

## **M/S. RAJIV PATEL AND ASSOCIATES**

### **ADVOCATES**

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

Ref No. :

Date :

27.04.2023

To,  
The Maharashtra Real Estate  
Regulatory Authority  
(MahaRERA).

### **LEGAL TITLE REPORT**

**Sub: Title clearance certificate in respect of land admeasuring 63603.24 sq.mtrs. being the "Sub-Divided Plot bearing No. 1" out of the Sub-Division Layout sanctioned by the Municipal Corporation of Pune vide its Commencement Certificate bearing No. CC/1041/22 dated 21.07.2022 in respect of the contiguous block of land admeasuring Hectares 08=72.81 Ares equivalent to 87281 sq.mtrs formed of the lands/portions out of Survey Nos. 4 and 21 situate, lying and being at Village Undri Taluka Haveli, District Pune. (The said portion admeasuring 63603.24 sq.mtrs. bearing "Sub-Divided Plot No. 1" is hereinafter referred as "the said Property" while the said contiguous block of land admeasuring Hectares 08=72.81 Ares equivalent to 87281 sq.mtrs is hereinafter referred as "the said Larger Land" )**

We have investigated the title of NYATI REALTORS LLP (formerly known as Nyati Realtors Private Limited), a Limited Liability Partnership firm duly constituted under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at "Nyati Unitree", Survey No. 103/129, Plot B+C, CTS No.1995 + CTS No.1996B, Yerawada, Pune Nagar Road, Pune 411006 to the said Property and we have inspected the following documents:-

#### **1. Description of the said Property:**

All that piece and parcel of land admeasuring 63603.24 sq.mtrs. being "Sub-Divided Plot No. 1" out of Sub-Division Layout sanctioned by the Municipal Corporation of Pune vide its Commencement Certificate bearing No. CC/1041/22 dated 21.07.2022 in respect of the contiguous block of land admeasuring Hectares 08=72.81 Ares equivalent to 87281 sq.mtrs formed of the following lands/portions described in Part "A" and Part "B" hereinbelow out of Survey Nos. 4 and 21 all situate, lying and being at Village Undri within the

Registration Sub-District of Taluka Haveli, District Pune and earlier within the limits of the Gram Panchayat of Village Undri and now within the extended limits of the Municipal Corporation of Pune and falling in the "Residential" Zone under the Regional Plan for Pune Metropolitan Region currently in force.

**PART "A"**

<b>Survey No. / Hissa No.</b>	<b>Total Area Hectares = Ares</b>	<b>Area Held By Nyati Realtors LLP Hectares = Ares</b>
4/1B/1	01 = 27	00 = 46
4/1B/2	00 = 48	00 = 48
4/2A/1	01 = 46.7	01 = 31.51
4/2/1A	00 = 11.30	00 = 11.30
4/3/1	00 = 67	00 = 67
4/3/3	00 = 66	00 = 66
4/4	01 = 67	00 = 47
4/1A	01 = 75	01 = 75
4/3/2	00 = 66	00 = 66
21/3B	00 = 82	00 = 82
21/4A	00 = 07	00 = 06
21/4A/1	00 = 10	00 = 10
21/4A/4	00 = 05	00 = 05
21/4A/5	00 = 06	00 = 06
21/4A/7/1	00 = 05	00 = 05
21/4B/1	00 = 10	00 = 10
21/4B/2/1	00 = 05	00 = 05
21/4B/2/2	00 = 01	00 = 01
21/4B/2/3	00 = 01	00 = 01
21/4B/2/4	00 = 01	00 = 01
21/4B/2/5	00 = 01	00 = 01
21/4B/2/6	00 = 02	00 = 02
21/4B/2/7	00 = 01	00 = 01
21/4B/2/8	00 = 02	00 = 02
21/4B/2/9	00 = 05	00 = 05
21/4B/2/11	00 = 04	00 = 04
21/4B/2/12	00 = 01	00 = 01
21/4B/2/13	00 = 02	00 = 02
21/4B/3	00 = 10	00 = 05
21/4B/4	00 = 10	00 = 10
21/4B/2/10	00 = 05	00 = 05
21/4B/2/15	00 = 05	00 = 05
21/4B/5	00 = 10	00 = 10

**M/S. RAJIV PATEL AND ASSOCIATES**

<b>TOTAL</b>	<b>08=42.81</b>
--------------	-----------------

**PART "B"**

<b>Survey No. / Hissa No.</b>	<b>Total Area Hectares = Ares</b>	<b>Area Held By Nyati Realtors LLP Hectares = Ares</b>
21/4A	00 = 07	00 = 01
21/4A/2	00 = 05	00 = 05
21/4A/3	00 = 05	00 = 05
21/4A/6	00 = 05	00 = 05
21/4A/7	00 = 08	00 = 08
21/4B/3	00 = 10	00 = 05
21/4B/2/14	00 = 01	00 = 01
	<b>TOTAL</b>	<b>00 = 30</b>

**2. The Documents of Allotment of the said Property:**

- i. Deed of Conveyance dated 28.05.2008; read with a Declaration and Confirmation Deed dated 29.05.2009 and which Declaration and Confirmation Deed is duly Registered under Serial No.3602 of 2009 with the Sub-Registrar, Haveli VIII, Pune.
- ii. Deed of Sale dated 9.12.2009 duly Registered under Serial No.7238 of 2009 with the Sub-Registrar, Haveli VII, Pune.
- iii. Deed of Sale dated 06.08.2009 duly registered under Serial No.5719 of 2009 with the Sub-Registrar, Haveli VIII, Pune.
- iv. Deed of Conveyance dated 06.07.2010 duly registered under Serial No.6231 of 2010 with the Sub-Registrar, Haveli XII, Pune.
- v. Deed of Conveyance dated 05.03.2010 duly registered under Serial No.1918 of 2010 with the Sub-Registrar, Haveli XII, Pune.
- vi. Deed of Conveyance dated 24.06.2010 duly registered under Serial No.5789 of 2010 with the Sub-Registrar, Haveli XII, Pune.
- vii. Deed of Conveyance dated 24.06.2010 duly registered under Serial No.5787 of 2010 with the Sub-Registrar, Haveli XII, Pune.



- viii. Deed of Sale dated 09.06.2008 duly registered under Serial No.4978 of 2008 with the Sub-Registrar, Haveli VIII, Pune; read together with Deed of Correction dated 15.03.2014 duly registered under Serial No.1371 of 2014 with the Sub-Registrar, Haveli XXVI, Pune.
- ix. Deed of Sale dated 15.03.2014 duly registered under Serial No.1272 of 2014 with the Sub-Registrar, Haveli XXVI, Pune.
- x. Deed of Conveyance dated 23.07.2010 duly Registered under Serial No.6858 of 2010 with the Sub-Registrar Haveli XII, Pune; read with a Deed of Correction thereto dated 21.09.2011 duly Registered under Serial No.9471 of 2011 with the Sub-Registrar Haveli XIV, Pune.
- xi. Deed of Conveyance dated 23.07.2010 duly Registered under Serial No.6858 of 2010 with the Sub-Registrar Haveli XII, Pune
- xii. Deed of Conveyance Cum Assignment dated 12.10.2018 duly registered under Serial No.15402 of 2018 with the Sub-Registrar, Haveli XIV, Pune.
- xiii. Deed of Sale dated 03.01.2019 duly registered under Serial No.87 of 2019 with the Sub-Registrar, Haveli XX, Pune.

### 3. VII/XII Extracts :

7/12 Extracts of Survey Nos. 4/1B/1, 4/1B/2, 4/2A/1, 4/2/1A, 4/3/1, 4/3/3, 4/4, 4/1A, 4/3/2, 21/3B, 21/4A, 21/4A/1, 21/4A/4, 21/4A/5, 21/4A/7/1, 21/4B/1, 21/4B/2/1, 21/4B/2/2, 21/4B/2/3, 21/4B/2/4, 21/4B/2/5, 21/4B/2/6, 21/4B/2/7, 21/4B/2/8, 21/4B/2/9, 21/4B/2/11, 21/4B/12, 21/4B/2/13, 21/4B/3, 21/4B/4, 21/4B/2/10, 21/4B/2/15, 21/4B/5, 21/4A/2, 21/4A/3, 21/4A/6, 21/4A/7, 21/4B/3, 21/4B/2/14; all situate at Village Undri, Taluka Haveli, District Pune.

**Mutation Entries :** 324, 555, 566, 668, 689, 736, 743, 921, 1033, 1363, 1364, 1410, 1558, 1630, 1710, 1777, 1791, 1800, 1846, 1897, 1889, 1899, 2035, 2081, 3000, 3007, 3009, 3020, 3026, 3027, 3028, 3029, 3030, 3064, 3065, 3067, 3068, 3069, 3070, 3134, 3340, 3362, 3439, 3486, 3555, 3592, 3682, 3683, 3685, 3721, 3750, 3768, 3769, 3770, 3771, 3792, 3822, 3825, 3851, 3852, 3940, 4031, 4033, 4155, 4156, 4207, 4355, 4388, 4389, 4390, 4439, 4440, 4508, 4568, 4586, 4631, 4645, 4819, 4936, 4962, 5004, 5006, 5029, 5030, 5033, 5034, 5081, 5083, 5084, 5087, 5106, 5113, 5229, 5239, 5360, 5361, 5364, 5412, 5512, 5514, 5525, 5555, 5568, 5569, 5570, 6011, 6035, 6151, 6221, 6331, 6354, 6355, 6356, 6357, 6695, 6946, 7004, 8024, 8099, 8149, 8211, 8284, 8294, 8297, 8300, 8323, 8357, 8372, 8397, 8439, 8498, 8516, 8645, 8686, 8730, 8844, 8884, 8905, 8938, 8939, 9001, 9108, 9110, 9155, 9166, 9259, 9261, 9263, 9398, 9445, 9509, 9516, 9517, 9534, 9542, 9735, 9772, 10002, 10528, 11212, 11365.

**M/S. RAJIV PATEL AND ASSOCIATES**

- 4. Search Report:** Reports of Searches carried out in respect of the Index II Records in respect of the said Larger Land comprising the said Property for a period of the last Thirty Years.

**5. Encumbrances and Litigations:**

At present no charges / mortgages are subsisting in respect of the said Property.

The following Litigations presently exist in respect of certain lands out of the said Larger Land -

<b>CASE NO</b>	<b>NAME OF PARTIES</b>
MISC. APPL. NO. 403/2012 IN RCS NO. 1239/2008 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	MRS. INDRAYANI TUKARAM SHINDE AND OTHERS V/S SHRI. SHANKAR JAGANNATH PUNEKAR AND OTHERS
SCS NO. 2599/2010 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	SHRI. P. TULSIDAS NAMBIAR V/S SHRI. GANPAT LAXMAN PUNEKAR AND OTHERS
SCS NO. 188/2014 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	SMT. INDUBAI EKNATH HINGE V/S NYATI BUILDERS PVT. LTD. AND OTHERS
RCS NO. 1753/2008 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	SOU. ALKA PANDURANG PUNEKAR V/S SHRI MANIK GENBA PUNEKAR AND OTHERS
RCS No. 76/2023 COURT OF CIVIL JUDGE, SENIOR DIVISION, PUNE	MUKUND MADHUKR AMBEKAR AND FIVE OTHERS V/S KAUSALYA CHANDRAKANT PUNEKAR AND SEVENTEEN OTHERS (INCLUDING THE SAID NYATI REALTORS LLP)

This Certificate has been issued subject to such claims made in the above proceedings.



**Owner of the said Property – NYATI REALTORS LLP**

The Report reflecting the flow of the title of the said Nyati Realtors LLP to the said Property is enclosed herewith as **Annexure "A"**.

Date : 27.04.2023

End : **Annexure "A"**



M/S. RAJIV PATEL & ASSOCIATES

A handwritten signature in black ink, likely belonging to Rajiv Patel, the proprietor.

PROPRIETOR

Housley.com

**M/S. RAJIV PATEL AND ASSOCIATES****Annexure "A"****(Flow of Title in respect of the said Property)****PART "A"****(I) LANDS ADMEASURING HECTARES 01=75 ARES AND HECTARES 00=48 ARES BEARING SURVEY NO.4 HISSA NOS.1A AND 1B/2, RESPECTIVELY, UNDRI, PUNE.**

- 1) Shri Rama Tukaram Punekar was the holder of land admeasuring 6 Acres and 01 Gunthas bearing Survey No.4 Hissa No.1, Undri.
- 2) The said Shri Rama Tukaram Punekar died in or around the year 1925 leaving behind him as his only heirs and next-of-kin his two sons, Babu and Vithoba. However, vide Mutation Entry No.324 dated 19.03.1928, only the name of the said Shri Babu Rama Punekar was entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1, Undri as the holder thereof.
- 3) The said Vithoba (Vithu) Rama Punekar conveyed his one-half share admeasuring 3 Acres and one-half Guntha out of the land bearing Survey No.4 Hissa No.1, Undri to Shri Babu Maruti Mulik vide a Deed of Sale dated 24.09.1941 and which Deed of Sale was registered under Serial No.2076 of 1941 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring 3 Acres and one-half Guntha so sold to the said Shri Babu Maruti Mulik was assigned Hissa No.1B of Survey No.4, Undri while the remaining portion admeasuring 3 Acres one-half Guntha continued to be held by Shri Babu Rama Punekar was assigned Hissa No.1A of Survey No.4, Undri vide Mutation Entry No.566 dated 15.11.1941. The name of the said Shri Babu Maruti Mulik was entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B, Undri as the Owner thereof vide the said Mutation Entry.
- 4) Vide a Deed of Sale dated 14.10.1944, the said Shri Babu Maruti Mulik assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.1B, Undri to the said Shri Babu Rama Punekar and Vithoba (Vithu) Rama Punekar. The names of the said Shri Babu and Vithu Rama Punekar were entered as the holders of the said land bearing Survey No.4 Hissa No.1B, Undri vide Mutation Entry No.736 dated 30.01.1948.
- 5) Vide a Deed of Sale dated 24.11.1944, Shri Babu Rama Punekar and Shri Vithoba Rama Punekar conveyed as and by way of mortgage by conditional sale the land admeasuring 6 Acres 01 Gunthas in the aggregate bearing Survey No.4 Hissa Nos.1A and 1B, Undri to Shri Pandharinath Kalu Mulik

and which Deed was registered under Serial No.2854 of 1944 with the Sub-Registrar, Haveli III, Pune. On the said Babu and Vithoba Rama Puneekar repaying the mortgage debt to the said Shri Pandharinath Kalu Mulik, the said Shri Pandharinath Kalu Mulik re-conveyed the said lands bearing Survey No.4 Hissa Nos.1A and 1B, Undri to/in favour of the said Shri Babu and Vithoba Rama Puneekar vide a Deed dated 20.01.1947 and which Deed was registered under Serial No.157 of 1947 with the Sub-Registrar, Haveli III, Pune. Such conveyance and re-conveyance were given effect to in the Revenue Record vide Mutation Entry Nos.668 and 689 dated 10.02.1947. However, there appears to be certain apparent errors in the said Mutation Entry.

- 6) The said Shri Vithoba Rama Puneekar assigned, transferred, assured and conveyed a portion admeasuring 1 Acre and 8 Gunthas out of his holding out of the land bearing Survey No.4 Hissa No.1B, Undri to Shri Dagdu Bala Chaudhary vide a Deed of Sale dated 07.05.1962 which was duly registered under Serial No.725 of 1962 with the Sub-Registrar, Haveli I, Pune. Such portion admeasuring 1 Acre 8 Gunthas so conveyed to the said Shri Dagdu Bala Chaudhary was assigned Pot Hissa No.2 of Hissa No.1B of Survey No.4, Undri while the remaining portion continued to be held by the said Shri Babu Rama Puneekar and Shri Vithoba Rama Puneekar as assigned Pot Hissa No.1 of Hissa No.1B of Survey No.4, Undri vide Mutation Entry No.1777 dated 05.07.1974 and the name of the said Shri Dagdu Bala Chaudhary was entered on the Revenue Record as the holder of the said land bearing Survey No.4 Hissa No.1B/2, Undri as the holder thereof vide the said Mutation Entry.
- 7) The said Shri Babu Rama Puneekar assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.1A, Undri to Smt. Chabubai Baburao Hadke vide a Deed of Sale dated 08.03.1948 and which Deed was registered under Serial No.408 of 1948 with the Sub-Registrar, Haveli I, Pune. The name of the said Smt. Chabubai Baburao Hadke was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1A, Undri as the holder thereof vide Mutation Entry No.743 dated 03.04.1948.
- 8) The said Smt.Chabubai Baburao Hadke assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.1A, Undri to the said Shri Babu Rama Puneekar vide a Deed of Sale dated 21.01.1953 and which Deed was registered under Serial No.103 of 1953 with the Sub-Registrar, Haveli I, Pune. The name of the said Shri Babu Rama Puneekar was entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1A, Undri as the holder thereof vide Mutation Entry No.1033 dated 22.09.1954.



**M/S. RAJIV PATEL AND ASSOCIATES**

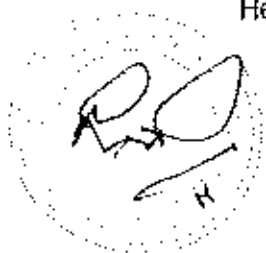
- 9) Shri Babu Rama Puneekar availed of a loan of Rs.600/- from the Undri Vikas Co-operative Society Limited and the charge in favour of the said Society was created on the said land bearing Survey No.4 Hissa No.1A, Undri vide Mutation Entry No.1363 dated 06.11.1960. However, on the said Shri Babu Rama Puneekar repaying the said dues of the said Society, the charge in favour of the said Society on the said land bearing Survey No.4 Hissa No.1A, Undri was deleted vide Mutation Entry No.1635 dated 29.12.1971.
- 10) The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act were made applicable to Village Undri vide Mutation Entry No.1558 dated 03.03.1969 and, in the circumstances, the area of the land bearing Survey No.4 Hissa No.1A, Undri was shown to be Hectares 01=29 Ares instead of 3 Acres and one-half Guntha. Accordingly, the area of the land bearing Survey No.4 Hissa No.1B, Undri was also shown to be Hectares 01=29 Ares instead of 3 Acres and one-half Guntha. There appears to be a mistake in the conversion of the areas of the said lands bearing Hissa Nos.1A and 1B of Survey No.4, Undri as the correct metric areas should have been Hectares 01=21.91 Ares each.
- 11) Vide a Deed of Sale dated 22.03.1971 (duly registered under Serial No.489 of 1971 with the Sub-Registrar, Haveli I, Pune), the said Shri Babu Rama Puneekar and the said Shri Vithoba Rama Puneekar conveyed the land admeasuring 2 Acres bearing Survey No.4 Hissa No.1B/1, Undri to Shri Dnyanoba Baloba Gondavale. Due to error, the land so conveyed by the said Shri Babu Rama Puneekar vide the said Deed of Sale dated 22.03.1971 to the said Shri Dnyanoba Baloba Gondavale was shown to be Survey No.4 Hissa No.1B, Undri admeasuring 3 Acres 8 Gunthas i.e. Hectares 01=28 Ares. The name of the said Shri Dnyanoba Baloba Gondavale was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B/1, Undri admeasuring Hectares 00=81 Ares as the Owner thereof vide Mutation Entry No.1800 dated 01.09.1974.
- 12) A charge of "Bunding" was entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.4 Hissa No.1A, Undri vide Mutation Entry No.1846 dated 14.08.1975. However, such Charge has been deleted vide Mutation Entry No.3020 dated 17.01.1984.
- 13) The said Shri Babu Rama Puneekar died on 19.08.1983 leaving behind him as his only heirs, his son, Jagannath, his daughters, Sarubai Sopan Bandhal and Indubai Eknath Hinge. However, as the said Smt. Sarubai Sopan Bandhal and Smt. Indubai Eknath Hinge released their share in the land bearing Survey No.4 Hissa No.1A, Undri, only the name of the said Shri

Jagannath Baburao Puneekar was entered on the Revenue Record pertaining to the said land as the holder thereof vide Mutation Entry No.3134 dated 19.09.1986.

- 14) As a result of a separate Revenue Village known as "Wadachiwadi" being carved out of the Revenue Village of Undri, Survey No.10 of Village Undri and higher Survey Numbers were assigned new Survey Numbers. However, the lands bearing Survey Nos.1 to 9 of the original Revenue Village of Village Undri continued to carry the same Survey Number. In the circumstances, there was no change in the Survey Number of the said Larger Land.
- 15) The said Shri Jagannath Baburao Puneekar died on 05.02.1994 leaving behind him as his only heir and next-of-kin his sons, Shankar, Ravindra and Sunil, and his daughters, Anjana Namdev Bandhal, Ranjana Prakash Javalkar, Leelavati Ashok Sanas and Surekha Shivaji Hagawane. The names of the heirs of the late Shri Jagannath Baburao Puneekar were duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1A, Undri as the holders thereof vide Mutation Entry No.4936 dated 16.01.1995.
- 16) Smt. Shalutai Tukaram Buddhiwant, Shaikh Kasam Shaikh Abdullah and Shri Lukman Hafizuddin Khan purchased a portion admeasuring Hectares 00=80 Ares out of the land admeasuring Hectares 00=81 Ares bearing Survey No.4 Hissa No.1B/1, Undri from the said Shri Dnyanoba Baloba Gondavale and members of his family vide a Deed of Sale dated 07.04.1995 (duly registered under Serial No. 2837 of 1991 in the Office of the Sub-Registrar, Haveli III, Pune). The names of the said Smt. Shalutai Buddhiwant and Two Others were entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B/1, Undri as the holders of a portion admeasuring Hectares 00=80 Ares thereof vide Mutation Entry No.5106 dated 14.07.1995 even though the said Mutation Entry refers to the portion purchased by the said Smt. Shalutai Buddhiwant and Two Others as admeasuring Hectares 00=81 Ares.
- 17) The said Shri Dagdu Bala Chaudhary availed of a Loan from the Undri Vikas Co-operative Society Limited and the Charge of the said Society was entered in the "Other Rights" Column of the Revenue Record pertaining to, interalia, the said land bearing Survey No.4 Hissa No.1B/2, Undri vide Mutation Entry No.1791 dated 17.08.1974. However, on such dues of the said Society being duly repaid, the said Charge held by the said Society on, interalia, the said land bearing Survey No.4 Hissa No.1B/2, Undri was released and deleted from the Revenue Record vide Mutation Entry No.3592 dated 28.05.1990.

**M/S. RAJIV PATEL AND ASSOCIATES**

- 18) The said Shri Dagdu Bala Chaudhary and members of his family assigned, transferred, assured and conveyed the land admeasuring Hectares 00=48 Ares bearing Survey No.4 Hissa No.1B/2, undri to Shri Ramesh Parasram Bhatia vide a Deed of Sale dated 10.10.1995 (duly registered under Serial No.8369 of 1995 with the Sub-Registrar Haveli III, Pune). The name of the said Shri Ramesh Parasram Bhatia was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B/2, Undri as the holder thereof vide Mutation Entry No.5229 dated 10.02.1996.
- 19) By an Agreement dated 31.10.1996 [duly Registered under Serial No.7763 of 1996 with the Sub-Registrar, Haveli III, Pune] the said Shri.Ramesh Parshuram Bhatia agreed to sell the said land admeasuring Hectares 00 = 48 Ares bearing Survey No.4 Hissa No.1B / 2, Undri to Hill Paradise Co-operative Housing Society Limited. However, the said Agreement dated 31.10.1996 was cancelled by mutual consent of the said parties thereto vide a Deed of Cancellation dated 21.05.2008 and which Deed of Cancellation was duly Registered under Serial No.4592 of 2008 with the Sub-Registrar, Haveli XX, Pune. In the meanwhile by an Agreement for Development dated 20.09.2004 [duly Registered under Serial No.4050 of 2004 with the Sub-Registrar, Haveli XII, Pune], the said Shri.Ramesh Parshuram Bhatia agreed to sell a portion admeasuring Hectares 00 = 28 Ares out of the said land bearing Survey No.4 Hissa No.1B/2, Undri to Shri.Ramesh Kumar Chabria and Shri.Raju Atmaram Rane at or for the consideration and on the terms and conditions therein contained.
- 20) The said Shri.Raju Atmaram Rane assigned and transferred the rights of development of a portion admeasuring Hectares 00 = 14 Ares [representing his share] under the said Agreement for Development dated 20.09.2004 to / in favour of Shri.Vijay Kishanchand Vaswani and Shri.Rakesh Madanlal Verma vide an Agreement for Development dated 2.06.2006 and which Agreement has been duly Registered under Serial No.4639 of 2006 with the Sub-Registrar, Haveli XI, Pune.
- 21) The said Shri.Ramesh Kumar Chabria also agreed to assign and transfer the rights of development of the remaining portion admeasuring Hectares 00 = 14 Ares out of the said portion admeasuring Hectares 00 = 28 Ares out of the land bearing Survey No.4 Hissa No.1B/2, Undri [which form the subject matter of the said Agreement for Development dated 20.09.2004] to the said Nyati Realtors Private Limited at or for the consideration and on the terms and conditions mutually agreed upon.
- 22) The said Shri.Vijay K.Vaswani and Shri.Rakesh Verma also agreed to assign and transfer their beneficial interest in the said portion admeasuring Hectares 00=14 Ares out of the land admeasuring Hectares 00 = 28 Ares



out of the said land bearing Survey No.4 Hissa No.1B/2, Undri to the said Nyati Realtors Private Limited at or for the consideration and on the terms and conditions mutually agreed upon.

- 23) At the express request and direction of the said Shri.Ramesh Kumar Chabria and of the said Shri.Vijay K.Vaswani and Shri.Rakesh Verma, the said Shri.Ramesh Parshuram Bhatia assigned, transferred, assured and conveyed the said portion admeasuring Hectares 00 = 28 Ares out of the said land bearing Survey No.4 Hissa No.1B/2, Undri to / in favour of the said Nyati Realtors Private Limited vide a Deed of Conveyance dated 28.05.2008 read with a Declaration and Confirmation Deed dated 29.05.2009 and which Declaration and Confirmation Deed was duly Registered under Serial No.3602 of 2009 with the Sub-Registrar, Haveli VIII, Pune.
- 24) The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B/2, Undri as the holder of a portion admeasuring Hectares 00 = 28 Ares thereof vide Mutation Entry No.8939 dated 18.12.2009
- 25) Vide a Deed of Sale dated 9.12.2009 [duly Registered under Serial No.7238 of 2009 with the Sub-Registrar, Haveli VII, Pune] the said Shri.Ramesh Parshuram Bhatia assigned, transferred, assured and conveyed the remaining portion admeasuring Hectares 00 = 20 Ares out of the said land bearing Survey No.4 Hissa No.1B/2, Undri to / in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered vide Mutation Entry No.8938 dated 18.12.2009.
- 26) The said Shri Sunil Jagannath Puneekar availed of a Loan from the Undri Vikas Co-operative Society Limited and the Charge of the said Society was entered in the "Other Rights" Column of the Revenue Record pertaining to, interalia, the land bearing Survey No.4 Hissa No.1A, Undri vide Mutation Entry No.6695 dated 15.10.2002. However, on such dues of the said Society being duly repaid, the said Charge held by the said Society on, interalia, the said land bearing Survey No.4 Hissa No.1A, Undri was deleted from the Revenue Record vide Mutation Entry No.8297 dated 07.07.2007.
- 27) The land originally bearing Survey No.4 Hissa No.1, Undri was shown to admeasure 8 Acres and 12 Gunthas in the concerned Revenue Record before the VII/XII Extract in respect thereof was first issued. A portion admeasuring 2 Acres and 11 Gunthas out of the said area of 8 Acres 12 Gunthas was shown to be the Pot Kharaba. However, when the first VII/XII Extract was issued in respect of the said Land, the area was shown to be 6 Acres 1 Guntha only as the said area of "Pot Kharaba" was not reflected on the said VII/XII Extract. The said Shri Sunil Jagannath Puneekar made

**M/S. RAJIV PATEL AND ASSOCIATES**

application to the concerned Revenue Authorities to have such of 2 Acres and 11 Gunthas of "Pot Kharaba" added to the area of the said land bearing Survey No.4 Hissa No.1A. Accordingly, pursuant to the Order of the Tahsildar, Taluka Haveli dated 13.07.2006 vide Mutation Entry No.8024 dated 15.07.2006, the area of the land bearing Survey No.4 Hissa No.1A, Undri was shown to have been increased from Hectares 01=29 Ares to Hectares 02=21 Ares on account of area of "Pot Kharaba" of Hectares 00=92 Ares (i.e. 2 Acres and Eleven Gunthas) being included therein. However, the said Mutation Entry No.8024 was cancelled vide Mutation Entry No.8884 dated 09.09.2009 pursuant to the Order of the Additional Collector, Pune dated 10.06.2009. Pursuant to the said Order, the land bearing Survey No.4 Hissa No.1A, Undri was shown to admeasure Hectares 01=75 Ares while the land bearing Survey No.4 Hissa No.1B/1 was shown to admeasure Hectares 01=27 Ares with Pot Kharaba of Hectares 00=46 Ares.

- 28) It appears that Shri Ravindra Jagannath Punekar had availed of a loan from Shree Kedareshwar Nagarik Sahakari Pathsanstha and the Charge in favour of the said Society was entered in the "Other Rights" Column of the VII/XII Extract of the land bearing Survey No.4 Hissa No.1A, Undri. However, on the said Shri Ravindra Punekar re-paying all the dues of the said Shree Kedareshwar Nagarik Sahakari Pathsanstha, such Charge of the said Society was deleted from the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.4 Hissa No.1A, Undri vide Mutation Entry No.8294 dated 04.07.2007.
- 29) The said heirs of the late Shri Jagannath Babu Punekar was assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=05 Ares out of the land bearing Survey No.4 Hissa No.1A, Undri to/in favour of Shri Atul Purshottam Bapat vide a Deed of Sale dated 06.06.1998 (duly registered under Serial No.2816 of 1998 with the Sub-Registrar, Haveli III, Pune). However, the name of the said Shri Atul Purshottam Bapat has not yet been entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1A, Undri as the holder thereof. The said Shri Atul Purshottam Bapat granted rights of development of his said holding admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.4 Hissa No.1A, Undri to Shri Sunil Jagannath Punekar vide an Agreement for Development dated 26.06.2007 (duly registered under Serial No.5467 of 2007 with the Sub-Registrar, Haveli XII, Pune) at or for the consideration and on the terms and conditions therein contained. The said Shri Sunil Jagannath Punekar further assigned and transferred the rights of development of the said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.4 Hissa No.1A, Undri to/in favour of Nyati Realtors Private Limited vide an Agreement for Development dated

11.07.2007. As the said Agreement for Development dated 11.07.2007 could not be registered, the parties thereto executed on 16.12.2008, a Deed of Confirmation thereto and which Deed was duly registered under Serial No.8274 of 2008 with the Sub-Registrar, Haveli VII, Pune.

- 30) The said heirs of the late Shri Jagannath Puneekar granted rights of development of the land bearing Survey No.4 Hissa No.1A, Undri (then shown to admeasure Hectares 02=21 Ares) to the said Nyati Realtors Private Limited vide an Agreement for Development dated 17.05.2007 duly registered under Serial No.4204 of 2007 with the Sub-Registrar, Haveli XII, Pune.
- 31) Pursuant to the said Agreements for Development dated 26.06.2007, 11.07.2007 and 17.05.2007, the said heirs of the late Shri Jagannath Puneekar and the said Atul Purshottam Bapat at the express request and direction of the said Nyati Realtors Private Limited assigned, transferred, assured and conveyed portions admeasuring Hectares 01=70 Ares and Hectares 00=05 Ares respectively out of the land admeasuring Hectares 01=75 Ares bearing Survey No.4 Hissa No.1A, Undri to Nyati Builders Private Limited as the nominee of the said Nyati Realtors Private Limited vide a Deed of Conveyance dated 19.10.2010 duly registered under Serial No.10374 of 2010 with the Sub-Registrar, Haveli VIII, Pune. The name of the said Nyati Builders Private Limited was entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1A, Undri as the holder thereof vide Mutation Entry No.9263 dated 27.12.2010.
- 32) Vide an Agreement dated 25.04.2011 (duly registered under Serial No.4119 of 2011 with the Sub-Registrar, Haveli VIII, Pune) read with an Agreement supplemental thereto dated 19.06.2013 (duly registered under Serial No.5898 of 2013 with the Sub-Registrar, Haveli VIII, Pune) and further read with an Agreement supplemental thereto dated 27.11.2014 (duly registered under Serial No.11174 of 2014 with the Sub-Registrar, Haveli VIII, Pune), the said Nyati Realtors Private Limited granted rights of development of, inter-alia, the said lands bearing Survey No.4 Hissa Nos.1A and 1B/2, Undri, Pune to/in favour of the said Marvel Zeta Developers Private Limited at or for the consideration and on the terms and conditions therein contained.

**(II) PORTION ADMEASURING HECTARES 00=46 ARES OUT OF LAND BEARING SURVEY NO.4 HISSA NO.1B/1, UNDRI, PUNE.**

**M/S. RAJIV PATEL AND ASSOCIATES**

- 1) As stated above, the said Shri Rama Tukaram Puneekar was the holder of land admeasuring 6 Acres and 01 Gunthas bearing Survey No.4 Hissa No.1, Undri.
- 2) As stated above, the said Shri Rama Tukaram Puneekar died in or around the year 1925 leaving behind him as his only heirs and next-of-kin his two sons, Babu and Vithoba. However, vide Mutation Entry No.324 dated 19.03.1928, only the name of the said Shri Babu Rama Puneekar was entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1, Undri as the holder thereof.
- 3) As stated above, the said Vithoba (Vithu) Rama Puneekar conveyed his one-half share admeasuring 3 Acres and one-half Guntha out of the land bearing Survey No.4 Hissa No.1, Undri to Shri Babu Maruti Mulik vide a Deed of Sale dated 24.09.1941 and which Deed of Sale was registered under Serial No.2076 of 1941 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring 3 Acres and one-half Guntha so sold to the said Shri Babu Maruti Mulik was assigned Hissa No.1B of Survey No.4, Undri while the remaining portion admeasuring 3 Acres one-half Guntha continued to be held by Shri Babu Rama Puneekar was assigned Hissa No.1A of Survey No.4, Undri vide Mutation Entry No.566 dated 15.11.1941. The name of the said Shri Babu Maruti Mulik was entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B, Undri as the Owner thereof vide the said Mutation Entry.
- 4) As stated above, vide a Deed of Sale dated 14.10.1944, the said Shri Babu Maruti Mulik assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.1B, Undri to the said Shri Babu Rama Puneekar and Vithoba (Vithu) Rama Puneekar. The names of the said Shri Babu and Vithu Rama Puneekar were entered as the holders of the said land bearing Survey No.4 Hissa No.1B, Undri vide Mutation Entry No.736 dated 30.01.1948.
- 5) As stated above, vide a Deed of Sale dated 24.11.1944, Shri Babu Rama Puneekar and Shri Vithoba Rama Puneekar conveyed as and by way of mortgage by conditional sale the land admeasuring 6 Acres 01 Gunthas in the aggregate bearing Survey No.4 Hissa Nos.1A and 1B, Undri to Shri Pandharinath Kalu Mulik and which Deed was registered under Serial No.2854 of 1944 with the Sub-Registrar, Haveli III, Pune. On the said Babu and Vithoba Rama Puneekar repaying the mortgage debt to the said Shri Pandharinath Kalu Mulik, the said Shri Pandharinath Kalu Mulik re-conveyed the said lands bearing Survey No.4 Hissa Nos.1A and 1B, Undri to/in favour of the said Shri Babu and Vithoba Rama Puneekar vide a Deed dated 20.01.1947 and which Deed was registered under Serial No.157 of 1947

with the Sub-Registrar, Haveli III, Pune. Such conveyance and re-conveyance were given effect to in the Revenue Record vide Mutation Entry Nos.668 and 689 dated 10.02.1947. However, there appears to be certain apparent errors in the said Mutation Entry.

- 6) As stated above, the said Shri Vithoba Rama Puneekar assigned, transferred, assured and conveyed a portion admeasuring 1 Acre and 8 Gunthas out of his holding out of the land bearing Survey No.4 Hissa No.1B, Undri to Shri Dagdu Bala Chaudhary vide a Deed of Sale dated 07.05.1962 which was duly registered under Serial No.725 of 1962 with the Sub-Registrar, Haveli I, Pune. Such portion admeasuring 1 Acre 8 Gunthas so conveyed to the said Shri Dagdu Bala Chaudhary was assigned Pot Hissa No.2 of Hissa No.1B of Survey No.4, Undri while the remaining portion continued to be held by the said Shri Babu Rama Puneekar and Shri Vithoba Rama Puneekar as assigned Pot Hissa No.1 of Hissa No.1B of Survey No.4, Undri vide Mutation Entry No.1777 dated 05.07.1974 and the name of the said Shri Dagdu Bala Chaudhary was entered on the Revenue Record as the holder of the said land bearing Survey No.4 Hissa No.1B/2, Undri as the holder thereof vide the said Mutation Entry.
- 7) As stated above, the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act were made applicable to Village Undri vide Mutation Entry No.1558 dated 03.03.1969 and, in the circumstances, the area of the land bearing Survey No.4 Hissa No.1B, Undri was shown to be Hectares 01=29 Ares instead of 3 Acres and one-half Guntha. There appears to be a mistake in the conversion of the areas of the said lands bearing Hissa Nos.1A and 1B of Survey No.4, Undri as the correct metric areas should have been Hectares 01=21.91 Ares each.
- 8) As stated above, vide a Deed of Sale dated 22.03.1971 (duly registered under Serial No.489 of 1971 with the Sub-Registrar, Haveli I, Pune), the said Shri Babu Rama Puneekar and the said Shri Vithoba Rama Puneekar conveyed the land admeasuring 2 Acres bearing bearing Survey No.4 Hissa No.1B/1, Undri to Shri Dnyanoba Baloba Gondavale. Due to error, the land so conveyed by the said Shri Babu Rama Puneekar vide the said Deed of Sale dated 22.03.1971 to the said Shri Dnyanoba Baloba Gondavale was shown to be Survey No.4 Hissa No.1B, Undri admeasuring 3 Acres 8 Gunthas i.e. Hectares 01=28 Ares. The name of the said Shri Dnyanoba Baloba Gondavale was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B/1, Undri admeasuring Hectares 00=81 Ares as the Owner thereof vide Mutation Entry No.1800 dated 01.09.1974.



**M/S. RAJIV PATEL AND ASSOCIATES**

- 9) As stated above, as a result of a separate Revenue Village known as "Wadachiwadi" being carved out of the Revenue Village of Undri, Survey No.10 of Village Undri and higher Survey Numbers were assigned new Survey Numbers. However, the lands bearing Survey Nos.1 to 9 of the original Revenue Village of Village Undri continued to carry the same Survey Number. In the circumstances, there was no change in the Survey Number of the said Larger Land.
- 10) As stated above, Smt. Shalutai Tukaram Buddhiwant, Shaikh Kasam Shaikh Abdullah and Shri Lukman Hafizuddin Khan purchased a portion admeasuring Hectares 00=80 Ares out of the land admeasuring Hectares 00=81 Ares bearing Survey No.4 Hissa No.1B/1, Undri from the said Shri Dnyanoba Baloba Gondawale and members of his family vide a Deed of Sale dated 07.04.1995. The names of the said Smt. Shalutai Buddhiwant and Two Others were entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B/1, Undri as the holders of a portion admeasuring Hectares 00=80 Ares thereof vide Mutation Entry No.5106 dated 14.07.1995 even though the said Mutation Entry refers to the portion purchased by the said Smt. Shalutai Buddhiwant and Two Others as admeasuring Hectares 00=81 Ares.
- 11) As stated above, the land originally bearing Survey No.4 Hissa No.1, Undri was shown to admeasure 8 Acres and 12 Gunthas in the concerned Revenue Record before the VII/XII Extract in respect thereof was first issued. A portion admeasuring 2 Acres and 11 Gunthas out of the said area of 8 Acres 12 Gunthas was shown to be the Pot Kharaba. However, when the first VII/XII Extract was issued in respect of the said Land, the area was shown to be 6 Acres 1 Guntha only as the said area of "Pot Kharaba" was not reflected on the said VII/XII Extract. The said Shri Sunil Jagannath Puneekar made application to the concerned Revenue Authorities to have such of 2 Acres and 11 Gunthas of "Pot Kharaba" added to the area of the said land bearing Survey No.4 Hissa No.1A. Accordingly, pursuant to the Order of the Tahsildar, Taluka Haveli dated 13.07.2006 vide Mutation Entry No.8024 dated 15.07.2006, the area of the land bearing Survey No.4 Hissa No.1A, Undri was shown to have been increased from Hectares 01=29 Ares to Hectares 02=21 Ares on account of area of "Pot Kharaba" of Hectares 00=92 Ares (i.e. 2 Acres and Eleven Gunthas) being included therein. However, the said Mutation Entry No.8024 was cancelled vide Mutation Entry No.8884 dated 09.09.2009 pursuant to the Order of the Additional Collector, Pune dated 10.06.2009. Pursuant to the said Order, the land bearing Survey No.4 Hissa No.1A, Undri was shown to admeasure Hectares 01=75 Ares while the land bearing Survey No.4 Hissa No.1B/1 was shown to admeasure Hectares 01=27 Ares with Pot Kharaba of Hectares 00=46 Ares.



- 12) The said Vithoba Rama Punekar died intestate leaving behind him as his only heirs and next-of-kin, his daughter-in-law, Sindhu Trimbak Punekar [widow of Trimbak Vithoba Punekar – predeceased son of the said Vithoba Rama Punekar], Shobha Suresh Amle [daughter of the said Trimbak Vithoba Punekar], his son, Dattatraya Vithoba Punekar and Suman Kisan Patne, Indrayani Tukaram Shinde and Baby Mahadu Surve, all married daughters of the late Vithoba Rama Punekar. However, as stated above, on transfer by the said Vithoba Rama Punekar of the land bearing Survey No.4 Hissa No.1B/1, Undri [then shown to admeasure 2 Acres on the Revenue Record] to the said Dnyanoba Baloba Gondawale, the name of the said Vithoba Rama Punekar was deleted as the holder of the said land. However, in view of the fact that the area of the said land bearing Survey No.4 Hissa No.1B/1 was increased to Hectares 01=27 Ares by virtue of "Pot Kharaba" of Hectares 00=46 Ares being included therein as mentioned above, the name of the said Vithoba Rama Punekar or his heirs should have been entered on the Revenue Record pertaining to the land bearing Survey No.4 Hissa No.1B/1, Undri as the holders of the said portion admeasuring Hectares 00=46 Ares thereof. However, this was not done.
- 13) Vide an Agreement for Development dated 18.06.2007 (duly registered under Serial No.5158 of 2007 with the Sub-Registrar, Haveli XII, Pune), the said heirs of the late Vithoba Rama Punekar granted rights of development of, inter-alia, their purported holding admeasuring Hectares 00=46 Ares out of the lands bearing Hissa Nos.1A and 1B/1 of Survey No.4, Undri to Mahendra Ashok Sanas at or for the consideration and on the terms and conditions therein contained. However, as the heirs of the late Vithoba Rama Punekar had no lawful claim to the land bearing Survey No.4 Hissa No.1A, Undri, and as stated above, they held the said portion admeasuring Hectares 00=46 Ares out of the land bearing Survey No.4 Hissa No.1B/1, Undri, such grant of rights of development by the heirs of the late Vithoba Rama Punekar to the said Mahendra Ashok Sanas could only be restricted to the said portion admeasuring Hectares 00 = 46 Ares out of the land bearing Survey No.4 Hissa No.1B/1, Undri.
- 14) At the instance of the said Mahendra Ashok Sanas, the said heirs of the late Vithoba Rama Punekar assigned, transferred, assured and conveyed their said holding out of the land bearing Survey No.4 Hissa No.1B/1, Undri to Nyati Realtors Private Limited vide a Deed of Sale dated 06.08.2009 (duly registered under Serial No.5719 of 2009 with the Sub-Registrar, Haveli VIII, Pune). The name of the said Nyati Realtors Private Limited has been entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B/1, Undri as the holder of the said portion admeasuring

**M/S. RAJIV PATEL AND ASSOCIATES**

Hectares 00=46 Ares thereof vide Mutation Entry No. 9735 dated 10.07.2012.

- 15) Vide an Agreement dated 25.04.2011 (duly registered under Serial No.4119 of 2011 with the Sub-Registrar, Haveli VIII, Pune) read with an Agreement supplemental thereto dated 19.06.2013 (duly registered under Serial No.5898 of 2013 with the Sub-Registrar, Haveli VIII, Pune) and further read with an Agreement supplemental thereto dated 27.11.2014 (duly registered under Serial No.11174 of 2014 with the Sub-Registrar, Haveli VIII, Pune), the said Nyati Realtors Private Limited granted rights of development of, inter-alia, of the said portion admeasuring Hectares 00=46 Ares out of the said land bearing Survey No.4 Hissa No.1B/1, Undri, Pune to/in favour of the said Marvel Zeta Developers Private Limited at or for the consideration and on the terms and conditions therein contained.

**(III) (A) PORTION ADMEASURING HECTARES 01=06.60 ARES OUT OF LAND BEARING SURVEY NO.4 HISSA NO.2A/1, UNDRI, PUNE.**

**(B) PORTION ADMEASURING HECTARES 00=15.91 ARES OUT OF LAND BEARING SURVEY NO.4 HISSA NO.2A/1, UNDRI, PUNE.**

**(C) PORTION ADMEASURING HECTARES 00=09 ARES OUT OF LAND BEARING SURVEY NO.4 HISSA NO.2A/1, UNDRI, PUNE.**

**(D) PORTION ADMEASURING HECTARES 00=11.30 ARES OUT OF LAND BEARING SURVEY NO.4 HISSA NO.2/1A, UNDRI, PUNE.**

- 1) One Shri.Govindraj Gurudayalraj Mahaanubhav was the holder of land admeasuring 4 Acres and 28 Gunthas bearing Survey No.4 Hissa No.2, Undri.
- 2) The said Shri.Govindraj Gurudayalraj Mahaanubhav assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.2, Undri to Shri.Sonu Laxman Punekar, Shri.Shripati Laxman Punekar and Shri.Ganpat Laxman Punekar vide a Deed of Sale registered on 27.06.1947. The names of the said Sonba (alias Sonu), Shripati and Ganpat Laxman Punekar were entered on the Revenue Record bearing Survey No.4 Hissa No.2, Undri vide Mutation Entry No.921 dated 17.02.1952.
- 3) The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act were made applicable to Village Undri vide Mutation Entry No.1558 dated 03.03.1969 and, accordingly, the area of the land bearing Survey No.4 Hissa No.2, Undri was shown to admeasure Hectares 01=91 Ares.

- 4) A charge of "Bunding" was entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.4 Hissa No.2, Undri vide Mutation Entry No.1846 dated 14.08.1975. However, such Charge has been deleted vide Mutation Entry No.3020 dated 17.01.1984.
- 5) The said Shri.Sonba Laxman Puneekar availed of a Loan from the Undri Vikas Co-operative Society Limited and, as security for due repayment of such loan, a Charge of the said Society was created on the said land bearing Survey No.4 Hissa No.2, Undri and entered in the "Other Rights" Column of the VII/XII Extract in respect thereof vide Mutation Entry No.1889 dated 01.11.1976.
- 6) The said Shri.Ganpat Laxman Puneekar availed of a Loan from the Undri Vikas Co-operative Society Limited and, as security for due repayment of such loan, a Charge of the said Society was created on the said land bearing Survey No.4 Hissa No.2, Undri and entered in the "Other Rights" Column of the VII/XII Extract in respect thereof vide Mutation Entry No.1897 dated 02.11.1976.
- 7) The said Shri.Shripati Laxman Puneekar availed of a Loan from the Undri Vikas Co-operative Society Limited and, as security for due repayment of such loan, a Charge of the said Society was created on the said land bearing Survey No.4 Hissa No.2, Undri and entered in the "Other Rights" Column of the VII/XII Extract in respect thereof vide Mutation Entry No.2035 dated 30.06.1982.
- 8) The said Shri.Sonba Laxman Puneekar died in Undri on 27.04.1980 leaving behind him as his only heirs and next-of-kin, his sons, Pandurang, Eknath, Dillip alias Nivrutti and Tulshiram, his widow, Dhondabai, and his daughters, Narmadabai Sonba Pokale and Shantabai Ananta Ghule. The names of the said sons of the late Shri.Sonu Laxman Puneekar were entered in the "Possessory" Column of the VII/XII Extract pertaining to the said land bearing Survey No.4 Hissa No.2, Undri as the holders of the share therein earlier held by the late Shri.Sonba Puneekar while the names of the said widow and the daughters of the late Sonba Puneekar were entered in the "Other Rights" Column of the said VII/XII Extract vide Mutation Entry No.3000 dated 23.07.1983.
- 9) Vide a Deed of Sale dated 10.04.1990 (duly registered under Serial No.5867 of 1990 with the Sub-Registrar, Haveli II, Pune), the said Ganpat Laxman Puneekar assigned, transferred, assured and conveyed, inter alia, a portion admeasuring Hectares 00=14 Ares out of his said holding out of the land bearing Survey No.4 Hissa No.2, Undri to Shivaji Ganpat Puneekar. The name of the said Shivaji Ganpat Puneekar has been duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2, Undri as the holder of the said portion admeasuring Hectares 00 = 14 Ares thereof vide Mutation Entry No.3825 dated 15.04.1991.

**M/S. RAJIV PATEL AND ASSOCIATES**

- 10) The said Shri.Dilip Sonba Puneekar availed of a Loan from the Undri Vikas Co-operative Society Limited and, as security for due repayment of such loan, a Charge of the said Society was created on the said land bearing Survey No.4 Hissa No.2, Undri and entered in the "Other Rights" Column of the VII/XII Extract in respect thereof vide Mutation Entry No.3940 dated 14.08.1991.
- 11) Vide a Deed of Sale dated 22.12.1989 (duly registered under Serial No.19366 of 1989 with the Sub-Registrar, Haveli II, Pune), the said Ganpat Laxman Puneekar assigned, transferred, assured and conveyed, inter alia, a portion admeasuring Hectares 00=11.30 Ares out of his said holding out of the land bearing Survey No.4 Hissa No.2, Undri to Raghunath Ganpat Puneekar and Vimal Raghunath Puneekar. The said portion admeasuring Hectares 00=11.30 Ares so conveyed in favour of the said Raghunath Ganpat Puneekar and Another was assigned Pot Hissa No.1 of Hissa No.2 of Survey No.4, Undri and the names of the said Raghunath Ganpat Puneekar and Vimal Raghunath Puneekar have been duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2/1, Undri as the holdersthereof vide Mutation Entry No.3486 dated 13.01.1990.
- 12) The said Shri.Ganpat Laxman Puneekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=15 Ares out of his holding out of the land bearing Survey No.4 Hissa No.2, Undri to Shri.Murlidhar Ganpat Puneekar vide a Deed of Conveyance dated 15.07.1991. Such portion so conveyed to the said Shri.Murlidhar Ganpat Puneekar was assigned Pot Hissa No.2 of Hissa No.2 of Survey No.4, Undri while the remaining portion out of the land originally bearing Survey No.4 Hissa No.2, Undri was assigned Pot Hissa No.1 of Hissa No.2 of Survey No.4, Undri vide Mutation Entry No.4207 dated 28.04.1992 and the name of the said Shri.Murlidhar Ganpat Puneekar was entered as the holder of the said land bearing Survey No.4 Hissa No.2/2, Undri vide the said Mutation Entry.
- 13) The said Shri.Dilip Sonba Puneekar died on 04.09.1997 leaving behind him as his only heirs and next-of-kin, his sons, Pravin and Sachin, and his widow, Shalan Dilip Puneekar. The names of the said heirs of the Late Shri.Dilip Sonba Puneekar were duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2/1, Undri as the holders of the share earlier held by the said Shri.Dilip Sonba Puneekar vide Mutation Entry No.4508 dated 25.01.1993.
- 14) The said Shri.Shripati Laxman Puneekar died on 09.12.1992 leaving behind him as his only heirs and next-of-kin, his sons, Dnyanoba, Parshuram and Pandharinath, and his daughters, Rahibai Sadashiv Takale and Taibai Chandrakant Kad. The names of the said heirs of the late Shri.Shripati Laxman

Punekar were duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2/1, Undri as the holders of the share therein earlier held by the Late Shri.Shripati Laxman Punekar vide Mutation Entry No.4586 dated 25.05.1993.

- 15)The said Shri.Raghunath Ganpat Punekar availed of a Loan from the Undri Vikas Co-operative Society Limited and, as security for due repayment of such loan, a Charge of the said Society was created on the said land bearing Survey No.4 Hissa No.2, Undri and entered in the "Other Rights" Column of the VII/XII Extract in respect thereof vide Mutation Entry No.4631 dated 11.09.1993.
- 16)Vide a Deed of Release dated 14.08.1996 (duly registered under Serial No.5691 of 1996 with the Sub-Registrar, Haveli III, Pune), the said Smt. Narmadabai Sonba Pokale and the said Smt.Shantabai Ananta Ghule have released their right, title and interest therein, in interalia, the land bearing Survey No.4 Hissa No.2A/1, Undri in favour of Shri.Pandurang Sonu Punekar, Shri Anil alias Tulshiram Sonba Punekar, Shri.Kundalik Eknath Punekar, Shri.Manohar Eknath Punekar, Shri.Pravin Dilip Punekar and Shri.Sachin Dilip Punekar. However, the necessary Mutation in the Revenue Record corresponding to such release by the said Smt. Narmadabai Sonba Pokale and the said Smt.Shantabai Ananta Ghule has yet to be effected.
- 17)Vide a Deed of Sale dated 10.10.1997 (duly registered under Serial No.6710 of 1997with the Sub-Registrar, Haveli III, Pune), the said Shivaji Ganpat Punekar assigned, transferred, assured and conveyed, interalia, a portion admeasuring Hectares 00=02 Ares out of his said holding out of the land bearing Survey No.4 Hissa No.2A/1, Undri to/ in favour of Kishore Neelkanth Bhujbal. The name of the said Kishore Neelkanth Bhujbal has been duly entered on the Revenue Record pertaining to the said land as the holder of the said portion admeasuring Hectares 00=02 Ares thereof vide Mutation Entry No.6151 dated 03.02.1999.
- 18)Vide a Deed of Sale dated 10.10.1997 (duly registered under Serial No.6709 of 1997with the Sub-Registrar, Haveli III, Pune), the said Shivaji Ganpat Punekar assigned, transferred, assured and conveyed, interalia, a portion admeasuring Hectares 00=01 Ares out of his said holding admeasuring Hectares 00=14 Ares out of the land bearing Survey No.4 Hissa No.2/1, Undri to Jagannath Marutirao Chimegave. The name of the said Jagannath Marutirao Chimegave has been duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2/1, Undri as the holder of the said portion admeasuring Hectares 00=01 Ares thereof vide Mutation Entry No.8323 dated 16.07.2007.
- 19)Prior to 20.07.1999, the said Shivaji Ganpat Punekar died intestate leaving behind him as his only heirs and next-of-kin his widow, Rekha, his sons, Sagar,

**M/S. RAJIV PATEL AND ASSOCIATES**

Santosh and Somnath. The names of the said heirs of the late Shivaji Ganpat Puneekar were entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2/1, Undri as the holders of the share therein earlier held by Shivaji Ganpat Puneekar vide Mutation Entry No.6221 dated 20.07.1999.

20) Pursuant to the Order dated 24.02.2005 made by the Tahsildar, Taluka Haveli, new Hissa Numbers were assigned to certain lands in Village Undri. Accordingly, the lands bearing Hissa Nos.2/1 and 2/2 of Survey No.4, Undri were assigned Hissa Nos.2A/1 and 2A/2 of the said Hissa Number respectively vide Mutation Entry No.6946 dated 24.02.2005.

21) The said Smt.Narmadabai Sonba Pokale died on 10.07.2006 leaving behind her as her only heirs and next-of-kin, her son, Shivaji Sonba Pokale. Due to the fact that the said Narmadabai Sonba Pokale's name was not deleted from the said Revenue Record, the name of the said Shri.Shivaji Sonba Pokale was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder of the share therein earlier held by the said Smt. Narmadabai Sonba Pokale vide Mutation Entry No.8211 dated 27.03.2007.

22) The said Shri.Eknath Sonba Puneekar died intestate on 12.07.1996 leaving behind him as his only heirs and next-of-kin, his widow, Sulochana, his sons, Kundalik and Manohar, and his married daughter, Smt.Surekha Sunil Kakade. The names of the said heirs of the late Shri.Eknath Sonba Puneekar were entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2/1, Undri as the holders of the share therein earlier held by the said Shri.Eknath Sonba Puneekar vide Mutation Entry No.5412 dated 18.09.1996.

23) The said Smt.Rahibai Sadashiv Takale (daughter of the late Shripati Laxman Puneekar) died on 30.05.2009 leaving behind her as her only heirs and next-of-kin, her sons, Uttam, Subhash, Ashok and Kailas. The names of the said heirs of the late Smt.Rahibai Sadashiv Takale were duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder of the share therein earlier held by the said Smt. Rahibai Sadashiv Takale vide Mutation Entry No.8844 dated 04.07.2009.

24) The said Shri.Pandurang Sonba Puneekar died intestate on 02.10.2006 leaving behind him as his only heirs and next-of-kin, his widows, Hirabai and Vatsalabai, and his sons, Rajendra alias Balasaheb, Tanaji, Raju, Sanjay and Manish Pandurang Puneekar. The names of the heirs of the late Shri.Pandurang Sonu Puneekar were duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder of the share therein earlier held by the said Shri.Pandurang Sonu Puneekar vide Mutation Entry No.8099 dated 31.10.2006.

- 25) Shri. Tulshiram Sonba Punekar, Shri. Sachin Tulshiram Punekar, Shri. Amit Tulshiram Punekar, Smt. Mangala Tulshiram Punekar, Shri. Kundalik Eknath Punekar, Shri. Manohar Eknath Punekar, Smt. Surekha Sunil Kakde, Smt. Sulochana Eknath Punekar, Smt. Vatsala Pandurang Punekar, Shri. Raju Pandurang Punekar, Shri. Sanjay Pandurang Punekar, Shri. Manish Pandurang Punekar and Smt. Shantabai Ananta Ghule granted rights of development of a portion admeasuring Hectares 00=40.94 Ares out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to the said Nyati Realtors Private Limited vide an Agreement for Development dated 07.04.2007 duly registered under Serial No.3067 of 2007 with the Sub-Registrar, Haveli XII, Pune.
- 26) Vide an Agreement dated 13.09.2007 (duly registered under Serial No.8598 of 2007 with the Sub-Registrar, Haveli XII, Pune), Shri. Pandharinath Shripati Punekar, Smt. Indubai Pandharinath Punekar, Shri. Bhanudas Pandharinath Punekar, Smt. Savita Bhanudas Punekar, Nikita Bhanudas Punekar, Shri. Pravin Pandharinath Punekar, Smt. Jyoti Pravin Punekar and Smt. Anita Govind Ghule granted rights of development of a portion admeasuring Hectares 00=21.22 Ares out of their holding out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to the said Nyati Realtors Private Limited.
- 27) Pursuant to the above recited Agreements of Development dated 07.04.2007 and 13.09.2007, the said Shri. Tulshiram Sonba Punekar and Others and the said Shri. Pandharinath Shripati Punekar and Others assigned, transferred, assured and conveyed the said portions admeasuring Hectares 00=40.94 Ares and Hectares 00=21.22 Ares respectively out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to the said Nyati Realtors Private Limited vide a Deed of Conveyance dated 06.07.2010 (duly registered under Serial No.6231 of 2010 with the Sub-Registrar, Haveli XII, Pune). The name of the said Nyati Realtors Private Limited has been duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder of the said portion admeasuring Hectares 00= 21.22 Ares.
- 28) Vide a Deed of Conveyance dated 05.03.2010 (duly registered under Serial No.1918 of 2010 with the Sub-Registrar, Haveli XII, Pune), the said Dnyanoba Shripati Punekar, Smt. Muktabai Dnyanoba Punekar, Shri. Chandrashekhar Dnyanoba Punekar, Smt. Ganga Chandrashekhar Punekar, Shri. Kashinath Dnyanoba Punekar, Smt. Sushma Kashinath Punekar, Shri. Harishchandra Dnyanoba Punekar, Smt. Kalyani Harishchandra Punekar, Smt. Chaya Nanasaheb Bandal, Smt. Lata Ramesh Ghule, Smt. Ratnaprabha Ramchandra Bahirat, Smt. Sunita Chandrakant Bandal, Shri. Parshuram Shripati Punekar, Smt. Jyotsna Parshuram Punekar, Shri. Vikas Parshuram Punekar, Smt. Manisha Vikas Punekar, Jai Vikas Punekar, Shri. Vijay Parshuram Punekar, Smt. Neeta Vijay Punekar, Aditya Vijay Punekar, Shri. Vishal Parshuram Punekar,



**M/S. RAJIV PATEL AND ASSOCIATES**

Shri.Sadashiv Laxman Takle, Shri.Uttam Sadashiv Takle, Shri.Subhash Sadashiv Takle, Shri Ashok Sadashiv Takle, Shri.Kailas Sadashiv Takle and Smt.Taibai Chandrakant Kad assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=42.44 Ares out of their holding out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited has been duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder of the said portion admeasuring Hectares 00 = 42.44 Ares vide Mutation Entry No.9001 dated 12.03.2010.

29)Vide a Deed of Conveyance dated 24.06.2010 (duly registered under Serial No.5789 of 2010 with the Sub-Registrar, Haveli XII, Pune), the said Kishore Neelkanth Bhujbal assigned, transferred, assured and conveyed his holding admeasuring Hectares 00=02 Ares out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder thereof vide Mutation Entry No.9108 dated 14.07.2010.

30)The said heirs of the late Dilip Sonba Puneekar assigned, transferred, assured and conveyed the said portion admeasuring Hectares 00=15.91 Ares out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to the said Nyati Builders Private Limited vide a Deed of Exchange dated 18.09.2010 which was duly registered under Serial No.7959 of 2010 with the Sub-Registrar, Haveli XIV, Pune. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder of the said portion admeasuring Hectares 00=15.91 Ares thereof vide Mutation Entry No.9261 dated 27.12.2010.

31)Vide a Deed of Sale dated 10.06.2011 (duly registered under Serial No.5022 of 2011 with the Sub-Registrar, Haveli III, Pune), the said Raghunath Ganpat Puneekar and Vimal Raghunath Puneekar assigned, transferred, assured and conveyed the said land admeasuring Hectares 00=11.30 Ares bearing Survey No.4 Hissa No.2/1A, Undri to/in favour of the said Nitin Dwarkadas Nyati. The name of the said Nitin Dwarkadas Nyati was duly entered on the Revenue Record pertaining to the said land as the holder thereof vide Mutation Entry No.9509 dated 12.08.2011.

32)Vide a Deed of Sale dated 12.08.2011 (duly registered under Serial No.8177 of 2011 with the Sub-Registrar, Haveli XIV, Pune), the said heirs of the late Shivaji Ganpat Puneekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=09 Ares out of their said holding out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to/in favour of the said Nitin

Dwarkadas Nyati. The name of the said Nitin Dwarkadas Nyati was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder of the said portion admeasuring Hectares 00=09 Ares thereof vide Mutation Entry No.9542 dated 19.10.2011.

33)Vide a Deed of Sale dated 21.06.2013 (duly registered under Serial No.5988 of 2013 with the Sub-Registrar, Haveli VIII, Pune), the said Jagannath Marutirao Chimegave assigned, transferred, assured and conveyed, inter alia, his said holding admeasuring Hectares 00=01 Ares out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to/ in favour of the said Nitin Dwarkadas Nyati. The said purchase by the said Nitin Dwarkadas Nyati of the said portion admeasuring Hectares 00=01 Ares out of the said land bearing Survey No.4 Hissa No.2A/1, Undri was given effect to in the Revenue Record vide Mutation Entry No.10002 dated 11.07.2013.

34)Vide an Agreement dated 25.04.2011 (duly registered under Serial No.4119 of 2011 with the Sub-Registrar, Haveli VIII, Pune) read with an Agreement supplemental thereto dated 19.06.2013 (duly registered under Serial No.5898 of 2013 with the Sub-Registrar, Haveli VIII, Pune) and further read with an Agreement supplemental thereto dated 27.11.2014 (duly registered under Serial No.11174 of 2014 with the Sub-Registrar, Haveli VIII, Pune), the said Nyati Builders Private Limited, the said Nyati Realtors Private Limited and the said Nitin Dwarkadas Nyati granted rights of development of, inter alia, the said portions admeasuring Hectares 01=06.60 Ares, Hectares 00=15.90 Ares, and Hectares 00=12 Ares out of the said land bearing Survey No.4 Hissa No.2A/1, Undri, Pune, the said portion admeasuring Hectares 00=11.30 Ares out of the said land bearing Survey No.4 Hissa No.2/1A, Undri, Pune to/in favour of the said Marvel Zeta Developers Private Limited at or for the consideration and on the terms and conditions therein contained.

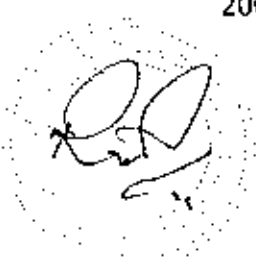
35)The said Nyati Realtors Private Limited was converted into a Limited Liability Partnership known as "NYATI REALTORS LLP" with effect from 24.09.2014.

**IV) LANDS ADMEASURING HECTARES 00=67 ARES, HECTARES 00=66 ARES AND HECTARES 00=66 ARES BEARING POT HISSA NOS.1, 2 AND 3 RESPECTIVELY OF HISSA NO.3 OF SURVEY NO.4, UNDRI, PUNE.**

- 1) One Shri Bahiru Maruti Puneekar [in his capacity as the Karta of his Hindu Undivided Family] was the holder of land admeasuring 4 Acres and 36 Gunthas bearing Survey No.4 Hissa No.3, Undri.

**M/S. RAJIV PATEL AND ASSOCIATES**

- 2) The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Undri vide Mutation Entry No.1558 dated 03.03.1969 and, accordingly, the area of the said land then bearing Survey No.4 Hissa No.3, Undri was shown to be Hectares 01=99 Ares.
- 3) A charge on account of "Bunding" was entered in the "Other Rights" Column of , interalia, the said land bearing Survey No.4 Hissa No.3, Undri vide Mutation Entry No.1846 dated 14.08.1975. However, on repayment of such dues, such Charge was deleted from the "Other Rights" Column.
- 4) The said Shri Bahiru Maruti Puneekar availed of a Loan of Rs.3000/- from the Undri Vikas Co-operative Society Limited and a Charge in favour of the said Society was entered in the "Other Rights" Column of the VII/XII Extract of the land then bearing Survey No.4 Hissa No.3, Undri vide Mutation Entry No.1899 dated 02.11.1976. However, subsequently, on the dues of the said Society being duly paid, such Charge of the said was deleted from the Revenue Record vide Mutation Entry No.8300 dated 10.07.2007.
- 5) A partition by metes and bounds was effected vide a registered Deed of Partition of, interalia, the land then admeasuring Hectares 01=99 Ares bearing Survey No.4 Hissa No.3, Undri and, on such partition, portions admeasuring Hectares 00=67 Ares, Hectares 00=66 Ares and Hectares 00=66 Ares out of the said land bearing Survey No.4 Hissa No.3, Undri came to the share of Shri Chandrakant Sahadu Puneekar, Smt. Shobhana Kisan Puneekar, Shri Shashikant Mahadev Puneekar & Shri Manohar Mahadev Puneekar and which portions were assigned Pot Hissa Nos.1, 2 and 3 respectively of Hissa No.3 of Survey No.4, Undri vide Mutation Entry No.4355 dated 10.09.1992. The names of the said Shri Chandrakant Sahadu Puneekar, Smt. Shobhana Kisan Puneekar, Shri Shashikant Mahadev Puneekar & Shri Manohar Mahadev Puneekar were duly entered on the Revenue Record pertaining to the said land bearing Pot Hissa Nos.1, 2 and 3 of Hissa No.3 of Survey No.4, Undri vide the said Mutation Entry.
- 6) The names of Shri Satish Kisan Puneekar and Smt. Sitabai Vilas Lonkar (son and daughter respectively of the said Smt. Shobhana Kisan Puneekar) were entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.3/2, Undri as the holders together with the said Smt.Shobhana Kisan Puneekar vide Mutation Entry No.7004 dated 17.12.2005.
- 7) However, pursuant to the Order dated 16.01.2010 passed by the Sub-Divisional Officer, Pune Sub-Division, in RTS Appeal Nos.215 and 216 of 2008, the said Mutation Entry No.7004 was cancelled and the names of the



said Shri Satish Kisan Punekar and Smt. Sitabai Vilas Lonkar were deleted from the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.3/2, Undri as joint holders thereof together with the said Smt.Shobhana Kisan Punekar.

- 8) Vide a Deed of Sale dated 02.08.1995 (duly registered under Serial No.6387 of 1995 with the Sub-Registrar Haveli, Pune), the said Smt.Shobhana Kisan Punekar assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.3/2 to/in favour of the Someshwar Co-operative Housing Society Limited. The name of the said Society was entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.3/2, Undri as the holder thereof vide Mutation Entry No.8357 dated 14.09.2007. Vide an Agreement for Development dated 31.12.2009 (duly registered under Serial No.968 of 2010 with the Sub-Registrar Haveli XIII, Pune) made by and between, interalia, the said Society, M/s Wellington Estates, a partnership firm and the said Nyati Builders Private Limited, the rights of development of the said land bearing Survey No.4 Hissa No.3/2, Undri was granted to/in favour of the said Nyati Builders Private Limited.
- 9) The said Shri Chandrakant Sahadu Punekar died in Village Undri on 21.04.1998 leaving behind him as his only heirs and next-of-kin his widow, Kaushalyabai, two sons, Satyavan and Vijay, and two daughters, Jayeshree Chandrakant Punekar and Smt. Maya Dattatraya Dhavade. The names of the said heirs of the late Shri Chandrakant Sahadu Punekar were entered on the Revenue Record as the holders thereof pertaining to the said land bearing Survey No.4 Hissa No.3/1, Undri vide Mutation Entry No.6011 dated 08.05.1998.
- 10) The said heirs of the late Shri Chandrakant Sahadu Punekar granted rights of development of the said land bearing Survey No.4 Hissa No.3/1, Undri to/in favour of Nyati Realtors Private Limited vide an Agreement for Development dated 08.05.2007 and which was duly registered under Serial No.3998 of 2007 with the Sub-Registrar, Haveli XII, Pune.
- 11) Pursuant to the said Agreement for Development dated 08.05.2007, the said Smt. Kaulshalyabai Chandrakant Punekar and Others assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.3/1, Undri to/in favour of the said Nyati Realtors Private Limited vide a Deed of Conveyance dated 24.06.2010 and which Deed has been duly registered under Serial No.5787 of 2010 with the Sub-Registrar, Haveli XII, Pune. The name of the said Nyati Realtors Private Limited has been duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.3/1, Undri as the holder thereof vide Mutation Entry No.9110 dated 14.07.2010.

**M/S. RAJIV PATEL AND ASSOCIATES**

- 12) The said Shri Shashikant Mahadev Punekar & Shri Manohar Mahadev Punekar and members of their respective families granted rights of development of the said land bearing Survey No.4 Hissa No.3/3, Undri to/in favour of the said Nyati Realtors Private Limited vide an Agreement for Development dated 08.05.2007 (duly registered under Serial No.4000 of 2007 with the Sub-Registrar, Haveli XII, Pune). Pursuant to the said Agreement for Development dated 08.05.2007, the said Shri Shashikant Mahadev Punekar & Shri Manohar Mahadev Punekar and members of their respective families assigned, transferred assured and conveyed the said land bearing Survey No.4 Hissa No.3/3, Undri to/in favour of the Nyati Realtors Private Limited vide the above recited Deed of Sale dated 24.06.2010 which was duly registered under Serial No.5787 of 2010 with the Sub-Registrar, Haveli XII, Pune. The name of the said Nyati Realtors Private Limited has been duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.3/3, Undri as the holder thereof vide Mutation Entry No.9110 dated 14.07.2010.
- 13) Vide a Deed of Conveyance dated 14.09.2012 (duly registered under Serial No.6958 of 2012 with the Sub-Registrar Haveli XII, Pune), the said Someshwar Co-operative Housing Society Limited assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.3/2, Undri, Pune to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.4 Hissa No.3/2, Undri, Pune as the holder thereof vide Mutation Entry No.9772 dated 22.10.2012.
- 14) Vide an Agreement dated 25.04.2011 (duly registered under Serial No.4119 of 2011 with the Sub-Registrar, Haveli VIII, Pune) read with an Agreement supplemental thereto dated 19.06.2013 (duly registered under Serial No.5898 of 2013 with the Sub-Registrar, Haveli VIII, Pune) and further read with an Agreement supplemental thereto dated 27.11.2014 (duly registered under Serial No.11174 of 2014 with the Sub-Registrar, Haveli VIII, Pune), the said Nyati Builders Private Limited and the said Nyati Realtors Private Limited granted rights of development of, inter-alia, of the said lands bearing Pot Hissa Nos.1,2, and 3 of Hissa No.3 of Survey No.4, Undri, Pune to/in favour of the said Marvel Zeta Developers Private Limited at or for the consideration and on the terms and conditions therein contained.

**V) PORTION ADMEASURING HECTARES 00=47 ARES OUT OF LAND BEARING SURVEY NO.4 HISSA NO.4, UNDRI,PUNE.**



- 1) One Genu (Genba) NamaPunekar was the holder of land admeasuring 3 Acres and 12 Gunthas bearing Survey No.4 Hissa No.4, Village Undri, Taluka Haveli, District Pune.
- 2) The said Genu Nama Punekar availed of certain Loans from the Undri Vikas Society Limited and, as security for repayment of such Loans, created charges on the said Land bearing Survey No.4 Hissa No.4, Undri in favour of the said Society. Such charges in favour of such Society were entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said land vide a Mutation Entry dated 06.11.1960 [the number whereof is not legible] and by Mutation Entry Nos.1710 and 1938 dated 20.08.1973 and 04.05.1978 respectively. On all the said Loans being duly repaid, the charges of the Undri Vikas Society were deleted from the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.4 Hissa No.4, Undri vide Mutation Entry No.3009 dated 12.11.1983.
- 3) The said Genu Nama Punekar died intestate on 10.03.1981 in Village Undri leaving behind him as his only heirs and next-of-kin his two sons, Manik and Ramdas, his wife, Parubai, and his three married daughters, Venubai Dattu Pawar, Hirabai Gangadhar Kad and Shalubai Baburao Gujjar. The names of the said sons of the late Genu Nama Punekar were entered in the "Possessory" Column of the VII/XII Extract in respect of the land bearing Survey No.4 Hissa No.4, Undri while the name of his said widow, Parubai, was entered in the "Other Rights" Column of the said VII/XII Extract. However, the names of the said married daughters of Genu Nama Punekar were not entered on the Revenue Record.
- 4) The said Manik Genu Punekar availed of a Loan from the Maharashtra Rajya Bhuvikas Bank, Pune Branch, Pune and, as security for due repayment of such Loan, a "Possessory" Mortgage was created on the said land bearing Survey No.4 Hissa No.4, Undri in favour of the said Bank. Accordingly, the name of the said Bank was entered as a Mortgagee in Possession of the said land on the Revenue Record in respect thereof vide Mutation Entry No.3750 dated 16.11.1990 while the name of Manik Genu Punekar was entered in the "Other Rights" Column in respect of the VII/XII Extracts pertaining to the said land. On repayment of all the dues of the said Bank [in two tranches], the said Bank released the said land bearing Survey No.4 Hissa No.4, Undri from such Mortgage held by it. Accordingly, vide Mutation Entry Nos.8439 and 8905 dated 20.12.2007 and 29.10.2009 respectively, the name of the said Bank was deleted from the VII/XII Extract in respect of the said land bearing Survey No.4 Hissa No.4, Undri as a Mortgagee in Possession thereof.
- 5) Vide a Deed of Sale dated 02.11.1995 [duly Registered under Serial No.8934 of 1995 with the Sub-Registrar, Haveli III, Pune] the said Ramdas Genu

**M/S. RAJIV PATEL AND ASSOCIATES**

Punekar and the said Parubai Genu Punekar, with the consent of the said Manik Genu Punekar, assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 40 Ares out of the their share / holding out of the land bearing Survey No.4 Hissa No.4, Undri to Manish NatwarlalSuratwala. The name of the said Manish NatwarlalSuratwala was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.4, Undri as the holder of the said portion admeasuring Hectares 00 = 40 Ares thereof vide Mutation Entry No.5239 dated 01.03.1996.

- 6) The names of Mohanlal Karamchand Budit and Bheemaji Nanaji Sonar were entered in the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.4 Hissa No.4, Undri as Mortgagees thereof. However, vide Mutation Entry No.4645 dated 05.05.1993, the names of the said Mohanlal Karamchand Budit and Bheemaji Nanaji Sonar were deleted from the said "Other Rights" Column pursuant to the Order dated 05.05.1993 of the Tehsildar, Taluka Haveli.
- 7) Pursuant to the Order of the Taluka Inspector of Land Records, Haveli dated 05.01.2007 and the Order of the Tehsildar, Taluka Haveli dasted 15.01.2007 the area of the said land bearing Survey No.4 Hissa No.4, Undri was increased from Hectares 01 = 34 Ares to Hectares 01 = 67 Ares by virtue of addition of area of "Pot Kharaba" of Hectares 00 = 33 Ares. Effect of the said Orders was given in the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.4, Undri vide Mutation Entry No.8149 dated 15.01.2007.
- 8) Ramdas Genu Punekar died on 13.09.2007 leaving behind him as his only heirs and next-of-kin his two sons, Shashikant and Ganesh, and one married daughter, Alka KailashTakle. The names of the said heirs of the late Ramdas Genu Punekar were duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.4, Undri as the holders of the shares therein earlier held by the said Ramdas Genu Punekar vide Mutation Entry No.8372 dated 28.09.2007.
- 9) Though, as stated above, the name of only Genu NamaPunekar had earlier been shown as the holder of the land bearing Survey No.4 Hissa No.4, Undri, it appears that the land was jointly held by the said Genu NamaPunekar and his brother, SayajiNamaPunekar.
- 10) Vide a Deed of Partition [duly Registered under Serial No.3735 of 1999 with the Sub-Registrar, Haveli III, Pune] made by and between the said Manik Genu Punekar and Ramdas Genu Punekar as the First Parties therein, the said Sayaji Nama Punekar, Pandurang Sayaji Punekar, Arun Sayaji Punekar, Nitin Pandurang Punekar as the Second Parties therein and Alka Pandurang Punekar as the Third Party therein with Nirmala Balasaheb Chinchwade and Others as

Confirming Parties therein, portions admeasuring Hectares 00 = 67 Ares and Hectares 00 = 27 Ares out of the land then admeasuring Hectares 01 = 34 Ares bearing Survey No.4 Hissa No.4, Undri came to the share of the said Manik Genu Puneekar and the said Alka Pandurang Puneekar respectively. Effect of the said partition was given in the Revenue Record vide Mutation Entry No.8397 dated 31.10.2007. As stated above, a portion admeasuring Hectares 00 = 40 Ares out of the land then admeasuring Hectares 01 = 34 Ares bearing Survey No.4 Hissa No.4, Undri had already been alienated to the said Manish NatwarlalSuratwala. As stated above, the area of Hectares 00 = 33 Ares was added on to the area of the said land bearing Survey No.4 Hissa No.4, Undri on account of "Pot Kharaba". It appears that the area of Hectares 00 = 05 Ares out of the said "Pot Kharaba" area was allotted to the share of the said Alka Pandurang Puneekar who thereupon came to hold a portion admeasuring Hectares 00 = 32 Ares (Hectares 00 = 27 Ares + Hectares 00 = 05 Ares) out of the said land admeasuring Hectares 01 = 67 Ares bearing Survey No.4 Hissa No.4, Undri.

- 11) In anticipation of the area of certain part of the said "Pot Kharaba" admeasuring Hectares 00 = 33 Ares being added on to her holding admeasuring Hectares 00 = 27 Ares, the said Alka Pandurang Puneekar granted rights of development of her holding admeasuring Hectares 00 = 32 Ares out of the said land bearing Survey No.4 Hissa No.4, Undri to Orchid Land Developers Private Limited vide an Agreement for Development dated 22.06.2008 duly Registered under Serial No.4941 of 2006 with the Sub-Registrar, Haveli XI, Pune. The said Orchid Land Developers Private Limited assigned and transferred the rights of development of the said portion admeasuring Hectares 00 = 32 Ares out of the said land bearing Survey No.4 Hissa No.4, Undri to the said Shri.NitinDwarkasNyati and caused the said Alka Pandurang Puneekar [and members of her family] to convey the same in favour of the said Shri.Nitin Dwarkadas Nyati] vide a Deed of Conveyance dated 20.03.2011 which was duly Registered under Serial No.2660 of 2011 with the Sub-Registrar, Haveli XII, Pune. The said Orchid Developers Private Limited joined as a Confirming Party to the said Deed of Conveyance. The name of the said Shri.Nitin Dwarkadas Nyati has been entered on the Revenue Record pertaining to the land bearing Survey No.4 Hissa No.4, Undri as the holder of the said portion admeasuring Hectares 00 = 32 Ares thereof vide Mutation Entry No.9445 dated 18.05.2011. Vide a Deed of Consent/Confirmation cum Assignment dated 07.07.2015 [duly Registered under Serial No. 5713 of 2015 with the Sub Registrar, Haveli XI, Pune] made by and between Shri Nitin Dwarkasad Nyati of the First Part, the said Manik Genba Puneekar and Sixteen Others of the Second Part and the said Orchid Land Developers Private Limited of the Third Part, the said Manik Genba Puneekar and Sixteen Others have consented to and confirmed the said Agreement for Development dated 22.06.2008 executed by the said Alka Pandurang Puneekar in favour of the said



**M/S. RAJIV PATEL AND ASSOCIATES**

Orchid Land Developers Private Limited and the said Deed of Conveyance dated 20.03.2011 executed by the said Alka Pandurang Puneekar in favour of the said Shri Nitin Dwarkasad Nyati with Orchid Land Developers Private Limited as Confirming Party thereto, in respect of the said portion admeasuring Hectares 00 = 32 Ares out of the said land bearing Survey No.4 Hissa No.4, Undri which has been conveyed in favour of the said Shri Nitin Dwarkadas Nyati.

- 12) Vide a Deed of Sale dated 09.06.2008 (duly registered under Serial No.4978 of 2008 with the Sub-Registrar, Haveli VIII, Pune), the married daughters of the late Genu aka Genba Nama Puneekar namely, Hirabai Gangadhar Kad, Venubai Dattatraya Pawar, Shakuntala Baburao Gujar and his widow, Parubai Genba Puneekar and the said Manik Genba Puneekar, Shashikant Ramdas Puneekar and Ganesh Ramdas Puneekar purported to assign, transfer, assure and convey portion admeasuring Hectares 00=15 Ares out of land bearing Survey No.4 Hissa No.4, Undri to/in favour of the said Nyati Realtors Private Limited. However, due to inadvertence, the said Manik Genba Puneekar, Shashikant Ramdas Puneekar and Ganesh Ramdas Puneekar were shown as "Confirming Parties" in the said Deed of Sale dated 09.06.2008 instead of being shown as Vendors therein alongwith the said Hirabai Gangadhar Kad and Others. This mistake was rectified vide a Deed of Correction dated 15.03.2014 (duly registered under Serial No.1371 of 2014 with the Sub-Registrar, Haveli XXVI, Pune) executed by the heirs of the late Parubai Genba Puneekar (who had died in the interim) and the said parties to the said Deed of Sale dated 09.06.2008.

- 13) Vide a Deed of Sale dated 15.03.2014 (duly registered under Serial No.1272 of 2014 with the Sub-Registrar, Haveli XXVI, Pune), Alka Kailas Takle, Kasubai Manik Puneekar, Vijaya Dilip Puneekar, Shahaji Manik Puneekar, Suvarna Shahaji Puneekar, Vijay Manik Puneekar, Reshma Vijay Puneekar, Balasaheb Manik Puneekar, Vaishali Balasaheb Puneekar, Jayshree Shashikant Puneekar and Swati Ganesh Puneekar conveyed their undivided share/ claim in the said portion admeasuring Hectares 00=15 Ares out of the said land bearing Survey No.4 Hissa No.4, Undri conveyed by the above recited Deed of Sale dated 09.06.2008 read with the said Deed of Correction thereto dated 15.03.2014 in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited has been entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.4, Undri as the holder of the said portion admeasuring Hectares 00=15 Ares vide Mutation Entry No. 10528 dated 07.07.2015.

- 14) The said Nyati Realtors Private Limited was converted into a Limited Liability Partnership known as "NYATI REALTORS LLP" with effect from 24.09.2014.

**VI) LAND ADMEASURING HECTARES 00=82 ARES BEARING SURVEY NO.21 HISSA NO.3B, UNDRI, PUNE.**



- 1) One Babu Rama Puneekar was the owner of land then admeasuring 2 Acres and 22 Gunthas bearing Survey No.20 Hissa No.3, Village Undri, Taluka Haveli, District Pune.
- 2) Vide a Deed of Sale dated 20.7.1940, the said Babu Rama Puneekar assigned, transferred, assured and conveyed the said land bearing Survey No.20 Hissa No.3, Undri to Babu GenuKundalkar.
- 3) The name of the said Babu Genu Kundalkar was duly entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.3,Undri as the holder thereof vide Mutation Entry No.555 dated 25.08.1940.
- 4) Vide Mutation Entry No.1410 dated 07.12.1950, the land admeasuring 2 Acres and 22 Gunthas bearing Survey No.20 Hissa No.3, Undri was divided into two parts, one admeasuring 21 Gunthas and the other admeasuring 2 Acres and 1 Gunthas and which portions were assigned Hissa Nos.3A and 3B respectively of Survey No.20 vide the said Mutation Entry. The name of the said ShriBabu Genu Kundalkar was entered on the Revenue Record bearing Survey No.20 Hissa No.3B as the holder thereof vide the said Mutation Entry.
- 5) On the provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955, being made applicable to Village Undri, the area of the said land bearing Survey No.20 Hissa No.3B, Undri was shown to admeasure Hectares 00 = 82 Ares vide Mutation Entry No.1558 dated 03.03.1969.
- 6) The said Babu Genu Kundalkar died intestate in Village Undri on 02.07.1970 leaving behind him as his only heirs and next-of-kin his wife, Laxmibai, and his son, Nathu and Ishwar Babu Kundalkar. The names of the said heirs of the late Babu Genu Kundalkar were duly entered on the Revenue Record pertaining to, inter-alia, the said land bearing Survey No.20 Hissa No.3B, Undri as the holders thereof vide Mutation Entry No.3340 dated 6.06.1989.
- 7) The name of one Mohanlal Karamchand was entered in the "Other Rights" column of the land bearing Survey No.20 Hissa No.3B,Undri as a "Mortgage Without Possession". Vide Mutation Entry No.3362 dated 12.07.1989 the name of the said Mohanlal Karamchand was deleted from the "Other Rights Column pertaining to the said land bearing Survey No.20 Hissa No.3B, Undri as he was stated to have released his rights therein.
- 8) The said heirs of the late Babu Genu Kundalik assigned, transferred, assured and conveyed portions admeasuring Hectares 00 = 21 Ares, Hectares 00 = 21 Ares, Hectares 00 = 20 Ares and Hectares 00 = 20 Ares out of the said land bearing Survey No.20 Hissa No.3B, Undri to Mahadev Ganpat Pasalkar, Sharad

**M/S. RAJIV PATEL AND ASSOCIATES**

Babjirao Dhamale, Sahebrao Damodar Shilimkar and Shankarrao Ganpat Pawar respectively vide a Deed of Sale which was duly Registered on 11.12.1989. The names of the said Mahadev Ganpat Pasalkar and Three Others were duly entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.3B, Undri as the holders of the said respective portions thereof vide Mutation Entry No.3439 dated 12.12.1989.

- 9) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 10) Vide a Deed of Sale dated 21.12.1994 [duly Registered under Serial No.7173 of 1994 with the Sub-Registrar, Haveli III, Pune] the said Mahadev Ganpat Pasalkar, Sahebrao Damodar Shilimkar and Shankarrao Ganpat Pawar assigned, transferred, assured and conveyed their respective portions admeasuring Hectares 00 = 21 Ares, Hectares 00 = 20 Ares and Hectares 00 = 20 Ares out of the said land bearing Survey No.21 Hissa No.3B to Ramrao Wamanrao Adik. The name of the said Ramrao Wamanrao Adik was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.3B, Undri as the holder of the said portion admeasuring Hectares 00 = 61 Ares thereof vide Mutation Entry No.5004 dated 31.03.1995.
- 11) Vide a Deed of Sale dated 15.11.1994 [duly Registered under Serial No.6300 of 1994 with the Sub-Registrar, Haveli III, Pune] read with a Deed of Correction dated 01.12.1994 [duly Registered under Serial No.6985 of 1994 with the Sub-Registrar, Haveli III, Pune], the said Sharad Bajirao Dhamale assigned, transferred, assured and conveyed his said holding admeasuring Hectares 00 = 21 Ares out of the said land bearing Survey No.21 Hissa No.3B, Undri to the said Ramrao Wamanrao Adik. The name of the said Sharad Bajirao Dhamale was deleted from the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.3B, Undri as the holder of the said portion admeasuring Hectares 00 = 21 Ares thereof vide Mutation Entry No.5006 dated 31.03.1995.
- 12) Vide an Agreement for Development dated 5.12.2002 [duly Registered under Serial No.6244 of 2002 with the Sub-Registrar, Haveli XII, Pune] the said Ramrao Wamanrao Adik granted rights of development of a portion admeasuring Hectares 00 = 41 Ares out of the said land admeasuring Hectares 00 = 82 Ares bearing Survey No.21 Hissa No.3B, Undri to (1) M/s. Sameer Diamond (2) Rajnikanth C. Bhansali HUF and (3) Saurabh R. Bhansali (HUF).
- 13) Vide an Agreement for Assignment of Development Rights dated 29.12.2007 [duly Registered under Serial No.9947 of 2007 with the Sub-Registrar, Haveli

XIX, Pune] the said (1) M/s.SameerDiamond, (2) Rajnikanth C.Bhansali HUF and (3) SaurabhR.Bhansali (HUF) assigned, transferred, assured and conveyed the rights of development of the said portion admeasuring Hectares 00 = 41 Ares out of the said land bearing Survey No.21 Hissa No.3B, Undri to Nyati Builders Private Limited, "Nyati Commerce House", Kalyaninagar, Pune 411006.

14)Vide an Agreement for Development dated 5.12.2002 [duly Registered under Serial 6246 of 2002 with the Sub-Registrar, Haveli XII, Pune], the said RamraoWamanraoAdik granted rights of development of the remaining portion admeasuring Hectares 00 = 41 Ares out of the said land bearing Survey No.21 Hissa No.3B, Undri to / in favour of the said Nyati Builders Private Limited.

15)The said Ramrao Wamanrao Adik died leaving behind him as his only heirs and next-of-kin, Shobha Ramrao Adik, Suresh Ramrao Adik, Prithviraj Ramrao Adik and Vijaya Jambutrao Dhore. Vide a Deed of Conveyance dated 17.09.2010 (duly registered under Serial No.8184 of 2010 with the Sub-Registrar, Haveli XIII, Pune) made by and between the said heirs of the late Ramrao Wamanrao Adik of the First Part, the said M/s.Sameer Diamond, Rajnikanth C. Bhansali HUF and Saurabh R. Bhansali (HUF) of the Second Part and the said Nyati Builders Private Limited of the Third Part, the said land bearing Survey No.21 Hissa No.3B, Undriwas assigned, transferred, assured and conveyed in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the aforesaid land as the holder thereof vide Mutation Entry No.9259 dated 27.12.2010.

16)Vide an Agreement dated 25.04.2011 (duly registered under Serial No.4119 of 2011 with the Sub-Registrar, Haveli VIII, Pune) read with an Agreement supplemental thereto dated 19.06.2013 (duly registered under Serial No.5898 of 2013 with the Sub-Registrar, Haveli VIII, Pune)and further read with an Agreement supplemental thereto dated 27.11.2014 (duly registered under Serial No.11174 of 2014 with the Sub-Registrar, Haveli VIII, Pune), the said Nyati Builders Private Limited granted rights of development of, inter-alia, of the said land bearing Survey No.21 Hissa No.3B, Undri, Pune to/in favour of the said Marvel Zeta Developers Private Limited at or for the consideration and on the terms and conditions therein contained.

**VII) THE FOLLOWING LANDS OUT OF SURVEY NO.21 HISSA NOS.4A AND 4B, UNDRI, PUNE.**

Survey No. / Hissa No.	Total Area Hectares = Ares	Area which forms the subject matter of this certificate Hectares = Ares
21/4A	00 = 07	00 = 06

**M/S. RAJIV PATEL AND ASSOCIATES**

21/4A/1	00 = 10	00 = 10
21/4A/4	00 = 05	00 = 05
21/4A/5	00 = 06	00 = 06
21/4A/7/1	00 = 05	00 = 05
21/4B/1	00 = 10	00 = 10
21/4B/2/1	00 = 05	00 = 05
21/4B/2/2	00 = 01	00 = 01
21/4B/2/3	00 = 01	00 = 01
21/4B/2/4	00 = 01	00 = 01
21/4B/2/5	00 = 01	00 = 01
21/4B/2/6	00 = 02	00 = 02
21/4B/2/7	00 = 01	00 = 01
21/4B/2/8	00 = 02	00 = 02
21/4B/2/9	00 = 05	00 = 05
21/4B/2/11	00 = 04	00 = 04
21/4B/2/12	00 = 01	00 = 01
21/4B/2/13	00 = 02	00 = 02
21/4B/4	00 = 10	00 = 10
21/4B/5	00 = 10	00 = 10
21/4B/2/10	00 = 05	00 = 05
21/4B/3	00=10	00=05
21/4B/2/15	00=05	00=05
	TOTAL	01=03

**(A) LAND BEARING SURVEY NO.21 HISSA NO.4A, /4A/1, 4A/4, 4A/5, UNDRI:**

- 1) Genu Nama Puneekar and Sayaji Nama Puneekar were the holders of land bearing Survey No.20 Hissa No.4, Undri.
- 2) The land bearing Survey No.20 Hissa No.4, Undri was divided into Hissa Nos.4A and 4B and the said land bearing Hissa No.4A of Survey No.20, Undri admeasuring 1 Acre and 15 Gunthas was assigned to Sayaji Nama Puneekar and whereas the land bearing Hissa No.4B of Survey No.20, Undri admeasuring 1 Acre 36 Gunthas was assigned to the said Genu Namdev Puneekar vide Mutation Entry No.1410 dated 07.12.1950.
- 3) The said Sayaji Nama Puneekar availed of a Loan from the UndriVikas Co-operative Society and, as security for due repayment of such Loan, a charge in favour of the said Society was entered in the "Other Rights" Column of the VII/XII Extract in respect of, inter-alia, the said land



bearing Survey No.20 Hissa No.4A, Undri vide Mutation Entry No.1364 dated 6.11.1960.

- 4) The provisions of the Maharashtra Weights & Measures Act, 1958 and the Indian Coinage Act, 1955 were made applicable to Village Undri and, accordingly, the areas of the said lands bearing Hissa Nos.4A and 4B of Survey No.20, Undri were shown to be Hectares 00 = 56 Ares and Hectares 00 = 77 Ares instead of 1 Acre and 15 Gunthas and 1 Acre and 36 Gunthas respectively vide Mutation Entry No.1558 dated 03.03.1969.
- 5) The said Sayaji Nama Puneekar availed of a Loan from the Undri Vikas Co-operative Society and, as security for due repayment of such Loan, a charge in favour of the said Society was entered in the "Other Rights" Column of the VII/XII Extract in respect of, inter-alia, the said land bearing Survey No.20 Hissa No.4A, Undri vide Mutation Entry No.1630 dated 20.12.1971. On repayment of such loan, such Charge of the said Society was deleted vide Mutation Entry No.9534 dated 08.10.2011.
- 6) Vide a Deed of Sale dated 12.04.1983, the said Sayaji Nama Puneekar and his sons, Pandurang and Arun, assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 56 Ares bearing Survey No.20 Hissa No.4A, Undri to Geetabai Ashok Ranka. The name of the said Geetabai Ashok Ranka was duly entered on the Revenue Record pertaining to the said land as the holder thereof vide Mutation Entry No.2081 dated 14.06.1983.
- 7) Vide a Deed of Sale dated 17.03.1987 [duly Registered under Serial No.3365 of 1987 with the Sub-Registrar, Haveli 1, Pune] the said Geetabai Ashok Ranka assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=07 Ares out of the said land bearing Survey No.20 Hissa No.4A, Undri to Nama Baban Maimane. The name of the said Nama Baban Maimane was duly entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4A, Undri as the holder of the said portion admeasuring Hectares 00=07 Ares thereof vide Mutation Entry No.3682 dated 12.08.1990.
- 8) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Undri was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 9) The said Nama Baban Maimane assigned, transferred, assured and conveyed the said portion admeasuring Hectares 00 = 07 Ares out of

**M/S. RAJIV PATEL AND ASSOCIATES**

the said land bearing Survey No.20 Hissa No.4A, Undri to Shri.Dhanraj Bhalchandra Rathi vide a Deed of Sale dated 03.04.1990 duly Registered under Serial No.4915 of 1990 with the Sub-Registrar, Haveli, Pune. The name of the said Dhanraj Bhalchandra Rathi was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A,Undri as the holder of the said portion admeasuring Hectares 00 = 07 Ares thereof vide Mutation Entry No.6354 dated 01.08.2000.

10)The said Dhanraj Bhalchandra Rathi assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 06 Ares out of his said holding admeasuring Hectares 00 = 07 Ares out of the land bearing Survey No.21Hissa No.4A, Undri to Ghansham Nandlal Bhavarlal Laddha vide a Deed of Sale dated 02.07.1990 which was duly Registered under Serial No.8909 of 1990 with the Sub-Registrar, Haveli, Pune. The name of the said Ghamsham Bhavarlal Laddha was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A,Undri as the holder of the said portion admeasuring Hectares 00=06 Ares thereof vide Mutation Entry No.6355 dated 01.08.2000.

11)The said Ghansham Nandlal Bhavarlal Laddha assigned, transferred, assured and conveyed the said portion admeasuring Hectares 00 = 06 Ares out of the said land bearing Survey No.21 Hissa No.4A, Undri to Sulochana Malikarjun Siddique vide a Deed of Sale dated 03.04.1991 which was duly Registered under Serial No.4817 of 1991 with the Sub-Registrar, Haveli, Pune. The name of the said Sulochana Malikarjun Siddique was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A, Undri as the holder of the portion thereof admeasuring Hectares 00 = 06 Ares vide Mutation Entry No.6356 dated 01.08.2000.

12)The said Sulochana Malikarjun Siddique assigned, transferred, assured and conveyed, inter-alia, the said portion admeasuring Hectares 00 = 06 Ares out of the said land bearing Survey No.21 Hissa No.4A, Undri to Chandrabhagabai Devidas Bhat vide a Deed of Sale dated 31.07.1991 duly Registered under Serial No.2469 of 1993 with the Sub-Registrar, Haveli, Pune. The name of the said Chandrabhagabai Devidas Bhat was duly entered on the Revenue Record pertaining to land bearing Survey No.21 Hissa No.4A, Undri as the holder of the said portion admeasuring Hectares 00 = 06 Ares thereof vide Mutation Entry No.6357 dated 01.08.2000.

13)Vide an Agreement for Development dated 14.02.2005 [duly Registered under Serial No.924 of 2005 with the Sub-Registrar, Haveli XII, Pune], the said Chandrabhagabai Devidas Bhat granted rights of development

of her said holding admeasuring Hectares 00 = 06 Ares out of the said land bearing Survey No.21 Hissa No.4A, Undri to Shri.Ashok Ramchand Chandwani at or for the consideration and on the terms and conditions therein contained.

14)Vide a "Deed of Assignment of Development Rights" dated 16.05.2006 (duly registered under Serial No.3867 of 2006 with the Sub-Registrar, Haveli X, Pune), the said Shri.Ashok Ramchand Chandwani assigned and transferred the rights of development of the said portion admeasuring Hectares 00 = 06 Ares out of the said land bearing Survey No.21 Hissa No.4A, Undri to M/s.Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002. Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Chandrabhagabai Devidas Bhat conveyed her said holding admeasuring Hectares 00 = 06 Ares out of the said land bearing Survey No.21 Hissa No.4A, Undri at the instance of the said M/s.Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A, Undri as the holder of the said portion admeasuring Hectares 00 = 06 Ares thereof vide Mutation Entry No.8498 dated 05.03.2008.

15)The said Geetabai Ashok Ranka assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 10 Ares out of her said holding out of the land bearing Survey No.20 Hissa No.4A, Undri to Laxman Kisan Maimane vide a Deed of Sale dated 05.07.1984 duly Registered under Serial No.5292 of 1984 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00 = 10 Ares out of the land bearing Survey No.20 Hissa No.4A,Undri so conveyed to the said Laxman Kisan Maimane was assigned Pot Hissa No.1 of Hissa No.4A of Survey No.20, Undri vide Mutation Entry No.3064 dated 21.03.1985 and the name of the said Laxman Kisan Maimane was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4A/1, Undri as the holder thereof vide the said Mutation.

16)The said Laxman Kisan Maimane assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4A / 1, Undri to Prakash Vithalrao Kadam vide a Deed of Sale dated 10.10.1990 and the name of the said Prakash Vithalrao Kadam was duly entered on the Revenue Record pertaining to land bearing Survey No.21 Hissa No.4A / 1, Undri as the holder thereof vide Mutation Entry No.4156 dated 8.02.1992. The said Prakash V.Kadam assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4A /1, Undri



**M/S. RAJIV PATEL AND ASSOCIATES**

to Sripad Vasudev Kulkarni vide a Deed of Sale dated 13.10.1992. The name of the said Sripad Vasudev Kulkarni was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A / 1, as the holder thereof vide Mutation Entry No.4568 dated 26.02.1993. The said Sripad Vasudev Kulkarni assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4A/1, Undri to Harilal Nanabhai Suratwala vide a Deed of Sale dated 07.07.1995 duly Registered under Serial No.5609 of 1995 with the Sub-Registrar, Haveli III, Pune. The name of the said Harila INanabhai Suratwala was duly entered on the Revenue Record pertaining to the said lands bearing Survey No.21 Hissa No.4A/1, Undri as the holder thereof vide Mutation Entry No.5113 dated 14.07.1995.

17)Vide an Agreement for Development dated 18.06.2005 [duly Registered under Serial No.3706 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Harilal Nanabhai Suratwala granted rights of development of the said land bearing Survey No.21 Hissa No.4A / 1, Undri to Neetu Kimatrai Motiyani and Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. The said Neetu Kimatrai Motiyani and Nisha Gul Daswani assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4A / 1, Undri to M/s.Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.

18)Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Harilal Nanabhai Suratwala conveyed the said land bearing Survey No.21 Hissa No.4A / 1, Undri at the instance of the said M/s. Shanti Construction Company to / in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A / 1, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.

19)The said Geetabai Ashok Ranka assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 05 Ares out of her said holding out of the land bearing Survey No.20 Hissa No.4A, Undri to Hanumant Sakharam Dorge vide a Deed of Sale dated 06.07.1984 (duly Registered under Serial No.5293 of 1984 with the Sub-Registrar, Haveli I, Pune) and the said portion admeasuring Hectares 00 = 05 Ares out of the land bearing Survey No.20 Hissa No.4A,Undri so conveyed to the said Hanumant Sakharam Dorge was assigned Pot Hissa No.4 of Hissa No.4A of Survey No.20, Undri vide Mutation Entry No.3067 dated 20.03.1985 and the name of the said Hanumant Sakharam Dorge was

entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4A/4, Undri as the holder thereof vide the said Mutation.

20) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.

21) Vide an Agreement for Development dated 13.06.2005 [duly Registered under Serial No.3527 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Hanumant Sakharam Dorge granted rights of development of the said land bearing Survey No.21 Hissa No.4A / 4, Undri to Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. Vide a "Deed of Assignment of Development Rights" dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune], the said Nisha Gul Daswani assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4A / 4, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.

22) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Hanumant Sakharam Dorge conveyed the said land bearing Survey No.21 Hissa No.4A /4, Undri at the instance of the said M/s. Shanti Construction Company to / in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A /4, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.

23) The said Geetabai Ashok Ranka assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 06 Ares out of her said holding out of the land bearing Survey No.20 Hissa No.4A, Undri to Nirmala Dhoot vide a Deed of Sale dated 05.07.1984 which was duly Registered under Serial No.5291 of 1984 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00 = 06 Ares out of the land bearing Survey No.20 Hissa No.4A Undri so conveyed to the said Nirmala Dhoot was assigned Pot Hissa No.5 of Hissa No.4A of Survey No.20, Undri vide Mutation Entry No.3068 dated 20.03.1985 and the name of the said Nirmala Dhoot was entered on the Revenue Record

**M/S. RAJIV PATEL AND ASSOCIATES**

pertaining to the said land bearing Survey No.20 Hissa No.4A/5, Undri as the holder thereof vide the said Mutation.

24) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.

25) Vide an Agreement for Development dated 13.06.2005 [duly Registered under Serial No.3529 of 2005 with the Sub-Registrar, Haveli XII, