

FORMAT-A

(Circular No.28 of 2021)

To,

MahaRERA

Housefin Bhavan, Plot No.C-21,

Bandra Kurla Complex,

Bandra (East), Mumbai-400051

LEGAL TITLE REPORT

Subject: I have investigated the title of all that piece and parcel of the land
1) area adm.**968.77** sq.mtrs. carved out of Gat No.241, area adm.1000
sq.mtrs., 2) area adm.**4608.38** sq.mtrs. carved out of Gat No.250, area
adm.10500 sq.mtrs., 3) area adm.**8790** sq.mtrs. carved out of Gat No.253,
area adm.9900 sq.mtrs., 4) area adm.**4852** sq.mtrs. carved out of Gat
No.254, area adm.6000 sq.mtrs., 5) area adm.**4168** sq.mtrs. carved out of
Gat No.255, area adm.5100 sq.mtrs. and 6) area adm.**1710** sq.mtrs.
carved out of Gat No.262, area adm.2500 sq.mtrs., 7) area adm.**2493.85**
sq.mtrs. carved out of Gat No.534, area adm.2500 sq.mtrs. and collectively
adm.**27591** sq.mtrs., situated at Village-Darumbre, Taluka-Maval,
District-Pune on the request of my client **Evita Krisala Township LLP., A**
Limited Liability Partnership Firm, through its Authorised Signatory,
Sagar Omprakash Agarwal and perused the following documents:

I. Description of Property:

All that piece and parcel of the land, 1) area adm.**968.77** sq.mtrs. carved
out of Gat No.241, area adm.1000 sq.mtrs., 2) area adm.**4608.38** sq.mtrs.
carved out of Gat No.250, area adm.10500 sq.mtrs., 3) area adm.**8790**
sq.mtrs. carved out of Gat No.253, area adm.9900 sq.mtrs., 4) area
adm.**4852** sq.mtrs. carved out of Gat No.254, area adm.6000 sq.mtrs., 5)



area adm.**4168** sq.mtrs. carved out of Gat No.255, area adm.5100 sq.mtrs. and 6) area adm.**1710** sq.mtrs. carved out of Gat No.262, area adm.2500 sq.mtrs., 7) area adm.**2493.85** sq.mtrs. carved out of Gat No.534, area adm.2500 sq.mtrs. and collectively adm.**27591** sq.mtrs., situated at Village-Darumbre, Taluka-Maval, District-Pune, which is lying within the limits of Pimpri-Chinchwad-Municipal Corporation, Pune (*hereinafter collectively referred as 'Said Land'*) and bounded as follows:

On or towards East : By Gat No.262 (p), 250 (p), 242

On or towards West : By Survey No.253 (p), 254 (p), 255 (p)

On or towards North : By Gat No.256, 261

On or towards South : By Gat No.243, 252, 251, 238

and is the subject matter of this Report.

Along-with all structures, edifices, trees, water, water courses etc. standing therein without reserving any right, title and interest under whatsoever head in or towards aforesaid Said Land.

II. Documents of Allotment of Plot:

1. Deed of Conveyance dated 27/11/2025, registered before Office of Sub-Registrar Maval, bearing Registration No.16372 of 2025.
2. Agreement for Sale dated 27/11/2025, registered before Office of Sub-Registrar Maval-2, bearing Registration No.12813 of 2025.

III. **Digital 7/12 Extract:** for Gat No.241, Gat No.250, Gat No.253, Gat No.254, Gat No.255, Gat No.262 and Gat No.534, issued by Maharashtra Bhumi-Abhilekh, a land record website of the State of Maharashtra.

IV. Search Report for the period of 30 years:

I have carried out the Search for the period of 1995 to 2025 in respect of the all that piece and parcel of the land, 1) area adm.**968.77** sq.mtrs. carved out of Gat No.241, area adm.1000 sq.mtrs., 2) area adm.**4608.38**



sq.mtrs. carved out of Gat No.250, area adm.10500 sq.mtrs., 3) area adm.**8790** sq.mtrs. carved out of Gat No.253, area adm.9900 sq.mtrs., 4) area adm.**4852** sq.mtrs. carved out of Gat No.254, area adm.6000 sq.mtrs., 5) area adm.**4168** sq.mtrs. carved out of Gat No.255, area adm.5100 sq.mtrs. and 6) area adm.**1710** sq.mtrs. carved out of Gat No.262, area adm.2500 sq.mtrs., 7) area adm.**2493.85** sq.mtrs. carved out of Gat No.534, area adm.2500 sq.mtrs. and collectively adm.**27591** sq.mtrs., situated at Village-Darumbre, Taluka-Maval, District-Pune, which is lying within the limits of Pimpri-Chinchwad-Municipal Corporation, Pune and paid Challan bearing 1) GRN No. MH012470327202526P dated 28/11/2025 and GRN No.MH014079960202526P dated 24/12/2025 for Gat No.241, 2) GRN No. MH012549454202526P dated 29/11/2025 and GRN No. MH014081101202526P dated 24/12/2025 for Gat No.250, 3) GRN No. MH012689261202526P dated 02/12/2025 and GRN No.MH014082963202526P dated 24/12/2025 for Gat No.253, 4) GRN No. MH012691596202526U dated 02/12/2025 and GRN No, MH014084451202526P dated 24/12/2025 for Gat No.254, 5) GRN No.MH012693728202526U dated 02/12/2025 and GRN No.MH014086857202526P dated 24/12/2025 for Gat No.255, 6) GRN No. MH012695896202526U dated 02/12/2025 and GRN No. MH014095026202526P dated 24/12/2025 for Gat No.262 and 7) GRN No. MH014096347202526P dated 24/12/2015 for Gat No.534, and copy of which are attached herewith as Annexure-A. On perusal of above-mentioned documents and all other relevant documents relating to title of the Said Land as mentioned in Title Flow annexed hereto pertaining to the Said Land, I am of the opinion that, **Evita Krisala Township LLP**. A Limited Liability Partnership Firm, is the owner of Gat No.241, 250, 253, 254, 255 and 262 and **Evita Krisala Township LLP**. is a beneficial owner of land bearing Gat No.534 and title of Evita Krisala Township LLP, is clear



and marketable, subject to encumbrances of mentioned hereinbelow, If the facts are different from any of the documents/revenue records, and information furnished or documents furnished subsequently, it could have a material impact on my observation and conclusion.

That present report is prepared based on the photocopies provided to me by the client.

V. Owner/Developer of the Said Property:

1. **Evita Krisala Township LLP.** A Limited Liability Partnership Firm, is the owner of Gat No.241, 250, 253, 254, 255 and 262 and is a beneficial owner of land bearing Gat No.534.
2. Qualifying comments / remarks if any: **Evita Krisala Township LLP.** A Limited Liability Partnership Firm, is the owner of Gat No.241, 250, 253, 254, 255 and 262 and is a beneficial owner of land bearing Gat No.534 and have absolute authority to deal with the Said Land.
3. The report reflecting flow of the title of **Evita Krisala Township LLP.,** A Limited Liability Partnership Firm, on the Said land is enclosed herewith as Annexure-A.

