

Ganesh Kalambe

Advocate

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

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect land at Plot No. 18 (12.5%) admeasuring about 625.00 sq. mtr., Plot No. 19 (12.5%) admeasuring about 676.58 sq. mtr., Plot No. 20 (12.5%) admeasuring about 370.00 sq. mtr., Plot No. 21 (12.5%) admeasuring about 681.25 sq. mtr. and Plot No. 24 (6.25%) admeasuring about 1401.25 sq. mtr. out of Sector No. 32A at village Ravet, Taluka Haveli within the limits of the PMRDA and Pimpri Chinchwad Municipal Corporation, District Pune: (hereinafter referred as the **said land**)

I have investigated the title of the said land on the request of M/s. Krishna Rama Realtors and following documents:

1. Description of the property:

A) All that piece and parcel land at Plot No. 18 (12.5%) admeasuring about 625.00 sq. mtr. out of Sector No. 32A at village Ravet, Taluka Haveli within the limits of the PMRDA and Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows:

On or towards East	: By 15 mtr. wide Road
On or towards South	: By Plot No. 19 (12.5%) and Plot No. 20 (12.5%)
On or towards West	: By Remaining residential area
On or towards North	: By Plot No. 07 (12.05%)

B) All that piece and parcel land at Plot No. 19 (12.5%) admeasuring about 676.58 sq. mtr. out of Sector No. 32A at Village Ravet, Taluka Haveli within the limits of the PMRDA and Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows:

On or towards East	: By 15 mtr. wide Road
On or towards South	: By 9 mtr. wide Road
On or towards West	: By Plot No. 20 (12.5%)
On or towards North	: By Plot No. 18 (12.5%)

C) All that piece and parcel land at Plot No. 20 (12.5%) admeasuring about 370.00 sq. mtr. out of Sector No. 32A at Village Ravet, Taluka Haveli within the limits of the PMRDA and Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows:

On or towards East	: By Plot No. 19 (12.5%)
On or towards South	: By 9 mtr. wide Road
On or towards West	: By Remaining Residential Area
On or towards North	: By Plot No. 18 (12.5%)

D) All that piece and parcel land at Plot No. 21 (12.5%) admeasuring about 681.25 sq. mtr. out of Sector No. 32A at Village Ravet, Taluka Haveli within the limits of the PMRDA and Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows:

On or towards East	: By Plot No. 19 (12.5%)
On or towards South	: By Plot No. 18 and Plot No. 20
On or towards West	: By 9 mtr. wide Road
On or towards North	: By Remaining Residential Area

E) All that piece and parcel land at Plot No. 24 (6.25%) admeasuring about 1401.25 sq. mtr. out of Sector No. 32A at Village Ravet, Taluka Haveli within the limits of the PMRDA District Pune and which land is bounded as follows:

On or towards East	: By Plot No. 07
On or towards South	: By Plot No. 21

On or towards West : By 9 mtr. wide road
On or towards North : By Plot No. 01 and Plot No. 02

(Hereinafter called and referred to as the '**said land**' for the sake of brevity and convenience)

2. Documents of Allotment of Plot:

Plot No.18

- 2.1 Allotment Certificate dated 19.10.2022 bearing no. Land and Estate Department/4/22 issued by PMRDA.
- 2.2 12.5% Lease Deed dated 22.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16834/2022 by PMRDA in favour of Smt. Sharada Rajendra Chinchwade and others.
- 2.3 Transfer Agreement dated 22.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16835/2022 by Smt. Sharada Rajendra Chinchwade and others in favour of M/s. Krishna Rama Realtors.
- 2.4 Power of Attorney dated 22.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16837/2022 by Smt. Sharada Rajendra Chinchwade and others in favour of M/s. Krishna Rama Realtors.
- 2.5 General Power of Attorney dated 22.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16838/2022 by Smt. Sharada Rajendra Chinchwade and others in favour of M/s. Krishna Rama Realtors.
- 2.6 Power of Attorney dated 22.09.2022 which is duly registered in the office of Sub Registrar Haveli No. 24 at Serial No. 16840/2022 by Smt. Sharada Rajendra Chinchwade and others in favour of M/s. Krishna Rama Realtors.
- 2.7 Consent Deed dated 22.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16841/2022 by Smt. Sharada Rajendra Chinchwade and others in favour of M/s. Krishna Rama Realtors.
- 2.8 Deed of Assignment dated 10.01.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 827/2023 by Smt. Sharada Rajendra Chinchwade and others through Power of Attorney M/s. Krishna Rama Realtors with the consent of PMRDA in favour of M/s. Krishna Rama Realtors.
- 2.9 Transfer Certificate 20.01.2023 bearing no. Land and Estate Department/22 issued by PMRDA in favour of M/s. Krishna Rama Realtors.

