

FORMAT-A
(Circular No. 28/2021)

To,
MahaRERA
Housefin Bhavan,
Plot No. C-21,
Bandra Kurla Complex,
Bandra (East), Mumbai- 400051

LEGAL TITLE REPORT

Subject: Title Clearance Report of all that piece and parcel of land bearing Survey Numbers (i) **145/2B** admeasuring 65.50 Ares i.e. 6550 sq. mtrs. (Plot area as per 7/12 is 6550.00 sq. mtrs. Out of which 468.62 sq. mtrs deducted for Proposed D.P./ D.P. Road Widening Area), (ii) **146/6/2 (p)** admeasuring 11.50 Ares i.e. 1150.00 sq. mtrs, (iii) **145/1A/1 (p)** admeasuring 6.67Ares i.e. 667.00 sq. mtrs out of larger land admeasuring 35.50 Ares i.e. 3550.00 sq. mtrs, (iv) **146/7** admeasuring 21 Ares i.e. 2100.00 sq. mtrs (v) **146/8 (p)** admeasuring 23 Ares i.e. 2300.00 sq. mtrs (vi) **146/1 (p)** admeasuring 24 Ares i.e. 2400.00 sq. mtrs out of larger land admeasuring 39 Ares i.e. 3900.00 sq. mtrs and (vii) **144/2(p)** admeasuring 3.72 Ares i.e. 372 sq. mtrs out of larger land admeasuring 19 Ares i.e. 1900 sq. mtrs in all admeasuring 15,070.38 sq. mtrs, all situate at Village Tathawade, Mulshi, Pune(hereinafter collectively referred to as "**said Property**").

I have investigated the title of the said Property on the request of my client Krisala Buildtech LLP a limited liability partnership firm registered under the provisions of the Limited Liability Partnership Act, 2008 having its Office at Office No. M-69, 4th Floor, City Avenue, S No. 131 (part), Wakad, Pune 411057 and perused the following documents:

1. Description of Property:

All that piece and parcel of land bearing Survey Numbers (i) **145/2B** admeasuring 65.50 Ares i.e. 6550 sq. mtrs. (Plot area as per 7/12 is 6550.00 sq. mtrs. Out of which 468.62 sq. mtrs deducted for Proposed D.P./ D.P. Road Widening Area), (ii) **146/6/2 (p)** admeasuring 11.50 Ares i.e. 1150.00 sq. mtrs, (iii) **145/1A/1 (p)** admeasuring 6.67 Ares i.e. 667.00 sq. mtrs out of larger land admeasuring 35.50 Ares i.e. 3550.00 sq. mtrs, (iv) **146/7** admeasuring



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21 Ares i.e. 2100.00 sq. mtrs (v) 146/8 (p) admeasuring 23 Ares i.e. 2300.00 sq. mtrs (vi) 146/1 (p) admeasuring 24 Ares i.e. 2400.00 sq. mtrs out of larger land admeasuring 39 Ares i.e. 3900.00sq. mtrs and (vii)144/2(p) admeasuring 3.72 Ares i.e. 372 sq. mtrs out of larger land admeasuring 19 Ares i.e. 1900 sq. mtrs in all admeasuring 15,070.38 sq. mtrs, all situate at Village Tathawade, Mulshi, Pune(hereinafter collectively referred to as “**said Property**”) and which is bounded as under:

On or towards East	: Survey No 144 (p), Survey No 141 (p) and Survey No 145 (p)
On or towards West	: Survey No 147 (p) Survey No 145 (p)
On or towards North	: Survey No 146 (p)
On or towards South	: 18 metre D.P road

and is the subject matter of this Report.

2. The Documents of Allotment of Plot:

- Development Agreement dated 21.10.2022 registered in the Office of Sub Registrar Haveli No. 26, Pune at Serial No. 19725/2022 on 01.11.2022 executed between Mr. Chandrakant Sudam Pawar & others and Krisala Buildtech LLP, in respect of land admeasuring 200 sq. Mtrs. (02 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- Development Agreement dated 21.10.2022 registered in the Office of Sub Registrar Haveli No. 26, Pune at Serial No. 19816/2022 on 25.10.2022 executed between Mr. Chandrakant Sudam Pawar & others and Krisala Buildtech LLP, in respect of land admeasuring 392 sq. mtrs. (03.92 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- Development Agreement dated 19.09.2022 registered in the Office of Sub Registrar Haveli No. 24, Pune at Serial No. 16615/2022 on 19.09.2022 executed between Mrs. Pratibha Sham Diwane and Krisala Buildtech LLP, in respect of land admeasuring 02 Ares out of larger land admeasuring 200 sq. Mtrs. (65.50 Ares) bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- Development Agreement dated 04.10.2022 registered in the Office of Sub Registrar Haveli No. 24, Pune at Serial No. 17675/2022 on 04.10.2022 executed between Mr. Dnyaneshwar Jagannath Jagtap and Krisala Buildtech LLP, in respect of land



- admeasuring 1860 sq. mtrs. (18.60 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- e. Development Agreement dated 28.08.2023 registered in the Office of Sub Registrar Haveli No. 05, Pune at Serial. 18145/2023 on 28.08.2023 executed between Mrs. Jayashri Mukesh Patil & Other and Krisala Buildtech LLP, in respect of land admeasuring 62 sq. mtrs. (0.62 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- f. Development Agreement dated 20.09.2023 registered in the Office of Sub Registrar Haveli No. 05, Pune at Serial No. 20265/2023 on 20.09.2023 executed between Mrs. Kamal Angad Zombade and Krisala Buildtech LLP, in respect of land admeasuring 62 sq. mtrs. (0.62 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- g. Development Agreement dated 13.11.2023 registered in the Office of Sub Registrar Haveli No. 24, Pune at Serial No. 25455/2023 on 13.11.2023 executed between Mr. Laxman Haribhau Pawar & others and Krisala Buildtech LLP, in respect of land admeasuring 400 sq. mtrs (04 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- h. Development Agreement dated 16.11.2023 registered in the Office of Sub Registrar Haveli No. 24, Pune at Serial No. 25539/2023 on 16.11.2023 executed between Mr. Laxman Haribhau Pawar & others and Krisala Buildtech LLP, in respect of land admeasuring 370 sq. mtrs. (03.70 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- i. Development Agreement dated 11.01.2023 registered in the Office of Sub Registrar Haveli No. 24, Pune at Serial No. 962/2023 on 11.01.2023 executed between Mrs. Nanda Ashok Shedge and Krisala Buildtech LLP, in respect of land admeasuring 100 sq. mtrs. (01 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- j. Development Agreement dated 05.04.2023 registered in the Office of Sub Registrar Haveli No. 17, Pune at Serial No.5112/2023 on 05.04.2023 executed between Nilesh Ramchandra Pawar & other and Krisala Buildtech LLP, in respect of land admeasuring 1174 sq. mtrs. (11.74 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- k. Development Agreement dated 21.10.2022 registered in the Office of Sub Registrar Haveli No. 26, Pune at Serial No.19806/2022 on 01.11.2022 executed between Mr. Nilesh Ramchandra Pawar and Krisala Buildtech LLP, in respect of land admeasuring



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200 sq. mtrs. (02 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.

