



ADV.BHAGWAN A. ROKADE

Office:- flat no 101, Sana Apt, Kalanagar, Vangani(E) Tal-Ambernath, Dist-Thane Mob.No.9766270713, 7666619968. adv.bhagwanrokade87@gmail.com



Date 1/4/2025

FORMAT-A

(Circular No -28/2021)

To

Maha RERA

Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Village-Pashane, Tal-Karjat, Dist.-Raigad. Survey No.163/2' Admeasuring Are (H-R-P). 00-69-80. Asst-04rs-28paise. Within local limit of Grampanchayat Pashane and Sub-Registrar Karjat (Hereinafter referred as the said of land).

I have investigated the title of the said Non-Agriculture of land on the request of SHREE KRISHNA ENTERPRISES through Partner Shri. Pravin Vasaram Gami as a owner/promoter/developer and following documents i.e

1.Description of the property

Village-Pashane, Tal-Karjat, Dist.-Raigad. Survey No.163/2 Admeasuring Are (H-R-P). 00-069-80. Asst-04rs-28paise.

2) The documents of allotment of land

a. Development Agreement on dt.20/3/2024 registered at the office of sub registrar karjat-2 at serial no.1806/2024 between Mr. RUPESH EKNATH VISHE and 2 (as a land owner) and SHREE KRISHNA ENTERPRISES through Partner Shri. Pravin Vasaram Gami and other 4 (as developers).

b. Power of Attorney dated 20/3/2024 registered at the office of sub registrar karjat-2 at serial no.1807/2024 between Mr. RUPESH EKNATH VISHE and 2 (As Principals) & SHREE KRISHNA ENTERPRISES through Partner Shri. Pravin Vasaram Gami and other 4 (As Power of Attorney Holders)

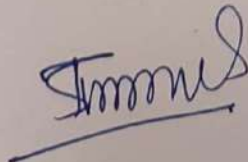
c) Mutation Entry No. 1400, 3187, 3375

d) Collector Raigad Dist Raigad has pleased to grant Non- agricultural layout sanction permission to use the said land for the purpose of residential and commercial permission for building construction vide its Sr.no.**121/2023** dated **31/01/2024** and further owners/consenting party have obtained development permission of the Schedule – II property for the proposed residential and commercial scheme to be constructed upon the said property along with sanction Plan of the building from Collector Raigad Dist Raigad vide their commencement certificate/letterSr.no.**121/2023** dated **31/01/2024**.

e) Assistant Director of Town planning Raigad Dist Raigad has pleased to grant layout sanction permission to use the said land for the purpose of residential and commercial permission for building construction vide its order no.**2220** dated **24/11/2024**.

F) Search Report for 30 years from 1995 to 2025.

3. 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 SHREE KRISHNA ENTERPRISES is clear, marketable and without any encumbrance.

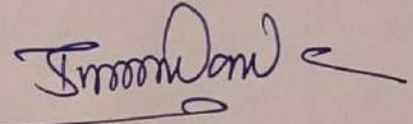


4. OWNER OF THE LAND

DISCRIPTION OF LAND	OWNER NAME
Survey no.163/2 Area(H-R-P) 00-69-80. Situated at village Pashane Taluka-Karjat, Dist- Raigad.	Shri.Rupesh Eknath Vishe Shri.Pramod Eknath Vishe Shri.Keshav Eknath Vishe

5. The report reflecting the flow of the title of the SHREE KRISHNA ENTERPRISES as a Promoter/Developer on the said land is enclosed herewith as annexure

Encl: Annexure.