Plot No. 19

- 2.10 Allotment Certificate dated 19.10.2022 bearing no. Land and Estate Department/24 issued by PMRDA.
- 2.11 12.5% Lease Deed dated 08.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16028/2022 by PMRDA in favour of Mr. Bhagwan Nathu More, Mr. Dilip Nathu More and Mr. Arjun Nathu More.
- 2.12 Transfer Agreement dated 08.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16032/2022 by Mr. Bhagwan Nathu More and Mr. Dilip Nathu More and Mr. Arjun Nathu More in favour of M/s. Krishna Rama Realtors.

- 2.13 Power of Attorney dated 08.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16033/2022 by Mr. Bhagwan Nathu More and Mr. Dilip Nathu More and Mr. Arjun Nathu More in favour of M/s. Krishna Rama Realtors.
- 2.14 General Power of Attorney dated 08.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16036/2022 by Mr. Bhagwan Nathu More and Mr. Dilip Nathu More and Mr. Arjun Nathu More in favour of M/s. Krishna Rama Realtors.
- 2.15 General Power of Attorney dated 08.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16039/2022 by Mr. Bhagwan Nathu More and Mr. Dilip Nathu More and Mr. Arjun Nathu More in favour of M/s. Krishna Rama Realtors
- 2.16 Consent Deed dated 07.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16040/2022 on 08.09.2022 by Mr. Ashok Raghunath Mane and others in favour of M/s. Krishna Rama Realtors.
- 2.17 Deed of Assignment dated 10.01.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 825/2023 by Mr. Bhagwan Nathu More and Mr. Dilip Nathu More and Mr. Arjun Nathu More through their Power of Attorney holder M/s. Krishna Rama Realtors with the consent of PMRDA in favour of M/s. Krishna Rama Realtors.
- 2.18 Transfer Certificate dated 20.01.2023 bearing no. Land and Estate Department/222 issued by PMRDA.

Plot No. 20

- 2.19 Allotment Certificate dated 19.10.2022 bearing no. Land and Estate Department/4/23 issued by PMRDA.
- 2.20 12.5% Lease Deed dated 03.10.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 17412/2022 by PMRDA in favour of Mr. Bhavaji Narayan Pawar, Mr. Pandurang Narayan Pawar, Mrs. Suman Pandharinath Lande, Smt. Gajrabai Uttam Balwadkar, Mrs. Nirmala Ashok Kapse, Mrs. Urmila Chandrakant Valake.
- 2.21 Transfer Agreement dated 03.10.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 17414/2022 on 04.10.2022 by Mr. Bhavaji Narayan Pawar, Mr. Pandurang Narayan Pawar, Mrs. Suman Pandharinath Lande, Smt. Gajrabai Uttam Balwadkar, Mrs. Nirmala Ashok Kapse, Mrs. Urmila Chandrakant Valake in favour of M/s. Krishna Rama Realtors.
- 2.22 Power of Attorney dated 03.10.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 17415/2022 by Mr. Bhavaji Narayan Pawar and others in favour of M/s. Krishna Rama Realtors.
- 2.23 General Power of Attorney dated 03.10.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 17416/2022 by Mr. Bhavaji Narayan Pawar and others in favour of M/s. Krishna Rama Realtors.
- 2.24 General Power of Attorney dated 03.10.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 17417/2022 by Mr. Bhavaji Narayan Pawar and others in favour of M/s. Krishna Rama Realtors.
- 2.25 Consent Deed dated 03.10.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 17418/2022 by Mr. Pavan Raghulmal Wadhwani and others in favour of M/s. Krishna Rama Realtors.