- I. Development Agreement dated 20.09.2023 registered in the Office of Sub Registrar Haveli No. 05, Pune at Serial No.20266/2023 on 20.09.2023 executed between Mrs. Satvasheela Ashok Khaire and Krisala Buildtech LLP, in respect of land admeasuring 62 sq. mtrs (0.62 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- m. Development Agreement dated 14.10.2022 registered in the Office of Sub Registrar Haveli No. 24, Pune at Serial No.18405/2022 on 14.10.2022 executed between Mr. Sunil Rajaram Patel/Patil and Krisala Buildtech LLP, in respect of land admeasuring 139 sq. mtrs, (1.39 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- n. Development Agreement dated 07.06.2022 registered in the Office of Sub Registrar Haveli No. 24, Pune at Serial No.9692/2022 on 07.06.2022 executed between Mr. Pankaj Popatrao Yeole and Krisala Enterprises, in respect of land admeasuring 464.50 sq. mtrs. (4.645 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- o. Development Agreement dated 07.06.2022 registered in the Office of Sub Registrar Haveli No. 24, Pune at Serial No.9690/2022 on 07.06.2022 executed between Mr. Sandeep Vitthal Kate and Krisala Enterprises, in respect of land admeasuring 464.50 sq. mtrs (4.645 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- p. Sale Deed dated 09.08.2023 registered in the Office of Sub Registrar Haveli No. 05, Pune at Serial No. 16675/2023 on 09.08.2023 executed between Mr. Bajirao Dashrath Pawar & others and Krisala Buildtech LLP, in respect of land admeasuring 1150 sq. mtrs (11.50 Ares) out of bearing Survey No 146/6/2, Village Tathawade, Taluka Mulshi, District Pune.
- q. Development Agreement dated 13.11.2023 registered in the Office of Sub Registrar Haveli No. 24, Pune at Serial No. 25459/2023 on 16.11.2023 executed between Mr. Laxman Haribhau Pawar & others and Krisala Buildtech LLP, in respect of land admeasuring 400 sq. mtrs. (04 Ares) out of larger land admeasuring 35.50 Ares bearing Survey No 145/1A/1, Village Tathawade, Taluka Mulshi, District Pune.
- r. Development Agreement dated 16.11.2023 registered in the Office of Sub Registrar Haveli No. 24, Pune at Serial No. 25536/2023 on 16.11.2023 executed between Mr. Laxman Haribhau Pawar & others and Krisala Buildtech LLP, in respect of land



admeasuring 267 sq. mtrs. (02.67 Ares) out of larger land admeasuring 35.50 Ares bearing Survey No 145/1A/1, Village Tathawade, Taluka Mulshi, District Pune.

- s. Development Agreement dated 16.06.2023 registered in the Office of Sub Registrar Haveli No. 24, Pune at Serial No.12844/2023 on 16.06.2023 executed between Mr. Sukhdev Dinkar Pawar & Others and Krisala Buildtech LLP, in respect of land admeasuring 1050 sq. mtrs. (10.50 Ares) out of larger land admeasuring 21 Ares bearing Survey No 146/7 and land admeasuring 1150 sq. mtrs. (11.50 Ares) out of larger land admeasuring 23 Ares bearing Survey No 146/8, Village Tathawade, Taluka Mulshi, District Pune.
- t. Sale Deed dated 06.11.2023 registered in the Office of Sub Registrar Haveli No. 14, Pune at Serial No.22281/2023 on 06.11.2023 executed between Smt. Draupadi/Draupadabai Dattu Dabhade & others and Krisala Buildtech LLP, in respect of land admeasuring 1050 sq. mtrs. (10.50 Ares) out of larger land admeasuring 21 Ares bearing Survey No 146/7 and land admeasuring 1150 sq. mtrs (11.50 Ares) out of larger land admeasuring 23 Ares bearing Survey No 146/8, Village Tathawade, Taluka Mulshi, District Pune.
- u. Development Agreement dated 8.02.2024 registered in the Office of Sub Registrar Haveli No. 5, Pune at Serial No. 3085/2024 executed between Mr. Pankaj Popatrao Yeole, Krisala Enterprises and another, and Krisala Buildtech LLP in respect of land admeasuring 464.50 sq. mtrs (4.645 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- v. Development Agreement dated 08.02.2024 registered in the Office of Sub Registrar Haveli No. 5, Pune at Serial No. 3081/2024 executed between Mr. Sandeep Vitthal Kate, Krisala Enterprises and another, and Krisala Buildtech LLP in respect of land admeasuring 464.50 sq. mtrs. (4.645 Ares) out of larger land admeasuring 65.50 Ares bearing Survey No 145/2B, Village Tathawade, Taluka Mulshi, District Pune.
- w. Sale Deed dated 08.02.2024 registered in the Office of Sub Registrar Haveli No. 5, Pune at Serial No. 3087/2024 executed between Krisala Enterprises, and Krisala Buildtech LLP in respect of land admeasuring 2.10 Ares out of larger land admeasuring 21 Ares bearing Survey No 146/7 and land admeasuring 2.30 Ares out of larger land admeasuring 2300 sq. mtrs. (23 Ares) bearing Survey No 146/8, Village Tathawade, Taluka Mulshi, District Pune.
- x. Development Agreement dated 21.08.2023 registered in the Office of Sub Registrar Haveli No. 05, Pune at Serial No.17257/2023 on 23.08.2023 executed between Mrs. Shahida Mahboob Shekh & others and Krisala Buildtech LLP, in respect of land



admeasuring 372 sq. mtrs. (3.72 Ares) out of larger land admeasuring 19 Ares bearing Survey No 144/2, Village Tathawade, Taluka Mulshi, District Pune.