ADV. BHAGWAN A. ROKADE

B.A.L.L.B

ADVOCATE HIGH COURT MUMBAI
ADD : 101, SANA APT, STATION ROAD
VANGANI (E) TAL : AMBERNATH DIST THANE



ADV.BHAGWAN A. ROKADE

B.A LL.B

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Thane Mob.No.9766270713, 7666619968. adv.bhagwanrokade87@gmail.com

Date 1/4/2025



FORMAT-A

(Circular No.:-2'b /2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract.
- 2) Mutation Entry No. 1400, 3187, 3375
- 3) Search Report for 30 years from 1996 to 2025.
- 4) Any other relevant title - No
- 5) Litigations if any - No

Date: 1/4/2025

ADV. BHAGWAN A. ROKADE

B.A.L.L.B

ADVOCATE HIGH COURT MUMBAI
ADD : 101, SANA APT, STATION ROAD
VANGANI (E) TAL : AMBERNATH DIST THANE



ADV. BHAGWAN A. ROKADE

Office:- flat no 101, Sana Apt, Kalanagar, Vangani(E) Tal-Ambarnath, Dist-
Thane Mob.No.9766270713, 7666619968. adv.bhagwanrokade87@gmail.com



Date 11/4/2025

SEARCH REPORT

Under the instructions of my client Mr. Pravin Gami R/at Mumbai to take the search at Office of Revenue and give the Search Report of the below described Non Agriculture property. I have taken the Search as follows:

Owner's Name –Shri. Rupesh Ekanath Vishe and 2.

Land Owner has produced the documents which are as follows:

ii) 7/12 Extract Xerox copy.

Description of property: -

Village- Pashane, Tal-Karjat, Dist.-Raigad. Old Survey No- 224/2, New Survey No.163/2 Admeasuring Are (H-R-P). 00-69-80. Asst-04rs-80paise. Within Local Limits of Group Gram Panchayat Pashane and Sub-Registrar Karjat Dist.-Raigad. I Have Taken the online Search in Respect of Above-Mentioned Property and for The Period of 30 Years i.e. 1995 To 2025(Up to 30/3/2025)

Search report as under: -

Year	Transaction	Year	Nil
1995	Torn and tatter condition	2010	Nil
1996	Torn and tatter condition	2011	Nil
1997	Torn and tatter condition	2012	Nil
1998	Torn and tatter condition	2013	Nil
1999	Torn and tatter condition	2014	Nil

Smruti

2000	Torn and tatter condition	2015	Nil
2001	Torn and tatter condition	2016	Nil
2002	Nil	2017	Nil
2003	Nil	2018	Nil
2004	Nil	2019	Nil
2005	Nil	2020	Nil
2006	ENTRY	2021	Nil
2007	Nil	2022	Nil
2008	ENTRY	2023	Nil
2009	Nil	2024	ENTRY
		2025	Nil Up to 30/3/2025

1. Transaction for Year 2006: -

Type of Transaction- Partition Deed

Actual Value of Rs.0/-

Market Value of Rs.13,94,000/-

Description of Property

1) Share Given To first part Mr. Shankar Damaji Vishe

- Survey/hissa no.184/4 Area (H-R-P)00-42-09 Out of 00-52-09.
- Survey/hissa no.188/3 Area (H-R-P) 01-27-00.
- Survey/hissa no.2/1/A Area (H-R-P) 00-50-70.
- Survey/hissa no.14/7 Area (H-R-P) 02-48-00.
- Survey/hissa no.200/6 Area (H-R-P) 00-1-50.

2) Share Given To first part Mr. Ekanath Damaji Vishe

- Survey/hissa no.95/16 Area (H-R-P)00-03-00.
- Survey/hissa no.224/1/A/5 Area (H-R-P) 00-03-00.
- Survey/hissa no.224/1/A+1B,224/2 Area (H-R-P) 00-69-80.

Sumit

d) Survey/hissa no.208/2 Area (H-R-P) 01-81-00.

e) Survey/hissa no.30/8 Area (H-R-P) 01-37-00.

3) Share Given To first part Smt. Jaya Dagadu Vishe

a) Survey/hissa no.184/4 Area (H-R-P)00-10-00 Out of 00-52-09.

b) Survey/hissa no.20/2/B Area (H-R-P) 00-37-90.

c) Survey/hissa no.14/3 Area (H-R-P) 01-39-00.

1)Mr. Shankar DamajiVishe ----- First Part

2) Mr. EkanathDamajiVishe ----- Second Part

3) Smt. Jaya DagaduVishe----- Third Part

Date of execution: -16/10/2006

Date of registration: -16/10/2006

Registration Document No: -4331/2006.

2. Transaction for Year 2008: -

Type of Transaction- Partition Deed

Actual Value of Rs.0/-

Market Value of Rs.6,68,000/-

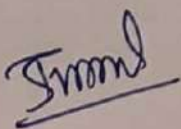
Description of Property

1) Share Given To first part Mr.Rupesh Eknath Vishe

a) Survey/hissa no.224/1/A/5 Area (H-R-P)00-03-00.

b) Survey/hissa no.224/2 Area (H-R-P)00-21-80 Out of 00-69-08.

2) Share Given To first part Mr.Pramod Eknath Vishe



a) Survey/hissa no.208/2B Area (H-R-P)00-60-00 out of 01-81-00.

b) Survey/hissa no.224/2 Area (H-R-P)00-24-00 Out of 00-69-08.

3) Share Given To first part Mr.Keshav Eknath Vishe

a) Survey/hissa no.208/2B Area (H-R-P)00-60-00 out of 01-81-00.

b) Survey/hissa no.224/2 Area (H-R-P)00-24-00 Out of 00-69-08.

4) Share Given To first part Mr.Eknath Damaji Vishe

a) Survey/hissa no.223/2/A Area (H-R-P)00-34-40 Out of 00-67-00.

1)Mr. EkanathDamajiVishe ----- First Part

2) Mr. Pramod EknathVishe ----- Second Part

3) Mr.KeshavEknathVishe----- Third Part

4) Mr.RupeshEknathVishe----- Fourth Part

Date of execution: -7/11/2008

Date of registration: -7/11/2008

Registration Document No: -7619/2008.

3. Transaction for Year 2024: -

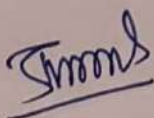
Type of Transaction- Development Agreement

Actual Value of Rs.0/-

Market Value of Rs.6,91,91,200/-

Description of Property

Village- Pashane, Tal-Karjat, Dist.-Raigad. Old Survey No- 224/1/A/5, New Survey No.163/1/A/5 Admeasuring Are (H-R-P). 00-03-00. Asst-00rs-06paise. And Survey No.163/2 Admeasuring Are (H-R-P). 00-069-80. Asst-04rs-28paise.



- 1) Mr. Pramod EknathVishe
- 2) Mr.KeshavEknathVishe
- 3) Mr.RupeshEknathVishe----- Land Owner

And

Shree Krishna Enterprises Through Partners

1.Shree Pravin Vasaram Gami and 4----- Developers

Date of execution: -20/03/2024

Date of registration: -20/03/2024

Registration Document No: -1806/2024.

4. Transaction for Year 2024: -

Type of Transaction- Power of Attorney

Actual Value of Rs.0/-

Market Value of Rs.0/-

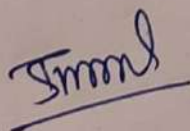
Description of Property

Village- Pashane, Tal-Karjat, Dist.-Raigad. Old Survey No- 224/1/A/5, New Survey No.163/1/A/5 Admeasuring Are (H-R-P). 00-03-00. Asst-00rs-06paise. And Survey No.163/2 Admeasuring Are (H-R-P). 00-069-80. Asst-04rs-28paise.

- 1) Mr. Pramod EknathVishe
- 2) Mr.KeshavEknathVishe
- 3) Mr.RupeshEknathVishe----- Land Owner

And

Shree Krishna Enterprises Through Partners



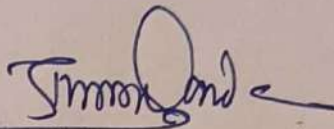
1.Shree Pravin Vasaram Gami and 4 -----Power of Attorney holder

Date of execution: -20/03/2024

Date of registration: -20/03/2024

Registration Document No: -1807/2024.

hence this search Report


Advocate

Note: -

ADV. BHAGWAN A. ROKADE
B.A.L.S.
ADVOCATE HIGH COURT MUMBAI
ADD : 101, SANA APT, STATION ROAD
VANGANI (E) TAL : AMBERNATH DIST THANE

At the time of taking search it was found that

- e) Pages of some of the Index II Register, were in torn condition and some of the pages were in lost condition.
- f) No Index is kept for power of attorney at the office hence the said report is also subject is excluding the entry of any Power of attorney. The Index II from 2002 to 2025 is Not properly binded hence the report is also subject to said condition, search is taken as per available record.
- g) This report should not be considered as an expression of opinion or any other form of assurance on the statutory compliance made by the parties or of the correctness of the Documents and filed by it.
- h) All the documents are taken as per available record hence the report is subject to condition which records are not mentioned in official government website.