- 2.26 Deed of Assignment dated 10.01.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 826/2023 by Mr. Bhavaji Narayan Pawar and others through their Power of Attorney M/s. Krishna Rama Realtors with the consent of PMRDA in favour of M/s. Krishna Rama Realtors.
- 2.27 Transfer Certificate dated 20.01.2023 bearing no. Land and Estate Department/220 issued by PMRDA.

Plot No. 21

- 2.28 Allotment Certificate dated 12.10.2023 bearing no. Land and Estate Department/4229 issued by PMRDA.
- 2.29 12.5% Lease Deed dated 20.09.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 21206/2023 by PMRDA in favour of Mr. Mahadu Maruti Jadhav and Mr. Subhash Maruti Jadhav.
- 2.30 Transfer Agreement dated 20.09.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 21207/2023 by Mr. Mahadu Maruti Jadhav and Mr. Subhash Maruti Jadhav in favour of M/s. Krishna Rama Realtors.
- 2.31 Power of Attorney dated 20.09.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 21208/2023 by Mr. Mahadu Maruti Jadhav and Mr. Subhash Maruti Jadhav in favour of M/s. Krishna Rama Realtors.
- 2.32 General Power of Attorney dated 20.09.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 21209/2023 by Mr. Mahadu Maruti Jadhav and Mr. Subhash Maruti Jadhav in favour of M/s. Krishna Rama Realtors.
- 2.33 General Power of Attorney dated 20.09.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 21210/2023 by Mr. Mahadu Maruti Jadhav and Mr. Subhash Maruti Jadhav in favour of M/s. Krishna Rama Realtors.
- 2.34 Consent Deed dated 20.09.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 21211/2023 by Mr. Ashok Raghunath Mane, Mr. Tukaram Subhash Jadhav, Mr. Mahadu Maruti Jadhav and Mr. Subhash Maruti Jadhav in favour of M/s. Krishna Rama Realtors.
- 2.35 Deed of Assignment dated 21.12.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 28207/2023 by Mr. Mahadu Maruti Jadhav and Mr. Subhash Maruti Jadhav through their Power of Attorney M/s. Krishna Rama Realtors with the consent of PMRDA in favour of M/s. Krishna Rama Realtors.
- 2.36 Transfer Certificate dated 11.01.2024 bearing no. Land and Estate Department/116 issued by PMRDA.

Plot No. 24

- 2.37 Allotment Certificate dated 11.04.2025 bearing no. Land and Estate Department/1080 in favour of Mr. Vallabh Arvind alias Bhikaji Rabade.
- 2.38 Lease Deed dated 20.03.2025 which is duly registered in the office of the Sub Registrar Haveli No. 4 at Serial No. 3280/2025 by PMRDA in favour of Mr. Vallabh Arvind alias Bhikaji Rabade.
- 2.39 General Power of Attorney dated 20.03.2025 which is duly registered in the office of the Sub Registrar Haveli No. 4 at Serial No. 3282/2025 by Mr. Vallabh Arvind alias Bhikaji Rabade in favour of M/s. Krishna Rama Realtors.

2.40 Power of Attorney dated 20.03.2025 which is duly registered in the office of the Sub Registrar Haveli No. 4 at Serial No. 3284/2025 by Mr. Vallabh Arvind alias Bhikaji Rabade in favour of M/s. Krishna Rama Realtors.

2.41 Consent Deed dated 20.03.2025 which is duly registered in the office of the Sub Registrar Haveli No. 4 at Serial No. 3285/2025 by Mr. Vallabh Arvind alias Bhikaji Rabade with the consent of M/s. Balaji Enterprises through proprietor Mr. Sunil Shrikrushna Dhole and Mr. Ashok Raghunath Mane in favour of M/s. Krishna Rama Realtors.

2.42 Transfer Agreement dated 20.03.2025 which is duly registered in the office of the Sub Registrar Haveli No. 4 at Serial No. 3281/2025 by Mr. Vallabh Arvind alias Bhikaji Rabade in favour of M/s. Krishna Rama Realtors.

2.43 Partnership Deed dated 09.08.2022 M/s. Krishna Rama Realtors.

2.44 NA Order dated 12.09.2025 in case no. JAMIN/NA/SR/340/2025 issued by Upper Tahsildar Pimpri Chinchwad Taluka Haveli Dist. Pune.

2.45 Commencement Certificate dated 29.08.2025 Bearing No. B.P./VI.PRA/RAVET/213/2025 issued by Pimpri Chinchwad Municipal Corporation.

3. Search report for 30 years from 1995 till 2025.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that M/s. Krishna Rama Realtors has acquired leasehold rights of plot nos. 18, 19, 20 and 21 and has acquired the right to develop plot no. 24 and the title of said land is clear, marketable and without any encumbrances.

4. Owners/Lessee/Developer of the Land:

The said land is owned by following owners:

Plot Nos.	Name of Owners/Lessee/Developer
18, 19, 20, 21 and 24	M/s. Krishna Rama Realtors

5. The report reflecting the flow of the title of the M/s. Krishna Rama Realtors to the said land is enclosed herewith as annexure.

Date: 16.09.2025



Ganesh
Vitthal
Kalambe

Digitally signed
by Ganesh Vitthal
Kalambe
Date: 2025.09.22
12:31:04 +05'30'
GANESH KALAMBE
Advocate

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

1. FLOW OF TITLE OF THE SAID LAND:

Plot No. 18 (12.5% Layout) admeasuring about 625.00 sq. mtr.

- 1.1 That the aforesaid land vested with the Pune Metropolitan Region Development Authority.
- 1.2 That the said Pune Metropolitan Region Development Authority allotted the aforesaid land to Smt. Sharada Rajendra Chinchwade, Mr. Mayur Rajendra Chinchwade, Mr. Sagar Rajendra Chinchwade, Mr. Sunil Ramchandra Chinchwade, Smt. Suwarna Anil Chinchwade, Ms. Nikita Anil Chinchwade, Mr. Nikhil Anil Chinchwade, Mr. Dinkar Ramchandra Chinchwade and Mr. Nitin Ramchandra Chinchwade vide 12.5% Lease Deed dated 22.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16834/2022. In furtherance of same PMRDA issued Allotment Certificate dated 19.10.2022 bearing no. land and Estate Department/4/22 in favour of Smt. Sharada Rajendra Chinchwade, Mr. Mayur Rajendra Chinchwade, Mr. Sagar Rajendra Chinchwade, Mr. Sunil Ramchandra Chinchwade, Smt. Suwarna Anil Chinchwade, Ms. Nikita Anil Chinchwade, Mr. Nikhil Anil Chinchwade, Mr. Dinkar Ramchandra Chinchwade and Mr. Nitin Ramchandra Chinchwade.
- 1.3 That thereafter the said Smt. Sharada Rajendra Chinchwade, Mr. Mayur Rajendra Chinchwade, Mr. Sagar Rajendra Chinchwade, Mr. Sunil Ramchandra Chinchwade, Smt. Suwarna Anil Chinchwade, Ms. Nikita Anil Chinchwade, Mr. Nikhil Anil Chinchwade, Mr. Dinkar Ramchandra Chinchwade and Mr. Nitin Ramchandra Chinchwade agreed to transfer the aforesaid land in favour of M/s. Krishna Rama Realtors, vide Transfer Agreement dated 22.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16835/2022 and Power of Attorney dated 22.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16837/2022 and General Power of Attorney dated 22.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16838/2022 and Power of Attorney dated 22.09.2022 which is duly registered in the office of Sub Registrar Haveli No. 24 at Serial No. 16840/2022.
- 1.4 That thereafter the said Mr. Ashok Raghunath Mane and Smt. Sharada Rajendra Chinchwade, Mr. Mayur Rajendra Chinchwade, Mr. Sagar Rajendra Chinchwade, Mr. Sunil Ramchandra Chinchwade, Smt. Suwarna Anil Chinchwade, Ms. Nikita Anil Chinchwade, Mr. Nikhil Anil Chinchwade, Mr. Dinkar Ramchandra Chinchwade and Mr. Nitin Ramchandra Chinchwade confirmed the aforesaid Lease Deed dated 22.09.2022, Transfer Agreement dated 22.09.2022, Power of Attorney dated 22.09.2022 Serial No.16867/2022, 16838/2022 and 16840/2022 in favour of M/s. Krishna Rama Realtors, vide Consent Deed dated 22.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16841/2022. (That the entire responsibility for completing the transaction was of Mr. Ashok Raghunath Mane, hence Consent Deed was executed)
- 1.5 That thereafter the said Smt. Sharada Rajendra Chinchwade, Mr. Mayur Rajendra Chinchwade, Mr. Sagar Rajendra Chinchwade, Mr. Sunil Ramchandra Chinchwade, Smt. Suwarna Anil Chinchwade, Ms. Nikita Anil Chinchwade, Mr. Nikhil Anil Chinchwade, Mr. Dinkar Ramchandra Chinchwade and Mr. Nitin Ramchandra Chinchwade through their Power of Attorney M/s. Krishna Rama Realtors with the consent of PMRDA transferred the aforesaid land in favour of M/s. Krishna Rama Realtors, vide Deed of Assignment dated 10.01.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 827/2023. In furtherance of the same PMRDA issued Transfer Certificate 20.01.2023 bearing no. Land and Estate Department/22 in favour of M/s. Krishna Rama Realtors.

