



CHALLAN
MTR Form Number-6



GRN	MH010425336202526U	BARCODE					Date	17/10/2025-10:34:22	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	HVL11_HAVELI 11 JOINT SUB REGISTRAR			Full Name	ADV APARNA GANGURDE SEARCH FEE FOR 1					
Location	PUNE				YEAR FOR CTS NO 1970(P) MUNDHWA PUNE					
Year	2025-2026 One Time			Flat/Block No.						
Account Head Details			Amount In Rs.	Premises/Building						
0030072201 SEARCH FEE			25.00	Road/Street						
				Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)						
Total			25.00	Amount In	Twenty Five Rupees Only					
				Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	00040572025101794025	CPAFTXEFP7			
Cheque/DD No.				Bank Date	RBI Date	17/10/2025-10:24:37	Not Verified with RBI			
Name of Bank				Bank-Branch	STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID : Mobile No. : 9145631878
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 दस्तांसाठी लागू नाही.

MS. APARNA B. GANGURDE
B.COM., LL.M. ADVOCATE

Address: 2054, Jan Mohammad Street, Camp, Pune-411001. Mobile No.9145631878
email : aparna.gangurde5@gmail.com

FORMAT A
(Circular No. 28/2021)

Date: 18/10/2025

To,
THE MAHARERA,
6th & 7th Floor, Housefin Bhavan,
Plot No.C-21, E – Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of the portion of land admeasuring **14203.11 sqmtrs.** being portion of land from and out of the total area of the land bearing **City Survey Number 1970 (P)**, bearing previous corresponding original Old Survey No. 44A/12/2 having New S. No. 44A/12C admeasuring 10200 sq.mtrs. and the land bearing Old Survey No. 44A/12/1/2 having New S. No. 44A/12B admeasuring 6000 sqmtrs. lying being and situated at Village - Mundhwa, Taluka - Pune City, District - Pune, within the limits of the Pune Municipal Corporation hereinafter referred to or called as the "**Said Property**"

I have investigated the title of the Said Property at the instance of and upon the instruction and information given to me by **Kumar Prism Realty LLP**, a Limited Liability Partnership Firm registered under the Limited Liability Partnership Act, 2008, having its registered office at, "Kumar Capital" 3rd floor, 2413 East Street, Camp, Pune-411001 represented through its Designated Partner **Shri. Rajas V. Jain**. I have perused the photo copies of the following documents submitted to me by Shri. Rajas V. Jain in respect of the Said Property.



1) **DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of the land, admeasuring **14203.11 sqmtrs.** being portion of land from and out of the total area of the land bearing **City Survey Number 1970 (P)**, bearing previous corresponding original Old Survey No. 44A/12/2 having New S.No.44A/12C admeasuring 10200 sq.mtrs. and the land bearing Old Survey No. 44A/12/1/2 having New S.No.44A/12B admeasuring 6000 sq.mtrs. lying being and situated at Village - Mundhwa, Taluka - Pune City, District - Pune, within the limits of the Pune Municipal Corporation hereinafter lying being and situated at Village Mundhwa, Taluka Pune City, District Pune and within the limits of the Pune Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli, Pune (hereinafter referred as the Said "**Land/Properties**") bounded as under:-

- On or towards East : By Nala
- On or towards South : By Boundary of Hadapsar Village
- On or towards West : By Remaining land of CTS No.1970 (S.No.44A/12) Part
- On or towards North : By S.No.44A/11A

2) **LIST OF THE PHOTO COPIES OF THE DOCUMENTS PERUSED IN RESPECT OF THE SAID PROPERTY :**

- a) Property Card Extract of the Said Property bearing City Survey No.1970(P).
- b) 7/12 extract of the land bearing Survey No. 44A/12C bearing Old Survey No. 44A/12/2 and Survey No. 44A/12B bearing Old Survey No. 44A/12/1/2 of the Said Property for the year since 1965 onwards till date.
- c) Mutation Entries appearing on the 7/12 extract of the Said Property.
- d) Xerox copy of Sale Deed dated 22/08/1972, registered in the office of the Sub Registrar Haveli No.2 at Sr. No. 2008/1972



