

**FORMAT - A**  
(Circular No.: 28/2021)

To,  
MAHA RERA,  
MAHARASHTRA.

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to all piece and parcels of (1) land admeasuring **02 Hectares= 34 Ares** out of 02 Hectares= 44 Ares bearing S. No.52/1 (P) (hereinafter referred to as "**said Land No.1**"), And (2) lands total admeasuring **00 Hectare= 44.50 Ares** comprising of (a) land admeasuring 00 Hectare= 05 Ares bearing S. No.54/1/25, (b) land admeasuring 00 Hectare= 07 Ares bearing S. No.54/1/26, (c) land admeasuring 00 Hectare= 05.50 Ares out of 00 Hectare= 07 Ares bearing S. No.54/1/27 and (d) land admeasuring 00 Hectare= 27 Ares out of 00 Hectare= 35 Ares bearing S. No.54/1/29 (P) (hereinafter collectively referred to as "**said Land No.2**"), CTS Nos.1933 (P), 1934 (P), 1936 (P) and 1938 (P), situated at Village Mundhwa, Tal. Pune City, Dist. Pune. The said Land No.1 and the said Land No.2 are hereinafter collectively referred to as "**said Lands**".

1. I have investigated the title of the said Lands on the request of **SPECIALITY LANDMARKS PRIVATE LIMITED**, a company registered under the Companies Act, through its Director- MR. ROHIT GHANSHYAM GUPTA, having office at: T4 - T5, Metropole Building, Next to Inox Multiplex, Bund Garden Road, Pune - 411001, and following documents i.e.:-

- 1) Description of the said Lands as per Annexure-A.
- 2) The documents of allotment of the said Lands are narrated in Annexure-B.
- 3) Copy of 7/12 Extracts of Survey Nos.52/1, 54/1/25, 54/1/26, 54/1/27 and 54/1/29.
- 4) Search for the period of last 30 years.

2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Lands, I am of the opinion that title of the Owners and beneficial title of **SPECIALITY LANDMARKS PRIVATE LIMITED** as developer, appears to be clear, marketable and without any encumbrances.

**Owners of the said Lands:**

<b>Names of the Owners</b>	<b>Survey = CTS Nos.</b>
(1) Ashok Nivrutti Kodre, (2) Nilesh Ashok Kodre, (3) Shaillesh Ashok Kodre, (4) Archana Anil Saykar, (5) Vilas Nivrutti Kodre, (6) Jayshri alias Jayashri Vilas Kodre, (7) Amol Vilas Kodre, (8) Nikit Vilas Kodre, (9) Ahilya Govardhan Shinde, (10) Manik Nivrutti Kodre, (11) Kalpana Manik Kodre, (12) Anup Manik Kodre and (13) Nitish Manik Kodre.	52/1 (P) = 1938 (P)
Amruta Satish Badhe alias Amruta Bhushan Shinde	54/1/25 = 1933 (P)



Mayur Satish Badhe	54/1/26 = 1933 (P)
Jayashree Satish Badhe	54/1/27 = 1934 (P)
Vanita Vijay Birmal and Manik Nivrutti Kodre	54/1/29(P)=1936(P)

3. The report reflecting the flow of the title of **SPECIALITY LANDMARKS PRIVATE LIMITED** on the said Lands is enclosed herewith as annexure.

Encl: Annexure.  
Date: 09/07/24.  
Place: Pune.

*matondip*  
**SANDEEP MALI**  
(ADVOCATE)



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**ANNEXURE-A**  
**(SCHEDULE - DESCRIPTION OF THE SAID LANDS)**

(1) All that piece and parcel of land admeasuring 02 Hectares= 34 Ares out of 02 Hectares= 44 Ares bearing S. No.52/1 (P), CTS No.1938 (P), situated at Village Mundhwa, Tal. Pune City, Dist. Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar, Haveli, Pune (hereinafter referred to as the "**said Land No.1**").

(2) All that piece and parcels of lands, total adm. 00 Hectare= 44.50 Ares as follows:-  
a) land admeasuring 00 Hectare= 05 Ares bearing S. No.54/1/25, CTS No.1933 (P),  
b) land admeasuring 00 Hectare= 07 Ares bearing S. No.54/1/26, CTS No.1933 (P),  
c) land admeasuring 00 Hectare= 05.50 Ares, out of 00 Hectare= 07 Ares bearing S. No.54/1/27, CTS No.1934 (P), and  
d) land admeasuring 00 Hectare= 27 Ares out of 00 Hectare= 35 Ares bearing S. No.54/1/29 (P), CTS No.1936 (P),  
situated at Village Mundhwa, Tal. Pune City, Dist. Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar, Haveli, Pune (hereinafter collectively referred to as the "**said Land No.2**").

The said Land No.1 and said Land No.2, totally admeasuring 02 Hectares= 78.50 Ares, are hereinafter collectively referred to as the "**said Lands**", and collectively bounded as follows:-

On or towards the East	: By Odha and S. No.53 (P);
On or towards the South	: By land bearing S. No.52/2;
On or towards the West	: By S. No.54 (P);
On or towards the North	: By 30 Mtrs. wide D.P. Road and S. No.53 (P).



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**ANNEXURE-B**  
**(LIST OF DOCUMENTS)**

- 1) Copy of 7/12 Extracts of Survey Nos.52/1, 54/1/25, 54/1/26, 54/1/27 and 54/1/29.
- 2) Copy of Mutation Entry Nos.1192, 1322, 1848, 1950, 2006, 2172, 2248, 2832, 3083, 3189, 3466, 3520, 3584, 3921, 3947, 3996, 3998, 4322, 4416, 4487, 4537, 4806, 4827, 6646, 6649, 6737, 6750, 6841, 7004, 8220, 9078, 9112, 9906, 9907, 10205, 10206, 10973, 10974, 12048, 12760, 13282, 13549, 13564, 13910, 13911, 15162, 15163, 15166, 15825, 15826, 15827 and 15841 of 7/12 Extracts.
- 3) Copy of Property Register Cards [PRCs] of CTS Nos.1933, 1934, 1936 and 1938.
- 4) Copy of Mutation Entry Nos.326, 776, 796, 798, 811, 1837 and 1838 of PRCs.
- 5) Copy of Order No. RTS/7-12/Comp/1438/04 dtd. 21/10/2004 of Tahasildar, Pune city.
- 6) Copy of Order No. Ja.Kr.Hano/Durusti-SR/68/10 dtd.13/08/2010, Tahasildar, Pune city.
- 7) Copy of Order Outward No.652/C.S./Double Entry Close/ Mundhwa/2018 dtd. 17/05/2018, of City Survey Officer No.2, Pune city.
- 8) Copy of Letter No. Kavi/539/18 dtd. 17/05/2018, issued by the Tahasildar, Pune city.
- 9) Copy of Letter No. Record/Kavi/100/2022 dtd. 21/01/2022 of Tahasil Office, Pune city.
- 10) Copy of Letter No. Record/Kavi/947/2023 dtd. 27/07/2023 of Tahasil Office, Pune city.
- 11) Copy of Order No. City Survey/Ka.Vi.1800/Mundhwa/Revision/2023 dtd. 12/09/2023 of District Inspector of Land Records [DILR], Pune.
- 12) Copy of Order No. Revision/S.R./302/2023 dtd. 16/04/2024 of City Survey Officer No.2, Pune city.
- 13) Copy of Order No. City Survey/Ka.Vi.1903/Mundhwa/Revision/2023 dtd. 12/09/2023 of District Inspector of Land Records [DILR], Pune.
- 14) Copy of Order No. Revision/S.R./301/2023 dtd. 16/04/2024 of City Survey Officer No.2, Pune city.
- 15) Copy of Sale Deed dtd. 23/06/1938 (registered under Sr. No.616/1938, with the office of Sub-Registrar, Haveli No.2, Pune), executed by Shantabai Bhratar Shankar Fulmamdiar in favour of Sadhu Balaji Kodre.
- 16) Copy of Mortgage Deed dtd. 13/06/1941 (registered under Sr. No.520/1941, with the office of Sub-Registrar, Haveli No.2, Pune), executed by Narayan Sakharam Gaikwad and Jagannath Namdeo Gaikwad in favour of Sadhaba Balaji Kodre.
- 17) Copy of Sale Deed dtd. 26/05/1955 (registered under Sr. No.793/1955, with the office of Sub-Registrar, Haveli No.1, Pune), executed by Jagannath Namdeo Gaikwad and others in favour of Nivrutti Sadhuba @ Sadaba Kodre.
- 18) Copy of Partition Deed dtd. 22/08/1991 (registered under Sr. No.11379/1991, with the office of Sub-Registrar, Haveli No.1, Pune), executed by & between Nivrutti Sadhuba @ Sadaba Kodre and others.
- 19) Copy of Sale Deed dtd. 15/12/1995 (registered under Sr. No.10111/1995, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Hemant Vijay Udawant & another.
- 20) Copy of Will dtd. 19/08/1997 (registered under Sr. No.5527/1997, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre.
- 21) Copy of Sale Deed dtd. 18/10/1997 (registered under Sr. No.6856/1997, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Manik Nivrutti Kodre.
- 22) Copy of Sale Deed dtd. 15/01/1998 (registered under Sr. No.268/1998, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Ravindra Barikrao Kamble.





- 23) Copy of Sale Deed dtd. 11/02/1999 (registered under Sr. No.821/1999, with the office of Sub-Registrar, Haveli No.3, Pune on 12/02/1999), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Tukaram Dashrath Badhe.
- 24) Copy of Sale Deed dtd. 10/05/1999 (registered under Sr. No.2502/1999, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Amol Vilas Kodre.
- 25) Copy of Sale Deed dtd. 15/02/2000 (registered under Sr. No.1218/2000, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Amol Vilas Kodre.
- 26) Copy of Sale Deed dtd. 15/02/2000 (registered under Sr. No.1219/2000, with the office of Sub-Registrar, Haveli No.3, Pune on 18/02/2000), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Kisan Raghu Sathe.
- 27) Copy of Sale Deed dtd. 17/04/2000 (registered under Sr. No.2606/2000, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Rekha Namdeo Gaikwad in favour of Vikas Devidas Gadhave and another.
- 28) Copy of Gift Deed dtd. 29/11/2006 (registered under Sr. No.10169/2006, with the office of Sub-Registrar, Haveli No.6, Pune), executed by Tukaram Dasharath Badhe in favour of Amruta Satish Badhe.
- 29) Copy of Sale Deed dtd. 29/12/2007 and Confirmation Deed dtd. 30/08/2008 (registered under Sr. No.6890/2008, with the office of Sub-Registrar, Haveli No.1, Pune on 01/09/2008), executed by Amol Vilas Kodre in favour of Mayur Satish Badhe & another.
- 30) Copy of Sale Deed dtd. 13/08/2008 (registered under Sr. No.6496/2008, with the office of Sub-Registrar, Haveli No.3, Pune on 18/08/2008), executed by Aahilya Govardhan Shinde in favour of Anil Shrirang Saykar & another.
- 31) Copy of Re-conveyance Deed dtd. 13/03/2018 (registered under Sr. No.1812/2018, with the office of Sub-Registrar, Haveli No.6, Pune), executed by Sanmitra Co-Operative Bank Ltd. in favour of Vanita Vijay Birmal.
- 32) Copy of Gift Deed dtd. 08/09/2022 (registered under Sr. No.9547/2022, with the office of Sub-Registrar, Haveli No.14, Pune), executed by Vilas Nivrutti Kodre in favour of Jayshri Vilas Kodre and others.
- 33) Copy of Gift Deed dtd. 08/09/2022 (registered under Sr. No.9554/2022, with the office of Sub-Registrar, Haveli No.14, Pune), executed by Manik Nivrutti Kodre in favour of Kalpana Manik Kodre and others.
- 34) Copy of Gift Deed dtd. 15/09/2022 (registered under Sr. No.17677/2022, with the office of Sub-Registrar, Haveli No.5, Pune), executed by Ashok Nivrutti Kodre in favour of Nilesh Ashok Kodre and others.
- 35) Copy of Public Notice dtd. 16/02/2023 of Advocate Murtaza Chherawala from M/s. CNS Juris, Pune, published in daily newspapers- Loksatta and Indian Express.
- 36) Copy of No Objection Certificate dtd. 24/03/2023 of Advocate Murtaza Chherawala from M/s. CNS Juris, Pune.
- 37) Copy of Development Agreement dtd. 27/09/2023 (registered under Sr. No. 18772/2023, with the office of Sub-Registrar, Haveli No.12, Pune), executed by Ashok Nivrutti Kodre and others in favour of Speciality Landmarks Pvt. Ltd.
- 38) Copy of Power of Attorney dtd. 27/09/2023 (registered under Sr. No.18773/2023, with the office of Sub-Registrar, Haveli No.12, Pune), executed by Ashok Nivrutti Kodre and others in favour of Speciality Landmarks Pvt. Ltd.
- 39) Copy of Supplemental Agreement dtd. 19/01/2024 (registered under Sr. No.1496/2024, with the office of Sub-Registrar, Haveli No.12, Pune), executed by Ashok Nivrutti Kodre and others in favour of Speciality Landmarks Pvt. Ltd.



- 40) Copy of Power of Attorney dtd. 19/01/2024 (registered under Sr. No.1499/2024, with the office of Sub-Registrar, Haveli No.12, Pune), executed by Ashok Nivrutti Kodre and others in favour of Speciality Landmarks Pvt. Ltd.
- 41) Copy of Transfer Deed dtd. 03/06/2024 (registered under Sr. No.10340/2024 with office of Sub-Registrar, Haveli-11, Pune on 04/06/2024), executed by Mr. Ashok Nivrutti Kodre & others, through power of attorney holder- Speciality Landmarks Pvt. Ltd., through director- Mr. Rohit Ghanshyam Gupta, in favour of Pune Municipal Corporation.



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**ANNEXURE-C**  
**(FLOW OF THE TITLE OF THE SAID LANDS)**

**I] Survey No.52, Hissa No.1 - Corresponding CTS No.1938: -**

1. From perusal of 7/12 Extract of Survey No.52/1 of Village Mundhwa for the years 1930 to 1942, it appears that name of Mr. Narayan Sakharam Gaikwad was mutated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 32 Guntha.

2. It appears that vide Mortgage Deed dtd. 13/06/1941 (registered under Sr. No.520/1941, with the office of Sub-Registrar, Haveli No.2, Pune), the said Mr. Narayan Sakharam Gaikwad and Mr. Jagannath Namdeo Gaikwad had mortgaged the said land bearing S. No.52/1 in favour of Mr. Sadhaba Balaji Kodre for the amount mentioned therein. Accordingly, name of said Mr. Sadhaba Balaji Kodre was entered on Kabjedar/ Occupancy column and name of said Mr. Narayan Sakharam Gaikwad was shifted in Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.1322 dtd. 09/09/1941.

3. It appears that vide Sale Deed dtd. 26/05/1955 (registered under Sr. No.793/1955, with the office of Sub-Registrar, Haveli No.1, Pune), the said Mr. Jagannath Namdeo Gaikwad, Mr. Ramchandra Namdeo Gaikwad and Mr. Haribhau Narayan Gaikwad sold, assigned, transferred and conveyed the said land bearing S. No.52/1 in favour of Mr. Nivrutti Sadhuba @ Sadaba Kodre at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre was entered on 7/12 Extract of S. No.52/1, as the Owner thereof, vide Mutation Entry No.1950 dtd. 18/07/1955. From the said M. E. No.1950, it further appears that the Circle Officer notified that since the name/s of Seller/s was/were not appeared on Kabjedar/Occupancy column of 7/12 Extract, the transaction was reported for verification and thereupon, it was verified that the aforesaid loan/mortgage was repaid and hence, effect of the same would firstly be given accordingly.

4. It appears that said Mr. Haribhau Narayan Gaikwad & Mr. Jagannath Namdeo Gaikwad had repaid the aforesaid loan/ mortgage to the said Mr. Sadaba Balaji Kodre on 26/05/1955 vide Release/ Re-conveyance Deed of Mortgage. Accordingly, names of said Mr. Haribhau Narayan Gaikwad & Mr. Jagannath Namdeo Gaikwad were entered on Kabjedar/Occupancy column of 7/12 Extract, by deleting the name of said Mr. Sadaba Balaji Kodre therefrom and by deleting name of said Mr. Narayan Sakharam Gaikwad from Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.2006 dtd. 19/11/1956.

5. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the area of the said land bearing S. No.52/1 was shown from 00 Acre= 32 Guntha to 00 Hectare= 32 Ares, vide Mutation Entry No.3083 dtd. 30/01/1971.

6. It appears that the said Mr. Nivrutti Sadhuba @ Sadaba Kodre made an application to village Talathi stating that, separate entries regarding S. Nos.52/1, 52/2 and 52/3 are recorded in village/ revenue record and hence, the same be corrected and merged together. Accordingly, the correction was made out as to S. No.52/1+2+3 for area admeasuring 02 Hectares= 44 Ares and separate 7/12 Extract thereof was generated in the name of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, vide Mutation Entry No.3189 dtd. 01/07/1972.





7. It appears that the said Mr. Nivrutti Sadhuba @ Sadaba Kodre had obtained loan from Bank of Maharashtra on 10/12/1974 and accordingly, charge of said Bank of Maharashtra was entered in Other Rights column of 7/12 Extract of S. No.52/1+2+3, vide Mutation Entry No.3466 dtd. 03/07/1976.

8. It appears that said Mr. Nivrutti Sadhuba @ Sadaba Kodre had repaid the aforesaid loan to said Bank of Maharashtra, vide Letter No.26/79 dtd. 03/04/1979, issued by the said bank and accordingly, charge of the said bank was deleted from Other Rights column of 7/12 Extract of S. No.52/1+2+3, vide Mutation Entry No.3584 dtd. 5/01/1979.

9. It appears that vide Partition Deed dtd. 22/08/1991 (registered under Sr. No.11379/1991, with the office of Sub-Registrar, Haveli No.1, Pune) executed by and between the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various properties held by them, including the said land bearing S. No.52/1+2+3. By virtue of the said partition, the aforesaid entire land admeasuring 02 Hectares= 44 Ares bearing S. No.52/1+2+3 exclusively came to the share of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Effect of the said Partition was given on revenue record/ 7/12 Extract of S. No.52/1+2+3, as per remark of Hon'ble Tahasildar, Pune city, bearing No. TASAHA/406/92 dtd. 21/03/1992, vide Mutation Entry No.4416 dtd. 06/05/1992.

10. It appears that the said Mr. Nivrutti Sadhuba @ Sadaba Kodre died on 06/06/2000, leaving behind him, his three sons- Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre & Mr. Manik Nivrutti Kodre, widow- Smt. Chandrabhaga Nivrutti Kodre and three daughters- Mrs. Vanita Vijay Birmal, Mrs. Sunita Suryakant Hegade & Mrs. Aahilya Govardhan Shinde, as his legal heirs. The said late Nivrutti Sadhuba @ Sadaba Kodre had executed his last Will and Testament dtd. 19/08/1997 (registered under Sr. No.5527/1997, with the office of Sub-Registrar, Haveli No.3, Pune) and as per the said Will, the said Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre and Aahilya Govardhan Shinde got an area admeasuring 00 Hectare= 61 Ares each in the said land bearing S. No.52/1+2+3. Accordingly, effect of the same was given on revenue record/ 7/12 Extract of S. No.52/1+2+3, vide Mutation Entry No.7004 dtd. 18/09/2000.

11. It appears that vide the Order No. RTS/7-12/Comp/1438/04 dtd. 21/10/2004 issued by Hon'ble Tahasildar, Pune city, the corrections have been made in revenue record of Village Mundhwa and accordingly, S. No.52/1+2+3 has been re-numbered as S. No.52/1, vide Mutation Entry No.8220 dtd. 25/10/2004.

12. It appears that vide Sale Deed dtd. 13/08/2008 (registered under Sr. No.6496/2008, with the office of Sub-Registrar, Haveli No.3, Pune on 18/08/2008), the said Mrs. Aahilya Govardhan Shinde sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 10 Ares out of her share/ area totally admeasuring 00 Hectare= 61 Ares out of the said land bearing S. No.52/1 in favour of Mr. Anil Shrirang Saykar and Mrs. Archana Anil Saykar at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, names of the said Mr. Anil Shrirang Saykar and Mrs. Archana Anil Saykar were entered on 7/12 Extract of S. No.52/1 for the aforesaid area admeasuring 00 Hectare= 10 Ares, as the Owners thereof, vide Mutation Entry No.9907 dtd. 01/10/2008.





13. It appears that the said Mr. Ashok Nivrutti Kodre had obtained loan of the amount of Rs.5,00,000/- (Rupees Five Lakhs only) from Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charge of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa was entered in Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.10205 dtd. 27/04/2009.

14. It appears that the said Mr. Vilas Nivrutti Kodre had also obtained loan of the amount of Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand only) from said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charge of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa was entered in Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.10206 dtd. 27/04/2009.

15. It appears that the said Mr. Ashok Nivrutti Kodre had further obtained loan of the amount of Rs.5,00,000/- (Rupees Five Lakhs only) from said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charge of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa was entered in Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.12048 dtd. 19/03/2013.

16. It appears that the said Mr. Vilas Nivrutti Kodre repaid aforesaid loans to said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charge of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa was deleted from Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.12760 dtd. 15/09/2014.

17. It appears that in due course, Property Register Card [PRC] bearing CTS No.1938 allotted to the said land bearing S. No.52/1 of Village Mundhwa i.e. the said Land No.1, was generated in the revenue record of Village Mundhwa.

18. It appears that as per Notification Letter No. NA.BHU./NI.PA.AKSHARI-NOND/ 2015 PUNE dtd. 16/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of Village Mundhwa (which includes the said land bearing CTS No.1938) were entered in words, vide Mutation Entry No.326 dtd. 30/04/2015.

19. It appears that the said Mr. Ashok Nivrutti Kodre and Mr. Vilas Nivrutti Kodre repaid their aforesaid loans to said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charges of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa were deleted from Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.13282 dtd. 25/08/2015.

20. It appears that vide Order Outward No. 652/C.S./Double Entry Close/Mundhwa/2018 dtd. 17/05/2018, passed by City Survey Officer No.2, Pune city and vide Letter No. Kavi/539/18 dtd. 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.52/1) and the same was recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13910 dtd. 23/05/2018.

21. It appears that the mutations reflecting on 7/12 Extract of S. No.52/1 were recorded on PRC bearing CTS No.1938 i.e. the said Land No.1, vide Mutation Entry No.776 dtd. 03/03/2020.





22. It appears that vide Deed of Gift dtd. 08/09/2022 (registered under Sr. No.9547/2022, with the office of Sub-Registrar, Haveli No.14, Pune), the said Mr. Vilas Nivrutti Kodre gifted and transferred an area admeasuring 00 Hectare= 30 Ares out of his share/ area totally admeasuring 00 Hectare= 61 Ares out of the said Land No.1 in favour of Mrs. Jayshri Vilas Kodre, Mr. Amol Vilas Kodre and Mr. Nikit Vilas Kodre. Effect of the said Deed of Gift was given on revenue record and accordingly, names of the said Mrs. Jayshri Vilas Kodre & others were entered on 7/12 Extract of S. No.52/1 for aforesaid area admeasuring 00 Hectare= 30 Ares, as Owners thereof, vide Mutation Entry No.15162 dtd. 20/09/2022.

23. It appears that vide Deed of Gift dtd. 08/09/2022 (registered under Sr. No.9554/2022, with the office of Sub-Registrar, Haveli No.14, Pune), the said Mr. Manik Nivrutti Kodre gifted and transferred an area admeasuring 00 Hectare= 30 Ares out of his share/ area totally admeasuring 00 Hectare= 61 Ares out of the said Land No.1 in favour of Mrs. Kalpana Manik Kodre, Mr. Anup Manik Kodre and Mr. Nitish Manik Kodre. Effect of the said Deed of Gift was given on revenue record and accordingly, names of the said Mrs. Kalpana Manik Kodre & others were entered on 7/12 Extract of S. No.52/1 for the aforesaid area admeasuring 00 Hectare= 30 Ares, as the Owners thereof, vide Mutation Entry No.15163 dtd. 20/09/2022.

24. It appears that vide Deed of Gift dtd. 15/09/2022 (registered under Sr. No.17677/2022, with the office of Sub-Registrar, Haveli No.5, Pune), the said Mr. Ashok Nivrutti Kodre gifted and transferred an area admeasuring 00 Hectare= 30 Ares out of his share/ area totally admeasuring 00 Hectare= 61 Ares out of the said Land No.1 in favour of Mr. Nilesh Ashok Kodre, Mr. Shailesh Ashok Kodre and Mrs. Archana Anil Saykar. Effect of the said Deed of Gift was given on revenue record and accordingly, names of the said Mr. Nilesh Ashok Kodre & others were entered on 7/12 Extract of S. No.52/1 for the aforesaid area admeasuring 00 Hectare= 30 Ares, as the Owners thereof, vide Mutation Entry No.15166 dtd. 20/09/2022.

