

M/S. RAJIV PATEL AND ASSOCIATES

ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg, (East Street), PUNE - 411 001.

Ref No. :

FORMAT -A

Date : 25/09/2023

(Circular No.:28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to:

The portion admeasuring 11574.74 sq.mtrs [after excluding the area of the Internal Road (2393.51 sq.mtrs.) and area falling under Development Plan Road (80.60 sq.mtrs.)] out of the contiguous block of land admeasuring 14048.85 sq.mtrs formed of the followings lands/portions all situate, lying and being at Village Mundhwa within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune:

PRESENTLY OUT OF LAND BEARING CTS NO.	FORMERLY BEARING SURVEY NO.	AREA HELD BY SHRI. KISHORE SHARAD PINGALE AND TWO OTHERS (IN SQ.MTRS)
1340	81/27 [81/3/1A+1B+2/1+2/2/2]	324.72
1340	81/28 [81/3/1A+1B+2/1+2/2/3]	7820.41
1305	82/6 [82/1+2+3/1A+1B+2/2]	603.72
1305	82/7 [82/1+2+3/1A+1B+2/3]	5300

(hereinafter referred to collectively as the "said Land").

We have investigated the title of (1) SHRI.KISHORE SHARAD PINGALE, (2) SOU.ANJALI KISHORE PINGALE and (3) SHRI.KAUSTUBH KISHORE PINGALE, to the said Land on the



request of EASTWOOD REALTY LLP, a Limited Liability Partnership Firm duly registered under the provisions of the Limited Liability Partnership Act, 2008, having its Office at Supreme Square, Survey No.57, Plot No.23, 4th Floor, Office No.401, D.P. Road, Aundh, Pune 411007, and following documents i.e. –

1. Description of the said Land

The portion admeasuring 11574.74 sq.mtrs [after excluding the area of the Internal Road (2393.51 sq.mtrs.) and area falling under Development Plan Road (80.60 sq.mtrs.)] out of the contiguous block of land admeasuring 14048.85 sq.mtrs formed of the followings lands/portions all situate, lying and being at Village Mundhwa within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune:

PRESENTLY OUT OF LAND BEARING CTS NO.	FORMERLY BEARING SURVEY NO.	AREA HELD BY SHRI. KISHORE SHARAD PINGALE AND TWO OTHERS (IN SQ.MTRS)
1340	81/27 [81/3/1A+1B+2/1+2/2/2]	324.72
1340	81/28 [81/3/1A+1B+2/1+2/2/3]	7820.41
1305	82/6 [82/1+2+3/1A+1B+2/2]	603.72
1305	82/7 [82/1+2+3/1A+1B+2/3]	5300

2. The document of allotment of the said Land –

- a) Deed of Partition dated 17.10.1990 (duly registered under Serial No.4823 of 1995 with the Sub-Registrar, Haveli I, Pune) executed by and between Sharad Sakham Pingale, Satish Sharad Pingale and Kishore Sharad.
- b) Deed of Declaration dated 07.09.2007 (duly registered under Serial No.7417 of 2007 with the Sub-Registrar, Haveli VI, Pune) executed by and between the said Sharad Sakham Pingale, Satish Sharad Pingale and the said Kishore Sharad Pingale.
- c) Deed of Exchange dated 26.10.2006 (duly registered under Serial No.7136 of 2006 with the Sub-Registrar, Haveli IV, Pune) whereby the said Satish Sharad Pingale exchanged portions admeasuring 324.72 sq.mtrs and 603.72 sq.mtrs out of lands

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bearing Survey No.81/27 and 82/6, Mundhwa, Pune with the portion admeasuring 1279.59 sq.mtrs out of land bearing Survey No.81/28, Mundhwa, Pune held by the said Kishore Sharad Pingale.