- e) Xerox copy of Sale Deed dated 18/10/1996 registered in the office of the Sub Registrar Haveli No. 3 at Sr. No. 435 and 436/1997.
- f) Xerox copy of Sale Deed bearing dated 04/05/2011 registered in the office of the Sub Registrar Haveli No.6 at Sr. No. 4474/2011.
- g) Xerox copy of Sale Deed dated 01/06/2019 registered in the office of the Sub Registrar Haveli No.11 at Sr. No. 9028/2019.
- h) Xerox copy of Power of Attorney dated 01/06/2019 registered in the office of the Sub Registrar Haveli No.11 at Sr.No. 029/2019.
- i) Xerox copy of Sale Deed dated 20/09/2019 registered in the office of the Sub Registrar Haveli No.11 at Sr.No. 17053/2019.
- j) Xerox copy of Power of Attorney dated 20/09/2019 registered in the office of the Sub Registrar Haveli No.11 at Sr. No. 17055/2019
- k) Xerox copy of Correction Deed bearing registered document No. 17056/2019 dated 20/09/2019, Haveli No.11.
- l) Xerox copy of Deed of Easementary Rights dated 11/06/2024 registered in the office of the Sub Registrar Haveli No.11 at Sr.No.10565/2024
- m) Search and Title Opinion issued by Adv. Prachi Kulkarni-Randive dated 20/08/2019, 31/08/2019, 20/02/2021 and 23/02/2021.
- n) Search and Title Opinion issued by Adv. Vinayak G. Erande dated 28/03/2024.
- o) Search and Title Report issued by Adv. Javed Shaikh dated 09/07/2025.

2/- OWNERSHIP OF THE SAID PROPERTY :

On perusal of the abovementioned documents relating to title of the Said Property I am of the opinion that the title of **Kumar Prism Realty LLP** in respect of the Said Property is clear and marketable and free from any mortgages / encumbrances.

OWNERS OF THE LAND

Kumar Prism Realty LLP, a limited liability partnership firm registered under the Limited Liability Partnership Act, 2008, through its Designated Partner **Mr. Rajas V. Jain**.



LITIGATION : NIL

3/- TITLE FLOW REPORT:

The report reflecting the flow of the title in respect of the Said Property is enclosed herewith as **Annexure – A** hereto.

Encl. : Search Report and Title Certificate attached as Annexure A

Place- Pune
Date – 18/10/2025



Aparna B. Gangurde

Ms. Aparna B. Gangurde
Advocate

Housiey.com

ANNEXURE-A
TITLE REPORT

HISTORY AND DEVOLUTION OF TITLE OF THE SAID PROPERTY :

It is seen from the revenue records of the land bearing **S.No.44A/12** admeasuring 05 Acres 01 Gunthas plus potkharaba 02 Gunthas i.e. total area of land admeasuring **05 Acres and 03 Gunthas** of village Mundhwa, that by a Sale Deed dated 05/06/1942, Mr. Manmohan Damodar Kirtane sold and conveyed the land bearing Survey No. 44A/12 of village Mundhwa unto and in favour of Mr. Tarakishor Narhar Kirtane and Mr. Rajaram Narhar Kirtane. In pursuance of the aforesaid Sale Deed, the names of **Mr. Tarakishor Narhar Kirtane and Mr. Rajaram Narhar Kirtane** were mutated and entered on the 7/12 extract of the Said Land for eight Aana each on the 7/12 extract of the Said Land vide Mutation Entry No. 1348 dated 26/08/1942.

