



22nd September 2022

To
MahaRERA
Pune

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Gat No. 224/1, totally admeasuring about 01 H. 44 Aar situated at Baner, Tal. Haveli, Dist Pune (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/s. Nirman Skyline L.L.P. CTS 4217, THIRD FLOOR, AKURDI, OLD MUMBAI PUNE HIGHWAY, Pune 411044** and following documents i.e.:-

1. Copy of 7/12 Extract of Gat No. 224/1.
2. Copy of Mutation entry(s).
3. Copy of Tipan dated 04.06.1996
4. Copy of demarcation Map dated 26.02.2019
5. Copy of Falani Bara
6. Copy of agreement regd. At Sr. No. 5665/1996 for Hissa no. 2 between Pallod and Vidhate.
7. Copy of Sale deed regd. At Sr. No. 3188/2008 for Hissa no. 4 between Pallod and Bhanage.
8. Order passed by Competent Authority no. II Pune u/s 8(1) of Urban Land Ceiling Act 1976 in Case no. 1170/PA on 09.04.1999 in favor of Nandkishor N. Pallod PAH of Santosh Rambhau Bhanage declaring that ULC Act cannot be made applicable to land under search.
9. Copy of Sale deed regd. At Sr. No. 9538/2010 for Hissa No. 5 between Pallod and Jadhav.
10. Order passed by Competent Authority no. II Pune u/s 8(1) of Urban Land Ceiling Act 1976 in Case no. 1167/PA on 09.04.1999 in favor of Nandkishor N. Pallod PAH of Nandkumar Jagannath Jadhav declaring that ULC Act cannot be made applicable to land under search.
11. Copy of Sale deed regd. At Sr. No. 3115/2008 for Hissa no. 6 between Pallod and Marne.
12. Order passed by Competent Authority no. II Pune u/s 8(1) of Urban Land Ceiling Act 1976 in Case no. 1165/PA on 09.04.1999 in favor of Nandkishor N. Pallod PAH of Sham Nathuji Marane declaring that ULC Act cannot be made applicable to land under Search.

Flat No 10, Sai Towers, N. C. Kelkar Road, Opposite Hotel Muralidhar, 273, Narayan Peth, Pune 411030

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13. Copy of Sale deed regd. At Sr. No. 4112/2008 for Hissa no. 7 between Pallod and Ambekar.
14. Order passed by Competent Authority no. II Pune u/s 8(1) of Urban Land Ceiling Act 1976 in Case no. 1166/PA on 09.04.1999 in favor of Nandkishor N. Pallod PAH of Prashant Machindra Ambekar declaring that ULC Act cannot be made applicable to land under Search.
15. Copy of Sale deed regd. At Sr. No. 3497/2008 for Hissa no. 8 between Pallod and Chauhan.
16. Order passed by Competent Authority no. II Pune 8(1) of Urban Land Ceiling Act 1976 in Case no. 1164/PA on 09.04.1999 in favor of Nandkishor N. Pallod PAH of Vilas Mahadev Chavhan declaring that ULC Act cannot be made applicable to land under search.
17. Copy of Sale deed regd. At Sr. No. 3764/2008 for Hissa no. 9 between Pallod and Dedge.
18. Order passed by Competent Authority no. II Pune u/s 8(1) of Urban Land Ceiling Act 1976 in Case no. 1169/PA on 09.04.1999 in favor of Nandkishor N. Pallod PAH of Prashant Machindra Ambekar declaring that ULC Act cannot be made applicable to land
19. Copy of Sale deed regd. At Sr. No. 8812/2012 for 00H 12.5 R between Pallod and vidhate.
20. Copy of Sale deed regd. At Sr. No. 6049/2012 for 00H 12.5 R between Pallod and Vidhate.
21. Copy of Sale deed regd. At Sr. No. 3055/2011 for 00H 25 R between Pallod and Vidhate & Jadhav.
22. Copy of Index II of Sale deed no. 12262/2021 dated 3.08.2021 between M/s. Nirman skylines LLP and Kunal Mhaske.
23. Copy of Mutation Entry No. 23142 dt. 23.08.2021
24. Copy of Sale deed no. Sr. No. 9377/2019 in the office of SRO No. 15. between Mr. Kunal Mhaske & Anil Sakhare and Nandkumar Pallod.
25. Copy of Mutation Entry No. 22126 dt. 30.05.2019

1) Description of the property. –

All that piece and parcel of Gat No. 224/1, admeasuring area of 00H 15.30 AAR out of area about 01 H 44 Aar situated at Mauje Baner, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation and within the jurisdiction of office of Sub – Registrar Haveli Pune which is bounded as follows:

Towards the East : Part of S. No. 224/2 OF Village Baner
Towards the South : By 12Mtrs D. P. Road out S. No. 224

Flat No 10, Sai Towers, N. C. Kelkar Road, Opposite Hotel Muralidhar, 273, Narayan Peth, Pune 411030

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Towards the West
Towards the North

: By 30 Mtrs D. P. Road out S. No. 224
: S. No. 223 of Village Baner

1) We have assumed that;

- a) The mutation entries provided to us accurately reflect the transactions contained therein and have presumed the correctness of the contents thereof in accordance with Section 157 of Maharashtra Land Revenue Code 1966.
- b) Mutation entries and other revenue records which are not available do not have any adverse effect on the title of the property under search.
- c) The revenue records provided for our perusal are updated and not have been modified.
- d) All the documents submitted to us as photocopies conform to the originals and all such originals are authentic and complete.
- e) Nandkishor N. Pallod applied for demarcation of property under search on 12.12.2018. Demarcation of property was conducted on 21.02.2019 and "C" Copy was provided on 26.02.2019 to the applicant.

Present transaction:-

1. I have been instructed by M/s. Nirman Skylines LLP to take search of the property described above for the period of last 30 years i.e. since 1992 to 2022 from index II registers maintained at Sub-Registrars Offices, at Haveli, Pune.
2. Accordingly, Adv. Amarnath A Vibhute has conducted the search of above mentioned property from Index II registers maintained by Sub-Registrars Offices, at Haveli No. 1 to 27 , Pune and as well as the online record kept with Inspector General of Registration web site., by paying necessary charges vide receipt No. GRN No. MH008139281202223E dated 22.09.2022.
3. Upon consideration of the record made available to me & the search taken, I have not come across with any encumbrance, mortgage, charge, lien or objections on the Para a property described herein above.



On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **Mr. Anil Yashwant Sakhare, Mr., Kunal Prakash Mhaske and M/s. Nirman Skyline L.L.P., Anil** is clear, marketable and without any encumbrances.

Owners of the land

- (1) **Mr. Anil Yashwant Sakhare, Mr. Kunal Prakash Mhaske Area 45.90 AAR**
- (2) **M/s. Nirman Skyline L.L.P Area 15.30 AAR**
- (3) Qualifying comments/remarks if any Mr. Kunal Mhaske, Anil Sakhare and M/s. Nirman Skylines LLP through its partner Sunil Agarwal & others entered into joint venture agreement for 45.90 AAR dated 01.11.2021 registered at Sr. No. 14447/2021 in the office of SRO No. 25

The report reflecting the flow of the title of the **M/s. Nirman Skyline L.L.P** on the said land is enclosed herewith as annexure.

Encl.: Annexure
Date: 22.09.2022

Advocate
(Stamp)

**For
Konsultants
Law and Life
Amaranth Vibhute**



4. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

For
konsultants
Law & Life
Through Amarnath A. Vibhute

Encl.: Annexure
Date:

Advocate
(Stamp)



ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

In respect of Gat No. 224/1, totally admeasuring about 01 H. 44 Aar situated at Baner, Tal. Haveli, Dist Pune 2)

Sr. No.	Mutation Entries No./ Transaction	Date	Particulars
1.		03.11.2021	Deed of Correction to joint venture agreement between Mr. Kunal Mhaske, Anil Sakhare and M/s. Nirman Skylines LLP through its partner Sunil Agarwal & others registered at Sr. No. 14607/2021 in the office of SRO No. 25.
2.		01.11.2021	Power of attorney given by Mr. Kunal Mhaske, Anil Sakhare and M/s. Nirman Skylines LLP b& its partners its partner Sunil Agarwal & others registered at Sr. No. 14449/2021 in the office of SRO No. 25



3.		01.11.2021	Mr. Kunal Mhaske, Anil Sakhare and M/s. Nirman Skylines LLP through its partner Sunil Agarwal & others entered into joint venture agreement for 45.90 AAR dated 01.11.2021 registered at Sr. No. 14447/2021 in the office of SRO No. 25
4.	23142	26.08.2021	M/s. Nirman Skylines LLP through its partner Sunil Agarwal and others purchased area admeasuring 00 H 15.30 AAR out of area owned by Vendor admeasuring 00 H 30.60 AAR out of total area 01 H 44 AAR of S. No. 224/1 from Mr. Kunal Mhaske and others vide sale deed registered at Sr. No. 12262/2021 in the office of SRO No. 24.
5.	22126	30.05.2019	Kunal Prakash Mhaske and Anil Yashwantrao Sakhare purchased area admeasuring 00 H 61.20 AAR out of total area 01 H 44 AAR of S. No. 224/1 from Nandkishor Nathmal Pallod vide sale deed registered at Sr. No.



