



TITLE VERIFICATION & SEARCH REPORT

PRISM CITY BLUE

Survey No. : 502/1, 502/2, 503/1/2, 504/1
Area : 19964 Sq. Mtrs.
Village : Charholi Budruk

Potghan & Associates
Advocates & Solicitor

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CHALLAN
MTR Form Number-6



GRN	MH006763796202526U	BARCODE				Date	07/08/2025-11:24:36	Form ID	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Search Fee			TAX ID / TAN (If Any)					
	Other Items			PAN No.(If Applicable)					
Office Name	HVL14_HAVELI 14 JOINT SUB REGISTRAR			Full Name	ADV VIKAS SURESH POTGHAN				
Location	PUNE			Flat/Block No.					
Year	2025-2026 One Time			Premises/Building					
Account Head Details			Amount In Rs.	Road/Street	S.No. 5021, 5022, 5031/2, 5041				
0030072201 SEARCH FEE			750.00	Area/Locality	Charholi (Chh. Bk.)				
				Town/City/District					
				PIN					
				Remarks (If Any)	Housiey.com				
				Amount In	Seven Hundred Fifty Rupees Only				
Total			750.00	Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque/DD Details			Bank CIN	Ref. No.	00040572025080750845	CPAFMBOIF2			
Cheque/DD No.			Bank Date	RBI Date	07/08/2025-11:24:26	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. : 9975700500

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

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



FORMAT -A

(CIRCULAR - 28/2021) Dated 08/03/2021

To,

Date: 07/08/2025

MAHARERA

Housefin Bhava, Plot No. 21, E-Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Subject: All that piece and parcel of property of area admeasuring **00 Hector 27.05 Aar** i.e. 2705 square meters carved out of **Survey No. 502/2 (P)** (Old Survey no. 967/2) & area admeasuring **00 Hector 56.27 Aar** i.e. 5627 square meters carved out of **Survey No. 503/1/2 (P)** (Old Survey No. 968/1 & 968/2) & area admeasuring **00 Hector 86.32 Aar** i.e. 8632 square meters carved out of **Survey No. 504/1 (P)** (Old Survey No. 969/1) & **00 Hector 30 Aar** i.e. 3000 square meters carved out of **Survey No. 502/1 (P)** (Old Survey no. 967/1) i.e. total land area admeasuring **199.64 Aar** i.e. **19964 square meters** situated at revenue village **Charholi Budruk**, Taluka Haveli, District Pune and within the limits of Sub-Registrar of Assurances at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation

(.....hereinafter referred as **Said Plot / Said Property**)

I have investigated the title of the said property on the request of **M/S. DIAMOND SPACES & M/S. SWASTIK BUILDTECH.**

1. DESCRIPTION OF PROPERTY:

A

All that piece and parcel of property of land admeasuring **0 Hector 27.05 Aar** i.e. 2705 square meters out of total land admeasuring 00 Hector 46 Aar + Photkhraba 14 Aar and assessed at Rs. 2.25/- at **Survey No. 502/2** (Old Survey no. 967/2) of Revenue village **Charholi Budruk**, Taluka Haveli, District Pune and within the limits of Sub-Registrar of Assurances at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation.

B

All that piece and parcel of property of land admeasuring **0 Hector 56.27 Aar** i.e. 5627 square meters out of total land admeasuring 01 Hector 67 Aar + Photkhraba 17 Aar and assessed at Rs. 11.25/- at **Survey No. 503/1/2** (Old Survey No. 968/1 & 968/2) of Revenue

village **Charholi Budruk**, Taluka Haveli, District Pune and within the limits of Sub-Registrar of Assurances at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation.

C

All that piece and parcel of property of land admeasuring **0 Hector 86.32 Aar** i.e. 8632 square meters out of total land admeasuring 01 Hector 06 Aar and assessed at Rs. 6.78/- at **Survey No. 504/1**(Old Survey No. 969/1) of Revenue village **Charholi Budruk**, Taluka Haveli, District Pune and within the limits of Sub-Registrar of Assurances at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation

D

All that piece and parcel of property of land admeasuring **00 Hector 18 Aar** i.e. 1800 square meters out of total land area admeasuring **01 Hector 16 Aar** at **Survey No. 502/1**(Old Survey no. 967/1) & situated at revenue village **Charholi Budruk**, Taluka Haveli, District Pune and within the limits of Sub-Registrar of Assurances at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation.

E

All that piece and parcel of property of land admeasuring **00 Hector 12 Aar** i.e. 1200 square meters out of total land area admeasuring **01 Hector 16 Aar** at **Survey No. 502/1** (Old Survey no. 967/1) & situated at revenue village **Charholi Budruk**, Taluka Haveli, District Pune and within the limits of Sub-Registrar of Assurances at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation.

Hence, above-mentioned **total land area of 199.64 Aar** i.e. **19964 square meters** is subject matter of the present indenture and boundaries of the above total land is as under:

- | | |
|---------------------|--|
| On or towards East | : 18 meter wide internal road & Prism City Indigo, Prism City Yellow & others |
| On or Towards West | : Plotting Project namely 24 destination & Prism City Green & Tanish Orchid Phase II |
| On or towards South | : Property of Nandaram Jore & others |
| On or towards North | : Property of Sahebrao Kalje & project namely Destination Samruddhi Bunglow Plot Society |