1.6 That in the aforesaid manner M/s. Krishna Rama Realtors acquired leasehold rights of the aforesaid land.

Plot No. 19 (12.5% Layout) admeasuring about 676.58 sq. mtr.

1.7 That the aforesaid land vested with the Pune Metropolitan Region Development Authority.

1.8 That thereafter the said Pune Metropolitan Region Development Authority allotted the aforesaid land to Mr. Bhagwan Nathu More, Mr. Dilip Nathu More and Mr. Arjun Nathu More, vide 12.5% Lease Deed dated 08.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16028/2022. In furtherance of the same PMRDA issued Allotment Certificate dated 19.10.2022 bearing no. Land and Estate Department/24 in favour of Mr. Bhagwan Nathu More, Mr. Dilip Nathu More and Mr. Arjun Nathu More.

1.9 That thereafter the said Mr. Bhagwan Nathu More and Mr. Dilip Nathu More and Mr. Arjun Nathu More agreed to transfer the said plot in favour of M/s. Krishna Rama Realtors, vide Transfer Agreement dated 08.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16032/2022 and Power of Attorney dated 08.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16033/2022 and General Power of Attorney dated 08.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16036/2022 and General Power of Attorney dated 08.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16039/2022.

1.10 That thereafter the said Mr. Ashok Raghunath Mane and Mr. Bhagwan Nathu More and Mr. Dilip Nathu More and Mr. Arjun Nathu More confirmed the aforesaid Lease Deed dated 08.09.2022, Transfer Agreement dated 08.09.2022, Power of Attorney dated 08.09.2022 Serial No. 16033/2022, 16036/2022 and 16039/2022 in favour of M/s. Krishna Rama Realtors, vide Consent Deed dated 07.09.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 16040/2022 on 08.09.2022. (That the entire responsibility for completing the transaction was of Mr. Ashok Raghunath Mane, hence Consent Deed was executed)

1.11 That thereafter the said Mr. Bhagwan Nathu More and Mr. Dilip Nathu More and Mr. Arjun Nathu More through their Power of Attorney holder M/s. Krishna Rama Realtors with the consent of PMRDA transferred the aforesaid land in favour of M/s. Krishna Rama Realtors, vide Deed of Assignment dated 10.01.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 825/2023. In furtherance of the same PMRDA issued Transfer Certificate dated 20.01.2023 bearing no. Land and Estate Department/222 in favour of M/s. Krishna Rama Realtors. However, on Index II of the aforesaid Deed of Assignment nomenclature is incorrectly mentioned as 'Agreement' instead of 'Deed of Assignment'.