It is seen from the Mutation Entry No.2011 dated 21/02/1957 that, Mr. Tarakishor Narhar Kirtane expired on 31/01/1957 leaving behind his following legal heirs (i) Mr. Dilip Tarakishor Kirtane (son) (ii) Mr. Anand Tarakishor Kirtane (son) (iii) Smt. Indumati Tarakishor Kirtane (widow) and (iv) Kum. Usha Tarakishor Kirtane (daughter). The names of the Said Legal heirs were mutated and entered on the 7/12 extract of the Said Land vide Mutation Entry No. 2011 in the revenue records of the said land bearing Survey No. 44A/12 admeasuring 05 Acres 03 Gunthas as holder of the 08 Aana Share in the Said Land

The Mutation Entry No. 2019 dated 30/05/1957 shows that Mr. Rajaram Narhar Kirtane Released his 08 Aana Share in the Said Land by executing Release Deed dated 23/03/1957 in favour of Mr. Ulhas Rajaram Kirtane - since minor through his legal guardian mother Mrs. Manikbai Rajaram Kirtane. Hence the name of Mr. Rajaram Narhar Kirtane was deleted from the 7/12 extract of the Said Land and the name of Mr. Ulhas Rajaram Kirtane, through his legal



guardian mother Mrs. Manikbai Rajaram Kirtane was mutated and entered on the 7/12 extract of the Said Land as owner of 08 Aana Share in the Said Land.

The Mutation Entry No. 2054 dated 20/01/1958, shows that in pursuance of a decree passed by Hon'ble Civil Judge Junior Division in Suit No. 297/1950 dated 27/10/1951 in the matter Mr. Sadashiv Waman Kirtane and others (Plaintiffs therein) Vs. Vishwanath Vinayak Kelkar and Ors. (the Defendant therein) being a Mortgage Suit and the order dated 25/06/1956 in Execution proceeding No.1340/1955 whereunder the Auction Purchaser Sukhram Shripati Kodre purchased the various Suit Properties under the said auction which included the 1/2 (half share) in the right to draw water from the Well situated in the Land Bearing S.No. 44A/12. In pursuance thereof the name of the auction purchaser Sukhram Shripati Kodre was mutated and entered in other rights column of the land bearing Survey No. 44A/12.

It is seen from the Mutation Entry No. 3218 dated 30/09/1972, that vide a Sale Deed Dated 22/08/1972 which is registered in the office of Sub Registrar Haveli No.2 at Serial No. 2008/1972. Mr. Ulhas Rajaram Kirtane with the consent of Mr. Rajaram Narhar Kirtane and Mrs. Manikbai Rajaram Kirtane sold and conveyed an area of land admeasuring 2 Acre 21 Gunthe out of the land bearing Survey No. 44A/12 unto and in favour of Mr. Tukaram Rambhau Bhujbal. In pursuance of the aforesaid Sale Deed the name of the Purchaser Mr. Tukaram Rambhau Bhujbal came to be mutated and entered on the 7/12 extract of the land bearing the Survey No.44A/12/2 admeasuring 01 Hectare 02 and the name of the Sellers Mr. Dilip Tarakishor Kirtane, Mr. Anandrao Tarakishor Kirtane and Mrs. Usha Tarakishor Kirtane was entered on the 7/12 extract of the land bearing Survey No. 44A/12/1 admeasuring 01 Hectare – 02 Ares.

It is seen from the Mutation Entry No. 4553 dated 09/01/1993, that Mr. Tukaram Rambhau Bhujbal and Maruti Rambhau Bhujbal executed a Partition Deed Dated 25/01/1985 whereunder the land bearing Survey No. 44A/12 admeasuring 01 Hectare – 02 Ares was allotted to the share and ownership of Mr. Tukaram Rambhau Bhujbal.



It is seen from the Mutation Entry No. 5632 dated 31/07/1997, that vide a Sale Deed Dated 18/10/1996 registered in the office of Sub Registrar Haveli No.3 at Serial No.435/1997 on 17/01/1997, Mr. Tukaram Rambhau Bhujbal, Mrs. Sindhutai Tukaram Bhujbal with the consent of Mr. Sunil Tukaram Bhujbal and Mrs. Monali Sunil Bhujbal, Mr. Anil Takaram Bhujbal and Mrs. Sunita Anil Bhujbal sold and conveyed a portion of land admeasuring **60 Ares** out of total area of the land bearing Survey No. 44A/12/2 totally admeasuring 01 Hectare 02 Ares, to Kumar Company, a partnership firm registered under Indian Partnership Act, 1932 through its partner Mr. Lalitkumar Kesarimal Jain. In pursuance thereof the name of the purchaser - Kumar Company came to be mutated and entered on the 7/12 extract of the land bearing Survey No. 44A/12/2 as the owner in respect of the land admeasuring 60 Ares.

It is seen from the Mutation Entry No. 8220 dated 25/10/2004 that, as per order of Hon'ble Tahsildar, Pune City dated 21/10/2004 bearing No. RTS/7/12/Sangan/1438/04, the land bearing Survey No. 44A/12/1/2 was given New Survey No. 44A/ 12B and the land bearing Survey No. 44A/12/2 was given New Survey No. 44A/ 12C.

1) Anil Tukaram Bhujbal, 2) Sunil Tukaram Bhujbal, and 3) Tukaram Rambhau Bhujbal obtained through the official gazette notification dated 18th August 2005 of Part 2 on page No 49 by registration No:- 1) 015678; 2) 015679; and 3) 015680 that their surname was changed from Bhujbal to Zodge.

It is seen from the Mutation Entry No. 11932 dated 07/12/2012 that, Mr. Tukaram Rambhau Bhujbal (Zodage) expired on 14/09/2012 leaving behind his following legal heirs, viz. (1) Mr. Sunil Tukaram Zodge (son) (ii) Mr. Anil Tukaram Zodge, (son) (iii) Mrs. Madhavi Deepak Kudale (daughter), (iv) Mrs. Vanita Arun Raut (daughter),(v) Mrs. Anuja Kiran Girame (predeceased daughter) leaving behind her legal heirs Mr. Amit Kiran Girme and Mr. Vineet Kiran Girme (vii) Smt. Sindhutai Tukaram Zodge (widow). However as per the last will and testament dated 04/05/2011 executed by Mr. Tukaram Rambhau Bhujbal (Zodage) which is duly registered in the office of the Sub Registrar



Haveli No. 6 at Serial No. 4474/2011, the Said Land bearing S. No. 44/12C admeasuring 42 Ares was bequeathed by Late Tukaram Rambhau Bhujbal to his sons - Mr. Sunil Tukaram Zodage and Mr. Anil Tukaram Zodage and accordingly their names came to be mutated and entered on the 7/12 extract of the Said Land bearing S. No. 44/12C admeasuring 42 Ares.

The Mutation Entry No.536 dated 30/03/2019 shows that as per order passed by the Taluka Inspector of land Record, it's appears that Hon'ble Tahasildar vide letter No Hakkanondani/kavi/539/2018 Dated 17/05/2018 directed Talathi of Village Mundhwa that all the 7/12 extract out of the land bearing Survey No 44A shall stand closed and further Mutation Entry No 13895 and 13896 shows that the 7/12 extract bearing Survey No 44A was closed by order No Na/bhu/A.2/pa.bhu.08 /dha.Kra.62/2018 dated 30/03/2019 and corresponding CTS No. 1970 (P) was allotted to the Said Property / the area of the Said Property was included in the PRC (Property Register Card) of the land bearing CTS No. 1970 of Village Mundhwa.

Kumar Prism Reality LLP through its Designated Partner Rajas V. Jain vide a Sale Deed dated 01/06/2019 which is duly registered in the office of Sub Registrar Haveli No.11 at Serial No. 9028/2019 read with the Deed of Correction is also registered on 30/07/2020 in the office of Sub Registrar Haveli No.11, at Serial No.17056/2019 purchased the area admeasuring about 2203.11 sqmtrs. (falling under the area of 36 meter and 24 meter wide DP Roads) out of the area admeasuring about 00 H 42 Are in respect of Survey 44A/12C (corresponding C.T.S. No. 1970 (P) Mundhwa) from Shri. Sunil Tukaram Zodge and Shri. Anil Tukaram Zodge and others. The Owners of the said Land also executed a Power of Attorney along with the Sale Deed which Power of Attorney is also registered at Serial No.9029/2019 on 01/06/2019 in the office of Sub Registrar Haveli No.11.