Encl: Annexure

Place: Pune

Date: 24/12/2025



GULNAZ INAMDAR

Advocate

ANNEXURE

FORMAT-A

(Circular No.28/2021)

FLOW OF THE TITLE OF THE LAND

I. Description of Property: all that piece and parcel of the land, 1) area adm.**968.77** sq.mtrs. carved out of Gat No.241, area adm.1000 sq.mtrs., 2) area adm.**4608.38** sq.mtrs. carved out of Gat No.250, area adm.10500 sq.mtrs., 3) area adm.**8790** sq.mtrs. carved out of Gat No.253, area adm.9900 sq.mtrs., 4) area adm.**4852** sq.mtrs. carved out of Gat No.254, area adm.6000 sq.mtrs., 5) area adm.**4168** sq.mtrs. carved out of Gat No.255, area adm.5100 sq.mtrs. and 6) area adm.**1710** sq.mtrs. carved out of Gat No.262, area adm.2500 sq.mtrs., 7) area adm.**2493.85** sq.mtrs. carved out of Gat No.534, area adm.2500 sq.mtrs. and collectively adm.**27591** sq.mtrs., situated at Village-Darumbre, Taluka-Maval, District-Pune, which is lying within the limits of Pimpri-Chinchwad-Municipal Corporation, Pune (*hereinafter collectively referred as Said Land*) and bounded as follows:

On or towards East : By Gat No.263, 249, 248, 247, 245

On or towards West : By 18.0 m proposed road

On or towards North : By Gat No.256, 534, 261

On or towards South : By Gat No.244, 242, 243, 251, 252

and is the subject matter of this Report.

Along-with all structures, edifices, trees, water, water courses etc. standing therein without reserving any right, title and interest under whatsoever head in or towards aforesaid Said Land.

II. LATEST VII/XII EXTRACT:

7/12 Extract for Gat No.241, 250, 253, 254, 255, 262 and 534 of Village-Darumbre, Taluka-Maval, District-Pune.



III. MUTATION ENTRIES:

62, 72, 169, 176, 228, 284, 337, 348, 361, 406, 407, 408, 617, 635, 637, 827, 840, 872, 877, 886, 903, 917, 918, 989, 1008, 1014, 1015, 1023, 1092, 1093, 1138, 1180, 1181, 1201, 1244, 1256, 1408, 1410, 1595, 1600, 1677, 1959, 1960, 1971, 2069, 2081, 2107

IV. TITLE DEVOLUTION IS AS UNDER:

A. TITLE DEVOLUTION OF GAT NO.241:

1. It appears from 7/12 extract for the period of 1978 to 1991 that, land bearing Gat No.241, area adm.00 Hectors 10 Ares, was originally owned and recorded in the name of Kumaji @ Laxman Dhondiba Waghole.

2. It appears from Mutation entry No.176 dated 16/12/1989 that, Kumaji @ Laxman Dhondiba Waghole, made an application that Kumaji and Laxman, both are his names and he is more known with name of Laxman and for the same reason, his name shall be recorded as Kumaji @ Laxman Dhondiba Waghole.

3. It appears from Mutation entry No.872 dated 04/02/2003 that, Kumaji @ Laxman Dhondiba Waghole, died on 05/10/2002, leaving behind his legal heirs (said Mutation entry is incomplete, names of legal heirs are recorded on 7/12 Extract of said Gat No.193), namely 1) Dashrath Laxman Waghole, 2) Dhananjay Laxman Waghole, 3) Balu Laxman Waghole, 4) Lilbai Vitthal Bodake, 5) Sulabai Hiranman Garade, 6) Shobha Gorakh Bhalekar.

4. It appears from Mutation entry No.917 and 918, both dated 25/05/2004 that, Dashrath Laxman Waghole and Bhau Laxman Waghole, obtained a Loan of Rs.2,00,000/- each, from Salumbre



Vi.Ka.Se.So.Ltd. and accordingly their charge were recorded into other rights column of 7/12 extract of said Gat number, for their respective mortgage. It further appears that, since said loan was completely paid-off and accordingly its charge was deleted/bracketed vide Mutation entry No.1244 dated 24/12/2007.

5. It appears from Mutation entry No.1008 dated 16/12/2005 that, 1) Dashrath Laxman Waghole, 2) Dhananjay Laxman Waghole, 3) Balu Laxman Waghole, 4) Milanbai (recorded as Minabai in 7/12 extract) Vitthal Bodake, 5) Sulabai Hiranman Garade, 6) Shobha Gorakh Bhalekar, sold Said land to M/s. Prayas Bildwell Pvt. Ltd. A Company, incorporated under the provisions of Companies Act 1956, through its Authorized Signatory Randhir Bansilal Bangar, vide Sale Deed dated 08/11/2005, which was registered before Office of Sub-Registrar Maval, bearing Registration No.6915 of 2005. It further appears that, name of Arun Shankarao Shinde, was added as Consenting Party to said Sale Deed (Note: why name of Arun Shankararo Shinde was added, is not clear from the available record). Accordingly Said Land was recorded in the name of M/s. Prayas Bildwell Pvt. Ltd.

6. It appears from Mutation entry No.1410 dated 16/01/2010 that, Majestic Properties Pvt. Ltd. through its Authorized Signatory Randhir Bansilal Bangar, sold Said land to Evita Construction Pvt. Ltd. A Company, incorporated under the provisions of Companies Act 1956, through its Authorized Signatory Mr. Raman Giridharidas, vide Sale Deed dated 16/10/2009, which was registered before Office of Sub-Registrar Maval, bearing Registration No.6450 of 2009. Accordingly Said Land was recorded in the name of Evita Construction Pvt. Ltd.



B. TITLE DEVOLUTION OF GAT NO.250

7. It appears from 7/12 extract for the period of 1978 to 1991 and consolidation extract of Gat No.250, area adm.01 Hectors 05 Ares, that Said Land was originally owned by Keru Krishnaji Waghole and in other right's column, names of Kasubai Bhaguji Gaikwad and Ranubai Narayan Rakshe, were recorded. It further appears that, charge of Pawana Krushak Seva Sah. Sanstha for Rs.600/- dated 26/06/1976, was seen to be recorded in other right's column of 7/12 Extract of Said Land. [Note: Old Survey No.43/14 and 44/9 are not available for perusal]
8. It appears from Mutation entry No.62 dated 01/02/1982 that, Keru Krishnaji Waghole died on 13/12/1981, leaving behind his legal heirs namely 1) Narayan Keru Waghole (son), 2) Vitthal Keru Waghole (son), 3) Devram Keru Waghole (son), 4) Kondabai Keru Wagole (widow), 5) Tarabai Keshav Bhitande (daughter), 6) Hirabai Vitthal Jagtap (daughter), 7) Sarubai Bhauso Mazire (daughter), 8) Muktabai Subhash Kalate (daughter), 9) Mandabai Vishnu Marathe (daughter). It further appears that, names of sons and widow, were recorded to owner's column and names of daughters were recorded in other right's column.
9. It appears from Mutation entry No.72 dated 09/03/1984 that, 1) Ranubai Narayan Rakshe alongwith daughters of Late Keru Krishnaji Waghole, namely 1) Kondabai Keru Wagole, 2) Tarabai Keshav Bhitande, 3) Hirabai Vitthal Jagtap, 4) Sarubai Bhauso Mazire, 5) Muktabai Subhash Kalate and 6) Mandabai Vishnu Marathe, made a Notarized Application and statement before concerned Authority, that they are releasing their rights upon said land alongwith some other land and accordingly their names were bracketed from other right's column of 7/12 Extract of Said Land.



