

Date:26.12.2025

FORMAT- A
(Circular No:28 /2021)

To,
MahaRERA,
6th & 7th Floor, Housfin Bhavan,
Bandra Kurla Complex, Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of All that piece and parcel of property admeasuring an area of **6851.61 Sq. Mtrs.** carved out of amalgamated **Survey no- 66/1A, 66/4, 68/1C, 68/3/2(p), totally admeasuring 32142.50 Sq. Mtrs. Village Kharadi, Taluka Haweli, Dist Pune, and within the limits of Pune Municipal Corporation, Pune,** (hereinafter referred as the "Said Land").

I have investigated the title of the Said Land on the request of **I Estates Infra LLP.**

1) DESCRIPTION OF THE PROPERTY:

All that piece and parcel of property admeasuring an area of 6851.61 Sq. Mtrs. carved out of amalgamated Survey no- 66/1A, 66/4, 68/1C, 68/3/2(p), totally admeasuring 32142.50 Sq. mtrs. Village Kharadi, Taluka Haweli, Dist Pune,

2) The Documents relating to the said plot:

- i) Sale Deeds,
- ii) Confirmation Deeds,
- iii) Development Agreement dated 30/12/2013 and 03/01/2017
- iv) Power of Attorney for acquisitions of the Said Land, from time to time.
- v) **7/12 extract or property card** issued by the revenue authorities in the name of the Owners - **I Estates Infra LLP** (formerly known as I-Estates and M/s. Aditya Dream Space Estate) and (1) Mr. Shankar Balu Pathare (for self and as the minor guardian of Miss Sidhi & Master Sairaj) (2) Mrs. Janabai Shankar Pathare (3) Late Appasaheb Baburao Pathare (a) Smt. Janabai Appasaheb Pathare (5) Nandaram Appasaheb Pathare (died) (6) Smt. Subhadra Nandaram Pathare (7) Mr. Santosh Nandaram Pathare (8) Mr. Annasaheb Baburao Pathare (9) Mrs. Kausalya Annasaheb Pathare (10) Mr. Balasaheb Annasaheb Pathare (for self and as the minor guardian of Nlaster Atharv & Miss Ramai) (11) Mrs. Archana Balasaheb Pathare (12) Mr. Maruti Baburao Pathare (died) (through legal heirs of late Maruti Baburao Pathare) (13) Smt. Saradabai Maruti Pathare (14) Mr. Mahesh Maruti Pathare (for self and as the minor guardian of Miss Arya & Master Soham) (15) Mr. Sandip Nandaram Pathare (16) Mr. Sunil Nandaram Pathare (17) Mrs. Seema Santosh Pathare (18) Mr. Govind Appasaheb Pathare (19) Mr. Milind Govind Pathare (for self and as the minor guardian of Miss Samiksha) (20)Mr. Anil Govind Pathare (21)

Leelabai Govind Pathare (22) Mrs. Shital Milind Pathare (23) Mr. Sandip Maruti Pathare (for self and as the minor guardian of Miss Shravani & Master Rudrant) (24) Mr. Shrikart Maruti Pathare (25) Mrs. Rupali Mahesh Pathare (26) Mrs. Vrushali Sandip Pathare AND (27) Mrs. Archana Shrikant Pathare , etc and (1) Smt. Gajarabai Dilip Shinde (died) (2) Mr. Vijay Dilip Shinde (died) (3) Mrs. Rani Vijay Shinde (for self and as the minor guardian of Master Sarthak & Miss. Manasvi) (4) Mr. Avinash Dilip Shinde (for self and as the minor guardian of Master Ansh) (5) Mrs. Vaishali Avinash Shinde (6) Mr. Madan Dilip Shinde (for self and as the minor guardian of Master Aditya) (7) Mrs. Poonam Madan Shinde and (8) Smt. Kalindi Suryakant Gadekar,

3) SEARCH REPORT FOR 30 YEARS FROM 1995 TO 2025.

4) ENCUMBRANCE AND LITIGATIONS:

i). On perusal of records, it appears that I-Estates Infra LLP and others has availed financial assistance from Kotak Mahindra Investments Ltd. having its Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 and has executed a Mortgage deed dated 2/04/2025, registered in the office of Sub registrar Haweli No-25 at Sr. No. 9031/2025, on the Said Land.

ii). At present no litigation is pending in respect of the Said Property;

5) OWNERSHIP OF THE SAID PROPERTY:

I Estates Infra LLP (formerly known as I-Estates and M/s. Aditya Dream Space Estate) and (1) Mr. Shankar Balu Pathare (for self and as the minor guardian of Miss Sidhi & Master Sairaj) (2) Mrs. Janabai Shankar Pathare (3) Late Appasaheb Baburao Pathare (a) Smt. Janabai Appasaheb Pathare (5) Nandaram Appasaheb Pathare (died) (6) Smt. Subhadra Nandaram Pathare (7) Mr. Santosh Nandaram Pathare (8) Mr. Annasaheb Baburao Pathare (9) Mrs. Kausalya Annasaheb Pathare (10) Mr. Balasaheb Annasaheb Pathare (for self and as the minor guardian of Nlaster Atharv & Miss Ramai) (11) Mrs. Archana Balasaheb Pathare (12) Mr. Maruti Baburao Pathare (died) (through legal heirs of late Maruti Baburao Pathare) (13) Smt. Saradabai Maruti Pathare (14) Mr. Mahesh Maruti Pathare (for self and as the minor guardian of Miss Arya & Master Soham) (15) Mr. Sandip Nandaram Pathare (16) Mr. Sunil Nandaram Pathare (17) Mrs. Seema Santosh Pathare (18) Mr. Govind Appasaheb Pathare (19) Mr. Milind Govind Pathare (for self and as the minor guardian of Miss Samiksha) (20)Mr. Anil Govind Pathare (21) Leelabai Govind Pathare (22) Mrs. Shital Milind Pathare (23) Mr. Sandip Maruti Pathare (for self and as the minor guardian of Miss Shravani & Master Rudrant) (24) Mr. Shrikart Maruti Pathare (25) Mrs. Rupali Mahesh Pathare (26) Mrs. Vrushali Sandip Pathare AND (27) Mrs. Archana Shrikant Pathare , etc and (1) Smt. Gajarabai Dilip Shinde (died) (2) Mr. Vijay Dilip Shinde (died) (3) Mrs. Rani Vijay Shinde (for self and as the minor guardian of Master Sarthak & Miss. Manasvi) (4) Mr. Avinash Dilip Shinde (for self and as the minor guardian of Master Ansh) (5) Mrs. Vaishali Avinash Shinde (6) Mr. Madan Dilip Shinde (for self and as the minor guardian of Master Aditya) (7) Mrs. Poonam Madan Shinde and (8) Smt. Kalindi Suryakant Gadekar

2/- On perusal of the above-mentioned documents and all other relevant documents/information, as mentioned in my Flow of Title annexed hereto, pertaining to title of the said Property, I am of the opinion that the title of **I Estates Infra LLP** (formerly known as I-Estates and M/s. Aditya Dream Space Estate) and (1) Mr. Shankar Balu Pathare (for self and as the minor guardian of Miss Sidhi & Master Sairaj) (2) Mrs. Janabai Shankar Pathare (3) Late Appasaheb Baburao Pathare (a) Smt. Janabai Appasaheb Pathare (5) Nandaram Appasaheb Pathare (died) (6) Smt. Subhadra Nandaram Pathare (7) Mr. Santosh Nandaram Pathare (8) Mr. Annasaheb Baburao Pathare (9) Mrs. Kausalya Annasaheb Pathare (10) Mr. Balasaheb Annasaheb Pathare (for self and as the minor guardian of Nlaster Atharv & Miss Ramai) (11) Mrs. Archana Balasaheb Pathare (12) Mr. Maruti Baburao Pathare (died) (through legal heirs of late Maruti Baburao Pathare) (13) Smt. Saradabai Maruti Pathare (14) Mr. Mahesh Maruti Pathare (for self and as the minor guardian of Miss Arya & Master Soham) (15) Mr. Sandip Nandaram Pathare (16) Mr. Sunil Nandaram Pathare (17) Mrs. Seema Santosh Pathare (18) Mr. Govind Appasaheb Pathare (19) Mr. Milind Govind Pathare (for self and as the minor guardian of Miss Samiksha) (20) Mr. Anil Govind Pathare (21) Leelabai Govind Pathare (22) Mrs. Shital Milind Pathare (23) Mr. Sandip Maruti Pathare (for self and as the minor guardian of Miss Shravani & Master Rudrant) (24) Mr. Shrikart Maruti Pathare (25) Mrs. Rupali Mahesh Pathare (26) Mrs. Vrushali Sandip Pathare AND (27) Mrs. Archana Shrikant Pathare , etc and (1) Smt. Gajarabai Dilip Shinde (died) (2) Mr. Vijay Dilip Shinde (died) (3) Mrs. Rani Vijay Shinde (for self and as the minor guardian of Master Sarthak & Miss. Manasvi) (4) Mr. Avinash Dilip Shinde (for self and as the minor guardian of Master Ansh) (5) Mrs. Vaishali Avinash Shinde (6) Mr. Madan Dilip Shinde (for self and as the minor guardian of Master Aditya) (7) Mrs. Poonam Madan Shinde and (8) Smt. Kalindi Suryakant Gadekar to the said Property is clear, marketable and without any encumbrances.

3/- The detailed report reflecting the Flow of Title in respect of the said Property is enclosed herewith as annexure.

Encl: Annexure.

Date: 26/12/2025



Advocate.

FLOW OF THE TITLE OF THE SAID LAND.

Re: All that piece and parcel of the Land Properties.

All that piece and parcel of property admeasuring an area of 6851.61 Sq. Mtrs. carved out of amalgamated Survey no- 66/1A, 66/4, 68/1C, 68/3/2(p), totally admeasuring 32142.50 Sq. Mtrs. Village Kharadi, Taluka Haweli, Dist Pune, and within the limits of Pune Municipal Corporation, Pune, (hereinafter referred as the "Said Land").

1) 7 /12 extract / P.R. Card as on date of application for registration.

7/12 extract or property card issued by the revenue authorities in the name of the Owners - **I Estates Infra LLP** (formerly known as I-Estates and M/s. Aditya Dream Space Estate) and (1) Mr. Shankar Balu Pathare (for self and as the minor guardian of Miss Sidhi & Master Sairaj) (2) Mrs. Janabai Shankar Pathare (3) Late Appasaheb Baburao Pathare (a) Smt. Janabai Appasaheb Pathare (5) Nandaram Appasaheb Pathare (died) (6) Smt. Subhadra Nandaram Pathare (7) Mr. Santosh Nandaram Pathare (8) Mr. Annasaheb Baburao Pathare (9) Mrs. Kausalya Annasaheb Pathare (10) Mr. Balasaheb Annasaheb Pathare (for self and as the minor guardian of Nlaster Atharv & Miss Ramai) (11) Mrs. Archana Balasaheb Pathare (12) Mr. Maruti Baburao Pathare (died) (through legal heirs of late Maruti Baburao Pathare) (13) Smt. Saradabai Maruti Pathare (14) Mr. Mahesh Maruti Pathare (for self and as the minor guardian of Miss Arya & Master Soham) (15) Mr. Sandip Nandaram Pathare (16) Mr. Sunil Nandaram Pathare (17) Mrs. Seema Santosh Pathare (18) Mr. Govind Appasaheb Pathare (19) Mr. Milind Govind Pathare (for self and as the minor guardian of Miss Samiksha) (20) Mr. Anil Govind Pathare (21) Leelabai Govind Pathare (22) Mrs. Shital Milind Pathare (23) Mr. Sandip Maruti Pathare (for self and as the minor guardian of Miss Shravani & Master Rudrant) (24) Mr. Shrikart Maruti Pathare (25) Mrs. Rupali Mahesh Pathare (26) Mrs. Vrushali Sandip Pathare AND (27) Mrs. Archana Shrikant Pathare , etc and (1) Smt. Gajarabai Dilip Shinde (died) (2) Mr. Vijay Dilip Shinde (died) (3) Mrs. Rani Vijay Shinde (for self and as the minor guardian of Master Sarthak & Miss. Manasvi) (4) Mr. Avinash Dilip Shinde (for self and as the minor guardian of Master Ansh) (5) Mrs. Vaishali Avinash Shinde (6) Mr. Madan Dilip Shinde (for self and as the minor guardian of Master Aditya) (7) Mrs. Poonam Madan Shinde and (8) Smt. Kalindi Suryakant Gadekar,

2) Mutation Entry No. – 27477, 27194 etc

3) Search report for 30 years from taken from Sub-Registrar' office by E-search.

4) Flow to the Title of the Said Land(s):

a. As could be ascertained from the copies of the documents and earlier title report dated 06 October 2023 issued by UDK & Associates produced, the Said Land is

acquired by I Estates Infra LLP (formerly known as I-Estates and M/s. Aditya Dream Space Estate) vide various registered Sale deed and Development Agreement coupled with Power of Attorney, which is duly registered in the office of sub registrar, as mentioned below:

(1) Mr. Shankar Balu Pathare (for self and as the minor guardian of Miss Sidhi & Master Sairaj) (2) Mrs. Janabai Shankar Pathare (3) Late Appasaheb Baburao Pathare (a) Smt. Janabai Appasaheb Pathare (5) Nandaram Appasaheb Pathare (died) (6) Smt. Subhadra Nandaram Pathare (7) Mr. Santosh Nandaram Pathare (8) Mr. Annasaheb Baburao Pathare (9) Mrs. Kausalya Annasaheb Pathare (10) Mr. Balasaheb Annasaheb Pathare (for self and as the minor guardian of Nlaster Atharv & Miss Ramai) (11) Mrs. Archana Balasaheb Pathare (12) Mr. Maruti Baburao Pathare (died) (through legal heirs of late Maruti Baburao Pathare) (13) Smt. Saradabai Maruti Pathare (14) Mr. Mahesh Maruti Pathare (for self and as the minor guardian of Miss Arya & Master Soham) (15) Mr. Sandip Nandaram Pathare (16) Mr. Sunil Nandaram Pathare (17) Mrs. Seema Santosh Pathare (18) Mr. Govind Appasaheb Pathare (19) Mr. Milind Govind Pathare (for self and as the minor guardian of Miss Samiksha) (20) Mr. Anil Govind Pathare (21) Leelabai Govind Pathare (22) Mrs. Shital Milind Pathare (23) Mr. Sandip Maruti Pathare (for self and as the minor guardian of Miss Shravani & Master Rudrant) (24) Mr. Shrikart Maruti Pathare (25) Mrs. Rupali Mahesh Pathare (26) Mrs. Vrushali Sandip Pathare AND (27) Mrs. Archana Shrikant Pathare , etc collectively agreed to sell, transfer and convey all their right, title and interest in respect of area admeasuring 00 Hectare 16 Ares out of land bearing S. No. 66/4, area admeasuring 00 Hectare 52.25 Ares out of 02 Hectare 77.25 Ares out of land bearing S. No. 66/ 1 totally admeasuring 11 Hectare 09 Ares and area admeasuring 00 Hectare 88 Ares out of land bearing S. No. 68/1C, vide a **Development Agreement** coupled with Power of Attorney in favour of **M/s. Aditya Dream Space Estate (presently known as I-Estates Infra LLP)** both dated 30/12/2013, which are registered at the office of Sub Registrar Haveli No. 11, at Sr. Nos. 9776/2013 & 9777 /2013 respectively.

a. The said M/s. Balaji Associates has sold, transferred and conveyed all its right, title and interest in respect of an area admeasuring 00 Hectare 20 Ares out of 02 Hectare 77 .25 Ares out of s. No. 66/ 1 totally admeasuring 11 Hectare 09 Ares in the said land to and in favour of **M/s. I-Estates (presently known as I-Estates Infra LLP)** vide a **Sale Deed** dated 26/09/2016, which is registered at the office of Sub-Registrar Haveli No. 10, at Sr. No. 13155/2016. The name of the said purchaser M/s. I-Estates (presently known as I-Estates Infra LLP).

b. Smt. Gajarabai Dilip Shinde (died) (2) Mr. Vijay Dilip Shinde (died) (3) Mrs. Rani Vijay Shinde (for self and as the minor guardian of Master Sarthak & Miss. Manasvi) (4) Mr. Avinash Dilip Shinde (for self and as the minor guardian of Master Al'nsh) (5) Mrs. Vaishali Avinash Shinde (6) Mr. Madan Dilip Shinde (for self and as the minor guardian of Master Aditya) (7) Mrs. Poonam Madan Shinde arrd (8) Smt. Kalindi Suryakant Gadekar have collectively agreed to sell, transfer and convey all their right, title and interest in respect of an area admeasuring 0o Hectare 11.25 Ares out of 02 Hectare 77.25 Ares out of S. No. 66/ 1 totally admeasuring 11 Hectare 09 Ares to and in favour of **M/s. I-Estates (presently known as I-Estates**

Infra LLP) vide a Development Agreement coupled with Power of Attorney both dated 03/01/2017, which are registered at the office of Sub Registrar Haveli No. 01, at Sr. Nos. 58/2017 & 59/2017.

c. I) Mr. Suresh Nivrutti Dagade (for self and as the minor guardian of Master Omkar) 2) Mrs. Anita Suresh Dagade 3) Mrs. Yogita Umesh Zambre 4) Devidas Nivrutti Dagade (for self and as the minor guardian of Master Tejas & Miss. Megha), 5) Mrs. Sadhana Devidas Dagade 6) Smt. Kausalya Nivrutti Dagade 7) Mrs. Suman Baban Ka.le (8) Mrs. Lata Anil Ghule (Owners), 1) Mr. Dattatray Dnyanoba Dagade, 2) Mrs. Anjana Dattatray Dagade, 3) Mr. Sitaram Dattatray Dagade 4) Mrs. Alka Namdeo More, 5) Mrs. Savita Raju Pokale 6) Mrs. Surekha Rajendra Jagadale, 7) Mr. Vishnu Dnyanoba Dagade, 8) Mrs. Lata Vishnu Dagade, 9) Mr. Rohan \vishnu Dagade, 10) Mr. Prashant Vishnu Dagade 11) Mrs. Rohini Sameer Dhokale, 12) Mrs. Kausalya Suresh Ghule 14) Mrs. Housabai Bajirao Pokale, 15) Mr. Ganesh Dnyanoba Dagade (for self and as the minor guardian of Master Akshay), 16) Mr. Yogesh Ganesh Dagade, 17) Miss. Yogita Ganesh Dagade, 18) Altaf Abdul Jabbar Shaikh, 19) Mr. Vijay Jayant Bhosale, 20) Mr. Sachin Suresh Kamble through their duly Constituted Power of Attorney holder M/s. Vighanaharta Promoters & Builders through its Partners - (a) Mr. Shasavat Ramchandra Ghule (b) Mr. Rakesh Kushaba Ghule (Consenting Party No. 01) and Mr. Surendra Bapusaheb Pathare (Consenting Party No. 02) sold, transferred and conveyed all their right, title and interest in respect of 00 Hectare 06.125 Ares out of 02 Hectare 77.25 Ares out of S. No.66/1 totally admeasuring 11 Hectare 09 Ares in favour of **M/s. I-Estates (presently known as I Estates Infra LLP) vide a Sale Deed** dated 31/03/2017, which is registered at the office of Sub-Registrar Haveli No.07, at Sr. No. 4882/2017 .

d. 1) Mr. Suresh Nivrutti Dagade (for self and as the minor Guardian of Master Omkar) 2) Mrs. Anita Suresh Dagade 3) Mrs. Yogita Umesh Jhamre 4) Mr. Devidas Nivrutti Dagade (for self and as the minor guardian of Master Tejas & Miss. Megha), 5) Mrs. Sadhana Devidas Dagade 6) Smt. Kausalya Nivrutti Dagade 7) Mrs. Suman Baban Ka-le (8) Mrs. Lata Anil Ghule (Owners), 1) Mr. Santosh D.idabhau Bharane 2) Mr. Ravindra Bapusaheb Pathare 3) Mr. Dattatray Narayan Kale (Consenting Party No. 01) & 1) Mr. Dattatray Dnyanoba Dagade 2) Mrs. Anjana D:rttatray Dagade,3) Mr. Sitaram Dattatray Dagade 4) Mrs. Alka Namdeo More 5) Mrs. Savita Raju Pokale 6) Mrs. Surekha Rajendra Jagadale 7) Mr. Vishnu Dnyanoba Dagade 8) Mrs. Lata Vishnu Dagade 9) Mr. Rohan Vishnu Dagade 10) Mr. Prashant Vishnu Dagade 11) Mrs. Rohini Sameer Dhokale 12) Mrs. Kausalya Suresh Ghule 14) Mrs. Hausabai Bajirao Pokale 15) Mr. Ganesh Dnyanoba Dagade (for self and as the minor guardian of Master Akshay), 16) Mr. Yogesh Ganesh Dagade 17) Miss. Yogita Gzinesh Dagade 18) Mr. Altaf Abdul Jabbar Shaikh, 19) Mr. Vijay Jayant Bhosale 20) Mr. Sachin Suresh Kamble through their duly Constituted Power of Attorney holder M/s. Vighanaharta Promoters & Builders through its Partners - (a) Mr. Shasavat Ramchandra Ghule (b) Mr. Rakesh Kushaba Ghule (Consenting Party No. 2) sold, transferred and conveyed all their right, title and interest in respect of 00 Hectare 10 Ares out of 02 Hectare 77.25 Ares out of S. No. 66/ 1 totally admeasuring 11 Hectare 09 Ares in favour of **M/s. I-Estates (presently known as I-Estates Infra**

LLP) vide a **Sale Deed** dated 31/03/2017, which is registered at the office of Sub-Registrar Haveli No.07, at Sr. No. 4884/2017.

e. Rani Vijay shinde (for self and Natural Guardian Mother of Master Sarthak and Miss Manaswi), Avinash Dilip Shinde (for Self as HUF and Natural Guardian of Master Ayrrsh and Miss Dnyaneshwari), Vaishali Avinash Shinde, Madan Dilip Shinde (for Self and Natural Guardian of Master Aditya) and Poonam Madan Shinde sold, transferred and conveyed a-ll their right, title and interest in respect of area 00 Hectare 11 Ares out of 02 Hectare 77.2s Ares out of S. No. 66/ 1 totally admeasuring 11 Hectare 09 Ares in favour of **M/s. I-Estates (presently known as I Estates Infra LLP)** vide a **Sale Deed** dated 10/12/2021, which is registered at the office of sub-Registrar Haveli No. 23,at Sr. No. 21001/ 2o21.

f. Alka Kisan Pathare, Kamiesh Kisan pathare (for self as Karta of HUF and natural guardian of Miss Swara), Sachin Kisan pathare (for self as Karta of HUF and natural guardian of Master Samar), Balasaheb Baburao pathare (for self as K;rtta of HUF), Smt. Jayshree Kanifnath Pathare, Swapnil Kanifnath pathare (for self as Karta of HUF and natural guardian of Master yuvraj and Miss Rajnandini), Shrikant Kanifnath Pathare (for self as Karta of HUF and natural guardian of Miss Rajveera), Shraddha Abhijit Nikam alias Shaddha Kanifnath Pathare, Bhagwan Raghunath Pathare (for self as Karta of HUF), Mr. Ulhas Dattatray Pathare (for self as karta of HUF and natural guardian of Master Sahil), Mr. Kailas Dattatray Pathare (for self as Karta of HUF and natural guardian of Miss Akanksha and Master Saksham), Sopan Ramchandra Pathare (for self as Karta of HUF), Sarubai Tukaram Pathare, Rajaram Tukaram Pathare (for self as Karta of HUF and natural guardian of Miss Mrunmayee and Master Rushikesh), Sanjay Tukaram Pathare (for self as Karta of HUF and natural guardian of Miss Samruddhi and Master Harshad), Umesh Tukaram Pathare (for self as Karta of HUF and natural guardian of Master Manas and Miss Ovi) Consenting Party i.e. Seema Kamlesh Pathare and others sold, transferred and conveyed all their right, title and interest in respect of an area admeasuring 00 Hectare 92 Ares out of Sr. No-68/3/2, in favour of **M/s. I-Estates (Presently known as I-Estates Infra LLP)**, vide a **Sale Deed** dated 22/12/2021, which is registered at the office of Sub-Registrar Haveli No.23, at Sr. No. 21873 /2021.

g. 1) Shri. Dattatray Dagade, Legal heirs of Late Ganesh Dnyanoba Dagade a) Mrs. Yogita Deepak More alias Yogita Ganesh Dagade, b) Akshay Ganesh Dagade, c) Sou. Housabai Bajirao Pokale, d) Sou. Kausalya Suresh Ghule, (Owner No. 01), 1) Shri. Jayprakash Sitaram Goel and 2) Shri. Atul Jayprakash Goel (Owner No. 02), Consenting Party No. 01 i.e. 1) Anjana Dattatray Dagade, 2) Sitaram Dattatray Dagade (For Self as HUF and Natural Guardian of Master Atharva zrnd Master Om), 3) Ashwini Sitaram Dagade, 4) Alka Namdeo More, 5) Savita Rajiv Pokale, 6) Surekha Rajendra Jagdale, 7) Ashok Suresh Ghule (For Self as HUF and Natural Guardian of Master Bhairav and Miss Bhairavi) and 8) Sou. Sonal Ashok Ghule alias GayatriKaluram Pawar, Consenting Party No. 2 i.e. Apurva Developers through its Proprietor Shcetalkumar Bhagchand Jadhav and Consenting Party No. 03 i.e M/s. Vignaharta Promoters and Builders through its Partners- 1) Surendra B. Pathare, 2) Sanjila Bapusaheb Pathare sold, transferred and conveyed area admeasuring 00 Hectare 11 Ares (Owner No.01) and admeasuring 00 Hectare 1.125 Ares (Owner

No. 02) collectively admeasuring **00 Hectare 12.12 Ares** out of Sr.No. 66/ 1 totally admeasuring area 11 Hectare 09 Ares in favour of I-Estates Infra LLP (formerly known as M/s. I- Estates) through its Partner Shri. Gunesh chunilal Sancheti vide a Sale Deed dated 31/03/2022 which are registered at the office of sub-Registrar Haveli No.23, at Sr. Nos. 9850/2022.

h. Shri. Dattatray Dnyanoba Dagade, Legal heirs of Late Ganesh Dnyanoba Dagade
a) Mrs. Yogita Deepak More alias Yogita Ganesh Dagade, b) Akshay Ganesh Dagade, c) Sou. Housabai Bajirao Pokale, Sou. Kausalya Suresh Ghule, (Owner No. 01), Consenting Party No. 01 i.e. 1) Anjana Dattatray Dagade, 2) Sitaram Dattatray Dagade (For Self as HUF and Natural Guardian of Master Atharva and Master Om),3) Ashwini Sitaram Dagade,4) Aika Namdeo More,5) Savita Rajiv Poka-1e, 6) Surekha Rajendra Jagdale, 7) Ashok Suresh Ghule (For Self as HUF and Natural Guardian of Master Bhairav and Miss Bhairavi) and 8) Sou. Sonal Ashok Ghule alias Gayatri Kaluram Pawar, Consenting Party No.2 i.e. Apurva Developers through its Proprietor - Sheetalkumar Bhagchand Jadhav a.rrd Consenting Party No. 03 i.e. M/s. Vignaharta Promoters and Builders through its Partners- 1) Surendra B. Pathare and 2) Sanjila Bapusaheb Pathare agreed to sale, transfer and convey all their right, title and interest in respect of area admeasuring 00 Hectare 12.9 Ares (Owner No. 01) admeasuring 00 Hectare 14.02 Ares out of S. No. 66/ 1 totally admeasuring area 11 Hectare 09 Ares in favour of I-Estates Infra LLP (formerly known as M/s. I- Estates) through its Partner Shri, Gunesh Chunilal Sancheti, vide an Agreement to Sale and Power of Attorney which are registered at the office of Sub Registrar Haveli No. 23, at Sr. Nos.9846/2022 and 9849/2022. Accordingly, the said Shri. Vishnu Dnyanoba Dagade, Shri. Dattatray Dnyanoba Dagade and others with consent of M/s. B. S. Developers sold, transferred and conveyed all their right, title and interest in respect of **00 Hectare 5.125 Ares** out of S. No. 66/1 totally admeasuring area 11 Hectare 09 Ares in favour of **I Estates Infra LLP (formerly known as M/s. I- Estates)** through its Partner Shri. Gunesh Chunilal Sancheti, vide a **Sale Deed** and Power of Attorney both dated 06/03/2023, which are registered at the office of Sub-Registrar Haveli No. 01, at Sr. Nos. 4576/2023 and 4577 /2023.

i. On perusal of records, it appears that I-Estates Infra LLP and others has availed financial assistance from Kotak Mahindra Investments Ltd. having its Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 and has executed a Mortgage deed dated 2/04/2025, registered in the office of Sub registrar Haweli No-25 at Sr. No. 9031/2025, on the Said Land.

5) SEARCH REPORT

I have taken online search pertaining to the Said Plots, available from official website of "igrmaharashtra.gov.in" and offline search at concerned Sub-Registration offices, Pune vide Online Challan bearing GRN No. MH014211249202526E, for Survey No.66 and 68 From 25/12/1995 To 26/12/2025 dated 26/12/2025.

6) LITIGATIONS:

On perusal of records, it appears that there is no matter/s is pending before the Hon`ble court.

7) OPINION:

Taking into consideration the earlier reports and documents provided, I am of the opinion that the Owners - **I Estates Infra LLP** (formerly known as I-Estates and M/s. Aditya Dream Space Estate) and (1) Mr. Shankar Balu Pathare (for self and as the minor guardian of Miss Sidhi & Master Sairaj) (2) Mrs. Janabai Shankar Pathare (3) Late Appasaheb Baburao Pathare (a) Smt. Janabai Appasaheb Pathare (5) Nandaram Appasaheb Pathare (died) (6) Smt. Subhadra

Nandaram Pathare (7) Mr. Santosh Nandaram Pathare (8) Mr. Annasaheb Baburao Pathare (9) Mrs. Kausalya Annasaheb Pathare (10) Mr. Balasaheb Annasaheb Pathare (for self and as the minor guardian of Nlaster Atharv & Miss Ramai) (11) Mrs. Archana Balasaheb Pathare (12) Mr. Maruti Baburao Pathare (died) (through legal heirs of late Maruti Baburao Pathare) (13) Smt. Saradabai Maruti Pathare (14) Mr. Mahesh Maruti Pathare (for self and as the minor guardian of Miss Arya & Master Soham) (15) Mr. Sandip Nandaram Pathare (16) Mr. Sunil Nandaram Pathare (17) Mrs. Seema Santosh Pathare (18) Mr. Govind Appasaheb Pathare (19) Mr. Milind Govind Pathare (for self and as the minor guardian of Miss Samiksha) (20) Mr. Anil Govind Pathare (21) Leelabai Govind Pathare (22) Mrs. Shital Milind Pathare (23) Mr. Sandip Maruti Pathare (for self and as the minor guardian of Miss Shravani & Master Rudrant) (24) Mr. Shrikart Maruti Pathare (25) Mrs. Rupali Mahesh Pathare (26) Mrs. Vrushali Sandip Pathare AND (27) Mrs. Archana Shrikant Pathare , etc and (1) Smt. Gajarabai Dilip Shinde (died) (2) Mr. Vijay Dilip Shinde (died) (3) Mrs. Rani Vijay Shinde (for self and as the minor guardian of Master Sarthak & Miss. Manasvi) (4) Mr. Avinash Dilip Shinde (for self and as the minor guardian of Master A__nsh) (5) Mrs. Vaishali Avinash Shinde (6) Mr. Madan Dilip Shinde (for self and as the minor guardian of Master Aditya) (7) Mrs. Poonam Madan Shinde and (8) Smt. Kalindi Suryakant Gadekar, collectively possess good, clean, clear and marketable title to or upon the said land and the Promoter- "I ESTATES INFRA LLP" has got absolute right and full power to develop the said land. I did not find any adverse transactions which would show any encumbrances on the said land.

8) CONCLUSION:

Considering aforesaid supplied documents, I am of the opinion that the owner of the said property i.e. the Non-Agricultural land bearing Survey No. 66 and 68. as mentioned in the Report above is owned by "**I Estates Infra LLP** (formerly known as I-Estates and M/s. Aditya Dream Space Estate) and (1) Mr. Shankar Balu Pathare (for self and as the minor guardian of Miss Sidhi & Master Sairaj) (2) Mrs. Janabai Shankar Pathare (3) Late Appasaheb Baburao Pathare (a) Smt. Janabai Appasaheb Pathare (5) Nandaram Appasaheb Pathare (died) (6) Smt. Subhadra Nandaram Pathare (7) Mr. Santosh Nandaram Pathare (8) Mr. Annasaheb Baburao Pathare (9) Mrs. Kausalya Annasaheb Pathare (10) Mr. Balasaheb Annasaheb Pathare (for self and as the minor guardian of Nlaster Atharv & Miss Ramai) (11) Mrs. Archana Balasaheb Pathare (12) Mr. Maruti Baburao Pathare (died) (through legal heirs of late Maruti Baburao Pathare) (13) Smt. Saradabai Maruti Pathare (14) Mr. Mahesh Maruti Pathare (for self and as the minor guardian of Miss Arya & Master Soham) (15) Mr. Sandip Nandaram Pathare (16) Mr. Sunil Nandaram Pathare (17) Mrs. Seema Santosh

Office at- 505, Pride House,
Ganesh Khind Road, Shivaji nagar,
Pune -16.

Advocate S.S.Jagtap

Pathare (18) Mr. Govind Appasaheb Pathare (19) Mr. Milind Govind Pathare (for self and as the minor guardian of Miss Samiksha) (20) Mr. Anil Govind Pathare (21) Leelabai Govind Pathare (22) Mrs. Shital Milind Pathare (23) Mr. Sandip Maruti Pathare (for self and as the minor guardian of Miss Shravani & Master Rudrant) (24) Mr. Shrikart Maruti Pathare (25) Mrs. Rupali Mahesh Pathare (26) Mrs. Vrushali Sandip Pathare AND (27) Mrs. Archana Shrikant Pathare , etc and (1) Smt. Gajarabai Dilip Shinde (died) (2) Mr. Vijay Dilip Shinde (died) (3) Mrs. Rani Vijay Shinde (for self and as the minor guardian of Master Sarthak & Miss. Manasvi) (4) Mr. Avinash Dilip Shinde (for self and as the minor guardian of Master Ansh) (5) Mrs. Vaishali Avinash Shinde (6) Mr. Madan Dilip Shinde (for self and as the minor guardian of Master Aditya) (7) Mrs. Poonam Madan Shinde and (8) Smt. Kalindi Suryakant Gadekar" and it is free from all encumbrances and litigations.

Date: 26/12/2025



Advocate

Housiey.com



CHALLAN
MTR Form Number-6



GRN	MH014211249202526E	BARCODE			Date	26/12/2025-15:18:58	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	HVL7_HAVELI 7 JOINT SUB REGISTRAR			Full Name	Adv S S Jagtap			
Location	PUNE							
Year	2025-2026 From 25/12/1995 To 26/12/2025			Flat/Block No.	505, Pride House, Ganesh Khind Road			
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			1500.00	Road/Street				
				Area/Locality	Shivajinagar Pune 16			
				Town/City/District				
				PIN				
				Remarks (If Any)	SEARCH FEE FOR LAST 30 YEARS IN RESPECT OF S NOS 66 AND 68 VILLAGE KHARADI TAL HAVELI DIST PUNE			
				Amount In	One Thousand Five Hundred Rupees Only			
Total			1,500.00	Words				
Payment Details	CANARA BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02400412025122600366	1062612202502400366	
Cheque/DD No.				Bank Date	RBI Date	26/12/2025-15:22:19	Not Verified with RBI	
Name of Bank				Bank-Branch	CANARA BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID : Mobile No. : XXXXXX3168
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.