In pursuance of the aforesaid Sale Deed read with the Correction Deed thereto mentioned above, the name of Kumar Prism Reality LLP came to be entered on the PRC of the Said Property bearing CTS No. 1970 (P) on 31/12/2019 in



respect of the area of land admeasuring about 2203.11 sqmtrs. as the owner thereof

Kumar Prism Reality LLP through its Designated Partner Rajas V. Jain vide a Sale Deed dated 30/07/2020 which is duly registered in the office of Sub Registrar Haveli No.14 at Serial No.7447/2020 purchased the area admeasuring about 1996.89 sqmtrs. out of the area admeasuring about 00 H 42 Are in respect of Survey 44A/12C (corresponding C.T.S. No. 1970 (P) Mundhwa) from Shri. Sunil Tukaram Zodge and Shri. Anil Tukaram Zodge and others.

In pursuance of the aforesaid Sale Deed mentioned above, the name of Kumar Prism Reality LLP came to be entered on the PRC of the Said Property bearing CTS No. 1970 (P) on 30/12/2020 in respect of the area of land admeasuring about 1996.89 sqmtrs. as the owner thereof.

Kumar Prism Reality LLP purchased an area admeasuring about 2356.64 sq. mtrs. from and out of Survey 44A/12C from Shri. Sunil Tukaram Zodge and Shri. Anil Tukaram Zodge and others vide Sale Deed dated 01/06/2019 read with Correction Deed. That while execution of the said Sale Deed, the purchased area is mentioned as 2356.64 sq.mtrs. instead of correct area 2203.11 sq.mtrs. The actual area is 2203.11 sq.mtrs. and hence to correct the said area the parties executed Deed of Correction, the said Deed of Correction was duly registered on 30/07/2020 in the office of Sub Registrar Haveli No.11, at Serial No.17056/2019 in pursuance of the said Sale Deed and Deed of Correction the name of M/s. Kumar Prism Reality LLP was mutated on C.T.S. extract as a owner vide mutation entry bearing No.680.

As regards the remaining area of land admeasuring 02 Acres 21 Gunthas plus potkharaba of 02 Gunthas i.e. total area of land admeasuring 02 Acres and 23 Gunthas bearing S. No. 44A/12/A (i.e. new S.No. 44A/12/1 admeasuring 01 Hectare – 03 Ares) standing in the name of Mr. Dilip Tarakishor Kirtane, Mr. Anandrao Tarakishor Kirtane and Mrs. Usha Tarakishor Kirtane came to be purchased by Mr. Ashok Radhesham Agarwal from the said owners vide a Sale



Deed dated 20/03/1972 and in pursuance whereof the name of Mr. Ashok Radhesham Agarwal was entered on the 7/12 extract of the land bearing Survey No. 44A/12/1/1 admeasuring 01 Hectare – 02 Ares as the owner thereof vide Mutation Entry No. 3332 dated 01/08/1974.

The Mutation Entry No. 3333 dated 02/08/1974 shows that by Mr. Ashok Radhesham Agarwal sold the aforesaid land bearing Survey No. 44A/12/1/1 admeasuring 01 Hectare – 02 Ares to Rangnath Ramchandra Jagtap vide a Sale Deed dated 18/05/1972 and in pursuance whereof the name of Rangnath Ramchandra Jagtap was entered on the 7/12 extract of the land bearing Survey No. 44A/12/1/1 admeasuring 01 Hectare – 02 Ares as the owner thereof.

