishna Kakre, (viii) Pooja Krishna Kakre (minor, through natural guardians (i) Krishna Shivram Kakre and (ii) Sita Krishna Kakre), (ix) Prasad Krishna Kakre (minor, through natural guardians (i) Krishna Shivram Kakre and (ii) Sita Krishna Kakre), (x) Chetan Krishna Kakre (minor, through natural guardians (i) Krishna Shivram Kakre and (ii) Sita Krishna Kakre), (xi) Muktabai Baban Marathe, (xii) Parvatibai Umesh Gaikwad, (xiii) Bhamabai Shivram Kakre, (xiv) Shakuntala Suresh Vinode, (xv) Nanda Shantaram Malpote and (i) Neeraj Jayant Kaneria, and (ii) Pritam Ishwar Goyal made certain corrections to the typographical error in the surname of the Vendors in the Sale Deed dated January 5, 2008 registered at Serial No. 227 of 2008 in respect of the property bearing Gat No. 228 admeasuring 77 Ares.

5. Mutation Entry No. 1795 dated July 18, 2011 records that Santu Sakharam Kakre died on August 9, 2010 leaving behind **sons** (i) Sopan Santu Kakre, (ii) Nivrutti Santu Kakre, (iii) Maruti Santu Kakre, (iv) Bhagwan Santu Kakre, **daughter** Taibai Laxman Pimpale and **wife** Hausabai santu Kakre as his legal heirs.

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6. Mutation Entry No. 1859 dated January 5, 2012 records that Shivram Sakahram Kakare died on December 18, 2011 leaving behind **sons** (i) Namdev Shivram Kakre, (ii) Chandrakant Shivram Kakre, (iii) Krushna Shivram Kakre, **daughter** (i) Muktabai Baban Marathe, (ii) Parvati Umesh Gaikwad, (iii) Bhamabai Anaji Gaykhe, (iv) Shakuntala Suresh Vinode, (v) and (vi) Nanda Shantaram Malpote as his legal heirs.

7. By and under a Sale Deed dated December 30, 2014 registered at Serial No. 6778 of 2014 (1) Sopan Santu Kakre, (ii) Nivrutti Santu Kakre, (iii) Maruti Santu Kakre, (iv) Bhagwan Santu Kakre, (v) Hausabai Santu Kakre, and (vi) Taibai Laxman Pimple alongwith the consent of (a) Somnath Sopan Kakre, (b) Praveen Sopan Kakre, (c) Sunanda Tukaram Kedari, (d) Suvarna Sharad Varadkar, (e) Akshay Nivrutti Kakre, (f) Punam Nivrutti Kakre, (g) Atul Nivrutti Kakre (through his father Nivrutti Santu Kakre), (h) Archana Kaluram Badhale, (i) Bharti Maruti Kakre (through her father Maruti Santu Kakre), and (j) Pallavi Bhagwan Kakre (through her father Bhagwan Santu Kakre) sold, transferred and conveyed all their rights, title and interest in respect of the property bearing Gat No. 228 admeasuring 28.5 Ares out of the total area admeasuring 77 Ares in favour of Tukaram Baburao Kedari for consideration and upon the terms and conditions contained therein. Mutation Entry No. 2183 dated January 8, 2015 confirms the same.

8. Mutation Entry No. 2394 dated January 11, 2015 records that the State Government has undertaken computerization of revenue records and as per the Order of the Tehsildar, Maval certain modifications came to be carried out on the 7/12 extract.

9. Mutation Entry No. 2706 dated May 19, 2021 records that Chandrakant Shivram Kakre obtained a loan of Rs. 5,00,000/- (Rupees Five Lakhs Only) from the Kanhe Multipurpose Co-

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operative Society Limited. Accordingly, the encumbrance of the society came to be recorded in the other rights column of the 7/12 extract of the Subject property.

10. By and under a Confirmation Deed dated February 13, 2020 registered 1203 of 2020 (i) Namdeo Shivram Kakre, (ii) Nanda Namdeo Kakre, (iii) Mangesh Namdeo Kakre (for self and for minor children (a) Kartik, and (b) Gayatri), (iv) Nirmala Mangesh Kakre, (v) Mohini Dattatray Garud, and (vi) Monika Ganesh Katkar confirmed the Sale Deed dated January 5, 2008 registered at Serial No. 227 of 2008 and the Correction Deed dated April 8, 2008 registered at Serial No. 3261 of 2008 respect of the property bearing Gat No. 228 admeasuring 77 Ares in favour of (i) Neeraj Jayant Kaneria, and (ii) Pritam Ishwarchand Goyal on the terms and conditions contained therein.

11. By and under a Confirmation Deed dated October 26, 2023 registered at Serial No. 13405 of 2023 (a) Santu Sakharam Kakre, and (b) Hausabai Santu Kakre (deceased) represented through their legal heirs (i) Sopan Santu Kakre, (ii) Somnath Sopan Kakre, (iii) Praveen Sopan Kakre, (iv) Sunanda Tukaram Kedari, (v) Suvarna Sharad Varkad; (vi) Nivrutti Santu Kakde, (vii) Akshay Nivrutti Kakre, (viii) Punam Nivrutti Kakre, (ix) Atul Nivrutti Kakre, (x) Archana Kaluram Badhale, (xi) Maruti Santu Kakre, (xii) Bharti Maruti Kakre, (xiii) Bhagwan Santu Kakre, (xiv) Pallavi Bhagwan Kakre, (xv) Taibai Laxman Pingale (represented through her constituted attorney Tukaram Baburao Kedari, and (II) (i) Tukaram Baburao Kedari, (ii) Sunanda Tukaram Kedari, (iii) Divya Tukaram Kedari, (iv) Sakshi Tukaram Kedari, (v) Harshal Tukaram Kedari confirmed the Sale Deed dated January 5, 2008 registered at Serial No. 227 of 2008 in respect of the property bearing Gat No. 228 admeasuring 77 Ares in favour of Pritam Ishwarchand Goyal for consideration and upon the terms and conditions contained therein.

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12. Mutation Entry No. 2897 dated November 21, 2023 records that by and under an order dated September 14, 2023 bearing no. RTS APPEAL/933/2021 passed by the Sub-Divisional Officer (1) Appeal came to be allowed, (ii) the order dated August 20, 2009 bearing no. 30/HANO/KAVI/146/2009 came to be rejected, (iii) Mutation Entry Nos. 1795 and 1859 came to be rejected to the extent of Gat No. 228. Accordingly, the names of (i) Pritam Ishwarchand Goyal, and (ii) Neeraj Jayant Kaneria as per Mutation Entry No. 1410 came to be recorded on 7/12 extract.

13. Mutation Entry No. 2900 dated December 16, 2023 records that Chandrakant Shivram Kakre repaid the loan of Rs.5,00,000/- (Rupees Five Lakhs Only) obtained from the Kanhe Multipurpose Co-operative Society Limited. Accordingly, the encumbrance of the society came to be deleted from the other rights column.

14. Mutation Entry No. 2901 dated December 18, 2023 records that by and under an order dated September 15, 2020 passed in the Civil Suit bearing no. 221 of 2015, the Subject property bearing Gat No. 228 came to be recorded in the name of Pristine Montvert Associates through its partner Pritam Ishwarchand Goyal. Accordingly, the name of Neeraj Jayant Kaneriya and Pritam Ishwarchand Goyal came to be deleted from and the name of Pristine Montvert Associates through its partner Pritam Ishwarchand Goyal came to be recorded on the 7/12 extracts of the Subject property.

15. Development Agreement dated 31st March 2025 which is registered in the office of the Sub-Registrar Maval 2 at serial No 4365/2025 executed by Pristine Montvert Associates and Pritam Ishwarchand Goyal as partner in favour of Krisala Buildscape LLP for the said Property.

Opinion:

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Subject to the aforesaid, in our view Pristine Montvert Associates, through its partner Mr. Pritam Ishwarchand Goyal have a clear and marketable title in respect of the subject property and Krisala Buildscape LLP has development rights.

TENTH PROPERTY

All that piece and parcel of land bearing Gat No. 237 admeasuring 2 Hectares 93.5 Ares out of total area admeasuring 6 Hectare 94 Ares *(including 24 Ares potkharab)* situate at Village Jambhul, Taluka Mavai, District Pune.

1. Upon perusal of Mutation Entry No. 1 dated November 8, 1977, it is observed that the implementation of the consolidation scheme under the provision of the Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 in the village Jambhul. Accordingly, Gat No. 237 admeasuring 6 Hectares 94 Ares in the name of (i) Popat Ramchandra Shinde (8 Aana share **i.e 3 Hectares 47 Ares**) and (ii) Havji Mhatarba Shinde (8 Aana share **i.e 3 Hectares 47 Ares**). Further the property has been granted on New Tenure and the remark in respect of the restriction as per section 43 of the Tenancy Act came to be recorded in the other rights column.

2. Mutation Entry No. 289 dated June 20, 1987 records that Popat Ramchandra Shinde obtained a Joan from Kanhe Multipurpose Co-operative Society Limited for an amount of Rs. 15,000/- (Rupees Fifteen Thousand Only). Accordingly, the encumbrance of the society came to be recorded in other rights column of the subject property.

3. Mutation Entry No. 403 dated June 20, 1987 records that Popat Ramchandra Shinde obtained a loan from Kanhe Multipurpose Co-operative Society Limited for an amount of Rs. 40,000/- (Rupees

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Forty Thousand Only). Accordingly, the remark of encumbrance came to be recorded in other rights column of the subject property.

4. Mutation Entry No. 1048 dated March 24, 2003 records that by and under a Sale Deed dated June 14, 1991 (1) Popat Ramchandra Shinde, (ii) Ankush Ramchandra Shinde, (iii) Lahu Ramchandra Shinde, (iv) Parvatibal Ramchandra Shinde (v) Tarabal Damu Kajale sold transferred, and conveyed all their rights, title and interest in respect of the property bearing Gat No. 237 admeasuring 1 Hectares 20 Ares in favour of (1) Turabali Nayyaralli Sayeed, and (ii) Azgarali Mohammad Pirbhai for consideration and upon the terms and conditions contained therein.

5. Mutation Entry No. 1435 dated February 25, 2008 records that by and under a Sale Deed dated February 20, 2008 registered at Serial No. 926 of 2008 (1) Turabali Nayyarali Sayeed, and (ii) Azgarali Mohammad Paribhai sold, transferred, and conveyed their rights, title and interest in respect of the property bearing Gat No. 237 admeasuring 1 Hectare 20 Ares in favour of Shrimangal Properties through its partner Sachin Ashok Agarwal for consideration and upon the terms and conditions contained therein.

6. By and under a Sale Deed dated June 3, 2011 registered at Serial No. 3354 of 2011 Shrimangal Properties through its designated partners (1) Shyam Jagdishprasad Agarwal through his constituted attorney Ketan Madhukar Choudhary, (ii) Sachin Ashok Agarwal, and (iii) Amar Rajkumar Walecha sold, transferred, conveyed and assigned their rights, title and interest in part of the subject property admeasuring 1 Hectare 20 Ares in favour of Auram Realty through its designated partners (i) Madan Narayan Dhombare, (ii) Vaijnath Mallikarjun Panure for consideration and upon the terms and conditions contained therein. Mutation Entry No. 1809 dated August 12, 2011 confirms the same.

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7. By and under a Sale Deed dated November 14, 2014 registered at Serial No. 5844 of 2014 (1) Parvatibai Ramchandra Shinde, (ii) Popat Ramchandra Shinde (for himself and as a Karta of HUF and Karta of Ramchandra Ganpati Shinde HUF), (iii) Parubai Popat Shinde, (iv) Kailash Popat Shinde (for himself and as a Karta of HUF and for minor children (i) Sairaj, and (ii) 4 months infant), (v) Sarika Kailash Shinde, (vi) Vilas Popat Shinde, (vi) Kavita Dattatray Gaikwad, (viil) Savita Sunil Jadhav, (ix) Ranjana Santosh Tikone, (x) Sanjana Balasaheb Andre, (xi) Nalini Ankush Shinde (for himself and as a Karta of HUF), (xii) Pradeep Ankush Shinde, (xiii) Sheela Pradeep Shinde, (xiv) Yogita Sachin Kalbhor (nee Yogita Ankush Shinde), (xv) Shubhangi Anil Jadhav, (xvi) Lahu Ramchandra Shinde (for himself and as a Karta of HUF and for minor children (1) Ganesh, (ii) Manohar, and (ii) Pooja), and (xvii) Hirabai Dwarku Kajale sold, transferred, and conveyed all their rights, title and interest in respect of the property bearing Gat No. 237 admeasuring 60 Ares in favour of Pritam Ishwarchand Goyal for consideration and upon the terms and conditions contained therein. Mutation Entry No. 2179 dated November 28, 2014 confirms the same.

8. By and under a Power of Attorney dated November 14, 2014 registered at Serial No. 5845 of 2014 (1) Parvatibal Ramchandra Shinde, (ii) Popat Ramchandra Shinde (for himself and as a Karta of HUF and Karta of Ramchandra Ganpati Shinde HUF), (iii) Parubal Popat Shinde, (iv) Kailash Popat Shinde (for himself and as a Karta of HUF and for minor children (1) Sairaj, and (ii) 4 months infant), (v) Sarika Kailash Shinde, (vi) Vilas Popat Shinde, (vii) Kavita Dattatray Gaikwad, (viii) Savita Sunil Jadhav, (ix) Ranjana Santosh Tikone, (x) Sanjana Balasaheb Andre, (xi) Nalini Ankush Shinde (for himself and as a Karta of HUF), (xii) Pradeep Ankush Shinde, (xill) Sheela Pradeep Shinde, (xiv) Yogita Sachin Kalbhor (nee Yogita Ankush Shinde), (xv) Shubhangi Anil Jadhav, (xvi) Lahu Ramchandra Shinde (for himself and as a Karta of HUF and for

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minor children (1) Ganesh, (ii) Manohar, and (iii) Pooja), and (xvil) Hirabal Dwarku Kajale granted various powers in respect of the property bearing Gat No. 237 admeasuring 60 Ares in favour of Pritam Ishwarchand Goyal for consideration and upon the terms and conditions contained therein. Mutation Entry No. 2179 dated November 28, 2014 confirms the same.

9. By and under a Consideration Receipt dated December 9, 2015 registered at Serial No. 7119 of 2015 Popat Ramchandra Shinde (for himself and as a Karta of HUF) confirmed the Sale Deed dated November 14, 2014 registered at Serial No. 5844 of 2014 in favour of Pritam Ishwarchand Goyal for consideration and upon the terms and conditions contained therein.

10. Mutation Entry No. 2428 dated May 18, 2017 records that Popat Ramchandra Shinde obtained a loan of Rs.2,00,000/- (Rupees Two Lakh Only) from the Kanhe Development Cooperative Society. Accordingly, the remark of encumbrance came to be recorded in the other rights column of the 7/12 extract of the Subject property.

11. Mutation Entry No. 2726 dated September 9, 2021 records that:

(i) Pursuant to an Order dated July 6, 2021 passed by the Sub-Divisional Officer, Maval-Mulshi bearing No. RTS/A/SR/132/2020, Mutation Entry No. 452 (pre-consolidation) was modified and the names of (i) Appa Ganapati Shinde since deceased through legal heir Zungaji Appa Shinde and (ii) Namdeo Ganapati Shinde since deceased through legal heir Mahadu Namdev Shinde came to be recorded as the heirs of Ganpati Anaji Shinde. Accordingly, the heirs of Ganpati Anaji Shinde became entitled to the property as follows:

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Sons: Ramchandra Ganpati Shinde (2 Aana share), Maruti Ganpati Shinde (2 Aana share), Appa Ganpati Shinde (2 Aana share), (deceased through his legal heir Zungaji Appa Shinde), Namdeo Ganpati Shinde (2 Aana share) (deceased through his legal heir Mahadu Namdeo Shinde),

Nephew: Mhatarba Laxman Shinde (8 Aana share).

(ii) It further records that, Zungaji Appa Shinde died and pursuant to the order dated August 18, 2017, in Miscellaneous Application No. 798 of 2016, the heirship certificate came to be issued in the name of the following heirs and legal representatives:

Sons: Chandrakant Zungaji Shinde, Balu Zungaji Shinde

Daughters: Shaila Namdeo Gaikwad, and Urmila Vitthal Nakhate.

(iii) Mutation entry no. 1210 came to be certified to the extent of 4 Aana share of the sellers.

(iv) Mutation entry no. 2179 in respect of Gat No. 237 admeasuring 6.5 Ares came to be cancelled and the name of Popat Ramchandra Shinde came to be deleted from the 7/12 extract.

(v) In view of the aforesaid, the names of (i) Balu Zungaji Shinde, (ii) Mahadu Namdeo Shinde, (iii) Chandrakant Zungaji Shinde, (iv) Shaila Namdeo Gaikwad, and (v) Urmila Vitthal Nakhate came to be recorded for 4 Aana share in the property.

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Comment:

It appears that, the property was originally owned by Ganpati Anaji Shinde. Pursuant to his death the names of his following legal heirs came to be recorded vide Mutation Entry No. 452 dated April 5, 1950 in respect of the property bearing Gat No. 237:

Sons: Ramchandra Ganpati Shinde (4 Aana share), Maruti Ganpati Shinde (4 Aana share),

Nephew: Mhatarba Laxman Shinde (8 Aana share).

The appellants have claimed that Ganpat Shinde had 2 more sons le. (i) Appa Ganpati Shinde and (i) Namdeo Ganpati Shinde whose names were not recorded in respect of the property bearing Gat No. 237. The appellants are the legal heirs of Appa Ganpati Shinde (grandson of Ganpati Shinde). In view thereof the applicants have daimed 1/4th share in Ya share of Ganpat in respect of the Subject property. The Subdivisional officer vide its Order dated July 6, 2021 has allowed the appeal filled by the appellants and has modified the Mutation Entry No. 452 as recorded hereinabove. Accordingly, sons of Ganpati le. Maruti, Ramchandra, Appa (since deceased through legal heirs), and Namdeo (since deceased through legal heirs) became entitled for 2 Aana share l.e. 86.75 Ares each.

It is further observed that, legal heirs of Maruti and Ramchandra have already dealt with the property and have sold various areas to third parties and the last transaction is for 60 Ares which exceeds their entitlement by 6.5 Ares. In view thereof, the Mutation Entry No. 2179 was cancelled to the extent of 6.5 Ares area out of the property bearing Gat No. 237 and the name

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of Popat Ramchandra Shinde was deleted as the holder from the 7/12 extract of the property bearing Gat No. 237. Accordingly, the name of Pritam Ishwarchand Goyal came to be recorded for an area admeasuring 53.5 Ares

Being aggrieved by the Order dated July 6, 2021 passed by the Sub-Divisional Officer, Maval- Mulshi bearing No. RTS/A/SR/132/2020, (I) Pritam Ishwarchand Goyal, and (II) Niraj Jayant Kaneria preferred a second appeal bearing No. RTS/2/Appeal No. 610/2021 against the aforesaid Order dated July 6, 2021 before the Hon'ble Additional Collector, Pune. The said second appeal came to be settled and the parties have executed a deed of confirmation as recorded hereinbelow.

12. By and under a Notice of Lis Pendens dated April 25, 2022 registered at Serial No. 2478 of 2022, Popat Ramchandra Shinde filed a notice of lis pendens in respect of Regular Civil Suit bearing No. 259 of 2015 filed in the Court of Civil Judge Junior Division, Vadgaon by Popat Ramchandra Shinde against Chandrakant Zungaji Shinde and others in respect of the Subject property. Accordingly, the remark of "Lis Pendens" came to be recorded in the other rights column.