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Date 1/4/2015

FORMAT-A

(Circular No -28/2021)

To

Maha RERA

Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Village-Pashane, Tal-Karjat, Dist.-Raigad. Survey No.163/1/A/5 Admeasuring Are (H-R-P). 00-03-00. Asst-00rs-06paise. Within local limit of Grampanchayat Pashane and Sub-Registrar Karjat (Hereinafter referred as the said of land).

I have investigated the title of the said Non-Agriculture of land on the request of SHREE KRISHNA ENTERPRISES through Partner Shri. Pravin Vasaram Gami as a owner/promoter/developer and following documents i.e

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2) The documents of allotment of land

a. Development Agreement on dt.20/3/2024 registered at the office of sub registrar karjat-2 at serial no.1806/2024 between Mr. RUPESH EKNATH VISHE (as a land owner) and SHREE KRISHNA ENTERPRISES through Partner Shri. Pravin Vasaram Gami and other 4 (as developers).

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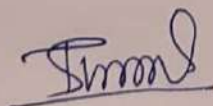
c) Mutation Entry No. 1400, 3187, 3375

d) Collector Raigad Dist Raigad has pleased to grant Non- agricultural layout sanction permission to use the said land for the purpose of residential and commercial permission for building construction vide its Sr.no.**121/2023** dated **31/01/2024** and further owners/consenting party have obtained development permission of the Schedule – II property for the proposed residential and commercial scheme to be constructed upon the said property along with sanction Plan of the building from Collector Raigad Dist Raigad vide their commencement certificate/letterSr.no.**121/2023** dated **31/01/2024**.

e) Assistant Director of Town planning Raigad Dist Raigad has pleased to grant layout sanction permission to use the said land for the purpose of residential and commercial permission for building construction vide its order no.**2220** dated **24/11/2024**.

F) Search Report for 30 years from 1995 to 2025.

3. 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 SHREE KRISHNA ENTERPRISES is clear, marketable and without any encumbrance.

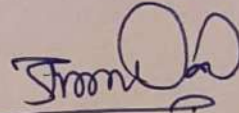


4. OWNER OF THE LAND

DISCRIPTION OF LAND	OWNER NAME
Survey no.163/1/A/5 Area(H-R-P) 00-03-06. Situated at village Pashane Taluka-Karjat, Dist- Raigad.	Shri.Rupesh Eknath Vishe

5. The report reflecting the flow of the title of the SHREE KRISHNA ENTERPRISES as a Promoter/Developer on the said land is enclosed herewith as annexure

Encl: Annexure.


ADV. BHAGWAN A. ROKADE
B.A.L. 3
ADVOCATE HIGH COURT MUMBAI
ADD: 101, SANA APT, STATION ROAD
VANGANI (E) TAL: AMBERNATH DIST: THANE



ADV.BHAGWAN A. ROKADE

B.A LL.B

Office:- flat no 101, Sana Apt, Kalanagar, Vangani(E) Tal-Ambernath, Dist-
Thane Mob.No.9766270713, 7666619968. adv.bhagwanrokae87@gmail.com

Ref.