.....Hereinafter jointly referred as **Said Plot / Said Property**



2. THE DOCUMENTS OF ALLOTMENT OF PLOT:

- 1) Copy of Article of Agreement registered in the office of Sub Registrar Haveli No. 14 at serial No. 2446/2021 on 31/12/2021.
- 2) Copy of Article of Agreement registered in the office of Sub Registrar Haveli No. 14 at serial No. 5959/2021 on 29/04/2021.
- 3) Copy of Power of Attorney registered in the office of Sub Registrar Haveli No. 14 at serial No. 5960/2021 on 29/04/2021.
- 4) Copy of Article of Agreement registered in the office of Sub Registrar Haveli No. 14 at serial No. 5961/2021 on 29/04/2021.
- 5) Copy of Power of Attorney registered in the office of Sub Registrar Haveli No. 14 at serial No. 5962/2021 on 29/04/2021.
- 6) Copy of Power of Attorney registered in the office of Sub Registrar Haveli No. 14 at serial No. 14418/2023 on 28/07/2023.
- 7) Copy of Development Agreement registered in the office of Sub Registrar Haveli No. 8 at serial No. 17494/2023 on 06/09/2023.
- 8) Copy of Power of Attorney registered in the office of Sub Registrar Haveli No. 8 at serial No. 17495/2023 on 06/09/2023.
- 9) Copy of Consent Deed registered in the office of Sub Registrar Haveli No. 8 at serial No. 17499/2023 on 06/09/2023.
- 10) Copy of Consent Deed registered in the office of Sub Registrar Haveli No. 8 at serial No. 17500/2023 on 06/09/2023.
- 11) Copy of Power of Attorney registered in the office of Sub Registrar Haveli No. 17 at serial No. 18151/2023 on 15/09/2023.
- 12) Copy of Sale Deed registered in the office of Sub Registrar Haveli No. 18 at serial No. 22497/2023 on 10/10/2023.
- 13) Copy of Irrevocable Power of Attorney registered in the office of Sub Registrar Haveli No. 18 at serial No. 22498/2023 on 10/10/2023.

- 14) Copy of Gift Deed registered in the office of Sub Registrar Haveli No. 14 at serial No. 14419/2023 on 28/07/2023.
- 15) Copy of Development Agreement registered in the office of Sub Registrar Haveli No. 14 at serial No. 14682/2023 on 01/08/2023.
- 16) Copy of Development Agreement registered in the office of Sub Registrar Haveli No. 05 at serial No. 1222/2023 on 01/02/2023
- 17) Copy of Development Agreement registered in the office of Sub Registrar Haveli No. 05 at serial No. 1224/2023 on 01/02/2023.
- 18) Copy of Development Agreement registered in the office of Sub Registrar Haveli No. 18 at serial No. 8593/2025 on 28/03/2025
- 19) Copy of Irrevocable Power of Attorney registered in the office of Sub Registrar Haveli No. 18 at serial No. 8594/2025 on 28/03/2025
- 20) Copy of Development Agreement registered in the office of Sub Registrar Haveli No. 18 at serial No. 8308/2025 on 26/03/2025
- 21) Copy of Irrevocable Power of Attorney registered in the office of Sub Registrar Haveli No. 18 at serial No. 8309/2025 on 26/03/2025
- 22) Copy of Supplementary Agreement registered in the office of Sub Registrar Haveli No. 14 at serial No. 3377/2025 on 07/02/2025
- 23) Copy of Commencement Certificate bearing No. B.P./Charholi/99/2024 Dated 19/06/2024.
- 24) Copy of NA Order bearing No. JAMIN/NA/SR/367/2024 Dated 21/08/2024.
- 25) Copy of NA Order bearing No. JAMIN/NA/SR/301/2025 Dated 31/07/2025

3. 7/12 EXTRACT & MUTATION ENTRIES PERTAINING TO SURVEY NO. 502/2:

5488, 8480, 10723, 11050 & 15884.

4. 7/12 EXTRACT & MUTATION ENTRIES PERTAINING TO SURVEY NO. 503/1/2:

2781, 4404, 4842, 8121, 10723, 11050, 15884 & 18136.



5. 7/12 EXTRACT & MUTATION ENTRIES PERTAINING TO SURVEY NO. 504/1:

8121, 8803, 10723, & 10746.

6. 7/12 EXTRACT & MUTATION ENTRIES PERTAINING TO SURVEY NO. 502/1:

8588, 9835, 10723, 23637, 11189, 12076, 14707, 12028, 12868, 14208, 18598, 25864, 25872.

7. SEARCH REPORT FOR 30 YEARS FROM 1993 TILL MAY 2025:

On perusal of the above-mentioned documents and all other documents and all other relevant documents relating to tile of the said property, I am of the opinion that the title of the land owner in respect of the Said Plot is clear, marketable and without any encumbrances. Moreover; the promoter/developer i.e. **M/S. DIAMOND SPACES & M/S. SWASTIK BUILDTECH** are having all the rights and authority to develop the Said property and further to sell units out of the proposed project.

Owner of the land:

Survey Number	Land Area	Name of Owner
502/2	2705 square meters	MR. VINAYAK GANPAT KALAJE, MR. RAMRAO GANPAT KALAJE alias MR. RAMLAL GANPAT KALAJE, MR. SHANTARAM GANPAT KALAJE MR. GULAB GANPAT KALAJE, MRS. KUSUM VINAYAK KALAJE, MR. SIDDHESHWAR VINAYAK KALAJE, MR. PARAMESHWAR VINAYAK KALAJE, MRS. SONALI DEEPAK DUKARE alias SONALI VINAYAK KALAJE, MRS. JAYASHREE SHANTARAM KALAJE, MR. VISHWESHWAR SHANTARAM KALAJE, MRS. ALANKA NILESH BARNE alias ALANKA SHANTARAM KALAJE, MRS. AKSHADA SHANTARAM KALAJE alias AKSHADA ABHIJIT JADHAV, MRS. REKHA RAMRAO KALAJ, MR. SOMESHWAR RAMRAO KALAJE, MRS. MONIKA RAHUL JAGTAP alias MONIKA RAMRAO KALAJE, MRS. SEEMA GULABRAO KALAJE, MR. RAMESHWAR GULABRAO KALAJE, MRS. DNYANESHWARI GULABRAO KALAJE alias DNYANESHWARI SACHIN PHAND & MRS. JUI GULABRAO KALAJE.
503/1/2	5627 square meters	
504/1	5983 square meters	MR. VINAYAK GANPAT KALAJE, MR. RAMRAO GANPAT KALAJE alias MR. RAMLAL GANPAT