- d) Deed of Gift dated 25.06.2008 (duly registered under Serial No.6468 of 2008 with the Sub-Registrar, Haveli XI, Pune) whereby the said Kishore Sharad Pingale assigned, transferred, assured and conveyed (as and by way of gift) a portion admeasuring 400 sq.mtrs out of his holding admeasuring 7820.41 sq.mtrs out of land admeasuring 9100 sq.mtrs bearing Survey No.81 Hissa No.28, Mundhwa, Pune to/in favour of Anjali Kishore Pingale.
 - e) Deed of Gift dated 26.09.2020 (duly registered under Serial No.11878 of 2020 with the Sub-Registrar, Haveli XXIII, Pune) whereby the said Kishore Sharad Pingale assigned, transferred, assured and conveyed (as and by way of gift) portions admeasuring 108.24 sq.mtrs and 108.24 sq.mtrs out of the said land bearing Survey No.81 Hissa No.27, Mundhwa, Pune, portions admeasuring 2206.80 sq.mtrs and 2606.80 sq.mtrs out of the said land bearing Survey No.81 Hissa No.28, Mundhwa, Pune, portions admeasuring 201.24 sq.mtrs and 201.24 sq.mtrs out of the said land bearing Survey No.82 Hissa No.6, Mundhwa, Pune and portions admeasuring 1766.66 sq.mtrs and 1766.66 sq.mtrs out of the said land bearing Survey No.81 Hissa No.28, Mundhwa, Pune to/in favour of Anjali Kishore Pingale and Kaustubh Sharad Pingale.
 - f) Agreement for Development dated 09.02.2022 (duly registered under Serial No.2153 of 2022 with the Sub-Registrar, Haveli XV, Pune), whereby the said Kishore Sharad Pingale, Anjali Kishore Pingale and Kaustubh Sharad Pingale granted rights of development of the said Land to/in favour of Eastwood Realty LLP.
3. 7/12 Extract in respect of lands forming part of the said Land from the year 1953 to 2023 and Mutation Entries bearing Nos.2433, 3083, 3344, 3668, 3669, 3670, 4086, 4087, 4088, 5506, 8220, 9054, 9787, 13906 and 13913 in respect thereof.
 4. Search Reports in respect of the said Land for 30 years from 1991 to 2021 and 2022 to 2023 by Adv.Kailash Thorat.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that the title of the said Kishore Sharad Pingale, Anjali Kishore Pingale and Kaustubh Sharad Pingale to their respective holdings in the said Land and the beneficial title of the said Eastwood Realty LLP to the same is free, clear, marketable and without any encumbrance on or in respect thereof.



Owners of the said Land –

Kishore Sharad Pingale, Anjali Kishore Pingale and
Kaustubh Sharad Pingale.

The Report reflecting the flow of the title of the said Kishore Sharad Pingale, Anjali Kishore Pingale and Kaustubh Sharad Pingale to the said Land and the beneficial title of the said Eastwood Realty LLP to the same is enclosed herewith as **Annexure "A"**.

Dated this 25th day of September, 2023.

M/S RAJIV PATEL & ASSOCIATES



PROPRIETOR

End : **Annexure "A"**.



ANNEXURE "A"**(FLOW OF TITLE OF THE SAID LAND)**

Re: The portion admeasuring 11574.74 sq.mtrs [after excluding the area of the Internal Road (2393.51 sq.mtrs.) and area falling under Development Plan Road (80.60 sq.mtrs.)] out of the contiguous block of land admeasuring 14048.85 sq.mtrs formed of the followings lands/portions all situate, lying and being at Village Mundhwa within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune:

PRESENTLY OUT OF LAND BEARING CTS NO.	FORMERLY BEARING SURVEY NO.	AREA HELD BY SHRI. KISHORE SHARAD PINGALE AND TWO OTHERS (IN SQ.MTRS)
1340	81/27 [81/3/1A+1B+2/1+2/2/2]	324.72
1340	81/28 [81/3/1A+1B+2/1+2/2/3]	7820.41
1305	82/6 [82/1+2+3/1A+1B+2/2]	603.72
1305	82/7 [82/1+2+3/1A+1B+2/3]	5300

and which portion admeasuring 11574.74 sq.mtrs is bounded as follows, that is to say:-

On or towards the East :By 12 Meter wide internal road of
the said Sanctioned Layout.
On or towards the South :By 30 Meter Development Plan
Road.
On or towards the West :By land earlier out of Survey No.



On or towards the North

81 and presently out of CTS
No.1340, Mundhwa, Pune.
By land earlier out of Survey No.
81 & 82 and presently out of CTS
No.1340 and 1305, Mundhwa,
Pune.

- (I) One Sakharam Ganpatrao Pingale was the holder of land then admeasuring Nine Acres bearing Survey No.81 Hissa No.3, Mundhwa, Taluka Pune City, District Pune and the said Sakharam Ganpatrao Pingale was also the holder of land then admeasuring Five Acres Ten Gunthas bearing Survey No.82 Hissa No.1+2+3, Mundhwa, Taluka Pune City, District Pune.
- (II) Vide a Deed of Partition dated 12.02.1964 (duly registered under Serial No.662 of 1964 with the Sub-Registrar, Haveli I, Pune) by and between the said Sakharam Ganpatrao Pingale and members of his family, the said lands bearing Survey No.81 Hissa No.3 and bearing Survey 82 Hissa No.1+2+3, Mundhwa, Pune and certain others lands were partitioned by metes and bounds amongst themselves in manner following, that is to say:-

Name of the Holder	Area (in Acres and Gunthas)	Assigned Survey No./Hissa No.
Arun Sakharam Pingale	3 Acres 12 Gunthas	81/3/1
Shivaji Sakharam Pingale	3 Acres 22 Gunthas	81/3/2
Sharad Sakharam Pingale	2 Ares	81/3/3
Arun Sakharam Pingale, Shivaji Sakharam Pingale, Sharad Sakharam Pingale and Narayan Sakharam Pingale	6 Gunthas (common well)	81/3/4
Narayan Sakharam Pingale	3 Acres 22 Gunthas	82/1+2+3/1
Arun Sakharam Pingale	10 Gunthas	82/1+2+3/2

Sharad Sakharam Pingale	1 Are 18 Gunthas	81/1+2+3/3
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Effect of such partition was given on the relevant Revenue Record vide Mutation Entry No.2433.

- (III) The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Mundhwa vide Mutation Entry No.3083 dated 30.01.1971.

(A) LANDS BEARING SURVEY NO.81 HISSA NO.3/1 AND SURVEY NO.82 HISSA NO.1+2+3/2, MUNDHWA, PUNE HELD BY ARUN SAKHARAM PINGALE.

- (i) As stated above the said Arun Sakharam Pingale was the holder of the said land then bearing Survey No.81 Hissa No.3/1, Mundhwa, Pune and of the said land bearing Survey No.82 Hissa No.1+2+3/2, Mundhwa, Pune.
- (ii) Vide a Deed of Sale dated 29.03.1978 (duly registered under Serial No.2646 of 1980 with the Sub-Registrar, Haveli II, Pune) the said Arun Sakharam Pingale assigned, transferred, assured and conveyed portions admeasuring Hectares 00=67 Ares and Hectares 00=05 Ares out of the said lands bearing Survey No.81 Hissa No.3/1, Mundhwa, Pune and out of the said land bearing Survey No.82 Hissa No.1+2+3/2, Mundhwa, Pune respectively to/in favour of Sharad Sakharam Pingale. The said portions so conveyed by the said Arun Sakharam Pingale to/in favour of the said Sharad Sakharam Pingale were assigned Survey No.81 **"Hissa No.3/1B"** and Survey No.82 **"Hissa No.1+2+3/2B"**, Mundhwa, Pune while the remaining holding of the said Arun Sakharam Pingale admeasuring Hectares 00=67 Ares and Hectares 00=05 Ares were assigned Survey No.81 Hissa No.3/1A



and Survey No.82 Hissa No.1+2+3/2A, Mundhwa, Pune vide Mutation Entry No.3670.

- (iii) Vide a Deed of Sale dated 05.08.1987 (duly registered under Serial No.10212 of 1987 with the Sub-Registrar, Haveli, Pune) the said Arun Sakharam Pingale assigned, transferred, assured and conveyed the said lands bearing Survey No.81 Hissa No.3/1A and Survey No.82 Hissa No.1+2+3/2A, Mundhwa, Pune to/in favour of Sharad Sakharam Pingale. The name of the said Sharad Sakharam Pingale was duly entered on the VII/XII Extract pertaining to the said lands bearing Survey No.81 Hissa No.3/1A and Survey No.82 Hissa No.1+2+3/2A, Mundhwa, Pune as the holder thereof vide Mutation Entry No.4088.

(B) LAND BEARING SURVEY NO.81 HISSA NO.3/2, MUNDHWA, PUNE HELD BY SHIVAJI SAKHARAM PINGALE.

- (i) As stated above the said Shivaji Sakharam Pingale was the holder of the said land bearing Survey No.81 Hissa No.3/2, Mundhwa, Pune.
- (ii) Vide a Deed of Partition dated 18.06.1977 (duly registered under Serial No.641 of 1977 with the Sub-Registrar, Haveli II, Pune), the said Shivaji Sakharam Pingale, Nirmalabai Shivaji Pingale and Sameer Shivaji Pingale (then a minor) partitioned the said land bearing Survey No.81 Hissa No.3/2, Mundhwa amongst themselves so that on such partition, each of them came to hold a one-third share therein;
- (iii) Vide a Deed of Sale dated 29.03.1978 (duly registered under Serial No.2648 of 1980 with the Sub-Registrar, Haveli II, Pune) the said Shivaji Sakharam Pingale and Nirmala Shivaji Pingale

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assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=72 Ares out of the said land bearing Survey No.81 Hissa No.3/2, Mundhwa, Pune to/in favour of Kishore Sharad Pingale. The said portion so conveyed by the said Shivaji Sakharam Pingale and Another to/in favour of the said Kishore Sharad Pingale was assigned Survey No.81 **"Hissa No.3/2/2"**, Mundhwa, Pune while the remaining holding of the said Shivaji Sakharam Pingale and Others admeasuring Hectares 00=72 Ares was assigned Survey No.81 Hissa No.3/2/1, Mundhwa, Pune vide Mutation Entry No.3668.