			9377/2019 in the office of SRO No. 15.
6.	18274	28.09.2011	Mr. Nandkishor Nathmal Pallod has purchased the property admeasuring about 00 H. 25 Aare from Dnyaneshwar Alias Dnyanoba Narayan Vidhate and Rukhmini Nandkumar Jadhav. The said sale deed was registered in the office of Sub – Registrar Haveli No. 13 at Sr. No. 3055/2011 on dated 13.04.2011. The said entries were recorded on 7/12 extract by way of mutation entry No. - 18274.



7.	19092	20.03.2013	Mr. Nandkishor Nathmal Pallod has purchased the property admeasuring about 00 H. 12.5 Aare from Smt. Nandini Dattatrya Vidhate, Rohan Dattatrya Vidhate and Kumari. Shweta Dattatrya Vidhate. The said sale deed was registered in the office of Sub – Registrar Haveli No. 15 at Sr. No. 8812/2012 on dated 25.09.2012. The said entries were recorded on 7/12 extract by way of MUTATION ENTRY NO. - 19092.
8.	19094	20.03.2013	Mr. Nandkishor Nathmal Pallod has purchased the property admeasuring about 00 H. 12.5 Aare from Tarabai Narayan Vidhate. The said sale deed was registered in the office of Sub – Registrar Haveli No. 15 at Sr. No. 6049/2012 on dated 13.07.2012. The said entries were recorded on 7/12 extract by way of



			mutation entry No. - 19094.
9.	336	28.12.1928	Name of Bhimabai Ganpati Walke was entered in record of rights of S. No. 224 and other properties vide order in R.T.S R/420 dated 04.12.1928
10.	1576	15.07.1970 11.12.1971	The Maharashtra Weights and Measurements Act 1958 & The Indian Coins Act was implemented in the year February 1971 for village as per Akarband along with S.No 1 to 296 Baner issued by the Special Inspector Land Records and area and Akar of all lands in the village was converted into Hectors and Rupees.
11.	1582 3433	16.12.1987	Encumbrances charges levied on by Bank of Baroda Branch Karve Nagar, against loan availed by Narayan Vidhate were cleared.
12.	10455	01.08.1996	Mr. Sharad Laxmanrao Deshmukh has purchased area admeasuring 00H 10.2 Are out of 01 H



			44Are i.e. Hissa no. 3 from Narayan Baburao Vidhate and other 2 vide sale deed registered at Sr. No. 5667/1996 in the office of Sub-Registrar Haveli no. 4 for consideration of 75,000/- only.
	15298	10.08.2007	Mr. Ankush Ram Kadam purchased area admeasuring 00H 10.2 Are out of 01 H 44Are i.e. Hissa no. 3 from Sharad Laxmanrao Deshmukh vide sale deed registered at Sr. No. 5948/2007 in the office of Sub-Registrar Haveli no. 4 for consideration of Rs. 10,00,000/- only.
13.	11688	11.07.2000	Mr. Sharad Laxman deshmukh availed loan of Rs. 20,00,000/- from The Satara District Merchant Co. operative Bank, Satara by mortgaging property admeasuring 00H 10.2 Are out of S. No. 224/1 on 26.06.2000. entry of such



			encumbrance was made vide presentation of Memo by Bank Outward no. 167/2000.
14.	12264	13.06.2001	Mr. Chandu Arjun Kadam has purchased property Admeasuring 00 H 02 Are out of S. No. 224/1 situated at Baner from Narayan Vidhate on 25.05.2001 vide registered sale deed no. 5721/2001 at Haveli no. 4 for consideration of amount Rs. 2,50,000/-.
	13724	19.06.2004	Encumbrances levied on mortgaged property vide M.E. No. 11688 were cleared letter presented by said Bank.
15.	15170	07.05.2007	Narayan Baburao Vidhate died on 29.11.2005. Names of legal representatives of Narayan Vidhate i.e. 1) Smt. Tarabai Narayan Vidhate 2) Dnyaneshwar Narayan Vidhate 3) Dattatray Narayan Vidhate were entered in record of rights of s. No.