1.12 That in the aforesaid manner M/s. Krishna Rama Realtors acquired leasehold rights of the aforesaid land.

Plot No. 20 (12.5% Layout) admeasuring about 370.00 sq. mtr.

1.13 That the aforesaid land vested with the Pune Metropolitan Region Development Authority.

1.14 That thereafter the said Pune Metropolitan Region Development Authority allotted the aforesaid land to Mr. Bhavaji Narayan Pawar, Mr. Pandurang Narayan Pawar, Mrs. Suman Pandharinath Lande, Smt. Gajrabai Uttam Balwadkar, Mrs. Nirmala Ashok Kapse, Mrs. Urmila Chandrakant Valake, vide 12.5% Lease Deed dated 03.10.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 17412/2022. In furtherance of the same PMRDA issued Allotment Certificate dated 19.10.2022 bearing no. Land and Estate Department/4/23 in favour of Mr. Bhavaji Narayan Pawar, Mr. Pandurang Narayan Pawar, Mrs. Suman Pandharinath Lande, Smt. Gajrabai Uttam Balwadkar, Mrs. Nirmala Ashok Kapse and Mrs. Urmila Chandrakant Valake.

1.15 That thereafter the said Mr. Bhavaji Narayan Pawar, Mr. Pandurang Narayan Pawar, Mrs. Suman Pandharinath Lande, Smt. Gajrabai Uttam Balwadkar, Mrs. Nirmala Ashok Kapse and Mrs. Urmila Chandrakant Valake agreed to transfer the aforesaid land in favour of M/s. Krishna Rama Realtors, vide Transfer Agreement dated 03.10.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 17414/2022 on 04.10.2022 and Power of Attorney dated 03.10.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 17415/2022 and General Power of Attorney dated 03.10.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 17416/2022 and General Power of Attorney dated 03.10.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 17417/2022.

1.16 That thereafter the said Mr. Pavan Raghulal Wadhwani and Mr. Bhavaji Narayan Pawar, Mr. Pandurang Narayan Pawar, Mrs. Suman Pandharinath Lande, Smt. Gajrabai Uttam Balwadkar, Mrs. Nirmala Ashok Kapse and Mrs. Urmila Chandrakant Valake confirmed the aforesaid Lease Deed dated 03.10.2022, Transfer Agreement dated 03.10.2022, Power of Attorney dated 03.10.2022, General Power of Attorney dated 03.10.2022 Serial No. 17415/2022, Serial No. 17416/2022, Serial No. 17417/2022 in favour of M/s. Krishna Rama Realtors, vide Consent Deed dated 03.10.2022 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 17418/2022. (That the entire responsibility for completing the transaction was of Mr. Pavan Raghulal Wadhwani, hence Consent Deed was executed)

1.17 That thereafter the said Mr. Bhavaji Narayan Pawar, Mr. Pandurang Narayan Pawar, Mrs. Suman Pandharinath Lande, Smt. Gajrabai Uttam Balwadkar, Mrs. Nirmala Ashok Kapse and Mrs. Urmila Chandrakant Valake through their Power of Attorney M/s. Krishna Rama Realtors transferred the aforesaid land in favour of M/s. Krishna Rama Realtors, vide Deed of Assignment dated 10.01.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 826/2023. In furtherance of the same PMRDA issued Transfer Certificate dated 20.01.2023 bearing no. Land and Estate Department/220 in favour of M/s. Krishna Rama Realtors.

1.18 That in the aforesaid manner M/s. Krishna Rama Realtors acquired leasehold rights of the aforesaid land.

Plot No. 21 (12.5% Layout) admeasuring about 681.25 sq. mtr.