- (iv) The said Shivaji Sakharam Pingale died intestate on 31.12.1981, leaving behind him as his only heirs and next-of-kin his widow namely, Nirmalabai Shivaji Pingale, his son namely, Sameer Shivaji Pingale, and his married daughter namely, Sadhna Ashokrao Girme.
- (v) Vide a Deed of Partition dated 08.01.1982 (duly registered under Serial No.188 of 1982 with the Sub-Registrar, Haveli II, Pune), the said heirs of the said Late Shivaji Sakharam Pingale partitioned the said land bearing Survey No.81 Hissa No.3/2/1, Mundhwa, Pune and certain other lands amongst themselves and, on such partition, the said land bearing Survey No.81 Hissa No.3/2/1, Mundhwa, Pune came to the share of the said Sameer Shivaji Pingale.
- (vi) Vide a Deed of Sale dated 07.05.1987 (duly registered under Serial No.5676 of 1987 with the Sub-Registrar, Haveli, Pune) the said Sameer Shivaji Pingale [then minor, by the hand of his mother and natural guardian, Nirmalabai Shivaji Pingale] assigned, transferred, assured and conveyed the said land bearing



Survey No.81 Hissa No.3/2/1 Mundhwa, Pune to/in favour of the said Kisore Sharad Pingale. The name of the said Kishore Sharad Pingale was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.81 Hissa No.3/2/1, Mundhwa, Pune as the holder thereof vide Mutation Entry No.4087.

(C) LAND BEARING SURVEY NO.82 HISSA NO.1+2+3/1, MUNDHWA, PUNE HELD BY NARAYAN SAKHARAM PINGALE.

- (i) As stated above the said Narayan Sakharam Pingale was the holder of the said land bearing Survey No.82/1+2+3/1, Mundhwa, Pune.
- (ii) Vide a Deed of Sale dated 29.03.1978 (duly registered under Serial No.2647 of 1980 with the Sub-Registrar, Haveli II, Pune) the said Narayan Sakharam Pingale assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=72 Ares out of the said land bearing Survey No.82 Hissa No.1+2+3/1, Mundhwa, Pune respectively to/in favour of Satish Sharad Pingale. The said portion so conveyed by the said Narayan Sakharam Pingale to/in favour of the said Satish Sharad Pingale was assigned **"Hissa No.1+2+3/1B" of Survey No.82**, Mundhwa, Pune while the remaining holding of the said Narayan Sakharam Pingale admeasuring Hectares 00=72 Ares was assigned **"Hissa No.1+2+3/1A of Survey No.82"**, Mundhwa, Pune vide Mutation Entry No.3669.
- (iii) Vide a Deed of Sale dated 06.05.1987 (duly registered under Serial No.5675 of 1987 with the Sub-Registrar, Haveli, Pune) the said Narayan Sakharam Pingale assigned, transferred, assured and conveyed the said land bearing Survey No.82 Hissa No.1+2+3/1A, Mundhwa, Pune to/in favour of the said Satish

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Sharad Pingale. The name of the said Satish Sharad Pingale was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.82 Hissa No.1+2+3/1A, Mundhwa, Pune as the holder thereof vide Mutation Entry No.4086.

(D) LANDS BEARING SURVEY NO.81 HISSA NO.3/3 AND SURVEY NO.82 HISSA NO.1+2+3/3, MUNDHWA, PUNE HELD BY SHARAD SAKHARAM PINGALE.

- (i) As stated above, the said Sharad Sakharam Pingale was the holder of the said lands then bearing Survey No.81 Hissa No.3/3, Mundhwa, Pune and of the said land bearing Survey No.82 Hissa No.1+2+3/3, Mundhwa, Pune.
- (ii) Vide a Deed of Partition dated 08.03.1968 (duly registered under Serial No.554 of 1968 with the Sub-Registrar, Haveli II, Pune), the said Sharad Sakharam Pingale and the members of his family partitioned the said lands bearing Survey No.81 Hissa No.3/3, and the said land bearing Survey No.82 Hissa No.1+2+3/3, Mundhwa, Pune amongst themselves in manner following, that is to say:-

Name of the Holder	Area (in Acres and Gunthas)	Assigned Survey No./Hissa No.
Sharad Sakharam Pingale	1 Acre	81/3/3/2
Kusum Sharad Pingale and Satish Sharad Pingale	38 Gunthas	82/1+2+3/3/2
Satish Sharad Pingale (5 Annas 4 pai) Kishore Sharad Pingale (10 Annas 8 Pai)	1 Acre 20 Gunthas	81/3/3/1+82/1+2+3/3/1
Sharad Sakharam Pingale Kusum Sharad Pingale, Satish Sharad Pingale and Kishore Sharad Pingale (1 Anna each therein)	1.5 Gunthas out of 6 Gunthas	81/3/4



Effect of such partition was given on the relevant Revenue Record vide Mutation Entry No.3344.