			224/1. Further Dattatray Narayan Vidhate died on 27.02.1996, thereby names of his legal representatives Smt. Nandini, Geetanjali, Rohan Shweta were entered in record of rights of s. No. F224/1.
16.	15580	29.02.2008	Vyanktesh developers through its partner Mr. Vilas Jagannath Kadam entered into Development agreement Chandu Arjun Kadam with respect to property admeasuring 00 H 02 Are out of S. No. 224/1 Baner, registered at Sr. No. 7611/2007 dated 27.09.2007.
	15581	30.04.2008	Above said Mutation Entry was deleted.
17.	15672	10.06.2008	Mr.Nandkishor Nathmal Pallod has purchased the property admeasuring about 00 H. 10.02 Aare from Santosh Rambhau Bhanage for the consideration of Rs.



		1,50,000/-. The said sale deed was registered in the office of Sub – Registrar Haveli No. 15 at Sr. No. 3188/2008 on dated 05.05.2008. The said entries were recorded on 7/12 extract by way of mutation entry No. - 15672. Competent Authority no. II Pune passed order u/s 8(1) of Urban Land Ceiling Act 1976 in Case no. 1170/PA on 09.04.1999 in favor of Nandkishor N. Pallod PAH of Santosh Rambhau Bhanage declaring that ULC Act cannot be made applicable to land bearing S. No. 224/1(part) of village Baner, Tal. Haveli, Dist.Pune
	10456	Mr. Santosh Rambhau Bhanage has purchased the property admeasuring about 00 H. 10.02 Aare from Narayan Baburao Vidhate, Dnyanoba Narayan Vidhate, and Nandini Dattatrya



			Vidhate on 01.08.1996 vide sale deed bearing Sr. No. 5668/1996 registered at haveli no. 4. Accordingly his name was entered in record of rights by way of mutation entry No. - 10456.
18.	15673	10.06.2008	Mr. Nandkishor Nathmal Pallodhas purchased the property admeasuring about 00 H. 10.02 Aare from Sham Nathuji Marane for the consideration of Rs. 1,50,000/-. The said sale deed was registered in the office of Sub – Registrar Haveli No. 15 at Sr. No. 3115/2008 on dated 02.05.2008. The said entries were recorded on 7/12 extract by way of mutation entry No. - 15673. Competent Authority no. II Pune passed order u/s 8(1) of Urban Land Ceiling Act 1976 in Case no. 1165/PA on 09.04.1999 in favor of Nandkishor N. Pallod



			PAH of Sham Nathuji Marane declaring that ULC Act cannot be made applicable to land bearing S. No. 224/1(part) of village Baner, Tal. Haveli, Dist.Pune
	10457		Mr. Shyam Nathuji Marane has purchased the property admeasuring about 00 H. 10.02 Aare from Narayan Baburao Vidhate, Dnyanoba Narayan Vidhate, Nandini Dattatrya Vidhate on 01.08.1996 vide sale deed bearing Sr. No. 5670/1996 registered at haveli no. 4. Accordingly his name was entered in record of rights by way of mutation entry No - 10457.
19.	15708	26.06.2008	Mr. Nandkishor Nathmal Pallodhas purchased the property admeasuring about 00 H. 10.02 Aare from Vilas Mahadev Chavhan for the consideration of Rs. 1,50,000/-. The said sale deed was registered in the office of Sub – Registrar



		Haveli No. 15 at Sr. No. 3497/2008 on dated 20.05.2008. The said entries were recorded on 7/12 extract by way of mutation entry No. - 15708. Competent Authority no. II Pune passed order u/s 8(1) of Urban Land Ceiling Act 1976 in Case no. 1164/PA on 09.04.1999 in favor of Nandkishor N. Pallod PAH of Vilas Mahadev Chavhan declaring that ULC Act cannot be made applicable to land bearing S. No. 224/1(part) of village Baner, Tal. Haveli, Dist.Pune
	10459	Mr. Vilas Mahadev Chahvan has purchased the property admeasuring about 00 H. 10.02 Aare from Narayan Baburao Vidhate, Dnyanoba Narayan Vidhate and Nandini Dattatrya Vidhate on 01.08.1996 vide sale deed bearing Sr. No. 5672/1996 registered



			at haveli no. 4. Accordingly his name was entered in record of rights by way of mutation entry No - 10459
20.	15723	16.06.2008	Mr. Nandkishor Nathmal Pallodhas purchased the property admeasuring about 00 H. 10.02 Aare from Milind Shivaji Dedage for the consideration of Rs. 1,50,000/-. The said sale deed was registered in the office of Sub – Registrar Haveli No. 15 at Sr. No. 3764/2008 on dated 31.05.2008. The said entries were recorded on 7/12 extract by way of mutation entry No. - 15723. Competent Authority no. II Pune passed order u/s 8(1) of Urban Land Ceiling Act 1976 in Case no. 1169/PA on 09.04.1999 in favor of Nandkishor N. Pallod PAH of Prashant Machindra Ambekar declaring that ULC Act