10. It further appears that, only name of Kasubai Bhaguji Gaikwad, remained in other right's column of 7/12 extract of Said Land.
11. It appears from Mutation entry No.827 dated 04/01/2002 that, Kondabai Keruji Waghole died on 22/07/1995, leaving behind her legal heirs namely, 1) Narayan Keru Waghole (son), 2) Vitthal Keru Waghole (son), 3) Devram Keru Waghole (son), 4) Kondabai Keru Wagole (widow), 5) Tarabai Keshav Bhitande (daughter), 6) Hirabai Vitthal Jagtap (daughter), 7) Sarubai Bhauso Mazire (daughter), 8) Muktabai Subhash Kalate (daughter), 9) Mandabai Vishnu Marathe (daughter). It further appears that, names of sons, were already recorded in owner's column by virtue of Mutation entry No.62 and names of daughters were recorded in owner's column by virtue of Mutation entry No.827.
12. It appears from Mutation entry No.886 dated 29/07/2003 that, Narayan Keru Waghole, obtained a Loan of Rs.2,00,000/- from Salumbre Vi.Ka.Se.So.Ltd. and accordingly its charge was recorded into other rights column of 7/12 extract of said Gat number. It further appears that, since said loan was completely paid-off and accordingly its charge was deleted/bracketed vide Mutation entry No.1244 dated 24/12/2007.
13. It appears from Mutation entry No.903 dated 20/12/2003 that, 1) Tarabai Keshav Bhitande and 2) Hirabai Vitthal Jagtap, released their share from Said Land by virtue of Release Deed dated 29/05/2003, registered before Office of Sub-Registrar Maval, bearing Registration No.2323/2003 and accordingly their names were bracketed from said 7/12 Extract.

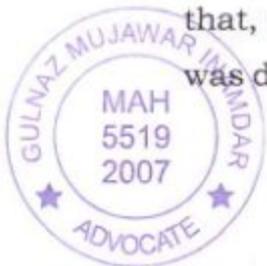


14. It appears from Mutation entry No.989 dated 06/09/2005 that, Vitthal Keru Waghole, obtained a Loan of Rs.2,00,000/- from Salumbre Vi.Ka.Se.So.Ltd. and accordingly its charge was recorded into other rights column of 7/12 extract of said Gat number. It further appears that, since said loan was completely paid-off and accordingly its charge was deleted/bracketed vide Mutation entry No.1244 dated 24/12/2007.
15. It appears from Mutation entry No.1014 dated 16/12/2005 that, 1) Narayan Keru Waghole, 2) Vitthal Keru Waghole, 3) Devram Keru Waghole, 4) Sarubai Bhauso Mazire, 5) Muktabai Subhash Kalate and 6) Mandabai Vishnu Marathe, alongwith their family members, sold Said land to M/s. Prayas Bildwell Pvt. Ltd. A Company, incorporated under the provisions of Companies Act 1956, through its Authorized Signatory Randhir Bansilal Mangar, vide Sale Deed dated 08/11/2005, which was registered before Office of Sub-Registrar Maval, bearing Registration No.6919 of 2005. It further appears that, name of Arun Shankarao Shinde, was added as Consenting Party to said Sale Deed (Note: why name of Arun Shankararo Shinde was added, is not clear from the available record). Accordingly Said Land was recorded in the name of M/s. Prayas Bildwell Pvt. Ltd.
16. It appears from Mutation entry No.1408 dated 16/01/2010 that, M/s. Prayas Bildwell Pvt. Ltd. through its Authorized Signatory Randhir Bansilal Bangar, sold Said land to Evita Construction Pvt. Ltd. A Company, incorporated under the provisions of Companies Act 1956, through its Authorized Signatory Mr. Raman Giridharidas, vide Sale Deed dated 09/10/2009, which was registered before Office of Sub-Registrar Maval, bearing Registration No.6289 of 2009. Accordingly Said Land was recorded in the name of Evita Construction Pvt. Ltd.



C. TITLE DEVOLUTION OF GAT NO.253

17. It appears from 7/12 extract for the period of 1978 to 1991 that, land bearing Gat No.253, area adm.00 Hectors 99 Ares, was originally owned and recorded in the name of Nivrutti Haribhau Waghole.
18. It appears from 7/12 extract for the period of 1978 to 1991 that, name of Nivrutti Haribhau Waghole, seen to be bracketed and names of Maruti Nivritti Waghole, Sanjay Nivrutti Waghole, Daupati Nivritti Waghole, Yamuna Dattu Marathe and Alka Gurudas Jadhav, are seen to be added vide Mutation entry No.284 (Note: This Mutation entry is incomplete). It further appears that, names of Maruti Nivritti Waghole, Sanjay Nivrutti Waghole, Daupati Nivritti Waghole, were added in Owner's column, while names of Yamuna Dattu Marathe, Alka Gurudas Jadhav, were added into other right's column of said 7/12 Extract.
19. It appears from Mutation entry No.635 dated 16/10/1997 that, Maruti Nivrutti Waghole, obtained a Loan of Rs.2,00,000/- from Salumbre Vi.Ka.Se.So.Ltd. and accordingly its charge was recorded into other rights column of 7/12 extract of said Gat number. It further appears that, since said loan was completely paid-off and accordingly its charge was deleted/bracketed vide Mutation entry No.1525 dated 17/02/2011.
20. It appears from Mutation entry No.637 dated 16/10/1997 that, Sanjay Nivrutti Waghole, obtained a Loan of Rs.2,00,000/- from Salumbre Vi.Ka.Se.So.Ltd. and accordingly its charge was recorded into other rights column of 7/12 extract of said Gat number. It further appears that, since said loan was completely paid-off and accordingly its charge was deleted/bracketed vide Mutation entry No.1525 dated 17/02/2011.



21. It appears from Mutation entry No.1023 dated 27/02/2006 that, Maruti Nivrutti Waghole, Sanjay Nivrutti Waghole, Daupati Nivrutti Waghole, Yamuna Dattu Marathe and Alka Gurudas Jadhav, sold their land to M/s. Prayas Bildwell Pvt. Ltd. A Company, incorporated under the provisions of Companies Act 1956, through its Authorized Signatory Randhir Bansilal Mangar, vide Sale Deed dated 16/01/2006, which was registered before Office of Sub-Registrar Maval, bearing Registration No.427 of 2006. Accordingly Said Land was recorded in the name of M/s. Prayas Bildwell Pvt. Ltd.
22. It further appears that why name of Arun Shankarao Shinde, was added as Consenting Party for said Sale Deed.
23. It appears from a Notification dated 31/08/2009, bearing No.CMS/TPS-1808/1026/C.R 1961/09/UD-13 issued by the Government of Maharashtra, Urban Development Department, Mantralaya, Mumbai that, the Government has granted Locational Clearance in the name of Evita Construction Pvt. Ltd. for Gat No.253 alongwith other lands of Evita Construction Pvt. Ltd.
24. It appears from Mutation entry No.1408 dated 16/01/2010 that, M/s. Prayas Bildwell Pvt. Ltd. through its Authorized Signatory Randhir Bansilal Bangar, sold Said land to Evita Construction Pvt. Ltd. A Company, incorporated under the provisions of Companies Act 1956, through its Authorized Signatory Mr. Raman Giridharidas, vide Sale Deed dated 09/10/2009, which was registered before Office of Sub-Registrar Maval, bearing Registration No.6289 of 2009. Accordingly Said Land was recorded in the name of Evita Construction Pvt. Ltd.



D. TITLE DEVOLUTION OF GAT NO.254

25. It appears from 7/12 extract for the period of 1978 to 1991 that, land bearing Gat No.254, area adm.00 Hectors 60 Ares, was originally owned and recorded in the name of Anandrao Vithu Waghole.
26. It appears from 7/12 extract for the period of 1991 to 2001 that name of Anandrao Vithu Waghole, seen to be deleted and name of Khandu Yesu Waghole, seen to be recorded vide Mutation entry No.337. Since Mutation entry No.337 is not available for perusal, it is not clear that, by what effect/transaction name of Khandu Yesu Waghole was recorded to owner's column of said 7/12 extract.
27. It appears from Mutation entry No.348 dated 14/12/1992 that, Khandu Yesu Waghole, obtained a Loan of Rs.25,000/- from Darumbre Vi.Ka.Se.So.Ltd. and accordingly its charge was recorded into other rights column of 7/12 extract of said Gat number. It further appears that, since said loan was completely paid-off and accordingly its charge was deleted/bracketed vide Mutation entry No.1244 dated 24/12/2007.
28. It appears from 7/12 extract for the period of 1991 to 2001 that, charge of Darumbre Vi.Ka.Se.So.Ltd. for amount of Rs.1,00,000/- seen to be recorded into other rights column of 7/12 extract of said Gat number vide Mutation entry No.617. (Note: Mutation entry No.617 is not available for perusal.) It further appears that, since said loan was completely paid-off and accordingly its charge was deleted/bracketed vide Mutation entry No.1244 dated 24/12/2007.
29. It appears from Mutation entry No.939 dated 28/08/2004 that, Khandu Yesu Waghole, obtained a Loan of Rs.2,00,000/- from Darumbre Vi.Ka.Se.So.Ltd. and accordingly its charge was recorded into other



- rights column of 7/12 extract of said Gat number. It further appears that, since said loan was completely paid-off and accordingly its charge was deleted/bracketed vide Mutation entry No.1244 dated 24/12/2007.
30. It further appears from Mutation entry No.1015 dated 06/01/2006 that, Khandu Yesu Waghole with his family members, sold this land to M/s. Prayas Bildwell Pvt. Ltd. A Company, incorporated under the provisions of Companies Act 1956, through its Authorized Signatory Randhir Bansilal Mangar, vide Sale Deed dated 20/12/2005, which was registered before Office of Sub-Registrar Maval, bearing Registration No.7747 of 2005. Accordingly Said Land was recorded in the name of M/s. Prayas Buildwell Pvt. Ltd.
31. It appears from a Notification dated 31/08/2009, bearing No.CMS/TPS-1808/1026/C.R-1961/09/UD-13 issued by the Government of Maharashtra, Urban Development Department, Mantralaya, Mumbai that, the Government has granted Locational Clearance in the name of Evita Construction Pvt. Ltd. for Gat No.254 alongwith other lands of Evita Construction Pvt. Ltd.
32. It appears from Mutation entry No.1408 dated 16/01/2010 that, M/s. Prayas Bildwell Pvt. Ltd. through its Authorized Signatory Randhir Bansilal Bangar, sold Said land to Evita Construction Pvt. Ltd. A Company, incorporated under the provisions of Companies Act 1956, through its Authorized Signatory Mr. Raman Giridharidas, vide Sale Deed dated 09/10/2009, which was registered before Office of Sub-Registrar Maval, bearing Registration No.6289 of 2009. Accordingly Said Land was recorded in the name of Evita Construction Pvt. Ltd.



E. TITLE DEVOLUTION OF GAT NO.255

33. It appears from 7/12 extract for the period of 1978 to 1991 that, land bearing Gat No.255, area adm.00 Hectors 51 Ares, was originally owned and recorded in the name of Bhau Laxman Waghole.
34. It appears from Mutation entry No.169 dated 15/11/1989 that, Bhau Laxman Waghole, died on 09/09/1985, leaving behind his legal heirs namely 1) Baban Bhau Waghole (son), 2) Tarabai Dattu Yevale (daughter), 3) Yenubai Bajirao Mungase (daughter), 4) Janabai Sadashiv Waghire (daughter), 5) Phulabai Kisan Mungase (daughter), 6) Sonabai Antu Lohar (daughter), 7) Baydabai Baban Garade (daughter), 8) Taibai Kundalik Phuge (daughter) and 9) Sarubai Bhau Waghole (widow). Accordingly names of Baban Bhau Waghole and Sarubai Bhau Waghole, were recorded to owner's column, while names of Tarabai Dattu Yevale, Yenubai Bajirao Mungase, Janabai Sadashiv Waghire, Phulabai Kisan Mungase, Sonabai Antu Lohar, Baydabai Baban Garade and Taibai Kundalik Phuge, were added to other right's column of said 7/12 extract.
35. It appears from Mutation entry No.228 dated 31/05/1991 that, Baban Bhau Waghole, obtained a Loan of Rs.30,000/-, from Salumbre Vi.Ka.Se.So.Ltd. and accordingly its charge was recorded into other rights column of 7/12 extract of said Gat number. It further appears that, since said loan was completely paid-off and accordingly its charge was deleted/bracketed vide Mutation entry No.407 dated 18/03/1993.
36. It appears from Mutation entry No.361 dated 29/12/1992 that, Baban Bhau Waghole, obtained a Loan of Rs.25,000/- from Darumbre Vi.Ka.Se.So.Ltd. and accordingly its charge was recorded into other rights column of 7/12 extract of said Gat number. It further appears



that, since said loan was completely paid-off and accordingly its charge was deleted/bracketed vide Mutation entry No.406 dated 18/03/1993.

37. It appears from Mutation entry No.408 dated 20/04/1993 and Sale Deed dated 05/04/1991, registered before Office of Sub-Registrar, Maval, bearing Registration No.1605 of 1991 that, by virtue of Sale Deed dated 05/04/1991, Baban Bhau Waghole and Sarubai Bhau Waghole, sold land bearing Gat No.255 to Mandakini Nivrutti Munde. Also for said Sale Deed names of Tarabai Dattu Yevale, Yenubai Bajirao Mungase, Janabai Sadashiv Waghire, Phulabai Kisan Mungase, Sonabai Antu Lohar, Baydabai Baban Garade and Taibai Kundalik Phuge, were added as Consenting Party. It further appears from said Sale Deed that, Baban Bhau Waghole was Constituted Attorney for Sarubai Bhau Waghole, Tarabai Dattu Yevale, Yenubai Bajirao Mungase, Janabai Sadashiv Waghire, Phulabai Kisan Mungase, Sonabai Antu Lohar, Baydabai Baban Garade and Taibai Kundalik Phuge (however no any details of Power of Attorney are available for perusal) and name of Mandakini Nivrutti Munde was recorded to said 7/12 Extract in owner's column.

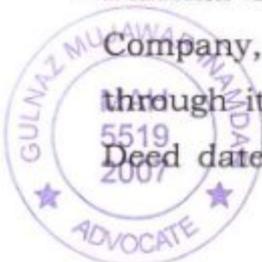
38. It appears from Mutation entry No.1138 dated 18/01/2007 that, by virtue of Sale Deed dated 23/11/2006, bearing Registration No.8486 of 2006, Mandakini Nivrutti Munde, sold this land to Arun Shankarao Shinde and name of Arun Shankarao Shinde, was recorded to said 7/12 extract in owner's column.

39. It appears from Mutation entry No.1201 dated 07/09/2007 and Sale Deed dated 14/07/2007, registered before Office of Sub-Registrar Maval, bearing Registration No.6904 of 2007, that by virtue of Sale Deed dated 14/07/2007, Arun Shankarao Shinde, sold this land to M/s. Prayas Buildwell Pvt. Ltd. through its Authorized Signatory Randhir



Bansilal Bangar and name of, M/s. Prayas Buildwell Pvt. Ltd. through its Authorized Signatory, Randhir Bansilal Bangar was recorded to said 7/12 extract in owner's column.

40. It appears from Mutation entry No.1256 dated 28/01/2008 that, Mandakini Nivrutti Munde, cleared entire loan of Pawana Krushak Seva Sahakari Sanstha, but no any record found of recording said encumbrance.
41. It appears from a Notification dated 31/08/2009, bearing No.CMS/TPS-1808/1026/C.R 1961/09/UD-13 issued by the Government of Maharashtra, Urban Development Department, Mantralaya, Mumbai that, the Government has granted Locational Clearance in the name of Evita Construction Pvt. Ltd. for Gat No.254 alongwith other lands of Evita Construction Pvt. Ltd.
42. It appears from other right's column of 7/12 extract of Gat No.255 that, land area adm.00 H 0.02 R was acquired for Kasarsai Canal by virtue of Letter dated 04/04/2012, bearing no.Vi.Bhu.Sa.A/6/SR/ 5/08/2011, Pune, issued by the Deputy Collector (Land Acquisition) alongwith Maharashtra Government Gazette Notification Part-I dated 29/03/2012 and accordingly its encumbrance was recorded in other right's column of said 7/12 extract.
43. It appears from Mutation entry No.1408 dated 16/01/2010 that, M/s. Prayas Bildwell Pvt. Ltd. through its Authorized Signatory Randhir Bansilal Bangar, sold Said land to Evita Construction Pvt. Ltd. A Company, incorporated under the provisions of Companies Act 1956, through its Authorized Signatory Mr. Raman Giridharidas, vide Sale Deed dated 09/10/2009, which was registered before Office of Sub-



Registrar Maval, bearing Registration No.6289 of 2009. Accordingly Said Land was recorded in the name of Evita Construction Pvt. Ltd.

F. TITLE DEVOLUTION OF GAT NO.262:

44. It appears from 7/12 extract for the period of 1978 to 1991 that, land bearing Gat No.262, area adm.00 Hectors 25 Ares, was originally owned and recorded in the name of Anandrao Vithu Waghole.
45. It appears from Mutation entry No.840 dated 29/04/2002 that, Anandrao Vithu Waghole, obtained a Loan of Rs.8,00,000/- from Kusgaon Vi.Ka.Se.So.Ltd. and accordingly its charge was recorded into other rights column of 7/12 extract of said Gat number. It further appears that, said remark was deleted vide Mutation entry No.1578 dated 19/10/2011.
46. It appears from Mutation entry No.877 dated 29/03/2003 that, Anandrao Vithu Waghole, died on 26/01/2003, leaving behind his legal heirs namely, 1) Shriram Anandrao Waghole (son), 2) Bharat Anandrao Waghole (son), 3) Anjali Nivrutti Sonavane (daughter) and 4) Rahibai Anandrao Waghole (widow) and accordingly their names were recorded to 7/12 Extract of said Gat number.
47. It appears from Mutation entry No.1092 dated 02/01/2006 that, Anjali Nivrutti Sonavane and Rahibai Anandrao Waghole, released their share in favour of Shriram Anandrao Waghole and Bharat Anandrao Waghole, by virtue of Release Deed dated 25/08/2006, registered before Office of Sub-Registrar Maval, bearing Registration No.6026 of 2006 and accordingly names of Anjali Nivrutti Sonavane and Rahibai Anandrao Waghole, were deleted from 7/12 Extract of said Gat Number.



48. It appears from Mutation entry No.1093 dated 02/10/2006 that, by virtue of Partition Deed dated 25/08/2006, registered before Office of Sub-Registrar Maval, bearing Registration No.6027 of 2006, Partition was executed between Shriram Anandrao Waghole and Bharat Anandrao Waghole. It further appears that, land bearing Gat No.262, was allotted in the name of Shriram Anandrao Waghole. Accordingly, name of Bharat Anandrao Waghole, was deleted from record of rights of 7/12 Extract of Gat No.262.

49. It appears from Mutation entry No.1180 dated 21/06/2007 that, Shriram Anandrao Waghole, obtained a Loan of Rs.5,00,000/- from Darumbre Vi.Ka.Se.So.Ltd. and accordingly its charge was recorded into other rights column of 7/12 extract of said Gat number. It further appears from said 7/12 Extract that, said remark was deleted vide Mutation entry No.1595.

50. It appears from Mutation entry No.1181 dated 21/06/2007 that, Bharat Anandrao Waghole, obtained a Loan of Rs.5,00,000/- from Darumbre Vi.Ka.Se.So.Ltd. and accordingly its charge was recorded into other rights column of 7/12 extract of said Gat number. It further appears from said 7/12 Extract that, said remark was deleted vide Mutation entry No.1595.

51. It appears from Agreement to Sale dated 02/07/2009, registered before Office of Sub-Registrar Maval, bearing Registration No.4046 of 2009 that, by virtue of abovementioned Agreement to Sale, Shriram Ananda Waghole alongwith his family members, agreed to sale their land to Evita Construction Pvt. Ltd. through its Authorized Signatory Mr. Raman Giridharidas. Also Randhir Bansilal Mangar was added as Consenting party for said Agreement. It further appears that, a Power of Attorney



dated 02/07/2009, registered before Office of Sub-Registrar Maval, bearing Registration No.4047 of 2009, was allotted alongwith abovementioned Agreement dated 02/07/2009.

52. It appears from Mutation entry No.1409 dated 16/01/2010 that, Shriram Ananda Waghole alongwith his family members, through their Constituted Attorney Evita Construction Pvt. Ltd. through its Authorized Signatory Mr. Raman Giridharidas, sold Said land to Evita Construction Pvt. Ltd. A Company, incorporated under the provisions of Companies Act 1956, through its Authorized Signatory Raman Giridharidas, vide Sale Deed dated 09/10/2009, registered before Office of Sub-Registrar Maval, bearing Registration No.6289 of 2009. Accordingly Said Land was recorded in the name of Evita Construction Pvt. Ltd. through its Raman Giridharidas.

G. COMMON HISTORY OF GAT NO.241, 250, 253, 254, 255 & 262:

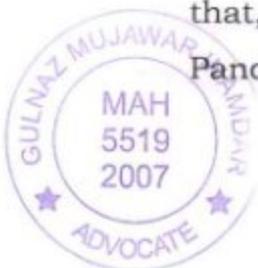
53. It appears from Deed of Conveyance dated 27/11/2025, registered before Office of Sub-Registrar Maval, bearing Registration No.16372 of 2025 that, Evita Construction Pvt. Ltd sold Gat No.241, 250, 253, 254, 255 & 262 to Evita Krisala Township LLP, A Limited Liability Partnership Firm, through its Authorised Signatory, Sagar Omprakash Agarwal, by virtue of abovementioned Deed of Conveyance.

H. TITLE DEVOLUTION OF GAT NO.534:

54. It appears from Mutation entry No.700 dated 13/11/1964 that, Vishnu Dhondu Waghole, was owner of Said land (presently Gat No.534, Old Survey No.43/7) and he died on 11/11/1962, leaving behind his legal heirs namely 1) Bala Vishnu Waghole (son) and 2) Parubai Vishnu Waghole (widow).



55. It appears from Consolidation extract of Gat No.534 that, Fragmentation and Consolidation Scheme made applicable to this Village and Old Survey No.43/7 was numbered as Gat No.534 and recorded in the name of Bala Vishnu Waghole, as Manager of HUF.
56. It appears from consolidation extract and 7/12 extracts of Gat No.534 for the period of 1978 to 1990 that, charge of Vi. Ka. Se. Sa. Society of Rs.300/- and charge of Rs.500/- of Pawna krushak seva Sah. Sanstha, were carried forward from old 7/12 extracts of Survey No.43/7 and recorded to other right's column of newly formed 7/12 extracts of Gat No.534.
57. It appears from Mutation entry No.273 dated 20/08/1991 that, Bala Vishnu Waghole, obtained a Loan of Rs.10,000/- from Darumbre Vikas Society, and accordingly its charge was recorded in other right's column of 7/12 extract of Gat No.534.
58. It appears from Sale Deed dated 27/06/1991, registered before Office of Sub-Registrar, Maval, bearing Registration No.2725/1991 that, Bala Vishnu Waghole alongwith his eldest son Pandit Bala Waghole, sold Said Land by virtue of abovementioned Sale Deed to Sitaram Maruti Bhoir.
59. It appears from Mutation entry No.1109 dated 29/11/1996 that, Sitaram Maruti Bhoir, further sold Said Land to M/S. Prayas Buildwell Pvt. Ltd. by virtue of Sale Deed, dated 18/01/2006, registered before Office of Sub-Registrar, Maval, bearing Registration No.403 of 2006.
60. It appears from 7/12 Extracts of Gat No.534 for the period of 2001-2014 that, name of Bala Vishnu Waghole, was bracketed and names of 1) Pandit Bala Waghole, 2) Dattatray Bala Waghole, 3) Ram Bala Waghole,



4) Laxman Bala Waghole and 5) Baby Bala Waghole, were mutated on said 7/12 extract vide Mutation entry No.779. (Note: Mutation entry No.779, is not available for perusal).

61. It appears from Mutation entry No.1053 dated 10/05/2006 that, Dattatray Bala Waghole, obtained a loan of Rs.2,00,000/- Vikas Ka. Se. Sa. Society and accordingly its charge was recorded in other right's column of 7/12 extract of Gat No.534.

62. It appears from Mutation entry No.1054 dated 10/05/2006 that, Laxman Bala Waghole, obtained a loan of Rs.20,000/- Vikas Ka. Se. Sa. Society and accordingly its charge was recorded in other right's column of 7/12 extract of Gat No.534.

63. It appears from Mutation entry No.1055 dated 10/05/2006 that, Pandit Bala Waghole, obtained a loan of Rs.2,00,000/- Vikas Ka. Se. Sa. Society and accordingly its charge was recorded in other right's column of 7/12 extract of Gat No.534.

64. It appears from Mutation entry No.1056 dated 10/05/2006 that, Ram Bala Waghole, obtained a loan of Rs.2,00,000/- Vikas Ka.Se.Sa. Society and accordingly its charge was recorded in other right's column of 7/12 extract of Gat No.534.

65. It appears from Articles of Agreement dated 25/01/2008, registered before Office of Sub-Registrar, Lonavala, Pune, bearing Registration No.2687 of 2008 that, M/s. Prayas Buildwell Pvt. Ltd. through its Authorized Signatory Randhir Bansilal Bangar, agreed to sale their land bearing Gat No.207 to Evita Construction Pvt. Ltd. A Company, incorporated under the provisions of Companies Act 1956, through its



Authorized Signatory Mr. Raman Giridharidas, vide abovementioned Agreement. Also M/s. Prayas Buildwell Pvt. Ltd., allotted a Power of Attorney dated 14/05/2008, registered before Office of Sub-Registrar, Lonavala, Pune, bearing Registration No.2688 of 2008 in favour of Evita Construction Pvt. Ltd.

66. It appears from Mutation entry No.1350 dated 02/05/2009 that, all the mortgages mentioned hereinabove recorded vide Mutation entry No.273, 1053, 1054, 1055 and 1056 were paid-off and hence deleted from other right's column.

67. It appears from Mutation entry No.1408 dated 16/01/2010 that, M/s. Prayas Buildwell Pvt. Ltd. through its authorized person Randhir Mangar, sold Said land to Evita Construction Pvt. Ltd. through Giridharidas Raman, vide Sale Deed dated 09/10/2009, registered before Office of Sub-Registrar Maval, bearing Registration No.6289 of 2009. It further appears that, said transaction was approved, but name of Evita Construction Pvt. Ltd. through Giridharidas Raman remained to be recorded on 7/12 Extract of Gat No.534, till today.

68. It appears from Mutation entry No.1525 dated 17/02/2011 that, Evita Construction Pvt. Ltd. paid entire loans of Vi.Ka.Se.Sa. Society and accordingly all specific mortgage entries of Vi.Ka.Se.Sa. Society were marked into bracket. It further appears that all these remarks were deleted from other right's column vide Mutation entry No.1971 dated 01/01/2017.

69. It appears from Mutation entry No.1677 dated 27/03/2012 that, Dattatray Bala Waghole, obtained a Loan of Rs.1,00,000/- from Canara



Bank and accordingly its charge was recorded in other right's column of 7/12 extract of Gat No.534.

70. It appears from Mutation entry No.2107 dated 20/02/2018 that, Pandit Bala Waghole, died on 27/12/2015, leaving behind his legal heirs namely, 1) Shivaji Pandit Waghole (son), 2) Ganesh Pandit Waghole (son), 3) Sunita Rajesh Lonkar (daughter) and 4) Nalini Kalidas Bhegade (daughter), and pre-deceased wife namely Prabhavati Pandit Waghole. It further appears that, inspite of title of Gat No.534, owned by Evita Construction Pvt. Ltd. through Giridharidas Raman, names of all the legal heirs of Pandit Bala Waghole, were recorded on said 7/12 extract in owner's column.

71. It appears from IGR Search that, all the legal heirs of Bala Vishnu Waghole, i.e. (i) Ganesh Pandit Waghole, (ii) Nalini Kalidas Bhegade, (iii) Shivaji Pandit Waghole, (iv) Sunita Rajesh Lonkar, (v) Dattatray Bala Waghole, (vi) Bebi Bala Waghole, (vii) Ram Bala Waghole, and (viii) Laxman Bala Waghole, sold Said Land to (i) Kailas Maruti Waghole, (ii) Vikas Maruti Waghole, (iii) Vilas Maruti Waghole and (iv) Sambhaji Maruti Waghole, by virtue of Sale Deed dated 21/02/2024, registered before Office of Sub-Registrar Maval-2, bearing Registration No.2257/2023.

72. It further appears from recitals of said Sale Deed that, Pandit Bala Waghole and Baby Bala Waghole, had allotted 00 H 06 Ares (his share as mentioned in said Development Agreement) to Laxman Baban Shitole, by virtue of Development Agreement dated 15/03/2014, registered before Office of Sub-Registrar Maval, bearing Registration No.2014 of 2014 alongwith registered Power of Attorney bearing



Registration No.2015 of 2014 and for the same reason Laxman Baban Waghole was added as Consenting Party for said Sale Deed.

73. It appears from Agreement for Sale dated 27/11/2025, registered before Office of Sub-Registrar Maval-2, bearing Registration No.12813 of 2025 that, Evita Construction Pvt. Ltd. agreed to sale, said entire Land of Gat No.534 to Evita Krisala Township LLP, A Limited Liability Partnership Firm, through its Authorized Signatory, Sagar Omprakash Agarwal by virtue of abovementioned Agreement to Sale. Also Evita Construction Pvt. Ltd. given a Power of Attorney dated 27/11/2025, registered before Office of Sub-Registrar Maval-2, bearing Registration No.12814 of 2025 in favor of Evita Krisala Township LLP.

V. SEARCH REPORT:

I have carried out the Search from the period of 1995 to 2025, in respect of the Said Land. I have paid for Search receipts of Rs.750/- each for 1) GRN No. MH012470327202526P dated 28/11/2025 and GRN No.MH014079960202526P dated 24/12/2025 for Gat No.241, 2) GRN No. MH012549454202526P dated 29/11/2025 and GRN No. MH014081101202526P dated 24/12/2025 for Gat No.250, 3) GRN No. MH012689261202526P dated 02/12/2025 and GRN No.MH014082963202526P dated 24/12/2025 for Gat No.253, 4) GRN No. MH012691596202526U dated 02/12/2025 and GRN No.... dated 24/12/2025 for Gat No.254, 5) GRN No.MH012693728202526U dated 02/12/2025 and GRN No.MH014086857202526P dated 24/12/2025 for Gat No.255, 6) GRN No MH012695896202526U dated 02/12/2025 and GRN No. MH014095026202526P dated 24/12/2025 for Gat No.262 and 7) GRN No. MH014096347202526P dated 24/12/2015 for Gat No.534, which are credited to the Instructor General of Registration Department, copy of which area attached herewith.



That present report is prepared based on the photocopies provided to me by the client.

VI. ANY OTHER RELEVANT TITLE

NIL

VII. LITIGATION:

NIL

VIII. GENERAL:

1. This report is based on the review of photocopies of documents and Record of Rights as mentioned above made available for our perusal and also on the information furnished and representations made by the Client to me.
2. I am not provided with any papers/details pertaining to any pending litigation, proceedings, enquiry, etc. before any court of law, Tribunal, etc. in respect of the said Property and I have relied on the same and no separate search in the courts is carried out by me.
3. The area and boundaries details as mentioned hereinabove are provided by the Client to me as I am not qualified to express our opinion on and have not verified the area and/or physical identification of the said Property.
4. I have not inspected and perused the original documents in respect of the said Property.
5. I have not published any notices in daily newspaper for investigation of title of the said Owner to the said Property.
6. For the purpose of this report, I have assumed the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as photocopies.



Adv. Gulnaz Inamdar

Add: B-606, DNV Elvira CHS, Tathawade, Pune-411 033

Contact: 90289 54779

7. For the purpose of this Report, I have relied upon the information relating to lineage of holders of the said Property, available on the basis of the Revenue Records and the documents of title mentioned above, as no separate documents/declaration/Affidavit/Records provided to us to verify the same.
8. I express no view relating to reservation, FSI, plan, permission, approval, or development potential of the said Property.
9. I have not verified the market value of lands and the stamp duty paid on various documents referred to herein nor, I express any view on the same.
10. I have assumed the accuracy and completeness of all factual representation made in the documents.

Pune

Date: 24/12/2025

GULNAZ INAMDAR

Advocate





CHALLAN
MTR Form Number-6



GRN	MH014079960202526P	BARCODE			Date	24/12/2025-11:22:19	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		GULNAZ INAMDAR			
MVL2_MAWAL 2 SUB REGISTRAR									
Location				Flat/Block No.					
PUNE									
Year				Premises/Building					
2025-2026 One Time									
Account Head Details			Amount in Rs.		Remarks (If Any)				
0030072201 SEARCH FEE			150.00		GAT NO.241, VILLAGE DARUMBRE, MAVAL, PUNE				
					Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Amount In				
					One Hundred Fifty Rupees Only				
Total			150.00		Words				
Payment Details				FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY				Bank CIN		Ref. No.		10000502025122401399 2831759890733	
Cheque-DD Details				Bank Date		RBI Date		24/12/2025-11:22:36 Not Verified with RBI	
Cheque/DD No.				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Bank				Scroll No. , Date		Not Verified with Scroll			
Name of Branch									

Department ID : Mobile No. : XXXXXX4779
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 दस्तांसाठी लागू नाही.



CHALLAN
MTR Form Number-6

261



GRN	MH012470327202526P	BARCODE	[Barcode]		Date	28/11/2025-10:35:14	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	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	naaz kais inamdar			
Location	PUNE			Flat/Block No.				
Year	2025-2026 One Time			Premises/Building				
Account Head Details		Amount in Rs.	Road/Street					
0030072201 SEARCH FEE		600.00	Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)					
			Amount in					
			Six Hundred Rupees Only					
		600.00	Words					
Payment Details			SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	Ref. No.	10000502025112801041	7206934121225		
Cheque/DD No.			Bank Date	RBI Date	28/11/2025-10:35:28	02/12/2025		
Name of Bank			Bank-Branch			SBIEPAY PAYMENT GATEWAY		
Name of Branch			Scroll No. , Date			1020525 , 02/12/2025		



Department ID : 490184297

Mobile No. : XXXXXX4779

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

खट्टर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवल्याच्या दस्त्यासाठी लागू नाही.

Signature Not Verified

Challan Defaced Details

Digitally signed by DG
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 1
Date: 2025.12.24 10:20:35 IST
Reason: GRAS Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0007097425202526	28/11/2025-10:39:51	IGR002	600.00
Total Defacement Amount					600.00



CHALLAN
MTR Form Number-6



GRN	MH014081101202526P	BARCODE			Date	24/12/2025-11:31:08	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		GULNAZ INAMADAR			
MVL2_MAWAL 2 SUB REGISTRAR									
Location				Flat/Block No.					
PUNE									
Year				Premises/Building					
2025-2026 One Time									
Account Head Details			Amount In Rs.		Remarks (If Any)				
0030072201 SEARCH FEE			150.00		GAT NO.250, VILLAGE DARUMBRE, MAVAL, PUNE				
					Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Amount In				
					One Hundred Fifty Rupees Only				
Total			150.00		Words				
Payment Details				FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY				Bank CIN		Ref. No.		10000502025122401581 9521262604425	
Cheque/DD Details				Bank Date		RBI Date		24/12/2025-11:32:28 Not Verified with RBI	
Cheque/DD No.				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Bank				Scroll No. , Date		Not Verified with Scroll			
Name of Branch									

Department ID :

Mobile No. : XXXXXX4779

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 करताच्या दस्तासाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH012549454202526P	BARCODE	[Barcode]		Date	29/11/2025-12:02:23	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		naaz kais inamdar			
PND1_JT DISTT REGISTRAR PUNE URBAN									
Location				Flat/Block No.					
PUNE									
Year				Premises/Building					
2025-2026 One Time									
Account Head Details			Amount In Rs.		Road/Street				
0030072201 SEARCH FEE			600.00						
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
Total			600.00		Amount In		Six Hundred Rupees Only		
					Words				
Payment Details				FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY				Bank CIN		Ref. No.		10000502025112902021 2097952443346	
Cheque-DD Details				Bank Date		RBI Date		29/11/2025-12:04:01 02/12/2025	
Cheque/DD No.				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Bank				Scroll No. , Date		1020525 , 02/12/2025			
Name of Branch									

Department ID : 118238910

Mobile No. : XXXXXX4779

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 दस्तासाठी लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY MUMBAI 1
Date: 2025.12.24 10:24:58 IST
Reason: GRAB Secure Document
Location: India



CHALLAN
MTR Form Number-6



GRN	MH014082963202526P	BARCODE	[Barcode]				Date	24/12/2025-11:44:20	Form ID	
Department					Inspector General Of Registration					
Type of Payment					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Other Items					PAN No.(If Applicable)					
Office Name					Full Name					
MVL2_MAWAL 2 SUB REGISTRAR					GULNAZ INAMDAR					
Location					Flat/Block No.					
PUNE										
Year					Premises/Building					
2025-2026 One Time										
Account Head Details				Amount In Rs.		Road/Street				
0030072201 SEARCH FEE				150.00						
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					GAT NO.253, VILLAGE DARUMBRE, MAVAL, PUNE					
					Amount In					
					One Hundred Fifty Rupees Only					
Total				150.00		Words				
Payment Details					FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY										
Cheque-DD Details					Bank CIN		Ref. No.		10000502025122401803 0606881222037	
Cheque/DD No.					Bank Date		RBI Date		24/12/2025-11:44:30 Not Verified with RBI	
Name of Bank					Bank-Branch					
					SBIEPAY PAYMENT GATEWAY					
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : XXXXXX4779

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 दस्तासाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH014084451202526P	BARCODE			Date	24/12/2025-11:54:25	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		GULNAZ INAMDAR			
MVL2_MAWAL 2 SUB REGISTRAR									
Location				Flat/Block No.					
PUNE									
Year				Premises/Building					
2025-2026 One Time									
Account Head Details			Amount In Rs.		Remarks (If Any)				
0030072201 SEARCH FEE			150.00		GAT NO 254, VILLAGE DARUMBRE, MAVAL, PUNE				
					Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Amount In				
					One Hundred Fifty Rupees Only				
Total			150.00		Words				
Payment Details				FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY				Bank CIN		Ref. No.		10000502025122402014 4094371548819	
Cheque-DD Details				Bank Date		RBI Date		24/12/2025-11:54:34 Not Verified with RBI	
Cheque/DD No.				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Bank				Scroll No. , Date		Not Verified with Scroll			
Name of Branch									

Department ID :

Mobile No. : XXXXXX4779

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संदर्भ चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.

MH012691596202526U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
02 Dec 2025	Receipt	Receipt no.: 1114592189
	Name of the Applicant :	Akshay Pokharkar
	Details of property of which document has to be searched :	Dist :Pune Village :Darumbare S.No/CTS No/G.No. : 254
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH012691596202526U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

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MH012693728202526U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
02 Dec 2025	Receipt	Receipt no.: 1114592290
	Name of the Applicant :	Akshay Pokharkar
	Details of property of which document has to be searched :	Dist :Pune Village :Darumbare S.No/CTS No/G.No. : 255
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH012693728202526U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

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CHALLAN
MTR Form Number-6



GRN	MH014086857202526P	BARCODE			Date	24/12/2025-12:09:11	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		GULNAZ INAMDAR			
MVL2_MAWAL 2 SUB REGISTRAR									
Location				Flat/Block No.					
PUNE									
Year				Premises/Building					
2025-2026 One Time									
Account Head Details			Amount In Rs.		Road/Street				
0030072201 SEARCH FEE			150.00						
				Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
				GAT NO.255, VILLAGE DARUMBRE, MAVAL, PUNE					
				Amount In		One Hundred Fifty Rupees Only			
Total				Words					
150.00									
Payment Details				FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY				Bank CIN		Ref. No.		10000502025122402325 1156026296535	
Cheque/DD Details				Bank Date		RBI Date		24/12/2025-12:09:21 Not Verified with RBI	
Cheque/DD No.				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Bank				Scroll No. , Date		Not Verified with Scroll			
Name of Branch									

Department ID :

Mobile No. : XXXXXX4779

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



CHALLAN
MTR Form Number-6



GRN	MH014095026202526P	BARCODE			Date	24/12/2025-12:58:19	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		GULNAZ INAMDAR			
MVL2_MAWAL 2 SUB REGISTRAR									
Location				Flat/Block No.					
PUNE									
Year				Premises/Building					
2025-2026 One Time									
Account Head Details			Amount In Rs.		Road/Street				
0030072201 SEARCH FEE			150.00						
				Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
				GAT NO.262, VILLAGE-DARUMBRE, TALUKA-MAVAL, DIST.PUNE					
				Amount In		One Hundred Fifty Rupees Only			
Total				150.00		Words			
Payment Details				FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY				Bank CIN		Ref. No.		10000502025122403461	5811495855355
Cheque-DD Details				Bank Date		RBI Date		24/12/2025-12:58:33	Not Verified with RBI
Cheque/DD No.				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Bank				Scroll No. , Date		Not Verified with Scroll			
Name of Branch									

Department ID :

Mobile No. : XXXXXX4779

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सदर चलन "एडप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे - इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही .

MH012695896202526U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
02 Dec 2025	Receipt	Receipt no.: 1114592389
	Name of the Applicant :	Akshay Pokharkar
	Details of property of which document has to be searched :	Dist :Pune Village :Darumbare S.No/CTS No/G.No. : 262
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH012695896202526U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.		

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CHALLAN
MTR Form Number-6



GRN	MH014096347202526P	BARCODE	[Barcode]		Date	24/12/2025-13:06:06	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		GULNAZ INAMDAR			
MVL2_MAWAL 2 SUB REGISTRAR									
Location				Flat/Block No.					
PUNE									
Year				Premises/Bullding					
2025-2026 One Time									
Account Head Details			Amount In Rs.		Road/Street				
0030072201 SEARCH FEE			750.00						
				Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
				GAT NO.534, VILLAGE-DARUMBRE, TALUKA-MAVAL, PUNE					
				Amount in		Seven Hundred Fifty Rupees Only			
Total				Words					
750.00									
Payment Details				FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY				Bank CIN		Ref. No.		10000502025122403651 5065594857027	
Cheque/DD Details				Bank Date		RBI Date		24/12/2025-13:06:15 Not Verified with RBI	
Cheque/DD No.				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Bank				Scroll No. , Date		Not Verified with Scroll			
Name of Branch									

Department ID :

Mobile No. : XXXXXX4779

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