- (IV)** Vide a Deed of Partition dated 17.10.1990 (duly registered under Serial No.4823 of 1995 with the Sub-Registrar, Haveli I, Pune), the said Sharad Sakharam Pingale, Satish Sharad Pingale and Kishore Sharad Pingale partitioned their lands (admeasuring in the aggregate Hectares 04=32 Ares) bearing Survey Nos.81/3/1A, 81/3/1B, 81/3/2/1, 81/3/2/2, 82/1+2+3/1A, 82/1+2+3/1B, 82/1+2+3/2A and 82/1+2+3/1B, Mundhwa, Pune amongst themselves in manner following, that is to say:-

Name of the Holder	Area (in sq.mtrs)	Out of land bearing Survey No./Hissa No.
Sharad Sakharam Pingale	4500 5040 4500 360	81/3/2/2 81/3/1B 82/1+2+3/1B 82/1+2+3/2
Satish Sharad Pingale	4234 4921 4921 324	81/3/1A 81/3/2/1 82/1+2+3/1A 82/1+2+3/2
Kishore Sharad Pingale	2466 2279 2700 1660 2700 316 2279	81/3/1A 81/3/2/1 81/3/2/2 81/3/1B 82/1+2+3/1B 82/1+2+3/2 82/1+2+3/1A

- (V)** A Partition was effected between the said Sharad Sakharam Pingale, Satish Sharad Pingale and Kishore Sharad Pingale in respect of their holdings out of lands bearing Survey No.81 and 82, Mundhwa, Pune and such partition was recorded by Order dated 12.03.1997 bearing No. VATAP-SR-1-1997 of the Tahsildar, Taluka Haveli under Section 85 of the Maharashtra Land Revenue Code, 1966 in manner following, that is to say:-

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Name of the Holder	Area (in Hectares=Ares)	Assigned Survey No./Hissa No.
Sharad Sakham Pingale	00=96 00=48	81/3/1A+1B+2/1+2/2/1 82/1+2+3/1A+1B+2/1
Satish Sharad Pingale	00=91 00=53	81/3/1A+1B+2/1+2/2/2 82/1+2+3/1A+1B+2/2
Kishore Sharad Pingale	00=91 00=53	81/3/1A+1B+2/1+2/2/3 82/1+2+3/1A+1B+2/3

Such partition was given effect to on the relevant Revenue Record vide Mutation Entry No.5506. Accordingly, vide a Deed of Declaration dated 07.09.2007 (duly registered under Serial No.7417 of 2007 with the Sub-Registrar, Haveli VI, Pune), the said Sharad Sakham Pingale, Satish Sharad Pingale and the said Kishore Sharad Pingale confirmed the said partition.

(VI) The lands bearing Survey No.81/3/1A+1B+2/1+2/2/1 and Survey No.82/1+2+3/1A+1B+2/1, Mundhwa, Pune held by the said Sharad Sakham Pingale were assigned Survey No.81/26 and Survey No.82/5 respectively, Mundhwa, Pune, the lands bearing Survey No.81/3/1A+1B+2/1+2/2/2 and Survey No.82/1+2+3/1A+1B+2/2, Mundhwa, Pune held by the said Satish Sharad Pingale were assigned Survey No.81/27 and Survey No.82/6 respectively, Mundhwa, Pune and the lands bearing Survey No.81/3/1A+1B+2/1+2/2/3 and Survey No.82/1+2+3/1A+1B+2/3, Mundhwa, Pune held by the said Kishore Sharad Pingale were assigned Survey No.81/28 and Survey No.82/7 respectively, Mundhwa, Pune vide Mutation Entry No.8220.

(VII) Vide a Deed of Exchange dated 26.10.2006 (duly registered under Serial No.7136 of 2006 with the Sub-Registrar, Haveli IV, Pune), the said Satish Sharad Pingale exchanged portions admeasuring 324.72 sq.mtrs and 603.72 sq.mtrs out of the said lands bearing Survey No.81/27 and 82/6, Mundhwa, Pune with the portion admeasuring 1279.59 sq.mtrs out of



land bearing Survey No.81/28, Mundhwa, Pune held by the said Kishore Sharad Pingale. Effect of such exchange was given on the relevant Revenue Record vide Mutation Entry No.9054.

(VIII) In the above circumstances, the said Kishore Sharad Pingale came to hold the following lands/portions of Village Mundhwa, Pune:-

Survey No./Hissa No.	Aggregate Area (in sq.mtrs)	Area held by the said Kishore Sharad Pingale (in sq.mtrs)
81/27	9100	324.72
81/28	9100	7820.41
82/6	5300	603.72
82/7	5300	5300

(IX) Vide a Deed of Gift dated 25.06.2008 (duly registered under Serial No.6468 of 2008 with the Sub-Registrar, Haveli XI, Pune), the said Kishore Sharad Pingale assigned, transferred, assured and conveyed (as and by way of gift) a portion admeasuring 400 sq.mtrs out of his holding admeasuring 7820.41 sq.mtrs out of land admeasuring 9100 sq.mtrs bearing Survey No.81 Hissa No.28, Mundhwa, Pune to/in favour of Anjali Kishore Pingale. The name of the said Anjali Kishore Pingale was duly entered on the Revenue Record pertaining to the said land bearing Survey No.81 Hissa No.28, Mundhwa, Pune as the holder of the said portion admeasuring 400 sq.mtrs thereof vide Mutation Entry No.9787.