Date 11/11/2025

FORMAT-A

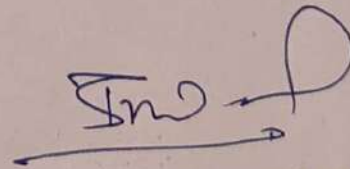
(Circular No.:-2'b /2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract.
- 2) Mutation Entry No. 1400, 3187, 3375
- 3) Search Report for 30 years from 1995 to 2025.
- 4) Any other relevant title - No
- 5) Litigations if any - No

Date: 11/11/2025


ADV. BHAGWAN A. ROKADE
B.A LL.B
ADVOCATE H/C - COURT MUMBAI
ADD: 101, SANA APT, STATION ROAD
VANGANI(E) TAL: AMBERNATH DIST THANE



ADV. BHAGWAN A. ROKADE

Office:-flat no 101, Sana Apt, Kalanagar, Vangani(E)Tal-Ambarnath, Dist-
Thane Mob.No.9766270713,7666619968. adv.bhagwanrokade87@gmail.com



Date 1/4/2025

SEARCH REPORT

Under the instructions of my client Mr. Pravin Gami R/at Mumbai to take the search at Office of Revenue and give the Search Report of the below described Non Agriculture property. I have taken the Search as follows:

Owner's Name—Shri. Rupesh Ekanath Vishe.

Land Owner has produced the documents which are as follows:

- i) 7/12 Extract Xerox copy.

Description of property: -

Village-Pashane, Tal-Karjat, Dist.-Raigad.Old SurveyNo- 224/1/A/5, New Survey No.163/1/A/5AdmeasuringAre (H-R-P).00-03-00. Asst-00rs-06paise.Within Local Limits ofGroup Gram Panchayat Pashane and Sub-Registrar Karjat Dist.-Raigad. I Have Taken the online Search in Respect of Above-Mentioned Property and for The Period of 30 Years i.e. 1995 To 2025 (Up to30/3/2025)

Search report as under: -

Year	Transaction	Year	Nil
1995	Torn and tatter condition	2010	Nil
1996	Torn and tatter condition	2011	Nil
1997	Torn and tatter condition	2012	Nil
1998	Torn and tatter condition	2013	Nil
1999	Torn and tatter condition	2014	Nil
2000	Torn and tatter condition	2015	Nil
2001	Torn and tatter condition	2016	Nil

Shri

2002	Nil	2017	Nil
2003	Nil	2018	Nil
2004	Nil	2019	Nil
2005	Nil	2020	Nil
2006	ENTRY	2021	Nil
2007	Nil	2022	Nil
2008	ENTRY	2023	Nil
2009	Nil	2024	ENTRY
		2025	Nil Up to 30/3/2025

1. Transaction for Year 2006: -

Type of Transaction- Partition Deed

Actual Value of Rs.0/-

Market Value of Rs.13,94,000/-

Description of Property

1) Share Given To first part Mr. Shankar Damaji Vishe

- Survey/hissa no.184/4 Area (H-R-P)00-42-09 Out of 00-52-09.
- Survey/hissa no.188/3 Area (H-R-P) 01-27-00.
- Survey/hissa no.2/1/A Area (H-R-P) 00-50-70.
- Survey/hissa no.14/7 Area (H-R-P) 02-48-00.
- Survey/hissa no.200/6 Area (H-R-P) 00-1-50.

2) Share Given To first part Mr. Ekanath Damaji Vishe

- Survey/hissa no.95/16 Area (H-R-P)00-03-00.
- Survey/hissa no.224/1/A/5 Area (H-R-P) 00-03-00.
- Survey/hissa no.224/1/A+1B,224/2 Area (H-R-P) 00-69-80.
- Survey/hissa no.208/2 Area (H-R-P) 01-81-00.

e) Survey/hissa no.30/8 Area (H-R-P) 01-37-00.

3) Share Given To first part Smt. Jaya Dagadu Vishe

a) Survey/hissa no.184/4 Area (H-R-P)00-10-00 Out of 00-52-09.

b) Survey/hissa no.20/2/B Area (H-R-P) 00-37-90.

c) Survey/hissa no.14/3 Area (H-R-P) 01-39-00.

1)Mr. Shankar DamajiVishe ----- First Part

2) Mr. EkanathDamajiVishe ----- Second Part

3) Smt. Jaya DagaduVishe----- Third Part

Date of execution: -16/10/2006

Date of registration: -16/10/2006

Registration Document No: -4331/2006.