1.19 That the aforesaid land vested with the Pune Metropolitan Region Development Authority.

1.20 That thereafter the said Pune Metropolitan Region Development Authority allotted the aforesaid land to Mr. Mahadu Maruti Jadhav and Mr. Subhash Maruti Jadhav vide 12.5% Lease Deed dated 20.09.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 21206/2023. In furtherance of the same PMRDA issued Allotment Certificate dated 12.10.2023 bearing no. Land and Estate Department/4229 in favour of Mr. Mahadu Maruti Jadhav and Mr. Subhash Maruti Jadhav.

1.21 That thereafter the said Mr. Mahadu Maruti Jadhav and Mr. Subhash Maruti Jadhav agreed to transfer the aforesaid land in favour of M/s. Krishna Rama Realtors, vide Transfer Agreement dated 20.09.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 21207/2023 and Power of Attorney dated 20.09.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 21208/2023 and General Power of Attorney dated 20.09.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 21209/2023 and General Power of Attorney dated 20.09.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 21210/2023.

1.22 That thereafter the said Mr. Ashok Raghunath Mane, Mr. Tukaram Subhash Jadhav, Mr. Mahadu Maruti Jadhav and Mr. Subhash Maruti Jadhav confirmed the aforesaid Lease Deed dated 20.09.2023, Transfer Agreement dated 20.09.2023, Power of Attorney dated 20.09.2023 Serial No. 21208/2023, 21209/2023 and 21210/2023 in favour of M/s. Krishna Rama Realtors, vide Consent Deed dated 20.09.2023 which is duly registered in the office of the Sub Registrar Haveli

No. 24 at Serial No. 21211/2023. (That the entire responsibility for completing the transaction was of Mr. Ashok Raghunath Mane, hence Consent Deed was executed)

- 1.23 That thereafter the said Mr. Mahadu Maruti Jadhav and Mr. Subhash Maruti Jadhav through their Power of Attorney holder M/s. Krishna Rama Realtors with the consent of PMRDA transferred the aforesaid land in favour of M/s. Krishna Rama Realtors, vide Deed of Assignment dated 21.12.2023 which is duly registered in the office of the Sub Registrar Haveli No. 24 at Serial No. 28207/2023. In furtherance of the same PMRDA issued Transfer Certificate dated 11.01.2024 bearing no. Land and Estate Department/116 in favour of M/s. Krishna Rama Realtors.
- 1.24 That in the aforesaid manner M/s. Krishna Rama Realtors acquired leasehold rights of the aforesaid land.

Plot No. 24 (6.25%) admeasuring about 1401.25 sq. mtr.

- 1.25 That the aforesaid land vested with the Pune Metropolitan Region Development Authority.
- 1.26 That thereafter the said PMRDA allotted the aforesaid land along with other properties in favour of Mr. Vallabh Arvind alias Bhikaji Rabade, vide Lease Deed dated 20.03.2025 which is duly registered in the office of the Sub Registrar Haveli No. 4 at Serial No. 3280/2025. In furtherance of the same PMRDA issued Allotment Certificate dated 11.04.2025 bearing no. Land and Estate Department/1080 in favour of Mr. Vallabh Arvind alias Bhikaji Rabade.
- 1.27 That thereafter the said Mr. Madanlal Banarsidas Agarwal and Mr. Kapilraj Madanlal Agarwal formed a Partnership Deed in the name and style of M/s. Krishna Rama Realtors, vide Partnership Deed dated 09.08.2022.
- 1.28 That thereafter the said Mr. Vallabh Arvind alias Bhikaji Rabade agreed to transfer the aforesaid land in favour of M/s. Krishna Rama Realtors, vide Transfer Agreement dated 20.03.2025 which is duly registered in the office of the Sub Registrar Haveli No. 4 at Serial No. 3281/2025 and General Power of Attorney dated 20.03.2025 which is duly registered in the office of the Sub Registrar Haveli No. 4 at Serial No. 3282/2025 and Power of Attorney dated 20.03.2025 which is duly registered in the office of the Sub Registrar Haveli No. 4 at Serial No. 3284/2025.
- 1.29 That thereafter the said Mr. Vallabh Arvind alias Bhikaji Rabade with the consent of M/s. Balaji Enterprises through proprietor Mr. Sunil Shrikrushna Dhole and Mr. Ashok Raghunath Mane confirmed the aforesaid Lease Deed dated 20.03.2025, Transfer Agreement dated 20.03.2025, Power of Attorney dated 20.03.2025 Serial No. 3282/2025, Serial No. 3284/2025 in favour of M/s. Krishna Rama Realtors, vide Consent Deed dated 20.03.2025 which is duly registered in the office of the Sub Registrar Haveli No. 4 at Serial No. 3285/2025. (That the entire responsibility for completing the present transaction was on M/s. Balaji Enterprises through proprietor Mr. Sunil Shrikrushna Dhole and Mr. Ashok Raghunath Mane, hence Consent Deed was executed)
- 1.30 That in aforesaid manner M/s. Krishna Rama Realtors has acquired leasehold rights of the aforesaid land.