(X) Vide a Deed of Gift dated 26.09.2020 (duly registered under Serial No.11878 of 2020 with the Sub-Registrar, Haveli XXIII, Pune), the said Kishore Sharad Pingale assigned, transferred, assured and conveyed (as and by way of gift) portions admeasuring 108.24 sq.mtrs and 108.24 sq.mtrs out of the said land bearing Survey No.81 Hissa No.27, Mundhwa, Pune, portions admeasuring 2206.80 sq.mtrs and 2606.80 sq.mtrs out of the said land bearing Survey No.81 Hissa No.28, Mundhwa, Pune,

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portions admeasuring 201.24 sq.mtrs and 201.24 sq.mtrs out of the said land bearing Survey No.82 Hissa No.6, Mundhwa, Pune and portions admeasuring 1766.66 sq.mtrs and 1766.66 sq.mtrs out of the said land bearing Survey No.81 Hissa No.28, Mundhwa, Pune to/in favour of Anjali Kishore Pingale and Kaustubh Sharad Pingale.

- (XI)** In the above circumstances the said Shri.Kishore Sharad Pingale, Sou.Anjali Kishore Pingale and Shri. Kaustubh Sharad Pingale each came to hold an one-third undivided share in the contiguous block of land admeasuring 14048.85 sq.mtrs. formed of the following lands/portions all situate at Village Mundhwa, Taluka Pune City, District Pune.:-

Survey No./Hissa No.	Area (in sq.mtrs)	Area held by Owners herein (in sq.mtrs)
81/27	9100	324.72
81/28	9100	7820.41
82/6	5300	603.72
82/7	5300	5300

- (XII)** The said lands earlier bearing Survey No.81 Hissa Nos.27 and 28, Mundhwa, Pune were assigned CTS No.1340 and the said lands bearing Survey No.82 Hissa Nos.6 and 7, Mundhwa, Pune were assigned CTS No.1305 vide Mutation Entry Nos.13906 and 13913 respectively.

- (XIII)** The Municipal Corporation of Pune sanctioned a layout in respect of the said contiguous block of land admeasuring 14048.85 sq.mtrs formed of the holdings of the said Shri.Kishore Sharad Pingale and Two Others in the said lands earlier bearing Survey No.81 Hissa Nos.27 and 28, Mundhwa, Pune and presently bearing CTS No.1340, Mundhwa, Pune and of the said lands earlier bearing Survey No.82 Hissa Nos.6 and 7, Mundhwa, Pune and presently bearing CTS No.1305, Mundhwa, Pune.



- (XIV)** The said Kishore Sharad Pingale and Two Others propose to revise such sanctioned Layout whereunder the same will be laid out in areas earmarked for construction of multi-storied Buildings, Internal Road, Amenity Spaces, Open Spaces and Area under Development Plan Road. After excluding the area of the Internal Road (2393.51 sq.mtrs.) and area falling under Development Plan Road (80.60 sq.mtrs.), the net area of the said contiguous block is 11574.74 sq.mtrs. i.e. the above captioned Land.
- (XV)** Vide an Agreement for Development dated 09.02.2022 (duly registered under Serial No.2153 of 2022 with the Sub-Registrar, Haveli XV, Pune), the said Kishore Sharad Pingale and Two Others granted rights of development of the above captioned Land to/in favour of Eastwood Realty LLP, a Limited Liability Partnership Firm duly registered under the provisions of the Limited Liability Partnership Act, 2008, having its Office at Supreme Square, Survey No.57, Plot No.23, 4th Floor, Office No.401, D.P. Road, Aundh, Pune 411007, at or for the consideration and on the terms and conditions therein contained.
- (XVI)** As part of investigation of title of the said Shri.Kishore Sharad Pingale and Two Others to the above captioned Land, we have inspected the Revenue Record pertaining to the lands forming part of the above captioned Land from the year 1953-1954 onwards. Such inspection has not disclosed any fact or circumstances prejudicial to the title of the said Shri.Kishore Sharad Pingale and Two Others to the above captioned Land. The names of the said Shri.Kishore Sharad Pingale and Two Others have been duly entered on the Property Card maintained by the City Survey Office, Pune in respect of the above captioned Land as the holders thereof.
- (XVII)**As part of investigation of the said Shri.Kishore Sharad Pingale and Two Others to the above captioned Land, we had notices in the usual form published in the daily newspapers, "Indian Express" and "Prabhat" and

which notices appeared on 05.11.2021. We have not received any claim or communication from any person or party in response to our said Public Notices.