13. By and under a Confirmation Deed dated June 18, 2024 registered at Serial No. 6947 of 2024 (1) Chandrakant Zungaji Shinde, (ii) Balu Zungaji Shinde, (iii) Khandu Zungaji Shinde, (iv) Kamal Zungaji Mohol, (v) Shaila Namdev Gaikwad, (vi) Urmila Vitthal Nakhate, (vii) Rakhmabai Chandrakant Shinde, (viii) Vijay Chandrakant Shinde, (ix) Monika Vijay Shinde, (x) Sanjay Chandrakant Shinde, (xi) Maheshvari Sanjay Shinde, (xii) Ajay Chandrakant Shinde, (xiii) Sangeeta Balu Shinde, (xiv) Mahesh Balu Shinde, (xv) Dinesh Balu Shinde, (xvi) Kanchan Dinesh Shinde, (xvii) Malu Khandu Shinde, (xvili) Akshay Khandu Shinde, (xix) Chetan Khandu Shinde, and (xxx) Kajal Devidas Rakkshe confirmed the Sale Deed dated

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Sale Deed dated November 14, 2014 registered at Serial No. 5844 of 2014 in favour of Pristine Montvert Associates Through its Partner Pritam Ishwarchand Goyal for consideration and upon the terms and conditions contained therein.

Comment:

On perusal of the aforementioned confirmation deed, it appears that Pristine Montvert Associates purchased an area admeasuring 60 Ares from the legal heirs of Mhatarba Shinde. An RTS appeal bearing No. RTS/A/SR/132/2020 dated July 6, 2021 was filed by the legal heirs of Ganpat Anaji Shinde claiming wrongful sale in in favour of Pristine Montvert Associates. In view of the order passed in the aforesaid RTS appeal, an area admeasuring 6.5 Ares out of 60 Ares was allotted in the name of Shaila Namdeo Gaikwad. Pristine Montvert Associates filed and RTS appeal bearing no. 610 of 2021 challenging the aforesaid order. Subsequently, a compromise was entered into by the parties and the said sult was withdrawn. In view of the aforementioned, the confirmation deed has been executed by the parties, confirming the Sale Deed dated November 14, 2014 registered at Serial No. 5844 of 2014 in favour of Pristine Montvert Associates Through its Partner Pritam Ishwarchand Goyal for an area admeasuring 60 Ares.

Share of Haoji Mhatarba Shinde (8 Aana share i.e. 3 Hectares 47 Ares):

14. By and under a Sale Deed dated August 13, 1987 registered at Serial No. 2575 of 1987 (1) Haoji Mhatarba Shinde, (ii) Sambhaji Sadashiv Shinde, (iii) Chindhu Sakha Shinde, (iv) Savitrabai Dattu Malpote, and (v) Kasabai Zumbar Navghane, alongwith the consent of Popat Ramchandra Shinde sold, transferred, and conveyed all their rights, title and interest in respect of the property bearing Gat No. 237 admeasuring 2 Hectare 40 Ares out of

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the Subject property in favour of Narendra Dattatray Angare for consideration and upon the terms and conditions contained therein. Mutation Entry No. 346 dated May 25, 1988 confirms the same.

15. It appears that the necessary permission of the Tehsildar, Maval, for sale as per Section 43 of the Maharashtra Tenancy and Agricultural Lands Act, 1948 has been obtained prior to the aforementioned sale.

16. By and under a Sale Deed dated August 13, 1987 registered at Serial No. 2576 of 1987 Haoji Mhatarba Shinde sold, transferred, and conveyed his rights, title and interest in respect of the property bearing Gat No. 237 admeasuring 97 Ares in favour of Shrirang Amruta Shinde for consideration and upon the terms and conditions contained therein. Mutation Entry No. 1270 dated December 18, 2006 confirms the same. Upon perusal of the Mutation Entry it appears that since a permission to convert the land to new tenure was not obtained, the aforesaid Mutation Entry came to be cancelled.

17. Mutation Entry No. 692 dated January 27, 1995 records that Haoji Mhatarba Shinde died in the year 1992 leaving behind the following heirs and legal representatives:

Sister-in-law: Rakhmabal Sadashiv Shinde,

Nephew: Sambhaji Sadashiv Shinde

Son: Rajendra Haoji Shinde,

Neice: Meerabai Sitaram Malpote,

Daughters: Kamalbai Baban Jadhav, Mugabal Sadashiv Vinode, Sunita Babaji Gund,

Widow: Bababal Haoji Shinde, and Manabai Haoji Shinde.

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18. Mutation Entry No. 1408 dated January 30, 2008 records that Narendra Dattatray Anagare died on November 2, 2005 leaving behind the following heirs and legal representatives:

Son: Avinash Narendra Angare

Daughters: Bhavana Sadashiv Paradkar, Vaishali Rajendra Rede, and

Widow: Malati Narendra Angare.

19. By and under a Sale Deed dated December 28, 2007 registered at Serial No. 12383 of 2007 (1) Malati Narendra Angare, (ii) Bhavana Sadashiv Paradkar, (iii) Avinash Narendra Angare, (iv) Vaishali Rajendra Rede, (No. (ii) to (iv) through their constituted attorney Malati Narendra Angare) (No. (i) to (iv) as legal heirs of Narendra Dattatray Angare) sold, transferred, and conveyed all their rights, title and interest in respect of the property bearing Gat No. 237 admeasuring 2 Hectare 40 Ares in favour of Lalasaheb Dnyanoba Bandal for consideration and upon the terms and conditions contained therein. Mutation Entry No. 1409 dated February 1, 2008 confirms the same.