The Mutation Entry No. 3883 dated 28/11/1983 shows that by Mr. Sunil Tukaram Bhujbal purchased a portion of land admeasuring **60 Ares** out of the land bearing Survey No. 44A/12/1/1 admeasuring 01 Hectare – 02 Ares from Rangnath Ramchandra Jagtap on 19/01/1983 and in pursuance whereof the name of Mr. Sunil Tukaram Bhujbal was entered on the 7/12 extract of the land bearing Survey No. 44A/12/1/2 admeasuring 60 Ares as the owner thereof. The remaining area of land admeasuring 42 Ares was given S. No. 44A/12/1/1 and was recorded in the name of Rangnath Ramchandra Jagtap.

Shri. Sunil Tukaram Bhujbal and others vide a Sale Deed Dated 18/10/1996 which was duly registered on 17/01/1997 in the office of Sub Registrar Haveli No. 3 at Serial No.436/1997 sold the aforesaid area of land admeasuring 60 Ares bearing Survey No 44A/12/1/2 (new Survey 44A/12B) to Kumar Company and in pursuance of the said Sale Deed the name of the Kumar Company came to be mutated and entered on 7/12 extract of the said land Survey No 44A/12/1/2 (new Survey 44A/12B) as the owner thereof vide Mutation Entry No. 5633 dated 31/07/1997.

Kumar Prism Reality LLP through its Partner Mr. Rajas V. Jain purchased the 12000 sqmtrs. of land (60 Ares + 60 Ares held by Kumar Company as stated hereinabove) from Kumar Company through its Partners Mr. Kewalkumar K. Jain and others vide a Sale Deed dated 20/09/2019 which is registered in the



office of Sub Registrar Haveli No.11 at Serial No.17053/2019. In pursuance of the said Sale Deed the name of Kumar Prism Realty LLP was mutated and entered on the PRC of the land bearing C.T.S. No. 1970 (P) extract as a owner of the said portion of land admeasuring 12000 sq.mtrs. on 28/10/2020.

In the manner as stated herein above Kumar Prism Realty LLP became entitled to the rights, title and interest in respect of a total area of the land admeasuring 16200 sqmtrs. out of the land bearing CTS No.1970 (P) of village Mundhwa.

Kumar Prism Realty LLP has obtained a revised layout and building plan approved from the Pune Municipal Corporation vide sanction No. CC/4137/21 dated 30/03/2022 in respect of a portion of land admeasuring 1996.89 sqmtrs. (excluding the area of land adm. 2203.11 sqmtrs. falling under the DP Road) out of the land admeasuring 16200 sqmtrs. bearing CTS No. 1970 (P) of village Mundhwa. Kumar Prism Realty LLP has developed and constructed a Commercial Building Project on the portion of land admeasuring 1996.89 sqmtrs.

Therefore after deducting the aforesaid area of land admeasuring 1996.89 sq.mtrs. already developed by Kumar Prism Realty LLP, an area of land admeasuring **14203.11 sqmtrs.** remained with Kumar Prism Realty LLP for development and the same is the subject matter of this Title Report.

AS TO THE GRANT OF EASEMENTARY RIGHT / RIGHT OF WAY BY KUMAR PRISM REALTY LLP :

It is seen from the Deed of Easementary Rights, dated 11/06/2024 which is registered in the Office of Sub Registrar, Haveli No.11, Pune at Sr.No.10565/2024 that Kumar Prism Realty LLP, through its partner Shri. Rajas V. Jain have granted unto in favour of Kumar Constructions Pvt. Ltd. and Parasmani Constructions Pvt. Ltd. the Easement Rights / Right of Way in respect of 12 meter wide strip of land out of S.No.44A/12/2 CTS No.1970 (P) situated at Village Mundhwa, Taluka Pune City, Dist. Pune as per details of



land mentioned in the Schedule-III of the said Deed of Easementary Rights dated 11/06/2024.

AS TO THE SEARCH OF INDEX – II REGISTERS.

a) On perusal of the Search and Title Opinion issued by Adv. Prachi Kulkarni-Randive dated 20/08/2019, 31/08/2019, 20/02/2021 and 23/02/2021, the Search and Title Opinion issued by Adv. Vinayak G. Erande dated 28/03/2024 and the Search and Title Report issued by Adv. Javed Shaikh dated 09/07/2025 it can be concluded that during the search of Index – II registers for the last 30 years conducted by the above Advocates no adverse entries, cross entries or any other entry pertaining to mortgage or encumbrance or any other third party rights affecting the title to the Said Property was found during the Search.

b) I have taken Search of Index-II registers in www.igrmaharashtra.gov.in concerned District Registrar's Office, Online search on the website of IGR Maharashtra, from the year 2024 to the relevant time of 2025, by depositing the requisite fees online bearing Challan No.MH010425336202526U dated 17/10/2025. An online Search of the Index-II registers in www.igrmaharashtra.gov.in and online search on the website of IGR Maharashtra; I have not found any adverse entry with regards to the said property during search.

c) The records made available for online is not complete and has its own defects and hence this report is subject to the available records and document perused.

BUILDING PERMISSION, NON-AGRICULTURAL PERMISSION & APPROVED BUILDING PLANS SANCTION:

Kumar Prism Realty LLP has obtained the approval of the layout and building plan in respect of the proposed development and construction of the buildings



on the Said Property from the Pune Municipal Corporation vide Commencement Certificates bearing No.CC/2765/25 dated 15/10/2025.

CONCLUSION AND OPINION:-

In view of the above and subject to the observations made above and subject to whatever stated hereinabove, I opine that the title of Kumar Prism Realty LLP in respect of the Said Property i.e. the portion of land admeasuring **14203.11 sqmtrs.** being portion of land from and out of the total area of the land bearing **City Survey Number 1970 (P)**, bearing previous corresponding original Old Survey No. 44A/12/2 having **New S. No. 44A/12C** admeasuring 10200 sq.mtrs. and the land bearing Old Survey No. 44A/12/1/2 having **New S. No. 44A/12B** admeasuring 6000 sqmtrs. lying being and situated at Village - Mundhwa, Taluka - Pune City, District - Pune, within the limits of the Pune Municipal Corporation appears to be clean, clear, marketable and **Kumar Prism Realty LLP** is entitled to develop the Said Property in accordance with the approved building plan and subject to obtaining all the approvals, sanctions, NOC's and permissions for the development of the Said Property and to further sell the Flats/Shops/Units/Tenements constructed on the Said Property to the Prospective Purchaser/s thereof.

Place- Pune

Date – 18/10/2025



Aparna B. Gangurde

Ms. Aparna B. Gangurde
Advocate

FORMAT - A
FLOW OF THE TITLE OF THE SAID LAND

1. Property Card Extract No.1970 (P) dtd.12/05/2025.
2. Copy of 7/12 extract of (1) C.T.S. No. 1970 (P) Mundhwa. (Survey No. 44A/12C Old Survey No. 44A/12/2, (2) C.T.S. No.1970 (P) Mundhwa. (Survey No. 44A/12B Old Survey No. 44A/12/1/2)
3. Xerox copy of Mutation Entries No. 1348, 2011, 2019, 2054, 3218, 4553, 5632, 8220, 11932, 536, 680, 3332, 3333, 3883, 5633, 11932, 13895, 13896.
4. Search of Index – II registers for the last 30 years conducted by the above Adv.Prachi Kulkarni-Randive, Adv. Vinayak G. Erande, Adv. Javed Shaikh, I have not found any transaction/s other than which are mentioned in my Search and Title Report.
5. **Litigation: NIL.**
I have been informed that there is no any litigations, claims, matters pending before the Hon'ble Civil Court. and as per our court search, I did not find any litigations, claims, matters in respect of the said Land.
6. **ENCUMBRANCES: NIL.**
I have been informed that the present Owner/promoter M/s. Kumar Prism Reality LLP has not availed any loan facility for the proposed project from any Bank or Financial/Non-Banking Financial Institutions nor I found any mortgage transaction in available registration record.

Place- Pune
Date – 18/10/2025



Ms. Aparna B. Gangurde
Advocate