(XVIII) As part of investigation of title of the said Shri.Kishore Sharad Pingale and Two Others to the above captioned Land, we have had search of the available, unmutilated and relevant Index II Record in the Offices of the concerned Sub-Registrar of Assurances, Taluka Haveli, Pune carried out for the past thirty years in respect of the lands forming part of the above captioned Land. Such search of the said Index II Record has not disclosed any outstanding encumbrance on or in respect of the above captioned Land or any entry adverse to the title of the said Shri.Kishore Sharad Pingale and Two Others to the same.

(XIX) We have inspected the originals of all deeds/documents pertaining to the above captioned Land which are in possession and power of the said Shri.Kishore Sharad Pingale and Two Others.

On the basis of such investigation carried out by us, we are of the opinion that the title of the said (1) SHRI.KISHORE SHARAD PINGALE, (2) SOU.ANJALI KISHORE PINGALE and (3) SHRI.KAUSTUBH KISHORE PINGALE to their respective holdings in the above captioned Land and the beneficial title of the said Eastwood Realty LLP to the same is free, clear and marketable and there are no outstanding encumbrances on or in respect thereof as can be diligently ascertained.

Dated this 25th day of September, 2023.



M/S. RAJIV PATEL & ASSOCIATES

PROPRIETOR



CHALLAN
MTR Form Number-6



GRN	MH008577749202324P	BARCODE			Date	25/09/2023-19:40:38		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID / TAN (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		ADV KAILASH M THORAT		
Location PUNE									
Year 2023-2024 From 01/01/2021 To 25/09/2023					Flat/Block No.				
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				600.00	Road/Street				
					Area/Locality		SHIVAJINAGAR PUNE		
					Town/City/District				
					PIN		4 1 1 0 0 5		
					Remarks (If Any)				
					SR NO. 81 AND 82 AND CTS NO. 1340 AND 1304 VILLAGE MUNDHWA,				
					DIST PUNE				
Total				600.00	Amount In		Six Hundred Rupees Only		
					Words				
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	10000502023092509012		2139428252027
Cheque/DD No.					Bank Date	RBI Date	25/09/2023-19:41:15		Not Verified with RBI
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

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

Mobile No. : 9975398916

सदर चलान "ऑनलाईन पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



KAILASH M. THORAT

BSL. LL.B
ADVOCATE

OFFICE :

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SHOBHA CHAMBERS, CTS NO. 321/1
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CELL : 9975398916
Email-adv.kailashthorat@gmail.com

SR No. 701/2023-2024

Date: 25/09/2023

MEMORANDUM OF SEARCH OF THE RECORD OF THE GOVERNMENT WEBSITE CARRIED OUT ON 25/09/2023

1. Name of Party on whose behalf
search taken : M/s. Rajiv Patel &
Associates
2. Instructed by : Mr. Rajiv Patel
3. Lands in respect of which
Search taken : Survey No. 81 Hissa No. 27,
28 and Survey No. 82 Hissa
No. 6, 7, CTS No. 1340 and
1305) situated at Village
Mundhwa, Taluka Pune City,
District Pune
4. Period for which search taken : 2021 to 2023
5. Entries Found : As per mentioned below

Parties	Date and Nature of Document	Survey No/Area of land	Registration No.	Haveli No.
Party No. 1: Maharashtra State Electricity Distribution Company Limited through Mr. Akshay Yashwant Jagtap Party No. 2: A Adwani Properties LLP through Partner Mr. Anil Shankar Adwani and others	Lease Deed Dated 07/07/2021	Area admeasuring 60 Sq. Mtrs. out of Survey No. 81/27 CTS No. 1340 situated at Village Mundhava Taluka Pune City Dist Pune	3834/2021	8
Party No. 1: Mr. Satish Sharad Pingale and others	Supplementar y Agreement	Area admeasuring 8100 Sq. Mtrs. out of area	3911/2021	8



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Party No. 2: A Adwani Properties LLP through Partner Mr. Anil Shankar Adwani and others	Dated 12/07/2021	admeasuring 00 Hectare 91 Ares of Survey No. 81/27 (Old Survey No. 81/3/1A+1B+2+1+2/2/2) (CTS No. 1340) situated at Village Mundhava Taluka Pune City Dist Pune		
Party No. 1: Mr. Rahul Namdevrao Pingle and others Party No. 2: M/s. Face Entertainment Partnership Firm through Partner Mr. Sachin Bhaidas Nagarale	Leave and License Dated 08/07/2021	Area admeasuring 16000 Sq. Ft. alongwith constructed area admeasuring 2000 Sq. Ft. out of Survey No. 81 situated at Village Mundhava Taluka Pune City Dist Pune	10086/2021	11
Mortgagor: A Adwani Properties LLP through Partner Mr. Anil Shankar Adwani and others Mortgagee: State Bank of India, Deccan Branch, Pune	Mortgage Deed Dated 09/11/2021	Plot No. A area admeasuring 5327.03 Sq. Mtrs. out of area admeasuring 8100 Sq. Mtrs. out of area admeasuring 00 Hectare 91 Ares of Survey No. 81/27 (Old Survey No. 81/3/1A+1B+2+1+2/2/2) (CTS No. 1340) situated at Village Mundhava Taluka Pune City Dist Pune	17470/2021	15
Vendor: Mr. Kishor Sharad Pingle and others Purchaser: Eastwood Reality LLP	Development Agreement Dated 09/02/2022	Area admeasuring 11574.74 Sq. Mtrs. out of area admeasuring 14048.85 Sq. Mtrs. of Survey No. 81/27(old Survey No. 81/3/1A+1B+2/1+2/2/2) and 81/28 (old Survey No. 81/3/1A+1B+2/1+2/2/3) CTS No. 1340 & 82/6	2153/2022	15



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		(old Survey No. 82/1+2+3/1A+1B+2/2) and 82/7 (82/1+2/3+1A+1B+2/3) CTS No. 1305 situated at Village Mundhava Taluka Pune City Dist Pune		
Party No. 1: Maharashtra State Electricity Distribution company Ltd. through officer Mr. Akshay Yashvant Jagtap Party No. 2: Mr. Kaustubh Kishor Pingle	Lease Deed Dated 18/07/2022	Area admeasuring 25 Sq. Mtrs. out of area admeasuring 1000 Sq. Mtrs. of Survey No. 81 (old Survey No. 117) CTS No. 1340 situated at Village Mundhava Taluka Pune City Dist Pune	11988/2022	6
Vendor: Mr. Satish Sharad Pingle and others Purchaser: Pune Municipal Corporation, Pune	Transfer Deed Dated 23/06/2022	Area admeasuring 1353.90 Sq. Mtrs. out of Survey No. 81/27 CTS No. 1340 situated at Village Mundhava Taluka Pune City Dist Pune	14412/2022	23
Party No. 1: A Adwani Properties LLP through Partner Mr. Anil Shankar Adwani and others Party No. 2: State Bank of India, Deccan Branch through Assistant Manager Mrs. Priyanka Priydarshani	Reconveyance Dated 11/04/2023	Area admeasuring 5327.03 Sq. Mtrs. out of area admeasuring 00 Hectare 91 Ares i.e. 8100 Sq. Mtrs. of Survey No. 81/27(old Survey No. 81/3/1A+1B+2+1+2/2/2) CTS No. 1340 situated at Village Mundhava Taluka Pune City Dist Pune and other properties	6496/2023	8
Mortgagor: A Adwani Properties LLP through Partner Mr. Anil Shankar Adwani and others Mortgagee: Aditya Birla	Mortgage Deed Dated 11/04/2023	Plot No. A, Area admeasuring 109613 Sq. Ft. in the project "Platinum Capital and Platinum Capital Office Phase I", out of Survey	6520/2023	8



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Finance Ltd.		No. 81/27 (Old Survey No. 81/3/1A+1B+2+1+2/2/2) (CTS No. 1340) situated at Village Mundhava Taluka Pune City Dist Pune		
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During my search at Government Website Government Website it is noticed that, I have found various flat/ Retail Space agreements executed in favour of various flat/Retail Space purchasers in respect of flats constituted the above mentioned property. The said flat/Retail Space agreements executed by A Advani Properties LLP.

NATURE OF SEARCH :

E-Search of Index II registers from the 2021 to 2023 taken on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in/>].

I have taken an online search of Index II registers from 2021 to 2023 on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in/>] and I have relied on the same.

PARTICULARS OF SEARCH:

From the available Index II records I have taken search with respect to the captioned property on Government Website for 3 years (i.e. 2021 to 2023) and my report is as under-

In the available Index II registers I have not found any other entries pertaining to the captioned property. It is further clarified that, this is only with respect to the Index II registers perused and does not cover the other Index II registers not available for perusal.

This search report is issued purely on the basis of Index II search made available at Government Website and does not deal with any kind of search with respect to Record of Rights, registers and other relevant document showing title with respect to the captioned property.



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SR No. 701/2023-2024

I have paid the requisite search fees vide Receipt No. MH008577749202324P
dated 25/09/2023

This Search report is subject to the available Index II records presented to me
during the course of my search at the Government Website.

This search report is till 26th September 2023

Accordingly my search report.


MR. KAILASH M. THORAT
ADVOCATE BSL..LL.B.
Office No. 3A, Third Floor,
Shobha Chambers, CTS No.
321/1, Shivajinagar, Pune-5

Disclaimer: The contents of this report are the facts respect to the position as understood presently. Any change in the facts may lead to change in the report. In no event shall the person issuing the report be liable for any direct, consequential or punitive loss, damage or expense. The report/opinion is for use of the person to whom it is addressed and is not for the use of any other person.