20. By and under a Sale Deed dated April 29, 2008 registered at Serial No. 3850 of 2008 Lalasaheb Dnyanoba Bandal sold, transferred, and conveyed their rights, title and interest in respect of the property bearing Gat No. 237 admeasuring 2 Hectare 40 Ares in favour of (i) Pritam Ishwarchand Goyal, and (ii) Neeraj Jayant Kaneria for consideration and upon the terms and conditions contained therein. Mutation Entry No. 1491 dated May 13, 2008 confirms the same.

21. Mutation Entry No. 2298 dated September 16, 2015 records that Rajendra Haoji Shinde obtained a loan of Rs. 3,00,000/- (Rupees Three Lakhs Only)

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from Kanhe Developmental Cooperative Society Limited. Accordingly, the encumbrance of the society came to be recorded in the other rights column of the 7/12 extract of the Subject property.

22. Mutation Entry No. 2302 dated October 31, 2015 records that Rajendra Haoji Shinde obtained a Loan from the Kanhe Developmental Cooperative Society Limited. Accordingly, the remark of encumbrance came to be recorded in the other rights column of the 7/12 extract of the Subject property.

23. By and under a Sale Deed dated August 11, 2016 registered at Serial No. 5138 of 2016 (A) (i) Bababai Haoji Shinde, (ii) Manubal Haoji Shinde, (iii) Rajendra Haoji Shinde (for himself and as a Karta of Haoji Mhatarba Shinde HUF and as a natural guardian for Sahil and Sumit), (iv) Vandana Rajendra Shide, (v) Kamlabai Baban Shinde, (vi) Sunita Babaji Gund, (vii) Mugabal Sadashiv Vinode, (viii) Kousabai Zumbar Navghane, (ix) Savitribal Dasu Malpote, (x) Nirmala Lahu Gund, and (B) (xi) Maruti Chindhu Malpote (for himself and as a Karta of HUF), (xii) Sambhaji Maruti Malpote (for himself and as a Karta of HUF), (xiii) Nivrutti Chindhu Malpote (for himself and as a Karta of HUF), (xiv) Sitabai Dattatray Dhore, (xv) Droupada alias Madhabai Arjun Nakhate (xvi) Alkabai Damu Jadhav, and (xvii) Chilubai Kaluram Parhadkar sold, transferred, and conveyed all their rights, title and interest in respect of the property bearing Gat No. 237 admeasuring 72.20 Ares (area admeasuring 49.07 Ares acquired from owner 1 i.e. (A) and area admeasuring 23.13 Ares acquired from (B)) in favour of Pritam Ishwarchand Goyal through his constituted attorney Sunil Baban Agle for consideration and upon the terms and conditions contained therein. Mutation Entry No. 2361 dated September 13, 2016 confirms the same.

24. By and under a Sale Deed dated February 18, 2022 registered at Serial No. 1138 of 2022 (1) Rakhmabai Sadashiv Shinde, (II) Sambhaji Sadashiv Shinde, and (iii) Meerabai Sitaram Malpote alongwith the consent of (1) (a)

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Lata Sambhaji Shinde, (b) Sachin Sambhaji Shinde, (c) Avinash Sambhaji Shinde, (d) Nita Vishwanath Vaykar and (II) (a) Namdev Shrirang Shinde, (b) Vaishali Namdev Shinde, (c) Prabhakar Shrirang Shinde, (d) Punam Prabhakar Shinde, (e) Shilpa Ashok Marathe, (1) Rupali Satish Sorte, (g) Chaya Balu Mohite sold, transferred, and conveyed all their rights, title and interest in respect of the property bearing Gat No. 237 admeasuring 34.80 Ares in favour of Pristine Montvert Associates represented through its partner Pritam Ishwarchand Goyal for consideration and on the terms and conditions contained therein. Mutation Entry No. 2766 dated February 18, 2022 confirms the same.

25. By and under a Confirmation Deed dated February 18, 2022 registered at Serial No. 1140 of 2022 (i) Rajendra Haoji Shinde, (ii) Namdev Shrirang Shinde, (iii) Vaishali Namdev Shinde, (iv) Prabhakar Shrirang Shinde, (v) Punam Prabhakar Shinde, (vi) Shilpa Ashok Marathe, (vii) Rupali Satish Sorte, (viii) Chaya Balu Mohite, and (ix) Mohan Vitthal Shinde confirmed the Sale Deed dated August 11, 2016 registered at Serial No. 5138 of 2016 in respect of property bearing Gat No. 237 admeasuring 72.20 Ares in favour of Pritam Ishwarchand Goyal for consideration and on the terms and conditions contained therein.

<u>Common entries:</u>

26. Mutation Entry No. 508 dated December 23, 1991 records that by and under an order dated December 31, 1988 passed by the Government, the encumbrance of tagai recorded in the other rights column of various properties inter alia the subject property came to be deleted.