		KALAJE, MR. SHANTARAM GANPAT KALAJE MR. GULAB GANPAT KALAJE, MRS. KUSUM VINAYAK KALAJE, MR. SIDDHESHWAR VINAYAK KALAJE, MR. PARAMESHWAR VINAYAK KALAJE, MRS. SONALI DEEPAK DUKARE alias SONALI VINAYAK KALAJE, MRS. JAYASHREE SHANTARAM KALAJE, MR. VISHWESHWAR SHANTARAM KALAJE, MRS. ALANKA NILESH BARNE alias ALANKA SHANTARAM KALAJE, MRS. AKSHADA SHANTARAM KALAJE alias AKSHADA ABHIJIT JADHAV, MRS. REKHA RAMRAO KALAJ, MR. SOMESHWAR RAMRAO KALAJE, MRS. MONIKA RAHUL JAGTAP alias MONIKA RAMRAO KALAJE, MRS. SEEMA GULABRAO KALAJE, MR. RAMESHWAR GULABRAO KALAJE, MRS. DNYANESHWARI GULABRAO KALAJE alias DNYANESHWARI SACHIN PHAND & MRS. JUI GULABRAO KALAJE
504/1	2649 square meters	M/s. SWASTIK BUILDTECH
502/1	1800 Square meters	RAHUL BALASAHEB TAPKIR & PANDHARINATH ANANDRAO BHOSALE
502/1	1200 square meters	MR. JAYESH SHASHIKANT DIWANI, MR. HARILAL KARSAN PATEL, MR. GAURAV VISHNUPRASAD PATEL, MR. MAHESH KARSANDAS PATEL, MR. DILIP MAVJI PATEL, MR. LAHERIKANT MANOHAR PATEL, MRS. DAKSHA LAHERIKANT PATEL, MR. NARSHI VISHRAM PATEL, MR. RAJENDRA BABULAL PATEL, MR. KALPESH BABULAL PATEL, MR. JAYKANT SHASHIKANT PATEL, MR. JIGAR BHARAT PATEL, MR. VIVEK VISHRAM PATEL, MRS. KRITIKA VIVEK PATEL, MR. PRAFUL KARSAN LIMBACHIYA, MR. NILESH RAMNIKALAL PATEL, MR. VINOD MANAJI BHAVANI, MR. HARESH PATEL, MRS. HETAL DIPAK PATEL, MR. PRATIK ARVINDKUMAR PATEL, MR. ISHWARALAL KARSAN PATEL, MR. JAGDISH CHAMANLAL PATEL
19964 square meters		Total Area

DEVELOPERS OF LAND:

M/S. Diamond Spaces & M/S. Swastik Buildtech – developers of land

The report reflecting the flow of the title of the owners of the said land and also acquisition of development rights of the promoter is enclosed herewith as an annexure titled as 'Flow of Title'.



8. SEARCH REPORT FOR 30 YEARS TAKEN FROM:

Sub Registrar offices at Haveli 1 to 27 Pune and online search taken at IGR website.

9. ANY OTHER RELEVANT TITLE:

It appears from the above-stated title flow and documents produced before me that; **M/S. DIAMOND SPACES & M/S. SWASTIK BUILDTECH** are having absolute authority to develop the Said Land as per the documents stipulated in the flow of title.

10. LITIGATION IF ANY: NIL

Date: 07/08/2025

Place: Pune

Adv. Vikas S. Potghan



FORMAT -A

(CIRCULAR - 28/2021)

FLOW OF THE TITLE OF THE SAID LAND:

A. FLOW OF TITLE PERTAINING TO SURVEY NO. 502/2 (P) (Old Survey No. 967/2)

1. It appears from the revenue records that, land at old Survey No. 967/2 was previously owned and possessed by Mr. Dhondi Bala Kalje and his name can be seen in the record of rights as an owner of the said Survey No. 967/2 of revenue village Charholi Budruk, Taluka Haveli, District Pune since year 1930-31 till the year 1963.
2. **M.E. No. 5488:** It appears from Mutation Entry No. 5488 dated 15/02/1963 that, Mr. Dhondiba Bala Kalje departed for heavenly adobe leaving behind his following legal heirs:

Bhimaji Bala Kalje	: Brother
Kaluram Pandurang Kalje	: Son of brother (Nephew)
Sopana Dhondiba Kalje	: Son
Popat Dondiba Kalje	: Son
Tukaram Dhondiba Kalje	: Son
Mahadu Dondiba Kalje	: Son
Tanaji Dhondiba Kalje	: Son
Parvati Daulata Tingare	: Daughter
Hirabai Dhondiba Kalje	: Daughter

Accordingly names of Bhimaji Bala Kalje (5 Aane 4 Paise), Kaluram Pandurang Kalje (5 Aane 4 Paise) & as a Joint Family Karta Mr. Sopana Dhondiba Kalje (5 Aane 4 Paise) were recorded as an owners of the land at Survey No. 967/2 as per *Anewari* mentioned above.

3. **M.E. No. 8480:** It appears from Mutation Entry No.8480 dated 17/10/1973 that, Mr. Bhimaji Bala Kalje departed for heavenly adobe leaving behind his following legal heirs:

Ganpat Bhimaji Kalje	: Son
Narmadabai Narayan Wakadkar	: Daughter
Chabubai Sahadu Pabale	: Daughter
Baby Eknath Khandve	: Daughter
Savirabai Bhimaji Kalje	: Widow (wife)

Accordingly name of Mr. Ganpat Bhimaji Kale was entered as Joint Hindu Family Manager on the 7/12 extract of Survey No. 502/2.



4. **M.E. No. 10723:** It appears from Mutation Entry No. 10723 that, revenue village Charholi Budruk is divided in 3 separate villages namely Charholi Budruk, Wadamukhwadi & Chovisawadi and accordingly record of rights were newly created for all three new villages and accordingly survey numbers 967/2 became Survey No. 502/2 of revenue village Charholi Budruk.