3. 7/12 Extract and Mutation Entries:

- a. 7/12 Extract of land bearing Survey Numbers(i) 145/2B from 1990 to 2015 and 2019-2022, (ii) 146/6/2 from 1990 to 2019, (iii) 145/1A/1 (iv) 146/7 from 1990 to 2022 (v) 146/8 from 1990 to 2022 and (vi) 146/1 from 1993 till 2023, (vii) 144/2 from 1994 till 2023 of Village Tathawade, Haveli Pune.
- b. Mutation Entries Nos. 853, 1064, 1081, 1658, 2029, 2205, 2963, 3381, 3382, 3586, 3595, 3629, 3645, 4784, 4953, 4954, 4955, 5145, 5168, 5279, 5421, 5433, 5444, 5744, 5818, 5968, 6435, 6636, 7100, 7700 of Survey Number 145/2B.
- c. Mutation Entries Nos. 1064, 1081, 1658, 2029, 2205, 2963, 3381, 3382, 3629, 3820, 3863, 3878, of Survey Number 145/1A/1.
- d. Mutation Entries Nos. 1380, 2519, 5327, 5473, 6329 of Survey Number 146/6/2.
- e. Mutation Entries Nos. 2144, 2216, 2236, 3719, 5442, 6030, 6424, 6632, 6643 of Survey Number 146/8.
- f. Mutation Entries Nos. 2144, 2216, 2236, 3719, 5442, 6030, 6424, 6632, 6643 of Survey Number 146/7.
- g. Mutation Entries Nos. 1606, 1625, 3632, 4032, 4798, 5243, 5951, 6057, 6424, 7146 and 7286 of Survey No 146/1.
- h. Mutation Entries Nos. 2144, 2216, 2236, 2596, 3719, 5442, 6030, 6093, 6197, 6424, 6632, 6643, 6654, 6673, 7704, 7710 of Survey Number 144/2.

4. Search Report for 30 Years from 1994 till 2024:

- 2/- On the perusal of the above-mentioned documents and all other relevant documents relating to the title of the said Property as mentioned in my Title Flow annexed hereto pertaining to the said Property, I am of the opinion that the title of the respective Owner to their respective property as mentioned below is free, clear, marketable and there are no outstanding encumbrances on or in respect thereof as far as can be



diligently ascertained. 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.

Owner of the said Property:

- The Krisala Buildtech LLP purchased the lands / properties as follows:

Sr No	Survey No	Area	Name of Owner	Name of Developer
1	146/6/2	1,150	Krisala Buildtech LLP Sale Deed No. 16675/2023	
2	146/7	1,050	Krisala Buildtech LLP Sale Deed No.: 3087/2024 Sale Deed No. 22281/2023	Krisala Buildtech LLP
		1,050	Mr. Sukhdev Dinkar Pawar, Mr. Rajaram Dinkar Pawar, Mrs. Jijabai Prakash Shete, Mrs. Kalpana Gulab Bhoir, Consenting Parties: Mrs. Rekha Rajaram Pawar, Ms. Rutuja Rajaram Pawar, Ms. Sakshi Rajaram Pawar & Ms. Harshada Rajaram Pawar, Through Their Natural Guardian Mr. Rajaram Dinkar Pawar, Mrs. Kavita Sukhdeo Pawar, Ms. Ankita Sukhdev Pawar, Master Yash Sukhdev Pawar, Through his Natural Guardian Mr. Rajaram Dinkar Pawar, DA No.12844/2023 POA No.12849/2023	
3	146/8	1,150	Krisala Buildtech LLP Sale Deed No.: 3087/2024	



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Sale Deed No. 22281/2023			
4	145/1A/1	1,150	Mr. Sukhdev Dinkar Pawar Mr. Rajaram Dinkar Pawar Mrs. Jijabai Prakash Shete Mrs. Kalpana Gulab Bhoir Consenting Parties: Mrs. Rekha Rajaram Pawar Ms. Rutuja Rajaram Pawar Ms. Sakshi Rajaram Pawar & Ms. Harshada Rajaram Pawar, Through Their Natural Guardian Mr. Rajaram Dinkar Pawar, Mrs. Kavita Sukhdeo Pawar, Ms. Ankita Sukhdev Pawar, Master Yash Sukhdev Pawar, Through his Natural Guardian Mr. Rajaram Dinkar Pawar, DA No.12844/2023 POA No.12849/2023 Krisala Buildtech LLP
		400	Mr. Laxman Haribhau Pawar Consenting Parties: Mrs. Mangal Laxman Pawar, Mr. Satish Laxman Pawar, Mrs. Swapnali Satish Pawar, Master Krushna Satish Pawar & Master Vedant Laxman Pawar Through Their Natural Guardian Mr. Satish Laxman Pawar, Mrs. Sarika Ajay Jadhav, DA No. :25459/2023 POA No. 25460/2023 Krisala Buildtech LLP
		267	Mr. Laxman Haribhau Pawar Consenting Parties: Mrs. Mangal Laxman Pawar, Krisala Buildtech LLP



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			Mr. Satish Laxman Pawar, Mrs. Swapnali Satish Pawar, Master Krushna Satish Pawar & Master Vedant Laxman Pawar Through Their Natural Guardian Mr. Satish Laxman Pawar, Mrs. Sarika Ajay Jadhav, DA No.25536/2023 POA No. 25537/2023	
5	146/1	2400	Mr. Rajendra Gajanan Pawar Mr. Vijay Gajanan Pawar Smt. Sitabai Gajanan Pawar (Landowners and also Partners in Krisala Buildtech LLP)	
6	144/2	372	Mrs. Shahida Mehboob Shaikh Mr. Vijay Narayan Pullewad Consenting Party: Mr. Tushar Rajendra Singh Mr. Atul Ganpatrao Jagtap Mr. Shobha Rajaram Shinde DA. 17257/2023 POA. 17259/2023	Krisala Buildtech LLP
7	145/2B	200	Mr. Chandrakant Sudam Pawar Smt. Muktabai Sudam Pawar DA No.19725/2022 POA No. 19805/2022	Krisala Buildtech LLP
		392	Mr. Chandrakant Sudam Pawar, Smt. Muktabai Sudam Pawar, Mrs. Usha Tukaram Kurhade DA No.19816/2022 POA No.19817/2022	
		200	Mrs. Pratibha Sham Diwane DA No.16615/2022 POA No.16616/2022	Krisala Buildtech LLP
		1860	Mr. Dnyaneshwar Jagannath Jagtap	Krisala Buildtech LLP



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			DA No.17675/2022 POA No. 17676/2022	
		62	Mrs. Jayashree Mukesh Patil Mr. Pravin Bhaskar Patil DA No.18145/2023 POA No. 18146/2023	Krisala Buildtech LLP
		62	Mrs. Kamal Angad Zombade DA No.20265/2023 POA No.20267/2023	Krisala Buildtech LLP
		400	Mr. Laxman Haribhau Pawar Consenting Parties: Mrs. Mangal Laxman Pawar, Mr. Satish Laxman Pawar, Mrs. Swapnali Satish Pawar, Master Krushna Satish Pawar & Master Vedant Laxman Pawar Through Their Natural Guardian Mr. Satish Laxman Pawar, Mrs. Sarika Ajay Jadhav, DA No.25455/2023 POA No.25456/2023	Krisala Buildtech LLP
		400	Mr. Laxman Haribhau Pawar Consenting Parties: Mrs. Mangal Laxman Pawar, Mr. Satish Laxman Pawar, Mrs. Swapnali Satish Pawar, Master Krushna Satish Pawar & Master Vedant Laxman Pawar Through Their Natural Guardian Mr. Satish Laxman Pawar, Mrs. Sarika Ajay Jadhav, DA No.25457/2023 POA No.25458/2023	Krisala Buildtech LLP
		370	Mr. Laxman Haribhau Pawar Consenting Parties: Mrs. Mangal Laxman Pawar, Mr. Satish Laxman Pawar, Mrs. Swapnali Satish Pawar, Master Krushna Satish Pawar &	



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			Master Vedant Laxman Pawar Through Their Natural Guardian Mr. Satish Laxman Pawar, Mrs. Sarika Ajay Jadhav, DA No.25539/2023 POA No. 25540/2023	
		100	Mrs. Nanda Ankush Shedge Consenting Parties: Mr. Nilesh Ramchandra Pawar, Mrs. Bharati Murhaba Galande, DA No. 962/2023 POA No. 964/2023	Krisala Buildtech LLP
		1174	Mr. Nilesh Ramchandra Pawar, Mrs. Bharati Murhaba Galande, DA No. 5112/2023 POA No.5113/2023	Krisala Buildtech LLP
		200	Mr. Nilesh Ramchandra Pawar, Consenting Parties: Mr. Sagar Omprakash Agarwal, Mr. Chetan Mahadev Pawar, Mrs. Bharati Murhaba Galande, DA No.19806/2022 POA No.19807/2022	Krisala Buildtech LLP
		139	Mrs. Sunil Rajaram Patil (Patel) DA No.18405/2022 POA No.18407/2022	
		62	Mrs, Satvasheela Ashok Khaire DA No.20266/2023 POA No. 20267/2023	Krisala Buildtech LLP
		464.50	Mr. Pankaj Popatrao Yeole through his Power of Attorney Holder M/s. Krisala Enterprises	Krisala Buildtech LLP



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			Consenting Parties: Mr. Sandeep Vitthal Kate through his Power of Attorney Holder M/s. Krisala Enterprises DA No.9692/2022 POA No.9693/2022	
		464.50	Mr. Sandeep Vitthal Kate through his Power of Attorney Holder M/s. Krisala Enterprises Consenting Parties: Mr. Pankaj Popatrao Yeole through his Power of Attorney Holder M/s. Krisala Enterprises DA No. 3085/2024 POA No.3086/2024	Krisala Buildtech LLP
		15539		

3/- The report reflecting the flow of the title of the said Owner on the said Property is enclosed herewith as Annexure A.

Enclosure: Annexures
Date: 09/02/2024



Atul Chandrakant Phatak
Advocate

ANNEXURE

FORMAT-A
(Circular No. 28/2021)

FLOW OF THE TITLE

Re: All that piece and parcel of land bearing Survey Numbers (i) 145/2B admeasuring 65.50 Ares i.e. 6550 sq. mtrs. (Plot area as per 7/12 is 6550.00 sq. mtrs. Out of which 468.62 sq. mtrs deducted for Proposed D.P./ D.P. Road Widening Area), (ii) 146/6/2 (p) admeasuring 11.50 Ares i.e. 1150.00 sq. mtrs, (iii) 145/1A/1 (p) admeasuring 6.67Ares i.e. 667.00 sq. mtrs out of larger land admeasuring 35.50 Ares i.e. 3550.00 sq. mtrs, (iv) 146/7 admeasuring 21 Ares i.e. 2100.00 sq. mtrs (v) 146/8 (p) admeasuring 23 Ares i.e. 2300.00 sq. mtrs (vi) 146/1 (p) admeasuring 24 Ares i.e. 2400.00 sq. mtrs out of larger land admeasuring 39 Ares i.e. 3900.00 sq. mtrs and (vii)144/2(p) admeasuring 3.72 Ares i.e. 372 sq. mtrs out of larger land admeasuring 19 Ares i.e. 1900 sq. mtrs in all admeasuring 15,070.38 sq. mtrs, all situate at Village Tathawade, Mulshi, Pune(hereinafter collectively referred to as “**said Property**”) and which is bounded as under:

On or towards East	: Survey No 144 (p), Survey No 141 (p) and Survey No 145 (p)
On or towards West	: Survey No 147 (p) Survey No 145 (p)
On or towards North	: Survey No 146 (p)
On or towards South	: 18 metre D.P road

I. LATEST VII/XII EXTRACT

7/12 Extract of land bearing Survey Numbers(i) 145/2B, (ii) 146/6/2, (iii) 145/1A/1, (iv) 146/7 (v) 146/8 and (vi)146/1 from 1990 till 2023, (vii) 144/2 from 1994 till 2023 of Village Tathawade, Haveli Pune.

II. MUTATION ENTRIES

- a. Mutation Entries Nos. 853, 1064, 1081, 1658, 2029, 2205, 2963, 3381, 3382, 3586, 3595, 3629, 3645, 4784, 4953, 4954, 4955, 5145, 5168, 5279, 5421,



ATUL CHANDRAKANT PHATAK
Advocate (B.S.L., LL. B, MBA)

Flat No. G-604,
Amrut Kalash CHSL,
Shahu Colony, Lane No. 9,
Karve Nagar, Pune – 411052
Mobile: 7709731931
Email: atulphatak88@gmail.com

5433, 5444, 5744, 5818, 5968, 6435, 6636, 7100, 7700 of Survey Number 145/2B.

- b. Mutation Entries Nos. 1064, 1081, 1658, 2029, 2205, 2963, 3381, 3382, 3629, 3820, 3863, 3878, of Survey Number 145/1A/1.
- c. Mutation Entries Nos. 1380, 2519, 5327, 5473, 6329 of Survey Number 146/6/2.
- d. Mutation Entries Nos. 2144, 2216, 2236, 3719, 5442, 6030, 6424, 6632, 6643 of Survey Number 146/8.
- e. Mutation Entries Nos. 2144, 2216, 2236, 3719, 5442, 6030, 6424, 6632, 6643 of Survey Number 146/7.
- f. Mutation Entries Nos. 1606, 1625, 3632, 4032, 4798, 5243, 5951, 6057, 6424, 7146 and 7286 of Survey No 146/1.
- g. Mutation Entries Nos. 2144, 2216, 2236, 2596, 3719, 5442, 6030, 6093, 6197, 6424, 6632, 6643, 6654, 6673, 7704, 7710 of Survey Number 144/2.

III. SEARCH REPORT FOR 30 YEARS FROM 1994

I have caused to take search of the last 30 years in respect of the said Property. From 1994 till 2001 search has been taken in the office of the Sub-Registrar and from 2002 till 09.02.2024 in the records maintained under E-Search of Index II registers taken on the website of the Department of Registration and Stamps, Government of Maharashtra, Pune for verifying whether any document/s have been registered against the said Property. I have paid the necessary charges for carrying out the search of the records. The Challan is attached with this Report.

IV. ANY OTHER RELEVANT TITLE

-----NIL-----

V. LITIGATION:



I have been informed by the Client that that there are currently no pending litigations against the said Property, and I have placed reliance upon the aforementioned representation.

VI. 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.
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.



ATUL CHANDRAKANT PHATAK
Advocate (B.S.L., LL. B, MBA)

Flat No. G-604,
Amrut Kalash CHSL,
Shahu Colony, Lane No. 9,
Karve Nagar, Pune – 411052
Mobile: 7709731931
Email: atulphatak88@gmail.com

10. I have assumed the accuracy and completeness of all factual representation made in the documents.

Pune

Date: 09/02/2024



A circular purple stamp with the text "ATUL C. PHATAK" around the top and "ADVOCATE" around the bottom. In the center of the stamp is a stylized symbol resembling a flame or a torch. The handwritten signature is written in blue ink and is positioned over the right side of the stamp.

Atul Chandrakant Phatak
Advocate

विशेष कुलपुस्तकालय

Scan
31.12.2020

211
X

98298
2023

CHALLAN
MTR Form Number-6



GRN	MH004677394202324E	BARCODE			Date	04/07/2023-14:05:53	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		BBFPR4294G		
Office Name HVL24_HAVELI 24 JOINT SUB REGISTRAR				Full Name		MAHESH SHIVAJI RAUT		
Location PUNE				Flat/Block No.		SURVEY NO. 149 HISSA NO. 1		
Year 2023-2024 One Time				Premises/Building				
Account Head Details			Amount In Rs.	Road/Street		TATHAWADE		
0030046401 Stamp Duty			500.00	Area/Locality		PUNE		
0030063301 Registration Fee			100.00	Town/City/District				
				PIN		4 1 1 0 3 3		
				Remarks (If Any)				
				PAN2=AQPPP3286L~SecondPartyName=RAJENDRA GAJANANA				
				PAWAR~				
600.00				Amount In Six Hundred Rupees Only				
Total			600.00	Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572023070441031		IK0CIHCEK5
Cheque/DD No.				Bank Date	RBI Date	04/07/2023-02:06:31		05/07/2023
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		186 , 05/07/2023		

Department ID :

NOTE: This challan is valid for document to be registered in Sub-Registrar office only. It is not valid for registered document.

हवेल-२४

Mobile No. : 9527669300

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023.07.13 14:50:49
IST

Challan Defacement

Reason: GRAS Secure Doc
Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-525-14914	12/07/2023-17:36:40	IGR565	100.00
2	(IS)-525-14914	12/07/2023-17:36:40	IGR565	500.00
Total Defacement Amount				600.00



हवल-२४		
१४८९४	२	९३
२०२३		

विशेष कुलमुखत्यारपत्र

सदर विशेष कुलमुखत्यारपत्र आज दिनांक ०४ माहे ३० सन २०२३ ते दिवशी:

१) श्री. राजेंद्र गजानन पवार

वय: ५७ वर्ष, धंदा: शेती

पॅन नं. AQPPP 3286L

आधार नं. ७१३८ ४६४८ ३६२८

राहणार — जीवन नगर, ताथवडे,

तालुका मुळशी, जिल्हा पुणे

२) श्री विजय गजानन पवार

वय: ५१ वर्ष, धंदा: शेती

पॅन नं. AQPPP 3287M

आधार नं. ९२७९ ८७८५ ९५४८

३) श्रीमती. सिताबाई गजानन पवार

वय: ८८ वर्ष, धंदा: गृहिणी

पॅन नं.

आधार नं. ७८४२ ७६२० ६३४०

क्र. २ व ३ राहणार — पवार वस्ती,

ताथवडे, तालुका मुळशी, जिल्हा पुणे

४) श्री. मयुर राजेंद्र पवार

वय: ३२ वर्ष, धंदा: शेती व नोकरी

पॅन नं. BDMPP 4887J

आधार नं. ६०३९ ४८६१ ५८४३

५) सौ. ममता मयुर पवार

वय: २७ वर्ष, धंदा: गृहिणी

पॅन नं. DJEPR 3029E

आधार नं. २२११ ७११९ २८९४

क्र. ४ व ५ राहणार — जीवन नगर,

ताथवडे, तालुका मुळशी, जिल्हा पुणे



६) सौ. शीतल विजय पवार
वय: ४० वर्षे, धंदा: गृहिणी
पॅन नं. BROPP 3090F
आधार नं. ९७२० ७१८० ५४७५

७) कु. श्रावणी विजय पवार
वय: २१ वर्षे, धंदा: गृहिणी
पॅन नं. EPUPP 8587N
आधार नं. ७३५९ ४०९५ ९२८३

क्र. ६ व ७ राहणार — पवार वस्ती,
ताथवडे, तालुका मुळशी, जिल्हा पुणे

(यापुढे यांचा उल्लेख “लिहून देणार” असा केलेला असून लिहून देणार या संज्ञेमध्ये लिहून देणार स्वतः, त्यांचे वालीवारस, असाईनिज, ट्रस्टीज, अधिकृत व्यक्ति वगैरेंचा समावेश झालेला आहे.)

..... यांसी

श्री. महेश शिवाजी राऊत
वय : ३३ वर्षे, धंदा : व्यापार
पॅन नं. BBFPR 4294G
आधार नं. ९९६९ ६२३५ ८०६७
राहणार— माउली कृपा, गहुंजे रोड, मामुर्डी, पुणे ४१२१०८.

(यापुढे यांचा उल्लेख “लिहून घेणार” असा केलेला असून लिहून देणार या संज्ञेमध्ये लिहून देणार स्वतः, त्यांचे वालीवारस, असाईनिज, ट्रस्टीज, अधिकृत व्यक्ति वगैरेंचा समावेश झालेला आहे.)

कारणे विशेष कुलमुखत्यारपत्र लिहून देतो ते खालील प्रमाणे:—

१) तुकडी पुणे, पोट तुकडी तालुका हवेली, मे. दुय्यम निबंधक साहेब हवेली यांचे कर्णक्षेत्रातील व पिंपरी चिंचवड महानगरपालिकेच्या हद्दीतील गाव मौजे ताथवडे येथील स.नं. १४६ हिस्सा नं. १ यांसी एकूण क्षेत्र ०० हेक्टर ३९ आर आकारणी ०२रू. १२पै. यापैकी लिहून देणार यांच्या मालकीचे ०० हेक्टर २४



हवल-२४		
१४२९४	४	९३
२०२३		

आर म्हणजेच २४०० चौ.मी. हि जमीन मिळकत लिहून देणार यांच्या मालकी वहिवाटीची आहे. (ज्यांचा उल्लेख येथून पुढे “सदर मिळकत” असा केला आहे).

२) सदर मिळकतीमधून लिहून देणार यांना फारसे उत्पन्न मिळत नसल्यामुळे, लिहून देणार यांनी आर्थिक फायदा मिळविणेकामी विकसित करण्याचे तसेच विक्री करण्याचे ठरविले आहे. सदर प्रकरणी वेगवेगळे दस्तऐवज नोंदणी करणेसाठी कार्यालयात वैयक्तिरित्या प्रत्यक्ष उपस्थित राहू शकत नसल्याल्यामुळे आम्ही आमच्या विश्वासातील जवळच्या व्यक्तीस विशेष कुलमुखत्यारपत्र देण्याचे ठरविले आहे.

३) सदर मिळकतीसंदर्भात आम्ही निष्पादित केलेले सर्व प्रकारचे दस्त म्हणजेच करारनामा, विकसन करारनामा, खरेदीखत, पुरवणी करारनामा, कन्व्हेन्स डीड, हस्तांतरण दस्त, घोषणापत्र, चुकदुरुस्ती पत्र, कुलमुखत्यारपत्र व इतर आवश्यक सर्व प्रकारचे दस्त नोंदणीसाठी आम्ही श्री. महेश शिवाजी राऊत, वय—३३ वर्षे, व्यवसाय—नोकरी, राहणार— माउली कृपा, गहुंजे रोड, मामुर्डी, पुणे ४१२१०८ (पॅन — BBFPR 4294G) (आधार क्र. ९९६९ ६२३५ ८०६७) यांची आमचे खरे आणि कायदेशीर कुलमुखत्यारधारक नेमणूक करित आहोत.

आमच्या वतीने आमचे खरे आणि कायदेशीर कुलमुखत्यारधारक म्हणून श्री. महेश शिवाजी राऊत यांनी आम्ही निष्पादित केलेले दस्तऐवज नोंदणी करणेबाबत खाली नमूद कामे करायची आहेत:—

ए) आम्ही निष्पादित केलेले सर्व प्रकारचे दस्त म्हणजेच करारनामा, विकसन करारनामा, खरेदीखत, पुरवणी करारनामा, कन्व्हेन्स डीड, हस्तांतरण दस्त, घोषणापत्र, चुकदुरुस्ती पत्र, कुलमुखत्यारपत्र व इतर आवश्यक सर्व प्रकारचे दस्त संबंधित दुय्यम निबंधक यांच्या कार्यालयात सादर करणे. संबंधित दुय्यम निबंधक यांच्या कार्यालयासमोर स्वतः उपस्थित राहून सदर दस्त नोंदणीची अंमलबजावणी करणे, कबूलीजबाब देणे, अंगठ्याचा ठसा देणे, आवश्यक नोंदणी शुल्क भरणे, संबंधित नोंदणीची औपचारिकता पूर्ण करणे.

बी) संबंधित दस्तऐवजांची नोंदणी पूर्ण करण्यासाठी आवश्यक असलेली सर्व प्रतिज्ञापत्रे, याचिका, अर्ज, घोषणापत्रे इत्यादींवर स्वाक्षरी करणे, दाखल करणे.



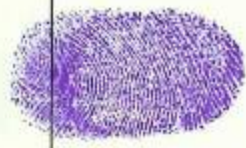
हवल-२४		
१४८९४	५	९३
२०२३		

सी) नोंदणीची सर्व औपचारिकता पूर्ण झाल्यानंतर संबंधित दुय्यम निबंधक यांच्या कार्यालयातुन मुळ दस्तऐवज स्विकारणे आणि आमच्या वतीने त्यावर स्वाक्षरी करणे.

डी) आम्ही याद्वारे जाहीर करतो की, कुलमुखत्यार या नात्याने दस्तऐवज नोंदणी करणेबाबत केलेली सर्व आमच्यावर बंधनकारक राहतील तसेच सदर कामे आम्ही स्वतः केली आहेत असे समजण्यात यावी.

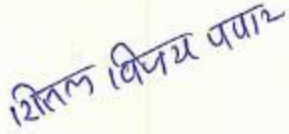
इ) सदर विशेष कुलमुखत्यारपत्र आम्ही आमच्या स्वतःच्या सोयीसाठी दिलेले असून हे विशेष कुलमुखत्यारपत्र विनामोबदला लिहून दिलेले आहे.

येणेप्रमाणे विशेष कुलमुखत्यारपत्रवर सर्व पक्षांनी स्वतःचे राजीखुशीने, अक्कलहुशारीने, समजून उमजून, वाचून, लिहून आपापल्या सहाया खालील साक्षीदारांसमक्ष पुणे मुक्कामी केलेल्या आहेत.

सही	लिहून देणार	डा. हाताचा अंगठा
 श्री. राजेंद्र गजानन पवार लिहून देणार क्र. १		
 श्री विजय गजानन पवार लिहून देणार क्र. २		



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१४९९४	६	१३
२०२३		

श्रीमती. सिताबाई गजानन पवार लिहून देणार क्र. ३		
 श्री. मयुर राजेंद्र पवार लिहून देणार क्र. ४		
 सौ. ममता मयुर पवार लिहून देणार क्र. ५		
 सौ. शीतल विजय पवार लिहून देणार क्र. ६		

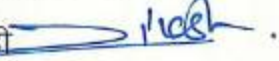
२९-१२-२३		
६९	४	६९३६९
६९०९		



 कु. श्रावणी विजय पवार लिहून देणार क्र. ७		
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सही	लिहून देणार	डा. हाताचा अंगठा
 श्री. महेश शिवाजी राऊत लिहून देणार		

साक्षीदार क्र. १

सही 

नाव Nitesh Bhugade

पत्ता mawal

साक्षीदार क्र. २

सही 

नाव Kapil Joshi

पत्ता Chinchwad



हवल-२४		
१४८९४	७	९३
२०२३		

भारत सरकार
GOVERNMENT OF INDIA

राजेंद्र गजानन पवार
Rajendra Gajanan Pawar
जन्म वर्ष / Year of Birth : 1966
पुरुष / Male

7138 4648 3628

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : जीवराजपूर, मु.पो-ताथवडे
ता-मुळशी, पुणे शहर, भा.प.वा.दे. पुणे, पुणे
शहर, महाराष्ट्र, 411033

Address: Jivanagar,
at-po-tathwade tal-mulashi, Pune
City, Thathwade, Pune, Pune
City, Maharashtra, 411033

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 011

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AQPPP3286L

नाव / Name
PAWAR RAJENDRA GAJANAN

पिताचे नाव / Father's Name
GAJANAN DAGDU PAWAR

जन्म तारीख / Date of Birth
13/04/1966

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PAWAR VIJAY GAJANAN
GAJANAN DAGDU PAWAR

08/11/1972
Permanent Account Number
AQPPP3287M

हस्ताक्षर / Signature

21/02/2013

भारत सरकार
GOVERNMENT OF INDIA

विजय गजानन पवार
Vijay Gajanan Pawar
जन्म तारीख/DOB: 08/11/1972
पुरुष/ MALE
Mobile No: 9822339928

9279 8785 9548
VID : 9114 1498 8851 8207

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
पवार वस्ती, मु.पो-ताथवडे ता-मुळशी, पुणे शहर, पुणे,
महाराष्ट्र - 411033

Address :
pawar vasti, at-po-tathwade
tal-mulashi, Pune City, Pune,
Maharashtra - 411033

9279 8785 9548
VID : 9114 1498 8851 8207

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P.O. Box No. 1947
Bengaluru-560 011

भारत सरकार
GOVERNMENT OF INDIA

सीताबाई गजानन पवार
Seetabai Gajanan Pawar
जन्म तारीख/DOB: 01/01/1935
महिला/ FEMALE
Mobile No: 9822339928

7842 7620 6340
VID : 9148 9499 3845 3679

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
पवार वस्ती, मु.पो-ताथवडे ता-मुळशी, पुणे शहर, पुणे,
महाराष्ट्र - 411033

Address :
pawar vasti, at-po-tathwade
tal-mulashi, Pune City, Pune,
Maharashtra - 411033

7842 7620 6340
VID : 9148 9499 3845 3679

1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 011

भारत सरकार
Government of India

मयूर राजेंद्र पवार
Mayur Rajendra Pawar
जन्म तारीख/DOB: 01/10/1991
पुरुष/ MALE

6039 4861 5843
VID : 023 0408 3546 0009

हवल-२४

98298 ८ 93
2023

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O राजेंद्र पवार, जीवन नगर मुक्कम पोस्ट ताथवडे मुळशी
पुणे, पुणे जिल्हा, पुणे,
महाराष्ट्र - 411033

Address:
S/O Rajendra Pawar, Jeevan nagar mukkam
post tathwade mulashi pune, Pune City,
Pune,
Maharashtra - 411033

INCOME TAX DEPARTMENT GOVT. OF INDIA MAYUR RAJENDRA PAWAR RAJENDRA GAJANAN PAWAR 01/10/1991 Permanent Account Number RDMP4887J	आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA स्थायी लेखा संख्या कार्ड Permanent Account Number Card DJEPR3029E नाम / Name PAWAR MAMTA MAYUR पिता का नाम / Father's Name SURESH GANPAT RAKSHE जन्म की तारीख / Date of Birth 22/02/1996 हस्ताक्षर / Signature
---	--

भारत सरकार GOVERNMENT OF INDIA ममता मयूर पवार Mamta Mayur Pawar जन्म तारीख/DOB: 22/02/1996 महिला/ FEMALE Mobile No: 9607527272 2211 7119 2894 VID : 9162 2305 1673 2677 माझे आधार, माझी ओळख	भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA पता: जिवन नगर मुपोस्ट ताथवडे, तालुका मुल्शी, पुणे शहर, पुणे, महाराष्ट्र - 411033 Address : Jivan Nagar At. Post Tathawade, Taluka Mulshi, Pune City, Pune, Maharashtra - 411033 2211 7119 2894 VID : 9162 2305 1673 2677 माझे आधार, माझी ओळख
--	---

भारत सरकार GOVERNMENT OF INDIA शीतल विजय पवार Sheetal Vijay Pawar जन्म तारीख/DOB: 19/06/1983 महिला/ FEMALE Mobile No: 9822339928 9720 7180 5475 VID : 9193 0742 5231 3292 माझे आधार, माझी ओळख	भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA पता: पवार वस्ती, मुपो-ताथवडे ता-मुल्शी, पुणे शहर, पुणे, महाराष्ट्र - 411033 Address : pawar vasti, at-po-tathawade tal-mulashi, Pune City, Pune, Maharashtra - 411033 9720 7180 5475 VID : 9193 0742 5231 3292 माझे आधार, माझी ओळख
--	---

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA SHEETAL VIJAY PAWAR SUDAM DHONDIBA BHGEADE 19/06/1983 Permanent Account Number BROPP3090F शीतल विजय पवार Signature	आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA स्थायी लेखा संख्या कार्ड Permanent Account Number Card EPUPP8587N नाम / Name SHRAVANI VIJAY PAWAR पिता का नाम / Father's Name VIJAY GAJANAN PAWAR जन्म की तारीख / Date of Birth 13/12/2002 हस्ताक्षर / Signature
--	--

भारत सरकार GOVERNMENT OF INDIA श्रावणी विजय पवार Shravani Vijay Pawar जन्म तारीख/DOB: 13/12/2002 महिला/ FEMALE Mobile No: 9370341561 7359 4095 9283 VID : 9126 1568 4170 8060 माझे आधार, माझी ओळख	भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA पता: पवार वस्ती, मुपो-ताथवडे ता-मुल्शी, पुणे शहर, पुणे, महाराष्ट्र - 411033 Address : pawar vasti, at-po-tathawade tal-mulashi, Pune City, Pune, Maharashtra - 411033 माझे आधार, माझी ओळख
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हवल-२४		
१४८९४	e	९३
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BBFPR4294G



नाम / Name
MAHESH SHIVAJI RAUT

पिता का नाम / Father's Name
SHIVAJI DAMODHAR RAUT

जन्म की तारीख /
Date of Birth
02/08/1989

हस्ताक्षर / Signature

21/02/19



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोदविषयाचा क्रमांक: Enrolment No.: 1218/20305/01638

To,
Mahesh Shivaji Raut
महेश शिवाजी राऊत

goharje road near petli vasti at manurdi po-dehuroad
MAMURDI Dehu Road Cantt Pune
Maharashtra 412101
Mobile:



UC 11503106 9 IN

Ref No. A42B329X-11503106



आपला आधार क्रमांक / Your Aadhaar No. :

9969 6235 8067

आधार — सामान्य माणसाचा अधिकार



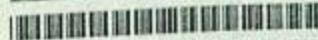
भारत सरकार
GOVERNMENT OF INDIA



महेश शिवाजी राऊत
Mahesh Shivaji Raut

जन्म वर्ष / Year of Birth : 1989
पुरुष / Male

9969 6235 8067



हवल-२४		
१४८९४	१०	१३
२०२३		

525/14914

बुधवार, 12 जुलै 2023 5:41 म.नं.

दस्त गोपवारा भाग-1

हवल24

99193

दस्त क्रमांक: 14914/2023

दस्त क्रमांक: हवल24 /14914/2023

वाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भगलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवल24 यांचे कार्यालयात

पावती:15725

पावती दिनांक: 12/07/2023

अ. क्र. 14914 वर दि.12-07-2023

मादरकरणागंचे नाव: महेश शिवाजी राऊत - -

रोजी 5:34 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हानाळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकुण: 340.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक (वर्ग-२)

हवेली क. २४, पुणे.

दस्ताचा प्रकार: कुलमुखन्यासपत्र

मुद्रांक शुल्क: (48-इ) जेव्हा त्यामुळे एका व्यक्तीला एकापेक्षा अधिक मालकी अधिकार प्राप्त होऊ शकतील अशा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्रा क्र. 1 12 / 07 / 2023 05 : 34 : 35 PM ची वेळ: (मादरगकरण)

शिक्रा क्र. 2 12 / 07 / 2023 05 : 35 : 49 PM ची वेळ: (मादरगकरण)



सह. दुय्यम निबंधक (वर्ग-२)

हवेली क. २४, पुणे.

प्रतिज्ञापत्र

मह. दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत २४(२) च्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्ठादक व्यक्ती, साक्षीदार व सोयत जोडलेल्या कागदपत्रांची आणी दस्तातील सत्यता, वैधता कायदेशीर दावीसाठी खालील दस्त निष्पादक व करणीधारक हे संपूर्णपणे जबाबदार राहतील.

निम्हण देणार:

१)

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लिहून घेणार:

१)

२)

दम्न गोपबारा भाग-2

हवल24

92193

दम्न क्रमांक:14914/2023

13/07/2023 1 16:01 PM

दम्न क्रमांक :हवल24/14914/2023

दम्नाचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	दम्ना प्रमाणित
1	नाव:महेश शिवाजी राऊत -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मामुडी पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-33 स्वाक्षरी:-		
2	नाव:राजेंद्र राजानन पवार -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नाथवडे पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:	कुलमुखत्यार देणार वय :-57 स्वाक्षरी:-		
3	नाव:विजय राजानन पवार -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नाथवडे पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:	कुलमुखत्यार देणार वय :-51 स्वाक्षरी:-		
4	नाव:मिनाबाई राजानन पवार -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नाथवडे पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:	कुलमुखत्यार देणार वय :-88 स्वाक्षरी:-		
5	नाव:मयूर राजेंद्र पवार -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नाथवडे पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:	कुलमुखत्यार देणार वय :-32 स्वाक्षरी:-		
6	नाव:ममता मयूर पवार -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नाथवडे पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:	कुलमुखत्यार देणार वय :-27 स्वाक्षरी:-		
7	नाव:शीतल विजय पवार -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नाथवडे पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:	कुलमुखत्यार देणार वय :-40 स्वाक्षरी:-		
8	नाव:थावणी विजय पवार -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नाथवडे पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:	कुलमुखत्यार देणार वय :-21 स्वाक्षरी:-		

वरील दम्नपत्रे करून देणार तथाकथीत कुलमुखत्यार देणार व दम्न पत्रे करून दिल्याचे कळविले करताना,
शिक्का क्र.3 ची वेळ:13 / 07 / 2023 01 : 14 : 19 PM

ओळख:-

खात्रीस ठेवून असे निवेदीन करताना की ते दम्नपत्रे करून देणारे व्यक्तीस ओळखून घेतल्याची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अभिजीत आनंदा शिंदे --

वय:35

पत्ता:चिंचवड पुणे

पिन कोड:411033

ध्यायाचित्र

दम्ना प्रमाणित



स्वाक्षरी

वय:32
पता:चिंचवड पुणे
पिन कोड:411033

स्वाक्षरी



शिवका क्र.4 ची वेळ:13 / 07 / 2023 01 : 15 : 08 PM

JSR Haveli-24

उद्यम निबंधक (अ-२)
हवेली क्र. २४, पुणे.



हवल-२४

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2023

sr.	Purchaser	Type	Verification no/Vendor	GRN Licence	Amount	Used At	Deface Number	Deface Date
1	MAHESH SHIVAJI RAUT	eChallan	00040572023070441031	MH004677394202324E	500.00	SD	0002623716202324	12/07/2023
2	MAHESH SHIVAJI RAUT	eChallan		MH004677394202324E	100	RF	0002623716202324	12/07/2023
3		DHC		1207202310801	240	RF	1207202310801D	12/07/2023

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14914 /2023

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या दस्तऐवजात एकूण 93 पृष्ठे आहेत
या नंबराचे पुस्तकाचे
नंबरी नोंदवला.
98998

सह. दुय्यम निबंधक (अ-२) हवेली क्र. २४
दिनांक 92/06/2023