27. Mutation Entry No. 1676 dated October 1, 2010 records that pursuant to the repayment of loan amount by (i) Varsu Haoji Navghane, (ii) Sitabai Haoji Navghane, (iii) Sahadu Haoji Navghane, (iv) Jayant Bajirao Navghane, (v) Arun Haribhau Navghane, (vi) Jayram Sahadu Kakare, (vii) Pandurang Gangaram Shinde, and (vii) Popat Ramchandra Shinde, the encumbrance

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of Kanhe Multipurpose Co-operative Society Limited came to be deleted from the other rights column of various properties inter alia the subject property.

28. Mutation Entry No. 2165 dated November 1, 2014 records that pursuant to the payment of 40 times nazrana and in accordance with the order dated November 1, 2014 passed by the Tehsildar, Maval an area admeasuring 60 Ares came to be deleted from the New Tenure of the subject property and the remark of section 43 of the Bombay Tenancy and Agricultural Lands Act came to be deleted from the other rights column to the extent of an area admeasuring 60 Ares out of the subject property.

29. Development Agreement dated 31st March 2025 which is registered in the office of the Sub-Registrar Maval 2 at serial No 4365/2025 executed by Pristine Montvert Associates in favour of Krisala Buildscape LLP for the said Property.

Opinion:

Subject to the aforesaid, in our view Pristine Montvert Associates have a clear and marketable title for their respective shares in respect of the Said Property and Krisala Buildscape LLP has development rights.

MORTGAGE/ENCUMBRANCE:

By and under Deed of Mortgages both dated November 8, 2024 registered at serial no 12056 of 2024 and 12057 of 2024 at the office of the Sub-Registrar Maval, (i) Pritam Ishwarchand Goyal, (ii) Pristine Montvert Associes through its partner Pritam Ishwarchand Goyal have mortgaged the properties mentioned in the Mortgage Deed in favour of ICICI Bank Limited.

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III. SEARCH REPORT:

I have caused to take search of the last 30 years in respect of the said Property in the records maintained under E-Search of Index II registers taken on the website of the Department of Registration and Stamps, Government of Maharashtra, Pune for verifying whether any document/s have been registered against the said Property. I have paid the necessary charges for carrying out the search of the records. The Challan is attached with this Report.

IV. GENERAL:

a. This report is based on the review of photocopies of documents and Record of Rights as mentioned above made available for our perusal and also on the information furnished and representations made by the Client to me.

b. I am not provided with any papers/details pertaining to any pending litigation, proceedings, enquiry, etc. before any court of law, Tribunal, etc. in respect of the said Property and I have relied on the same and no separate search in the courts is carried out by me.

c. The area and boundaries details as mentioned hereinabove are provided by the Client to me as I am not qualified to express our opinion on and have not verified the area and/or physical identification of the said Property.

d. I have not inspected and perused the original documents in respect of the said Property.

e. For the purpose of this report, I have assumed the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as photocopies.

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f. For the purpose of this Report, I have relied upon the information relating to lineage of holders of the said Property, available on the basis of the Revenue Records and the documents of title mentioned above, as no separate documents/declaration/Affidavit/Records provided to us to verify the same.

g. I express no view relating to reservation, FSI, plan, permission, approval, or development potential of the said Property.

h. I have not verified the market value of lands and the stamp duty paid on various documents referred to herein nor I express any view on the same.

i. I have assumed the accuracy and completeness of all factual representation made in the documents.

Litigation if any:- NIL

Pune
Date: 16.08.2025

PARVESH PAREKH MAH/2679/2017 ADVOCATE

Advocate
Parvesh Parekh

Address: Flat No 1101, 11th Floor, A Wing, Shankeshwaram Residency, Kodhwa Budruk, Pune 411048 Contact No: 9518982908

CHALLAN
MTR Form Number-6

GRN	MH006121872202526P	BARCODE		Date	26/07/2025-16:22:27	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	MVL_MAWAL VADGAON SUB REGISTRAR	**Full Name**	PARVESH PAREKH
Location	PUNE		
Year	2025-2026 One Time	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	Thathawade
		Town/City/District	
		PIN	4 1 1 0 3 3
		Remarks (If Any)	GAT 202, VILLAGE-JAMBHUL, TALUKA-MAWAL, DISTRICT-PUNE
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502025072603761	8998491885555
Cheque/DD No.		Bank Date	RBI Date	26/07/2025-16:23:11	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9028954779

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 26-07-2025 04:32:51

CHALLAN

MTR Form Number-6

GRN	MH006122609202526P	BARCODE		Date	26/07/2025-16:36:27	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	MVL_MAWAL VADGAON SUB REGISTRAR	**Full Name**	PARVESH PAREKH
Location	PUNE		
Year	2025-2026 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street							
Area/Locality	Thathawade						
Town/City/District							
PIN		4	1	1	0	3	3

Remarks (If Any)

GAT 203, VILLAGE-JAMBHUL, TALUKA-MAWAL, DISTRICT-PUNE

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502025072603900	4455644954627
Cheque/DD No.		Bank Date	RBI Date	26/07/2025-16:36:47	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9028954779

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

सदर चलन "टाइप ऑफ पेमेंट मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही..

Print Date 26-07-2025 04:39:26

CHALLAN
MTR Form Number-6

GRN	MH006123328202526P	BARCODE		Date	26/07/2025-16:49:24	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	MVL2_MAWAL 2 SUB REGISTRAR	**Full Name**	PARVESH PAREKH
Location	PUNE		
Year	2025-2026 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	Thathawade
		Town/City/District	
		PIN	4 1 1 0 3 3
		Remarks (If Any)	GAT 204, VILLAGE-JAMBHUL, TALUKA-MAWAL, DISTRICT-PUNE
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502025072604030	2220955082319
Cheque/DD No.		Bank Date	RBI Date	26/07/2025-16:49:46	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9028954779

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 26-07-2025 04:53:58

CHALLAN
MTR Form Number-6

GRN	MH006124331202526P	BARCODE		Date	26/07/2025-17:07:47	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	MVL_MAWAL VADGAON SUB REGISTRAR	**Full Name**	PARVESH PAREKH
Location	PUNE		
Year	2025-2026 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street							
Area/Locality	Thathawade						
Town/City/District							
PIN		4	1	1	0	3	3

Remarks (If Any)

GAT 205, VILLAGE-JAMBHUL, TALUKA-MAWAL, DISTRICT-PUNE

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	10000502025072604209 / 6708837812923
Cheque/DD No.		Bank Date / RBI Date	26/07/2025-17:09:05 / Not Verified with RBI
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 9028954779

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सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 26-07-2025 05:11:53

CHALLAN
MTR Form Number-6

GRN	MH006125051202526P	BARCODE		Date	26/07/2025-17:21:04	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	MVL_MAWAL VADGAON SUB REGISTRAR	**Full Name**	PARVESH PAREKH
Location	PUNE		
Year	2025-2026 One Time	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	Thathawade
		Town/City/District	
		PIN	4 1 1 0 3 3
		Remarks (If Any)	GAT 208, VILLAGE-JAMBHUL, TALUKA-MAWAL, DISTRICT-PUNE
		Amount In Words	Seven Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502025072604334	7864041271433
Cheque/DD No.		Bank Date	RBI Date	26/07/2025-17:21:35	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9028954779

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 26-07-2025 05:24:18

CHALLAN

MTR Form Number-6

GRN	MH006125390202526P	BARCODE		Date	26/07/2025-17:28:04	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	MVL_MAWAL VADGAON SUB REGISTRAR	**Full Name**	PARVESH PAREKH
Location	PUNE		
Year	2025-2026 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street			
Area/Locality	Thathawade		
Town/City/District			
PIN		4 1 1 0 3 3	
Remarks (If Any)	GAT 226, VILLAGE-JAMBHUL, TALUKA-MAWAL, DISTRICT-PUNE		
Amount In Words	Seven Hundred Fifty Rupees Only		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502025072604382	5630037624956
Cheque/DD No.		Bank Date	RBI Date	26/07/2025-17:28:38	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9028954779

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 26-07-2025 05:35:35

CHALLAN

MTR Form Number-6

GRN	MH006125875202526P	BARCODE		Date	26/07/2025-17:37:48	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	MVL_MAWAL VADGAON SUB REGISTRAR	**Full Name**	PARVESH PAREKH
Location	PUNE		
Year	2025-2026 One Time	**Flat/Block No.**	
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	
0030072201 SEARCH FEE	750.00	**Area/Locality**	Thathawade
		Town/City/District	
		PIN	4 1 1 0 3 3
		Remarks (If Any)	GAT 227, VILLAGE-JAMBHUL, TALUKA-MAWAL, DISTRICT-PUNE
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502025072604458	5340526199323
Cheque/DD No.		Bank Date	RBI Date	26/07/2025-17:38:13	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9028954779

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 26-07-2025 05:40:22

CHALLAN
MTR Form Number-6

GRN	MH006126356202526P	BARCODE		Date	26/07/2025-17:47:37	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	MVL_MAWAL VADGAON SUB REGISTRAR	**Full Name**	PARVESH PAREKH
Location	PUNE		
Year	2025-2026 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	Thathawade
		Town/City/District	
		PIN	4 1 1 0 3 3
		Remarks (If Any)	GAT 228, VILLAGE-JAMBHUL, TALUKA-MAWAL, DISTRICT-PUNE
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502025072604538	9773741264546
Cheque/DD No.		Bank Date	RBI Date	26/07/2025-17:47:58	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9028954779

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

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Print Date 26-07-2025 05:50:39

CHALLAN
MTR Form Number-6

GRN	MH006126636202526P	BARCODE		Date	26/07/2025-17:53:25	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	MVL_MAWAL VADGAON SUB REGISTRAR	**Full Name**	PARVESH PAREKH
Location	PUNE		
Year	2025-2026 One Time	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	Thathawade
		Town/City/District	
		PIN	4 1 1 0 3 3
		Remarks (If Any)	GAT 237, VILLAGE-JAMBHUL, TALUKA-MAWAL, DISTRICT-PUNE
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502025072604586	9873548673837
Cheque/DD No.		Bank Date	RBI Date	26/07/2025-17:53:47	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9028954779

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सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 26-07-2025 05:56:56