5. **M.E. No. 11050:** It appears from Mutation Entry No. 11050 dated 07/11/1996 that, Mr. Ganpat Bhimaji Kalje filed an application for separate *anewari* for his various Property between him and his Sons and accordingly following *anewari* has been recorded in the record of rights:

- a. Vinayakrao Ganpat Kalje : 3 Aane 3 paise
- b. Ramrao Ganpat Kalje : 3 Aane 3 paise
- c. Shantaram Ganpat Kalje : 3 Aane 2 paise
- d. Gulab Ganpat Kalje : 3 Aane 2 paise
- e. Ganpat Bhimaji Kalje : 3 Aane 2 paise.

and accordingly names of Mr. Vinayakrao Ganpat Kalje, Ramrao Ganpat Kalje, Shantaram Ganpat Kalje & Gulab Ganpat Kalje were recorded in the record of rights of Survey No. 502/2 with Mr. Ganpat Bhimaji Kalje.

6. **M.E. No. 15884:** It appears from Mutation Entry No. 15884 dated 22/11/2013 that, Mr. Ganpat Bhimaji Kalje departed for heavenly abode on 02/11/2010 leaving behind his following legal heirs

- Hausabai Ganpat Kalje : Widow
Vinayakrao Ganpat Kalje : Son
Ramrao Ganpat Kalje : Son
Shantaram Ganpat Kalje : Son
Gulab Ganpat Kalje : Son
Poornima Balasaheb Ranvade : Daughter
Lata Balasaheb Nangude : Deceased Daughter

Through her Legal heirs

- a) Anil Balasaheb Nangude : Son
- b) Vaishali Balasaheb Nangude : Daughter
- c) Swapnali Dattatray Dherange : Daughter
- d) Monali Yogesh Tapkir : Daughter
- e) Balasaheb Shpati Nangude : Husband

However; effect of this mutation entry hasn't been given in respect of land at Survey No. 502/2 and therefore name of Late Ganpat Bhimaji Kalje is still reflecting on the 7/12 extract of the said Survey No. 502/2 of revenue village Charholi Budruk.

B. FLOW OF TITLE PERTAINING TO SURVEY NO. 503/1/2 (P) (Old Survey No. 968/1 & 968/2)

1. It appears from the revenue records that, land at old Survey No. 968/1 & 968/2 was previously owned and possessed by Mr. Hari Appa Kate and his name was recorded in the record of rights as an owner of the said Survey No. 968/1& 968/2 of revenue village Charholi Budruk, Taluka Haveli, District Pune vide mutation entry no. 2781 since 1935-36.
2. **M.E. No. 4404:-** It appears from Mutation Entry No. 4404 dated 28/10/1956 that, Mr. Ganpat Bhimaji Kalaje purchased entire land at Survey No. 968/1 and 968/2 from Mr. Haribhau Appaji Kate vide Sale Deed 13/08/1956 for the consideration amount of Rs.2400/- and accordingly name of Mr. Haribhau Appaji Kate was eliminated and Mr. Ganpat Bhimaji Kalje was bought on the record as the owner of the land Survey No. 968/1 & 968/2.
3. **M.E. No. 4842:-** It appears from Mutation Entry No. 4842 dated 08/03/1958 that; as Survey No. 968/1 & 968/2 was owned by single owner namely Mr. Ganpat Bhimaji Kalje, both the survey numbers were merged and converted to one single Survey No. 968/1+2.
4. **M.E. No.8121:-** It appears from Mutation Entry No. 8121 that, the Survey No 968/1+2 was given the effect of Indian Coinage Act 1955 and Bombay of weight and Measures Act, 1958 and accordingly area of the said Survey number was rectified as per decimal system and converted from Acre and Guntha to Hector and Aar.
5. **M.E. No. 10723:-** It appears from the Mutation Entry No. 10723 that, revenue village Charholi Budruk is divided in 3 separate villages namely Charholi Budruk, Wadamukhwadi & Chovisawadi and accordingly record of rights were newly created for all three new villages and accordingly survey numbers 968/1+2 became Survey No. 503/1+2 of revenue village Charholi Budruk.
6. **M.E. No. 11050:-** It appears from the Mutation Entry No. 11050 dated 07/11/1996 that, Mr. Ganpat Bhimaji Kalje filed an application for separate *anewari* for his various Property between him and his Sons and accordingly following *anewari* has been recorded in the record of rights:
 - a) Vinayakrao Ganpat Kalje : 3 Aane 3 paise
 - b) Ramrao Ganpat Kalje : 3 Aane 3 paise



- c) Shantaram Ganpat Kalje : 3 Aane 2 paise
d) Gulab Ganpat Kalje : 3 Aane 2 paise
e) Ganpat Bhimaji Kalje : 3 Aane 2 paise

and accordingly names of Mr. Vinayakrao Ganpat Kalje, Ramrao Ganpat Kalje, Shantaram Ganpat Kalje & Gulab Ganpat Kalje were recorded in the record of rights of Survey No. 503/1+2 with Mr. Ganpat Bhimaji Kalje.

7. **M.E. No. 15884**:- It appears from the Mutation Entry No. 15884 dated 22/11/2013 that, Mr. Ganpat Bhimaji Kalje went for heavenly adobe leaving behind his following legal heirs:

- Hausabai Ganpat Kalje : Widow
Vinayakrao Ganpat Kalje : Son
Ramrao Ganpat Kalje : Son
Shantaram Ganpat Kalje : Son
Gulab Ganpat Kalje : Son
Poornima Balasaheb Ranvade : Daughter
Lata Balasaheb Nangude : Deceased Daughter

Through her Legal heirs

- a) Anil Balasaheb Nangude : Son
b) Vaishali Balasaheb Nangude : Daughter
c) Swapnali Dattatray Dherange : Daughter
d) Monali Yogesh Tapkir : Daughter
e) Balasaheb Shpati Nangude : Husband

It is pertinent to note here that, all the above names were recorded in the record of rights of Survey No. 503/1+2.

8. **M.E. No. 18136**:- It appears from the Mutation Entry No. 18136 dated 24/02/2016 that, the Survey Numbers was rectified from 503/1+2 to Survey No. 503/1/2 of revenue village Charholi Budruk for the purpose of computerization/ digitalization of 7/12 extract.
9. It appears from the contents of Article of Agreement dated 31/12/2020 registered before Sub-Registrar at Haveli No. 14 at serial number 2446/2021 that; the above-stated joint owners came to a family settlement and accordingly Property -B i.e. land admeasuring 36.76 Aar out of total land admeasuring 01 Hector 67 Aar + Potkharaba 17 Aar at Survey No. 503/1/2 was given to the share of Mrs. Poornima Balasaheb Ranawade.

**C. FLOW OF TITLE PERTAINING TO SURVEY No. 504/1(P) (Old
Survey No. 969/1)**

1. It appears from the revenue records that, land at old Survey No. 969/1 was previously owned and possessed by Mr. Laxman Aaba Kalje and his name was recorded in the record of rights as an owner of the said Survey No. 969/1 of revenue village Charholi Budruk, Taluka Haveli, District Pune since 1968.
2. **M.E. No. 8121:-** It appears from the Mutation Entry No. 8121 that, Survey No. 969/1 was given the effect of Indian Coinage Act 1955 and Bombay of weight and Measures Act, 1958 and accordingly area of the said Survey number was rectified as per decimal system and converted from Acre and Guntha to Hector and Aar.
3. **M.E. No. 8803:-** It appears from the Mutation Entry No. 8803 dated 04/07/1978 that, Mr. Laxman Aaba Kalje departed for heavenly abode on 03/09/1977 leaving behind his following legal heirs.

1. Yashwant Laxman Kalje : Deceased Son
Through his legal heirs
 - a) Bhika Yashwant Kalje : Son
 - b) Satyawan Yashwant Kalje : Son
 - c) Tarabai Rajaram Kad : Daughter
 - d) Hirabai Dattu Gavde : Daughter
 - e) Hausabai Subhash Dhore : Daughter
 - f) Yashodabai Yashwant Kalje : Widow
2. Eknath Laxman Kalje : Son
3. Dnyaneshwar Laxman Kalje : Son
4. Tukaram Laxman Kalje : Son
5. Indubai Bapu Nanekar : Daughter
6. Parubai Kondiba Kapse : Daughter
7. Sarubai Sudam Khandve : Daughter

accordingly names of Dnyaneshwar Laxman Kalje, Eknath Laxman Kalje, Tukaram Laxman Kalje, Bhika Yashwant Kalje & Satyawan Yashwant Kalje were entered in 7/12 extract as an owner and all other names were recorded in other rights column of 7/12 extract of S. No. 969/1.

4. **M.E. No. 10723:-** It appears from the Mutation Entry No. 10723 that, revenue village Charholi Budruk is divided in 3 separate villages namely Charholi Budruk, Wadamukhwadi & Chovisawadi and accordingly record of rights were newly created for all three new villages and accordingly



survey numbers 969/1 became Survey No. 504/1 of revenue village Charholi Budruk.

5. **M.E. No. 10746:-** It appears from the Mutation Entry No. 10746 dated 14/03/1992 that, 3/4th land out of Survey No. 504/1 i.e. land admeasuring 79.5 Aar out of total land admeasuring 01 Hector 6 Aar was purchased by Mr. Ramrao Ganpat Kalje, Mr. Vinayakrao Ganpat Kalje, Shantaram Ganpat Kalje & Gulab Ganpat Kalje from Eknath Laxman Kalje, Tukaram Laxman Kalje, Bhika Yashwant Kalje, Satyawant Yashwant Kalje vide Sale Deeds dated 27/11/1990 & 29/12/1990. Furthermore; Gangubai Dnyaneshwar Kalje, Yashodabai Yashwant Kalje, Tarabai Rajaram Kad, Hirabai Dattu Gavde, Hausabai Subhash Dhore, Indubai Bapu Nanekar & Parubai Kondiba Kapse gave their consent for the said sale deed and therefore names of Mr. Ramrao Ganpat Kalje, Mr. Vinayakrao Ganpat Kalje, Shantaram Ganpat Kalje & Gulab Ganpat Kalje were entered in the 7/12 extract as an owner of land admeasuring 79.5 Aar of Survey No. 504/1.
6. It appears from the contents of Article of Agreement dated 31/12/2020 registered before Sub-Registrar at Haveli No. 14 at serial number 2446/2021 that; the above-stated joint owners came to a family settlement and accordingly land admeasuring 9.30 Aar out of Survey No. 504/1 was given to the share of Mrs. Poornima Balasaheb Ranawade.
7. It further appears from the contents of Article of Agreement dated 31/12/2020 registered before Sub-Registrar at Haveli No. 14 at serial number 2446/2021 that; Mrs. Poornima Balasaheb Ranawade executed the said agreement in favour of M/s. SWASTIK DIAMOND REALTY and thereby assigned the rights of land admeasuring 9.30 Aar out of Survey No. 504/1 including rights to develop in favour of the said developer and all other family members viz. Vinayak Ganparao Kalje & others have given their consent for the said agreement. Moreover; irrevocable power of attorney is also executed & registered in favour of M/s. SWASTIK DIAMOND REALTY under the said Article of Agreement and same was registered before Sub-Registrar at Haveli No. 14 at serial number 2447/2021. Hence, the present developer i.e. M/s. SWASTIK DIAMOND REALTY acquired the entire development rights in respect of the Said Land.
8. It appears from the documents produced before me that; Mr. Vinayak Ganpatrao Kalje and 3 Others executed an Article of Agreement and

Power of Attorney for area admeasuring area admeasuring 00 Hector 11.40 Aar i.e. 1140 square meters carved out of Survey No. 502/2 and area admeasuring 0 H 22.44 Aar i.e. 2244 square meters carved out of Survey No. 503/1/2 i.e. total area admeasuring **3384 square meters** in favor of **M/S. DIAMOND SPACES** on 29/04/2021 and same was registered before Sub-Registrar at Haveli No. 14 at serial no. 5959/2021 and 5960/2021 respectively.

9. It appears from the documents produced before me that; Mr. Vinayak Ganpatrao Kalje and 3 Others executed an Article of Agreement and Power of Attorney for area admeasuring area admeasuring 00 Hector 27.59 Aar i.e. 2759 square meters carved out of Survey No. 503/1/2 and area admeasuring 0 H 31.02 Aar i.e. 3102 square meters carved out of Survey No. 504/1 i.e. total area admeasuring **5861 square meters** in favor of **M/S. SWASTIK BUILDTECH** on 29/04/2021 and same was registered before Sub-Registrar at Haveli No. 14 at serial no. 5961/2021 and 5962/2021 respectively.

10. It appears from the documents produced before me that; Mr. Vinayak Ganpatrao Kalje and 18 Ors., appointed Mr. Vishweshwar Shantaram Kalje as their Attorney Holder for property Survey No. 502/2, 503/1/2, 504/1 & 567 vide Power of Attorney dated 28/7/2023 registered before Sub-Registrar at Haveli No. 14 at serial no. 14418/2023. It is pertinent to note here that; the said power of attorney is only given for presentation of documents before Sub-registrar, which will be executed by said executors i.e. Mr. Vinayak Ganpatrao Kalje and 18 Ors.

11. It appears from the documents produced before me that; Mr. Vinayak Ganpatrao Kalje and Others executed an Development Agreement and Irrevocable Power of Attorney for area admeasuring area admeasuring 00 Hector 6.24 Aar i.e. 624 square meters carved out of Survey No. 503/1/2 and area admeasuring 0 H 28.81 Aar i.e. 2881 square meters carved out of Survey No. 504/1 and area admeasuring 0 H 15.65 Aar i.e. 1565 square meters carved out of Survey No. 502/2 i.e. total area admeasuring **5070 square meters** in favor of **M/S. SWASTIK BUILDTECH** on 06/09/2023 and same was registered before Sub-Registrar at Haveli No. 8 at serial no. 17494/2021 and 17495/2021 respectively.

12. It appears from the documents produced before me that; Mr. Siddheshwar Vinayak Kalaje and 14 Others gave their consent for an Article of Agreement and Power of Attorney (which were registered at serial no.



- 5959/2021 & 5960/2021 respectively before Haveli No. 14) for area admeasuring 00 Hectar 11.40 Aar i.e. 1140 square meters carved out of Survey No. 502/2 and area admeasuring 0 H 22.44 Aar i.e. 2244 square meters carved out of Survey No. 503/1/2 vide Consent Deed dated 06/09/2023 registered before Sub-Registrar at Haveli No. 8 at serial no. 17499/2023.
13. It appears from the documents produced before me that; Mr. Siddheshwar Vinayak Kalaje and 14 Others gave their consent for an Article of Agreement and Power of Attorney (which were registered at serial no. 5961/2021 & 5962/2021 respectively before Haveli No. 14) for area admeasuring 00 Hectar 27.59 Aar i.e. 2759 square meters carved out of Survey No. 503/1/2 and area admeasuring 0 H 31.02 Aar i.e. 3102 square meters carved out of Survey No. 504/1 vide Consent Deed dated 06/09/2023 registered before Sub-Registrar at Haveli No. 8 at serial no. 17500 /2023.
14. It appears from the documents produced before me that; Mr. Devgir Gulabrao Giri and 13 Others appointed Mr. Avinash Vidvasagar Banbare as their Attorney Holder for area admeasuring area admeasuring 00 Hectar 26.49 Aar i.e. 2649 square meters out of total area admeasuring 01 H 06 Aar carved out of Survey No. 504/1 vide Power of Attorney dated 15/09/2023 registered before Sub-Registrar at Haveli No. 17 at serial no. 18151/2023.
15. It appears from the documents produced before me that; Mr. Devgir Gulabrao Giri and Others executed an Sale Deed and Irrevocable Power of Attorney for area admeasuring area admeasuring 00 Hectar 26.49 Aar i.e. **2649 square meters** carved out of Survey No. 504/1 in favor of **M/S. SWASTIK BUILDTECH** on 10/10/2023 and same was registered before Sub-Registrar at Haveli No. 18 at serial no. 22497/2021 and 22498/2021 respectively. Accordingly name of M/s. Swastik Buildtech is entered on 7/12 extract vide Mutation Entry No. 24938 dated 11/10/2023.
16. It appears from the documents produced before me that; Mr. Vinayak Ganpatrao Kalje and Others executed an Development Agreement for area admeasuring area admeasuring 00 Hectar 16.48 Aar i.e. 1648 square meters carved out of Survey No. 502/2 and area admeasuring 0 H 9.32 Aar i.e. 932 square meters carved out of Survey No. 503/1/2 i.e. total area admeasuring **2580 square meters** in favor of **M/S. SWASTIK BUILDTECH** on 01/08/2023 and same was registered before Sub-Registrar at Haveli No. 14 at serial no. 14682/2023.

17. It appears from the documents produced before me that; Mr. Ganesh Vasantrya Mhaske and Ramrao Ganpatrao Kalje executed an Development Agreement and Power of Attorney for area admeasuring area admeasuring 00 Hector 2.5 Aar i.e. 250 square meters carved out of Survey No. 504/1 in favor of **M/S. SWASTIK BUILDTECH** on 01/02/2023 and same was registered before Sub-Registrar at Haveli No. 05 at serial no. 1222/2023 & 1223/2023.
18. It appears from the documents produced before me that; Mr. Ganesh Vasantrya Mhaske and Ramrao Ganpatrao Kalje executed an Development Agreement and Power of Attorney for area admeasuring area admeasuring 00 Hector 2.5 Aar i.e. 250 square meters carved out of Survey No. 504/1 in favor of **M/S. SWASTIK BUILDTECH** on 01/02/2023 and same was registered before Sub-Registrar at Haveli No. 05 at serial no. 1224/2023 & 1225/2023.
19. It appears from the documents produced before me that; Mr. Ramrao Ganpat Kalje and 18 Others executed an Gift Deed for area admeasuring area admeasuring 00 Hector 44 Aar i.e. 4400 square meters carved out of Survey No. 503/1/2 in favor of Mr. Someshwar Ramrao Kalje on 28/07/2023 and same was registered before Sub-Registrar at Haveli No. 14 at serial no. 14419/2023.
20. It appears from the documents, revenue record and flow of title that; **M/S. DIAMOND SPACES** acquired land admeasuring **3384 square meters** and **M/S. SWASTIK BUILDTECH** acquired development right of total land admeasuring **13580 Square Meters** and accordingly the said firms acquired development rights of total land admeasuring **16964 square meters**.

D. & E. FLOW OF TITLE PERTAINING TO SURVEY No. 502/1 (P) (Old Survey No. 967/1)

1. It appears from the record of rights that; the Survey No. 502/1 of village Charoli, was previously known as Survey No. 967/1. Further, it appears from the revenue records that, land at old Survey No. 967/1 was previously owned and possessed by Baban Rangu Kalje and his name can be seen in the record of rights as an owner of the said Survey No. 967/1 of revenue village Charholi Budruk, Taluka Haveli, District Pune since year 1975.



2. **M.E. No. 9835:** It appears from Mutation Entry No. 9835 dated 15/02/1963 that, Baban Rangu Kalje departed for heavenly adobe leaving behind his following legal heirs:

Ramchandra Baban Kalje	: Son
Eknath Baban Kalje	: Son
Vilas Baban Kalje	: Son
Ashok Baban Kalje	: Son
Vijay Baban Kalje	: Son
Vatsalabai Wamnrao Godse	: Daughter
Hausabai Machindranath Pathare	: Daughter
Yamunabai Narayan Galande	: Daughter
Kalinda Chandrakant Landge	: Daughter
Shevantabai Baban Kalje	: Widow

Accordingly names of above legal heirs were recorded in the record of rights i.e. on 7/12 extract.

3. **M.E. No. 10723:** It appears from Mutation Entry No. 10723 dated that, by the notification passed by government of Maharashtra village Charholi Budruk is divided in 3 separate villages namely Charholi Budruk, Wadamukhwadi & Chovisawadi and accordingly record of rights were newly created for all three new villages and accordingly survey numbers 967/1 became Survey No. 502/1 of revenue village Charholi Budruk.

4. **M.E. No. 11189:** It appears from Mutation Entry No. 11189 dated 22/11/1997 that, vide the order of Teshildar bearing no. तहनौ/ वाटप/ एसआर/142/97 dated 17/11/1997, Ramchandra Baban Kalje, Eknath Baban Kalje, Vilas Baban Kalje, Ashok Baban Kalje, Vijay Baban Kalje, Janardhan Bala Kalaje & Manohar Bala Kalaje had parted Survey No. 502/1 and all the other properties among themselves. As per the partition Survey No. 502/1 came to the share of Janardhan Bala Kalaje & Manohar Bala Kalaje in equal proportion i.e. 58 Aar each. Accordingly the name of Anna Janardhan Bala Kalaje & Manohar Bala Kalaje was record of 7/12 extract of Survey No. 502/1.

5. **M.E. No. 14707:** It appears from Mutation Entry No. 14707 dated 02/11/2011 that, Manohar Bala Kalaje went for his heavenly abode on 04/04/2005 leaving behind his following legal heirs

Dipak Manohar Kalaje	: Son
Anil Manohar Kalaje	: Son
Nilam Manohar Kalaje	: Daughter
Nanda Manohar Kalaje	: Widow

Accordingly names of above legal heirs were recorded in the record of rights i.e. on 7/12 extract.

6. **M.E. No. 14208:** It appears from Mutation Entry No. 14208 dated 02/11/2011 that Santosh Narayan Galande and Jalindar Narayan Galande had purchased area admeasuring 00 Hecter 76 Aar out of Survey No. 502/1, while Jayashree Sanjay Sawant purchased area admeasuring 00 Hecter 40 Aar out of Survey No. 502/1 from Janardhan Bala Kalaje, Late. Manohar Bala Kalaje through his legal heir Nanda Manohar Kalaje for hereself and as guardian of Dipak Manohar Kalaje, Anil Manohar Kalaje, Nilam Manohar Kalaje by executing the sale deed. The said sale deed was registered in the office of Sub Registrar at Serial No. 9442/2005 on 14/12/2005. Accordingly name of Santosh Narayan Galande, Jalindar Narayan Galande and Jayashree Sanjay Sawant was bought on the records of the 7/12 extract of Survey no. 502/1.

7. **M.E. No. 18598:** It appears from Mutation Entry No. 18598 dated 27/04/2017 that, Santosh Narayan Galande went for his heavenly abode on 10/02/2011 leaving behind his following legal heirs

Sunita Santosh Galande : Window

Vasudev Santosh Galande : Son

Chaitanya Santosh Galande : Daughter

Accordingly names of above legal heirs were recorded in the record of rights i.e. on 7/12 extract for area admeasuring 38 Aar.

8. **M.E. No. 23637:** It appears from Mutation Entry No. 23637 dated 30/06/2022 that, as per the order of Additional Tehsidar bearing हनो/155/एसआर/314/2022 dated 16/06/2022 name of Hausabai Machindranath Pathare, Kalinda Chandrakant Landge, and Yamunabai Narayan Galande was reduced from the 7/12 extract of the Survey no. 502/1.

9. **M.E. No. 25872:** It appears from Mutation Entry No. 25872 dated 10/10/2024 that, Jayashree Sanjay Sawant executed a Gift deed for area admeasuring 00 Hecter 20 Aar out of Survey No. 502/1, in favour of Nanda Manohar Kalaje, Dipak Manohar Kalaje, Anil Manohar Kalaje, and Nilam Manohar Kalaje, The said Gift Deed was registered in the office of Sub Registrar Haveli No. 05 at Serial No. 21678/2024 on 24/09/2024. Accordingly their names were recorded on the 7/12 extract of Survey no. 502/1.



10. **M.E. No. 26385:** It appears from the Mutation Entry no. 26385, that Laherikanth Manohar Patel and Others had purchased area admeasuring 00 Hector 12 Aar out of Survey No. 502/1, from Jalindar Narayan Galande and others by executing the sale deed. The said sale deed is registered in the office of Sub Registrar Haveli No. 14 at Serial No. 5005/2025 on 28/02/2025. Accordingly name of Laherikanth Manohar Patel and Others was bought on the records of the 7/12 extract of Survey no. 502/1.
11. It appears from the document presented before me that, Rahul Balasaheb Tapkir & Pandarinath Anandrao Bhosale had purchased area admeasuring 00 Hector 26 Aar out of Survey No. 502/1, from Jalindar Narayan Galande and others by executing the sale deed. However, till this date their names are not recorded on the 7/12 extract of the Survey No. 502/1.
12. It appears from the documents produced before me that; Rahul Balasaheb Tapkir & Pandarinath Anandrao Bhosale executed a Development Agreement and Irrevocable Power of Attorney for an area admeasuring 00 Hector 18 Aar i.e. **1800 square meters** carved out of Survey No. 502/1 (i.e. property described in caption D of description of property) in favor of **M/S. SWASTIK BUILDTECH** on 28/03/2025 and same was registered before Sub-Registrar at Haveli No. 18 at serial no. 8593/2025 and 8594/2025 respectively.
13. It appears from the documents produced before me that; Mr. Laherikanth Manohar Patel & others executed a Development Agreement and Irrevocable Power of Attorney for an area admeasuring 00 Hector 12 Aar i.e. **1200 square meters** carved out of Survey No. 502/1 (i.e. property described in caption E of description of property) in favor of **M/S. SWASTIK BUILDTECH** on 26/03/2025 and same was registered before Sub-Registrar at Haveli No. 18 at serial no. 8308/2025 and 8309/2025 respectively,
14. Hence, I hereby certify from all the above documents, revenue record and flow of title that; **M/S. DIAMOND SPACES** acquired land admeasuring **3384 square meters** and **M/S. SWASTIK BUILDTECH** acquired development right of total land admeasuring **16580 Square Meters** and accordingly the said firm acquired development rights of total land admeasuring **19964 square meters**.

15. It appears from the document presented before me that, the Developer/Promoter i.e. **M/S. DIAMOND SPACES & M/S. SWASTIK BUILDTECH** herein prepared building plan for land admeasuring **16964 Square Meters** out of Survey No. 502/2(P), 503/1/2(P), 504/1(P) of revenue village Charholi Budruk and submitted the same before Pimpri Chinchwad Municipal Corporation (PCMC) for approval and same was sanctioned vide Commencement Certificate No. B.P./Charholi/99/2024 dated 19/06/2024.
16. It appears from the document presented before me that, the Developer/Promoter/Landowner of the said land i.e. **M/S. DIAMOND SPACES & M/S. SWASTIK BUILDTECH** applied for conversion of use of land area admeasuring **16964 Square Meters** out of Survey No. 502/2(P), 503/1/2(P), 504/1(P) of revenue village Charholi Budruk i.e. permission for Non Agricultural Use for land area and the Ld. Authority i.e. Uppar Tehsildar Pimpri Chinchwad Shahar Pune gave permission for Non Agricultural Use in respect of the Project Land on 21/08/2024 vide order number JAMIN/NA/SR/367/2024.
17. It appears from the document produced before me that the Developers, namely M/s. DIAMOND SPACES and M/s. SWASTIK BUILDTECH, have executed a Supplementary Agreement in favour of the Landowner, whereby various flats from the proposed project to be constructed on the said land have been allotted to the Landowner. The said Supplementary Agreement has been duly registered before the Sub-Registrar, Haveli No. 14, under Serial No. 3377/2025 dated 07/02/2025.
18. It appears from the document presented before me that, the Developer/Promoter of the said land i.e. **M/S. DIAMOND SPACES & M/S. SWASTIK BUILDTECH** amalgamated land area **16964 Square meters** out of Survey No. **502/2 (P), 503/1/2(P), 504/1(P)** of revenue village Charholi Budruk with land area **3000 Square meters** out of survey No. **502/1 (P)** of revenue village Charholi Budruk and thereby prepared revised building plan for total consolidated land admeasuring **19964 Square Meters** out of Survey No. 502/1, 502/2, 503/1/2, 504/1 of revenue village Charholi Budruk and submitted the same before Pimpri Chinchwad Municipal Corporation (PCMC) for approval and same was sanctioned vide revised Commencement Certificate No. BP/ Charholi /05/2025 dated 21/07/2025.



19. It appears from the document presented before me that, the Developer/Promoter/Landowner of the said land i.e. **M//S. DIAMOND SPACES & M/S. SWASTIK BUILDTECH** has obtained NA order of land area admeasuring **16964 Square Meters** out of Survey No. 502/2(P), 503/1/2(P), 504/1(P) and therefore, applied for conversion of use of land area admeasuring **3000 Square Meters** out of Survey No. 502/1 of revenue village Charholi Budruk i.e. permission for Non Agricultural Use for land area and the Ld. Authority i.e. Uppar Tehsildar Pimpri Chinchwad Shahar Pune gave permission for Non Agricultural Use in respect of the Project Land on 31/07/2025 vide order number JAMIN/NA/SR/301/2025 and accordingly, total land area admeasuring **19964 Square Meters** is available for the Promoter/ Developer for development of project.

I further say that; as per the documents produced before me and as per the flow of the title, I do not find any entry which is adverse to the development rights of the M/S. SWASTIK BUILDTECH & M/S. DIAMOND SPACES and same found as clean, clear & marketable.

I further say that; in records of Pimpri Chinchwad Municipal Corporation name of village 'Charholi Budruk' is mentioned as 'Charholi' only and therefore on the Commencement Certificate and sanctioned Layout issued by Pimpri Chinchwad Municipal Corporation village name is stipulated as 'Charholi'. I hereby state that; there is only a difference in the name of the village as per the respective records of revenue department and municipal department and both names are referred for a single village.

Furthermore; while taking the computerized & manual search at the offices of Sub-Registrar at Haveli & computerized search at JDR Pune Search Office; I haven't come across any adverse entry in respect of the Said Property. However; at some of the Sub-Registrar offices at Haveli, few registers were not available for perusal and few were in torn condition.

Note: The search made and all the information provided in this report is gathered from documents (photocopies) placed before me as mentioned in the report and computerized and manual search taken at the offices of Sub-Registrar at Haveli & at JDR Pune search office.

LITIGATION IF ANY: NIL