**II] Survey No.54, Hissa No.1/25 - Corresponding CTS No.1933: -**

1. From perusal of 7/12 Extract of Survey No.54/1/25 of Village Mundhwa for the years 1930 to 1942, it appears that name of Rahi Kom Kesu Kodre was mutated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 05 Guntha, and subsequently her name was struck off.

2. It appears that name of Khandu Shivram Gaikwad since minor through guardian Mr. Shivram Mahadu Gaikwad was mutated on 7/12 Extract in respect of the said land bearing S. No.54/1/25, vide Mutation Entry No.980. It appears from Letter dtd. 27/07/2023 No. Record/Kavi/947/2023, issued by Tahasil Office, Pune city, Pune that Mutation Entry No.980 is not available in the revenue record.

3. It appears that name of Mr. Babu Kashiba Kodre was mutated in Other Rights column of 7/12 Extract of S. No.54/1/25 with a remark of sale without possession.

4. It appears that vide Sale Deed dtd. 23/06/1938 (registered under Sr. No.616/1938, with the office of Sub-Registrar, Haveli No.2, Pune), Sou. Shantabai Bhratar Shankar Fulmamdikar sold, assigned, transferred and conveyed the said land bearing S. No.54/1/25 in favour of Mr. Sadhu Balaji Kodre at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr.





Sadhu Balaji Kodre was entered on 7/12 Extract of S. No.54/1/25, as the Owner thereof, vide Mutation Entry No.1192 dtd. 25/04/1938.

5. It appears that as the said land bearing S. No.54/1/25 was owned and possessed by the said Mr. Sadhu Balaji Kodre, the *poklist* (redundant/hollow) name of the said Mr. Babu Kashiba Kodre was deleted from Other Rights column of 7/12 Extract of S. No.54/1/25, vide Mutation Entry No.2172 dtd. 01/06/1960.

6. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the area of the said land bearing S. No.54/1/25 was shown from 00 Acre= 05 Guntha to 00 Hectare= 05 Ares, vide Mutation Entry No.3083 dtd. 30/01/1971.

7. It appears that Mr. Nivrutti Sadhuba @ Sadaba Kodre made application to village Talathi, Mundhwa stating that, the said land bearing S. No.54/1/25 was owned and possessed by his deceased father- late Sadaba Balaji Kodre and now, he is in actual occupation and possession of the said land. As per the Will dtd. 01/10/1979 (registered under Sr. No.6746/1979, with the office of Sub-Registrar, Haveli No.2, Pune) made by said late Sadaba Balaji Kodre, the said land bearing S. No.54/1/25 was allotted to Mr. Prakash Dnyanoba Kodre and Mr. Vasant Dnyanoba Kodre as the owners and accordingly, their names were recorded in the revenue record vide one Mutation Entry No.3947. The said Mr. Nivrutti Sadhuba @ Sadaba Kodre had taken objection and challenged the aforesaid mutation. In pursuance of said objection, due enquiry was conducted. Thereafter, the settlement was mutually and amicably taken place by and between said Mr. Nivrutti Sadhuba @ Sadaba Kodre and Mr. Prakash Dnyanoba Kodre & Mr. Vasant Dnyanoba Kodre and as per the said settlement, said Mr. Prakash Dnyanoba Kodre & Mr. Vasant Dnyanoba Kodre released and/or relinquished their rights. The aforesaid settlement was accepted by Hon'ble Resident Naib Tahasildar and accordingly, he had cancelled said M. E. No.3947. As per the accepted settlement, name of Mr. Nivrutti Sadhuba @ Sadaba Kodre was recorded on 7/12 Extract of S. No.54/1/25, as Owner thereof, vide M. E. No.3996 dtd. 24/01/1986.

8. It appears that vide Partition Deed dtd. 22/08/1991 (registered under Sr. No.11379/1991, with the office of Sub-Registrar, Haveli No.1, Pune) executed by and between the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various properties held by them, including the said land bearing S. No.54/1/25. By virtue of the said partition, the said land admeasuring 00 Hectare= 05 Ares bearing S. No.54/1/25 came to share of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Effect of said Partition was given on revenue record/ 7/12 Extract of S. No.54/1/25 as per remark of the Tahasildar, Pune city, bearing No. TASAHA/406/92 dtd. 21/03/1992, vide M. E. No.4416 dtd. 06/05/1992.

9. It appears that vide Sale Deed dtd. 11/02/1999 (registered under Sr. No.821/1999, with the office of Sub-Registrar, Haveli No.3, Pune on 12/02/1999), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed the said land bearing S. No.54/1/25 in favour of Mr. Tukaram Dashrath Badhe at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly,





name of the said Mr. Tukaram Dashrath Badhe was entered on 7/12 Extract of S. No.54/1/25, as the Owner thereof, vide Mutation Entry No.6649 dtd. 02/02/2000.

10. It appears that vide Deed of Gift dtd. 29/11/2006 (registered under Sr. No.10169/2006, with office of Sub-Registrar, Haveli No.6, Pune), the said Mr. Tukaram Dasharath Badhe gifted and transferred the said land bearing S. No.54/1/25 in favour of Mrs. Amruta Satish Badhe. Effect of the said Gift Deed was given on revenue record and accordingly, name of the said Mrs. Amruta Satish Badhe was entered on 7/12 Extract of S. No.54/1/25, as the Owner thereof, vide Mutation Entry No.9112 dtd. 09/04/2007.

11. It appears that in due course, Property Register Card [PRC] bearing CTS No.1933 allotted to the said land bearing S. No.54/1/25 of Village Mundhwa i.e. the said Land No. (2-a), was generated in the revenue record of Village Mundhwa.

12. It appears that as per Notification Letter No. NA.BHU./NI.PA.AKSHARI-NOND/ 2015 PUNE dtd. 16/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of village Mundhwa (which includes the said land bearing CTS No.1933) were entered in words, vide Mutation Entry No.326 dtd. 30/04/2015.

13. It appears that vide Order of Tahasildar dtd. 25/12/2018, technical corrections were made in computerized 7/12 Extract of S. No.54/1/25 vide M. E. No.13549 dtd. 31/12/2016.

14. It appears that vide Order Outward No. 652/C.S./Double Entry Close/Mundhwa/2018 dtd. 17/05/2018, passed by City Survey Officer No.2, Pune city and vide Letter bearing No. Kavi/539/18 dtd. 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.54/1/25) and the same was recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13910 dtd. 23/05/2018.

15. It appears that the mutations reflecting on 7/12 Extract of S. No.54/1/25 were recorded on PRC bearing CTS No.1933 i.e. the said Land No. (2-a), vide Mutation Entry No.796 dtd. 20/03/2020.

16. It appears that vide Order No. City Survey/Ka.Vi.1800/Mundhwa/Revision/ 2023 dtd. 12/09/2023, passed by Hon'ble District Inspector of Land Records [DILR], Pune, read with Order No. Revision/S.R./302/2023 dtd. 16/04/2024, passed by City Survey Officer No.2, Pune city, the PRC bearing CTS No.1933 in respect of the said Land No. (2-a) has been closed, and the same has been recorded in the revenue record of village Mundhwa, vide Mutation Entry Nos.1837 dtd. 23/04/2024 of PRC and 15825 dtd. 31/05/2024 of 7/12 Extract.

**III] Survey No.54, Hissa No.1/26 - Correspondence CTS No.1933: -**

1. From perusal of 7/12 Extract of Survey No.54/1/26 of Village Mundhwa for the years 1930 to 1942, it appears that name of Mr. Sadu Balaji Kodre was mutated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 07 Guntha.

2. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the





area of the said land bearing S. No.54/1/26 was shown from 00 Acre= 07 Guntha to 00 Hectare= 07 Ares, vide Mutation Entry No.3083 dtd. 30/01/1971.