2. POSSESSION:

It appears from the documentary records that M/s. Krishna Rama Realtors is having true and legal possession for the purpose of Development of the said property.

3. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide commencement certificate dated 29.08.2025 Bearing No. B.P./VI.PRA/RAVET/213/2025. That physical

property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

4. N. A. PERMISSION:

That the Upper Tahsildar Pimpri Chinchwad, Pune granted permission for the Non-Agricultural use of the part of the said land, vide its Order dated 12.09.2025 in case no. JAMIN/NA/SR/340/2025.

5. LITIGATIONS IF ANY: NIL

6. ENCUMBRANCES:

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that the title of M/s. Krishna Rama Realtors to the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

7. Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 16.09.2025



Ganesh
Vitthal
Kalambe

GANESH KALAMBE
Advocate

Digitally signed by
Ganesh Vitthal
Kalambe
Date: 2025.09.22
12:30:33 +05'30'



CHALLAN
MTR Form Number-6



GRN	MH000661628202526E	BARCODE			Date	15/04/2025-10:32:37	Form ID
Department			Inspector General Of Registration				
Type of Payment			Search Fee		TAX ID / TAN (If Any)		
			Other Items		PAN No.(If Applicable)		
Office Name			HVL5_HAVELI 5 JOINT SUB REGISTRAR		Full Name	ADVOCATE GANESH KALAMBE	
Location			PUNE				
Year	2025-2026 One Time			Flat/Block No.	PLOT NOS. 18 19 20 21 24 SECTOR NO. 32A		
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street	RAVET		
				Area/Locality Town/City/District	HAVELI PUNE		
				PIN			
				Remarks (If Any)			
				SEARCH FOR LAST 30 YEARS			
Total			750.00	Amount In	Seven Hundred Fifty Rupees Only		
Payment Details			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332025041510475	755995827	
Cheque/DD No.			Bank Date	RBI Date	15/04/2025-10:33:38	Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 0000000000

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

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



CHALLAN
MTR Form Number-6



GRN	MH008682771202526E	BARCODE			Date	16/09/2025-17:52:16	Form ID
Department			Inspector General Of Registration				
Search Fee			TAX ID / TAN (If Any)				
Type of Payment			Other Items		PAN No.(If Applicable)		
Office Name			HVL5_HAVELI 5 JOINT SUB REGISTRAR		Full Name	ADVOCATE GANESH KALAMBE	
Location			PUNE				
Year			2025-2026 One Time		Flat/Block No. Premises/Building	PLOT NOS. 18 19 20 21 24 SECTOR NO. 32A	
Account Head Details			Amount In Rs.	25.00		Road/Street	RAVET
0030072201 SEARCH FEE					Area/Locality Town/City/District	HAVELI PUNE	
				PIN			
				Remarks (If Any)	SEARCH		
Total			25.00	Amount In Words	Twenty Five Rupees Only		
Payment Details			IDBI BANK				
FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN	Ref. No.	69103332025091613977	762492751	
Cheque/DD No.			Bank Date	RBI Date	16/09/2025-17:54:25	Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 0000000000

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.