			cannot be made applicable to land bearing S. No. 224/1(part) of village Baner, Tal. Haveli, Dist.Pune
	10460		Mr. Milind Shivaji Dedage has purchased the property admeasuring about 00 H. 10.02 Aare from Narayan Baburao Vidhate, Dnyanoba Narayan Vidhate and Nandini Dattatrya Vidhate on 01.08.1996 vide sale deed bearing Sr. No. 5673/1996 registered at haveli no. 4. Accordingly his name was entered in record of rights by way of mutation entry No. 10460.
21.	15756	14.07.2008	Mr. Nandkishor Nathmal Pallodhas purchased the property admeasuring about 00 H. 10.02 Aare from Prashant Machindra Ambekar for consideration of Rs. 1,50,000/-. The said sale deed was registered in the office of Sub – Registrar Haveli No. 15 at Sr. No. 4112/2008 on dated



		16.06.2008. The said entries were recorded on 7/12 extract by way of mutation entry No. - 15756. Competent Authority no. II Pune passed order u/s 8(1) of Urban Land Ceiling Act 1976 in Case no. 1166/PA on 09.04.1999 in favor of Nandkishor N. Pallod PAH of Prashant Machindra Ambekar declaring that ULC Act cannot be made applicable to land bearing S. No. 224/1(part) of village Baner, Tal. Haveli, Dist.Pune
	10458	Mr. Prashant Machindra Ambekar has purchased the property admeasuring about 00 H. 10.02 Aare from Narayan Baburao Vidhate, Dnyanoba Narayan Vidhate and Nandini Dattatrya Vidhate on 01.08.1996 vide sale deed bearing Sr. No. 5671/1996 registered at haveli no. 4.



			Accordingly his name was entered in record of rights by way of mutation entry No. 10458.
22.	18036	01.06.2011	Mr.Nandkishor Nathmal Pallodhas purchased the property admeasuring about 00 H. 10.02 Are from Nandkumar Jagannath Jadhav through his POA Nandkishor Nathmal Pallod for consideration of Rs. 1,50,000/-. The said sale deed was registered in the office of Sub – Registrar Haveli No. 13 at Sr. No. 9538/2010 on dated 02.12.2010. The said entries were recorded on 7/12 extract by way of mutation entry No. - 18036. Competent Authority no. II Pune passed order u/s 8(1) of Urban Land Ceiling Act 1976 in Case no. 1167/PA on 09.04.1999 in favor of Nandkishor N. Pallod PAH of Nandkumar



			Jagannath Jadhav declaring that ULC Act cannot be made applicable to land bearing S. No. 224/1(part) of village Baner, Tal. Haveli, Dist.Pune
	10454		Mr. Nandkumar Jagannath Jadhav has purchased the property admeasuring about 00 H. 10.02 Aare from Narayan Baburao Vidhate, Dnyanoba Narayan Vidhate and Nandini Dattatrya Vidhate on 01.08.1996 vide sale deed bearing Sr. No. 5669/1996 registered at haveli no. 4. Accordingly his name was entered in record of rights by way of mutation entry No 10454



22ND September 2022

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. Gat No. 224/1, undivided admeasuring area of 00H 15.30 AAR assessed at 0.94 paise out of area about 01 H 44 Aar situated at Mauje Baner, Taluka Haveli, District Pune

.....(hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/s. Nirman Skyline L.L.P.** and following documents i.e.:-

(1) Description of the property.

All that piece and parcel of Gat No. 224/1, undivided admeasuring area of 00H 15.30 AAR assessed at 0.94 paise out of area about 01 H 44 Aar situated at Mauje Baner, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation and within the jurisdiction of office of Sub – Registrar Haveli Pune which is bounded as follows:

Towards the East	: Part of S. No. 224/2 OF Village Baner
Towards the South	: By 12Mtrs D. P. Road out S. No. 224
Towards the West	: By 30 Mtrs D. P. Road out S. No. 224
Towards the North	: S. No. 223 of Village Baner

(2) The documents of allotment of plot.:- Sale Deed, Joint Venture Agreement

(3) 7 /12 extract issued by Maharashtra Government **2507100001310200**..... Dated 22.09.2022 mutation entry no. 23142

(4) Search report for 30 years from 1992 till 2022