3. It appears that Mr. Dnyanoba Sadaba Kodre made application to village Talathi, Mundhwa stating that, his father Sadu Balaji Kodre died intestate on 03/07/1984, leaving behind him, his two sons viz. Mr. Nivrutti Sadhuba @ Sadaba Kodre & Mr. Dnyanoba Sadaba Kodre, four daughters viz. Mrs. Draupadabai Dattatraya Borawake, Mrs. Kusum Dattatraya Gaikwad, Mrs. Vimal Tukaram Gaikwad & Mrs. Suman Bhalchandra Derkat and widow Smt. Vithabai Sadaba Kodre, as his legal heirs; and out of them, said Mrs. Draupadabai Dattatraya Borawake, Mrs. Kusum Dattatraya Gaikwad, Mrs. Vimal Tukaram Gaikwad, Mrs. Suman Bhalchandra Derkat and Smt. Vithabai Sadaba Kodre released their rights in respect of their ancestral properties including the said land bearing S. No.54/1/26 as per their Affidavit. It also appears that according to the aforesaid Application, Affidavit and the settlement taken place before Hon'ble Resident Naib Tahasildar, Pune city vide Settlement Deed dtd. 20/12/1985 as well as according to the Order No.2078/85 dtd. 16/12/1985, passed by Hon'ble Tahasildar, Pune city about recording the heirs, name of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre was recorded on 7/12 Extract of S. No.54/1/26, as the Owner thereof, vide Mutation Entry No.3998 dtd. 27/02/1986.

4. It appears that vide Partition Deed dtd. 22/08/1991 (registered under Sr. No.11379/1991, with the office of Sub-Registrar, Haveli No.1, Pune) executed by & between the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various properties held by them, including said land bearing S. No.54/1/26. By virtue of said partition, the said land admeasuring 00 Hectare= 07 Ares bearing S. No.54/1/26 came to share of said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Effect of the said Partition was given on revenue record/ 7/12 Extract of S. No.54/1/26, as per remark of the Tahasildar, Pune city, bearing No. TASAHA/406/92 dtd. 21/03/1992, vide Mutation Entry No.4416 dtd. 06/05/1992.

5. It appears that vide Sale Deed dtd. 10/05/1999 (registered under Sr. No.2502/1999, with the office of Sub-Registrar, Haveli No.3, Pune), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed the said land bearing S. No.54/1/26 in favour of Mr. Amol Vilas Kodre at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Amol Vilas Kodre was entered on 7/12 Extract of S. No.54/1/26, as the Owner thereof, vide Mutation Entry No.6646 dtd. 02/02/2000.

6. It appears that vide Sale Deed dtd. 29/12/2007 (registered by virtue of Deed of Confirmation dtd. 30/08/2008 under Sr. No.6890/2008, with the office of Sub-Registrar, Haveli No.1, Pune on 01/09/2008), the said Mr. Amol Vilas Kodre sold, assigned, transferred and conveyed the said land bearing S. No.54/1/26 in favour of Mr. Mayur Satish Badhe at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of said Mr. Mayur Satish Badhe was entered on 7/12 Extract of S. No.54/1/26, as Owner thereof, vide Mutation Entry No.9906 dtd. 01/10/2008.

7. It appears that vide Deed of Confirmation dtd. 30/08/2008 (registered under Sr. No.6890/2008, with the office of Sub-Registrar, Haveli No.3, Pune on 01/09/2008), executed by and between the said Mr. Amol Vilas Kodre and Mr. Mayur Satish Badhe, the parties to the





deficit stamp duty payable on the aforesaid Sale Deed dtd. 29/12/2007 executed by and between them and confirmed the said Sale Deed dtd. 29/12/2007.

8. It appears that in due course, Property Register Card [PRC] bearing CTS No.1933 allotted to the said land bearing S. No.54/1/26 of Village Mundhwa i.e. the said Land No. (2-b), was generated in the revenue record of Village Mundhwa.

9. It appears that as per Notification Letter No. NA.BHU./NI.PA.AKSHARI-NOND/ 2015 PUNE dtd. 16/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of Village Mundhwa (which includes said land bearing CTS No.1933) were entered in words, vide Mutation Entry No.326 dtd. 30/04/2015.

10. It appears that vide Order of Tahasildar dtd. 25/12/2018, technical corrections were made in computerized 7/12 Extract of S. No.54/1/26 vide M. E. No.13549 dtd. 31/12/2016.

11. It appears that vide Order Outward No. 652/C.S./Double Entry Close/Mundhwa/2018 dtd. 17/05/2018, passed by City Survey Officer No.2, Pune city and vide Letter No. Kavi/539/18 dtd. 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.54/1/26) and the same was recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13910 dtd. 23/05/2018.

12. It appears that the mutations reflecting on 7/12 Extract of S. No.54/1/26 were recorded on PRC bearing CTS No.1933 i.e. the said Land No. (2-b), vide Mutation Entry No.796 dtd. 20/03/2020.

13. It appears that vide Order No. City Survey/Ka.Vi.1800/Mundhwa/Revision/ 2023 dtd. 12/09/2023, passed by Hon'ble District Inspector of Land Records [DILR], Pune, read with Order No. Revision/S.R./302/2023 dtd. 16/04/2024, passed by City Survey Officer No.2, Pune city, the PRC bearing CTS No.1933 in respect of the said Land No. (2-b) has been closed, and the same has been recorded in the revenue record of village Mundhwa, vide Mutation Entry Nos.1837 dtd. 23/04/2024 of PRC and 15826 dtd. 31/05/2024 of 7/12 Extract.

**IV] Survey No.54, Hissa No.1/27 - Correspondence CTS No.1934: -**

1. From perusal of 7/12 Extract of Survey No.54/1/27 of Village Mundhwa for the years 1930 to 1942, it appears that name of Manjula Kom Savla Kodre was mutated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 07 Guntha, and subsequently her name was struck off.

2. It appears that name of Mr. Dhondiba Savala Kodre was mutated on 7/12 Extract in respect of the said land bearing S. No.54/1/27, vide Mutation Entry No.995. It appears from Letter dtd. 21/01/2022 No. Record/Kavi/100/2022, issued by Tahasil Office, Pune city, Pune that Mutation Entry No.995 is not available in the revenue record.

3. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the area of the land bearing S. No.54/1/27 was shown from 00 Acre= 07 Guntha to 00 Hectare= 07 Ares, vide Mutation Entry No.3083 dtd. 30/01/1971.





4. It appears that said Mr. Dhondiba Savala Kodre died intestate on 02/11/1973, leaving behind him, his three sons- (i) Pandurang Dhondiba Kodre, since deceased, through his two sons, one married daughter & wife- (i-a) Mr. Govind Pandurang Kodre, Mr. Bhauso Pandurang Kodre, Mrs. Parvati Narayan Gaikwad & Smt. Krishnabai Pandurang Kodre, Mr. Kisan Dhondiba Kodre & Mr. Vitthal Dhondiba Kodre and two married daughters viz. Mrs. Vatsala Eknath Hole & Mrs. Sushila Shyam Boravate, as his legal heirs. Accordingly, names of said Mr. Kisan Dhondiba Kodre, Mr. Vitthal Dhondiba Kodre, Mr. Govind Pandurang Kodre, Mr. Bhauso Pandurang Kodre & Smt. Krishnabai Pandurage Kodre have been entered in Kabjedar column of 7/12 Extract and names of Mrs. Vastala Eknath Hole, Mrs. Sushila Shyam Boravate & Mrs. Parvati Narayan Gaikwad have been entered in Other Rights column of 7/12 Extract of S. No.54/1/27 vide M. E. No.4322 dtd. 28/08/1990.

5. It appears that vide Partition Deed dtd. 22/08/1991 (registered at Sr. No.11379/1991, with office of Sub-Registrar, Haveli No.1) executed by & between said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various properties held by them, including said land S. No.54/1/27. By virtue of said partition, said land adm. 00 Hectare= 07 Ares bearing S. No.54/1/27 came to share of said Mr. Nivrutti Sadhuba Kodre. Though said Partition Deed was recorded vide M. E. No. 4416 dtd. 06/05/1992, as per remark of Tahasildar, Pune city, bearing No. TASAHA/406/92 dtd. 21/03/1992, effect of the same was not given to 7/12 Extract and hence name of said Mr. Nivrutti Sadhuba Kodre was not recorded to 7/12 Extract of the said land as per said M. E. No. 4416.

6. From perusal of Mutation Entry No.4487 dtd. 24/07/1992, it appears that vide Sale Deed dtd. 07/01/1982, the said entire land was purchased by the said Mr. Ashok Nivrutti Kodre from Mr. Vitthal Dhondiba Kodre, Mr. Vasant Kisan Kodre and Smt. Draupadi Kisan Kodre. However, the effect of the said transaction was given to the record of rights vide said mutation entry after Mutation Entry No.4416.

7. From Mutation Entry No.4537 dtd. 23/10/1992, it appears that said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre executed Partition Deed dtd. 22/08/1991 (registered at Sr. No.11379/1991, with office of Sub-Registrar, Haveli No.1) and accordingly to the said Partition Deed the said entire land came to share of said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Accordingly, as per remark of the Tahasildar, Pune city bearing No.1426/92 dtd. 23/09/1992, effect of said Partition Deed was given to record of rights and name of said Mr. Nivrutti Sadhuba @ Sadaba Kodre was recorded to 7/12 Extract of said entire land.

8. It appears that vide Sale Deed dtd. 15/02/2000 (registered at Sr. No.1218/2000, with office of Sub-Registrar, Haveli No.3), said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred & conveyed an area admeasuring 00 Hectare= 05.5 Ares out of said land bearing S. No.54/1/27 in favour of Mr. Amol Vilas Kodre at & for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and accordingly, name of said Mr. Amol Vilas Kodre was entered on 7/12 Extract of S. No.54/1/27, as Owner of aforesaid area adm. 00 Hectare= 05.5 Ares, vide Mutation Entry No.6737 dtd. 18/03/2000.





9. It appears that vide Sale Deed dtd. 15/01/1998 (registered at Sr. No.268/1998, with office of Sub-Registrar, Haveli No.3), said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred & conveyed an area adm. 00 Hectare= 01.5 Ares out of said land bearing S. No.54/1/27 in favour of Mr. Ravindra Barikrao Kamble at & for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and accordingly, name of said Mr. Ravindra Barikrao Kamble was entered on 7/12 Extract of S. No.54/1/27, as Owner of aforesaid area adm. 00 Hectare= 01.5 Ares, vide M. E. No. 9078 dtd. 14/03/2007.

10. It appears that vide Sale Deed dtd. 21/12/2007 (registered by virtue of Confirmation Deed dtd. 30/08/2008 at Sr. No.6890/2008, with the office of Sub-Registrar, Haveli No.3 on 01/09/2008), said Mr. Amol Vilas Kodre sold, assigned, transferred and conveyed his aforesaid area admeasuring 00 Hectare= 05.5 Ares out of the said land bearing S. No.54/1/27 in favour of Mrs. Jayashree Satish Badhe at & for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and accordingly, name of said Mrs. Jayashree Satish Badhe was entered on 7/12 Extract of S. No.54/1/27, as Owner of aforesaid area adm. 00 Hectare= 05.5 Ares, vide Mutation Entry No.9906 dtd. 01/10/2008.

11. It appears that vide Deed of Confirmation dtd. 30/08/2008 (registered under Sr. No.6890/2008, with the office of Sub-Registrar, Haveli No.3, Pune on 01/09/2008), executed by and between the said Mr. Amol Vilas Kodre and Mrs. Jayashree Satish Badhe, the parties paid deficit stamp duty payable on the aforesaid Sale Deed dtd. 21/12/2007 executed by and between them and confirmed the said Sale Deed dtd. 21/12/2007.

12. From perusal of 7/12 Extract of S. No.54/1/27 for the years 2004 to 2017, it appears that charge of Pune Cantonment Co-operative Bank Ltd, Pune for Rs.5,00,000/- in the name of said Mr. Ravindra Barikrao Kamble is appearing in Other Rights column of said 7/12 Extract. It is learnt that said Mr. Ravindra Barikrao Kamble has executed Mortgage Deed dtd. 12/06/2008 (registered at Sr. No.4792/2008, with office of Sub-Registrar, Haveli No.3) and Correction Deed dtd. 16/06/2008 (registered at Sr. No.4873/2008, with the office of Sub-Registrar, Haveli No.3) in regard to aforesaid loan/ mortgage in favour of the said bank.

13. It appears that in due course, Property Register Card [PRC] bearing CTS No.1934 allotted to the said land bearing S. No.54/1/27 of Village Mundhwa i.e. the said Land No. (2-c), was generated in the revenue record of Village Mundhwa.

14. It appears that as per Notification Letter No. NA.BHU./NI.PA.AKSHARI-NOND/ 2015 PUNE dtd. 16/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of Village Mundhwa (which includes the said land bearing CTS No.1934) were entered in words, vide Mutation Entry No.326 dtd. 30/04/2015.

15. It appears that vide Order of Tahasildar dtd. 25/12/2018, technical corrections were made in computerized 7/12 Extract of S. No.54/1/27 vide M. E. No.13564 dtd. 30/01/2017.

16. It appears that vide Order Outward No. 652/C.S./Double Entry Close/Mundhwa/2018 dtd. 17/05/2018, passed by City Survey Officer No.2, Pune city and vide Letter No. Kavi/539/18 dtd. 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.54/1/27) and the same was recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13910 dtd. 23/05/2018.





17. It appears that mutations reflecting on 7/12 Extract of S. No.54/1/27 were recorded on PRC of CTS No.1934 i.e. said Land No.(2-c) vide M.E.No.798 dtd. 20/03/2020.

**VJ Survey No.54, Hissa No.1/29 - Correspondence CTS No.1936: -**

1. From perusal of 7/12 Extract of Survey No.54/1/29 of Village Mundhwa for the years 1943 to 1952, it appears that name of Mr. Ramchandra Shivram Kodre was mutated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 35 Guntha, vide Mutation Entry No.1000. It appears from Letter dtd. 21/01/2022 No. Record/Kavi/100/2022, issued by Tahasil Office, Pune city, Pune that Mutation Entry No.1000 is not available in revenue record.

2. It appears that name of Chandrabhaga Shivram Kodre towards settlement deed was entered in Other Rights column of 7/12 Extract of S. No.54/1/29, vide Mutation Entry No.1055. It appears from Letter dtd. 21/01/2022 No. Record/Kavi/100/2022, issued by Tahasil office, Pune city that Mutation Entry No.1055 is not available in revenue record.

3. It appears that name of Mr. Mhasku Laxman Kodre was entered in Other Rights column of 7/12 Extract of S. No.54/1/29, as protected tenant, vide Mutation Entry No.88.

4. It appears that subsequently, name of the said Mr. Mhasku Laxman Kodre was entered in Other Rights column of 7/12 Extract of S. No.54/1/29, as simple tenant as per Section 2A of BT&AL Act, 1946 thereof, vide Mutation Entry No.1848 dtd. 08/04/1953.

5. From perusal of Mutation Entry No.2248 dtd. 22/08/1960, it appears that vide Mutation Entry No.2089 the said land alongwith other properties were partitioned. However, some of the properties including the said land were within Corporation limits and other properties were outside Corporation limits and as the Tenancy Act was applicable to the said properties, the said Mutation Entry No.2089 was cancelled. Hence, as per Order dtd. 02/08/1960 No. WS/2070/60, passed by Hon'ble Mamaledar, Pune city, separate Mutation Entry in respect of properties within Corporation limits and properties outside Corporation limits was made. It appears that in the said partition, the said land bearing S. No.54/1/29 came to share of the said Mr. Ramchandra Shivram Kodre and effect of the same was given in the revenue record/ 7/12 Extract of S. No.54/1/29 vide the said M. E. No.2248.

6. It appears that pursuant to the Order dtd. 30/09/1966 in Vahivat Case No.2/65, passed by Hon'ble Mamaledar, Pune city, and thereafter, pursuant to the Order dtd. 25/04/1968 in Vahivat Application No.1/66, passed by Hon'ble Sub-Divisional Officer, Pune city and as per Order No. HU.NA.M.A.G.WS/598/68 dtd. 31/05/1968, passed by Hon'ble Tahasildar, Pune city, the possession of the said land was given to the said Mr. Ramchandra Shivram Kodre and the name of the said Mr. Mhasku Laxman Kodre was deleted from Other Rights column of 7/12 Extract of S. No.54/1/29, vide Mutation Entry No.2832 dtd. 12/06/1968.

7. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the area of the said land bearing S. No.54/1/29 was shown from 00 Acre= 35 Guntha to 00 Hectare= 35 Ares, vide Mutation Entry No.3083 dtd. 30/01/1971.





8. It appears that vide Sale Deed dtd. 23/05/1977 (registered with the office of Sub-Registrar, Haveli No.2, Pune), the said Mr. Ramchandra Shivram Kodre and others sold, assigned, transferred and conveyed the said land bearing S. No.54/1/29 in favour of Mr. Ashok Nivrutti Kodre at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Ashok Nivrutti Kodre was entered on 7/12 Extract of S. No.54/1/29, as the Owner thereof, and since the said Mr. Chandrabhaga Shivram Kodre dead and the vendors were her legal heirs, her name was deleted from Other Rights column of 7/12 Extract of S. No.54/1/29 as per Order No. JAMABANDI VASHI. 5177/1977 dtd. 22/06/1977, passed by Hon'ble Tahasildar, Pune, vide Mutation Entry No.3520 dtd. 25/07/1977.

9. It appears that vide Partition Deed dtd. 22/08/1991 (registered at Sr. No. 11379/1991, with office of Sub-Registrar, Haveli No.1), executed by & between said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various properties held by them, including said land bearing S. No.54/1/29. By virtue of said partition, the said land admeasuring 00 Hectare= 35 Ares bearing S. No.54/1/29 came to share of said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Effect of said Partition was given on revenue record/ 7/12 Extract of S. No.54/1/29, as per remark of the Tahasildar, Pune city, bearing No. TASAHA/406/92 dtd. 21/03/1992, vide Mutation Entry No.4416 dtd. 06/05/1992.

10. It appears that vide Sale Deed dtd. 02/08/1994 (registered at Sr. No.4204/1994, with office of Sub-Registrar, Haveli No.3), said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred & conveyed an area admeasuring 00 Hectare= 01 Are out of said land bearing S. No.54/1/29 in favour of Smt. Rekha Namdeo Gaikwad at and for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and accordingly, name of said Smt. Rekha Namdeo Gaikwad was entered on 7/12 Extract of S. No.54/1/29, as Owner of aforesaid area adm. 00 Hectare= 01 Are vide M. E. No.4806 dtd. 27/09/1994.

11. It appears that vide Sale Deed dtd. 14/07/1994 (registered at Sr. No.3785/1994, with office of Sub-Registrar, Haveli No.3), said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 03 Ares out of the said land bearing S. No.54/1/29 in favour of Mr. Vikas Devidas Gadhawe and Mr. Pradip Devidas Gadhawe at and for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and accordingly, names of said Mr. Vikas Devidas Gadhawe and Mr. Pradip Devidas Gadhawe were entered on 7/12 Extract of S. No.54/1/29, as Owners of aforesaid area adm. 00 Hectare= 03 Ares vide M. E. No.4827 dtd. 21/10/1994.

12. It appears that vide Sale Deed dtd. 15/12/1995 (registered at Sr. No.10111/1995, with office of Sub-Registrar, Haveli No.3), said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 03 Ares out of the said land bearing S. No.54/1/29 in favour of Mr. Hemant Vijay Udawant and Mr. Anant Vijay Udawant at & for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and accordingly, name of said Mr. Hemant Vijay Udawant was entered on 7/12 Extract of S. No.54/1/29, as Owner of aforesaid area adm. 00 Hectare= 03 Ares vide M. E. No.5627 dtd. 21/07/1997.





13. It appears that vide Sale Deed dtd. 18/10/1997 (registered at Sr. No.6856/1997, with office of Sub-Registrar, Haveli No.3), said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred & conveyed an area admeasuring 00 Hectare= 11 Ares out of said land bearing S. No.54/1/29 in favour of Mr. Manik Nivrutti Kodre at & for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and accordingly, name of said Mr. Manik Nivrutti Kodre was entered on 7/12 Extract of S. No.54/1/29, as Owner of aforesaid area adm. 00 Hectare= 11 Ares vide M. E. No.5834 dtd. 21/10/1997.

14. It appears that vide Sale Deed dtd. 15/02/2000 (registered under Sr. No.1219/2000, with the office of Sub-Registrar, Haveli No.3, Pune on 18/02/2000), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 01 Are out of the said land bearing S. No.54/1/29 in favour of Mr. Kisan Raghu Sathe at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Kisan Raghu Sathe was entered on 7/12 Extract of S. No.54/1/29, as the Owner of the aforesaid area admeasuring 00 Hectare= 01 Are, vide Mutation Entry No.6750 dtd. 18/03/2000.

15. It appears that vide Sale Deed dtd. 17/04/2000 (registered under Sr. No.2606/2000, with the office of Sub-Registrar, Haveli No.3, Pune), the said Smt. Rekha Namdeo Gaikwad sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 01 Are out of the said land bearing S. No.54/1/29 in favour of Mr. Vikas Devidas Gadhave and Mr. Pradip Devidas Gadhave at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, names of the said Mr. Vikas Devidas Gadhave and Mr. Pradip Devidas Gadhave were entered on 7/12 Extract of S. No.54/1/29, as the Owner of the aforesaid area admeasuring 00 Hectare= 01 Are, vide Mutation Entry No.6841 dtd. 16/05/2000.

16. It appears that said Mr. Nivrutti Sadhuba @ Sadaba Kodre died on 06/06/2000, leaving behind him, his three sons- Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre & Mr. Manik Nivrutti Kodre, widow- Smt. Chandrabhaga Nivrutti Kodre and three daughters- Mrs. Vanita Vijay Birmal, Mrs. Sunita Suryakant Hegade & Mrs. Aahilya Govardhan Shinde, as his legal heirs. The said late Nivrutti Sadhuba @ Sadaba Kodre had executed his last Will & Testament dtd. 19/08/1997 (registered under Sr. No.5527/1997 with office of Sub-Registrar, Haveli-3, Pune) and as per the said Will, said Mrs. Vanita Vijay Birmal got the unsold area admeasuring 00 Hectare= 16 Ares out of the said land bearing S. No.54/1/29, together with the equal right of way and 20 feet road for access from West side to South-North side of the said land to all legal heirs. Accordingly, effect of the same was given on revenue record/ 7/12 Extract of S. No.54/1/29 as per remark of Hon'ble Tahasildar, Pune city dtd. 05/08/2000 bearing No. HANO/VASHI/1012-2000, vide Mutation Entry No.7004 dtd. 18/09/2000.

17. It appears that the said Mr. Vikas Devidas Gadhave had obtained a loan from Pune Cantonment Co-operative Bank Ltd. and in due course, he has repaid the aforesaid loan to the said bank vide Re-conveyance Deed dtd. 03/09/2004 (registered under Sr. No.5487/2004, with the office of Sub-Registrar, Haveli No.3, Pune).

18. From Mutation Entry No.10973 dtd. 17/08/2010, it appears that as per Order of the Tahasildar, Pune city dtd. 13/08/2010 No. HANO/DURUSTI S R/68/10, name of said Mrs. Vanita Vijay Birmal was mutated for her aforesaid area adm. 00 Hectare= 16 Ares out of said





land bearing S. No.54/1/29 by keeping effect of the said M. E. No.7004 intact. It further appears from said M. E. No.10973 that vide Order dtd. 13/08/2010 No. JA. KR. HANO/DURUSTI S R/68/10, passed by Hon'ble Tahasildar, Pune city, the entry of the aforesaid area admeasuring 00 Hectare= 16 Ares was ordered to be made in 7/12 Extract of S. No.54/1/29 against the name of the said Mrs. Vanita Vijay Birmal and accordingly, effect of the aforesaid Order was given to the record of rights vide the said M. E. No.10973.

19. It appears that the said Mrs. Vanita Vijay Birmal had obtained a loan of Rs.35,00,000/- from Sanmitra Co-Operative Bank Ltd., Hadapsar Branch and accordingly, name of the said bank was mutated in Other Rights column of 7/12 Extract of S. No.54/1/29 for her aforesaid area, vide M.E. No.10974 dtd. 17/08/2010. It is learnt that said Mrs. Vanita Vijay Birmal had executed Mortgage Deed dtd. 17/07/2010 (registered under Sr. No.6227/2010 with office of Sub-Registrar, Haveli-6, Pune) in regard to the aforesaid loan/ mortgage in favour of the said bank. It also appears that vide Re-conveyance Deed dtd. 13/03/2018 (registered under Sr. No.1812/2018 with office of Sub-Registrar, Haveli-6, Pune), said Mrs. Vanita Vijay Birmal repaid the aforesaid loan to the said bank, however, effect of the same is yet to be given in the revenue record.

20. It appears that in due course, Property Register Card [PRC] bearing CTS No.1936 allotted to the said land bearing S. No.54/1/29 of Village Mundhwa i.e. the said Land No. (2-d), was generated in the revenue record of Village Mundhwa.

21. It appears that as per Notification Letter No. NA.BHU./NI.PA.AKSHARI-NOND/ 2015 PUNE dtd. 16/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of Village Mundhwa (which includes the said land bearing CTS No.1936) were entered in words, vide Mutation Entry No.326 dtd. 30/04/2015.

22. It appears that vide Order of Tahasildar dtd. 25/12/2018, technical corrections were made in computerized 7/12 Extract of S. No.54/1/29 vide M. E. No.13564 dtd. 30/01/2017.

23. It appears that vide Order Outward No. 652/C.S./Double Entry Close/Mundhwa/2018 dtd. 17/05/2018, passed by City Survey Officer No.2, Pune city and vide Letter No. Kavi/539/18 dtd. 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.54/1/29) and the same was recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13910 dtd. 23/05/2018.

24. It appears that the mutations reflecting on 7/12 Extract of S. No.54/1/29 were recorded on PRC bearing CTS No.1936 i.e. the said Land No. (2-d), vide Mutation Entry No.811 dtd. 20/03/2020.

25. It appears that vide Order No. City Survey/Ka.Vi.1903/Mundhwa/Revision/ 2023 dtd. 12/09/2023, passed by Hon'ble District Inspector of Land Records [DILR], Pune, read with Order No. Revision/S.R./301/2023 dtd. 16/04/2024, passed by City Survey Officer No.2, Pune city, the PRC bearing CTS No.1936 in respect of the said Land No. (2-d) has been closed, and the same has been recorded in the revenue record of village Mundhwa, vide Mutation Entry Nos.1838 dtd. 23/04/2024 of PRC and 15827 dtd. 31/05/2024 of 7/12 Extract.





**VI] Survey Nos. 52/1, 54/1/25, 54/1/26, 54/1/27 & 54/1/29, Correspondence CTS Nos. 1933, 1934, 1936 & 1938: -**

1. It appears that vide Development Agreement dtd. 27/09/2023 (registered under Sr. No.18772/2023 with office of Sub-Registrar, Haveli-12, Pune), said Mr. Ashok Nivrutti Kodre, Mr. Nilesh Ashok Kodre, Mr. Shailesh Ashok Kodre, Mrs. Archana Anil Saykar, Mr. Vilas Nivrutti Kodre, Mrs. Jayshri alias Jayashri Vilas Kodre, Mr. Amol Vilas Kodre, Mr. Nikit Vilas Kodre, Mrs. Ahilya Govardhan Shinde, Mr. Manik Nivrutti Kodre, Mr. Kalpana Manik Kodre, Mr. Anup Manik Kodre, Mr. Nitish Manik Kodre, Mrs. Amruta Satish Badhe alias Amruta Bhushan Shinde, Mr. Mayur Satish Badhe, through his duly constituted attorney- Mrs. Jayashree Satish Badhe, Mrs. Jayashree Satish Badhe and Smt. Vanita Vijay Birmal have transferred & assigned development rights in respect of the said Lands in favour of Speciality Landmarks Private Limited, a company registered under Companies Act, through its Director- Mr. Rohit Ghanshyam Gupta, on the terms & conditions contained therein. Upon execution of the said Development Agreement, it has been agreed between the aforesaid parties that against the said Lands, the Developer has paid to the Owners interest free refundable security deposit and agreed to pay consideration by way of constructed area in the form of "total guaranteed carpet area", as particularly stated therein, to be constructed in project on the said Lands, on the terms & conditions contained therein.
2. It appears that vide Power of Attorney dtd. 27/09/2023 (registered under Sr. No.18773/2023 with office of Sub-Registrar, Haveli-12, Pune), said Mr. Ashok Nivrutti Kodre and others have appointed said Speciality Landmarks Private Limited, through its Director- Mr. Rohit Ghanshyam Gupta, as their Attorney, to carry out development on the said Lands, by constructing buildings comprising of flats/ units/ shops/ offices, on the terms & conditions contained in the aforesaid Development Agreement.
3. It appears that to the aforesaid Development Agreement, said Mr. Ashok Nivrutti Kodre and others executed Supplemental Agreement dtd. 19/01/2024 (registered under Sr. No.1496/2024 with office of Sub-Registrar, Haveli-12, Pune on 22/02/2024) in favour of Speciality Landmarks Private Limited, through its Director- Mr. Rohit Ghanshyam Gupta, on the terms & conditions contained therein.
4. It appears that alongwith the aforesaid Supplemental Agreement, said Mr. Ashok Nivrutti Kodre and others also executed Power of Attorney dtd. 19/01/2024 (registered under Sr. No.1499/2024 with office of Sub-Registrar, Haveli-12, Pune on 22/02/2024) in favour of Speciality Landmarks Private Limited, through its Director- Mr. Rohit Ghanshyam Gupta.
5. It appears that vide Transfer Deed dtd. 03/06/2024 (registered under Sr. No.10340/2024 with office of Sub-Registrar, Haveli-11, Pune on 04/06/2024), the said Mr. Ashok Nivrutti Kodre and others, through their Power of Attorney holder- Speciality Landmarks Private Limited, through its Director- Mr. Rohit Ghanshyam Gupta, have transferred the following land area out of the said Lands in favour of Pune Municipal Corporation [PMC], Pune: -

Sr. No.	Purpose	Transferred Area (Sq. Mtrs.)
01	East-West 24 Mtrs. Wide D.P. Road out of S. Nos.52/1 & 54/1/29 (CTS Nos.1936 & 1938)	5021.71





02	South-North 24 Mtrs. Wide D.P. Road out of S. No.52/1 (CTS No.1938)	1334.77
03	30 Mtrs. D.P. Wide Road out of S. No.54/1/29 (CTS No.1936)	40.59
04	Amenity Space Reservation out of S. No.52/1 (CTS No.1938)	1094.96
<b>Total</b>		<b>7492.03</b>

6. It appears that effect of the aforesaid Transfer Deed dtd. 03/06/2024 is given in the 7/12 Extracts of the said lands bearing S. Nos.52/1 and 54/1/29, village Mundhwa and accordingly, name of the PMC is recorded in the 7/12 Extracts thereof, vide Mutation Entry No.15841.

**VII] Public Notice: -**

It appears that Public Notice dtd. 16/02/2023 has been issued by the said Mr. Ashok Nivrutti Kodre & others, through their Advocate Mr. Murtaza Chherawala of M/s. CNS Juris, Pune, in daily newspapers- Loksatta and Indian Express in respect of their respective areas/ lands out of the said Lands, for verification of their respective title to their areas/ lands, as the case may be. From perusal of the No Objection Certificate dtd. 24/03/2023, issued by the aforesaid Advocate, it can be seen that in pursuance of the said Public Notice, no objections have been received till the said date.

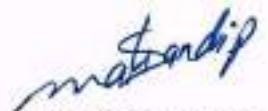
**VIII] Index-II Search: -**

I have carried out search of Index-II record &/or data pertaining to the said Lands for the period of last 30 years i.e. 1995 to 2024, through On-line e-Search process made available by Government of Maharashtra, Department of Regn. & Stamps, on its official website [www.lgrmaharashtra.gov.in](http://www.lgrmaharashtra.gov.in). That, I have paid search fee vide Challan GRN No. MH004958763202425P dtd. 09/07/24 and downloaded/ printed-copy thereof is annexed herewith as Annexure-E for perusal and record, and the same is part & parcel of this Legal Title Report. In the search of Index-II record carried out by me, I have not found any adverse entry, outstanding encumbrance, charge or claim in respect of the said Lands.

**IX] Litigation: -**

It appears that there is no litigation as such pending in respect of the said Lands, as on date.

Date: 09/07/24  
Place: Pune.

  
**SANDEEP MALI**  
(ADVOCATE)





**ANNEXURE-D**  
**(ENCUMBRANCE CERTIFICATE)**

There are no adverse documents found to be registered with respect to the said Lands described herein above. It is also observed that the revenue records do not show any encumbrance/s, outstanding or liabilities with respect to the said Lands, nor does it show any charge on the said Lands.

Date: 09/07/24  
Place: Pune.

  
**SANDEEP MALI**  
**(ADVOCATE)**



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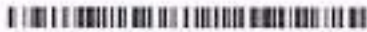


## ANNEXURE-E

CHALLAN

MTR Form Number-6



GRN	MHD04958763202425P	BARCODE			Date	09/07/2024-16:34:17		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. SANDEEP M. MALI				
Location PUNE									
Year 2024-2025 One Time				Flat/Block No.					
Account Head Details			Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE			1500.00	Road/Street					
				Area/Locality	PUNE				
				Town/City/District					
				PIN					
				Remarks (If Any)					
				SEARCH FEE FOR SURVEY NOS. 52 AND 54 MUNDHWA PUNE					
				Amount In	One Thousand Five Hundred Rupees Only				
Total			1,500.00	Words					
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	10000502024070906359		4512835955415	
Cheque/DD No.				Bank Date	RBI Date	09/07/2024-16:35:15		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. : 9922689622

सदर कलम 'टाइप ऑफ पेमेंट' मध्ये मगद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.





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