2. Transaction for Year 2008: -

Type of Transaction- Partition Deed

Actual Value of Rs.0/-

Market Value of Rs.6,68,000/-

Description of Property

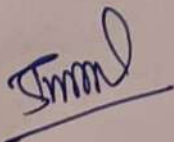
1) Share Given To first part Mr.Rupesh Eknath Vishe

a) Survey/hissa no.224/1/A/5 Area (H-R-P)00-03-00.

b) Survey/hissa no.224/2 Area (H-R-P)00-21-80 Out of 00-69-08.

2) Share Given To first part Mr.Pramod Eknath Vishe

a) Survey/hissa no.208/2B Area (H-R-P)00-60-00 out of 01-81-00.



b) Survey/hissa no.224/2 Area (H-R-P)00-24-00 Out of 00-69-08.

3) Share Given To first part Mr.Keshav Eknath Vishe

a) Survey/hissa no.208/2B Area (H-R-P)00-60-00 out of 01-81-00.

b) Survey/hissa no.224/2 Area (H-R-P)00-24-00 Out of 00-69-08.

4) Share Given To first part Mr.Eknath Damaji Vishe

a) Survey/hissa no.223/2/A Area (H-R-P)00-34-40 Out of 00-67-00.

1) Mr. Ekanath Damaji Vishe ----- First Part

2) Mr. Pramod Eknath Vishe ----- Second Part

3) Mr.Keshav Eknath Vishe----- Third Part

4) Mr.Rupesh Eknath Vishe----- Fourth Part

Date of execution: -7/11/2008

Date of registration: -7/11/2008

Registration Document No: -7619/2008.

3. Transaction for Year 2024: -

Type of Transaction- Development Agreement

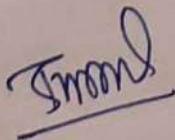
Actual Value of Rs.0/-

Market Value of Rs.6,91,91,200/-

Description of Property

Village- Pashane, Tal-Karjat, Dist.-Raigad. Old Survey No- 224/1/A/5, New Survey No.163/1/A/5 Admeasuring Are (H-R-P). 00-03-00. Asst-00rs-06paise. And Survey No.163/2 Admeasuring Are (H-R-P). 00-069-80. Asst-04rs-28paise.

1) Mr. Pramod Eknath Vishe



2) Mr.KeshavEknath Vishe

3) Mr.RupeshEknath Vishe----- Land Owner

And

Shree Krishna Enterprises Through Partners

1.Shree Pravin Vasaram Gami and 4----- Developers

Date of execution: -20/03/2024

Date of registration: -20/03/2024

Registration Document No: -1806/2024.

4. Transaction for Year 2024: -

Type of Transaction- Power of Attorney

Actual Value of Rs.0/-

Market Value of Rs.0/-

Description of Property

Village- Pashane, Tal-Karjat, Dist.-Raigad. Old Survey No- 224/1/A/5, New Survey No.163/1/A/5 Admeasuring Are (H-R-P). 00-03-00. Asst-00rs-06paise. And Survey No.163/2 Admeasuring Are (H-R-P). 00-069-80. Asst-04rs-28paise.

1) Mr. Pramod EknathVishe

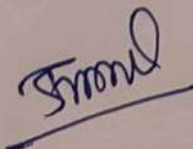
2) Mr.KeshavEknathVishe

3) Mr.RupeshEknathVishe----- Land Owner

And

Shree Krishna Enterprises Through Partners

1.Shree Pravin Vasaram Gami and 4-----Power of Attorney holder

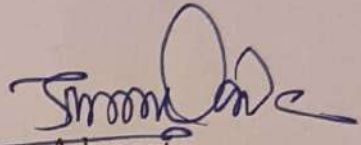


Date of execution: -20/03/2024

Date of registration: -20/03/2024

Registration Document No: -1807/2024.

hence this search Report



Advocate

ADV. BHAGWAN A. ROKADE
B.A.L.L.B

ADVOCATE HIGH COURT MUMBAI
ADD : 101, SANA APT. STATION ROAD
WANGAN (E) TAL : AMBERNATH DIST Thane

Note: -

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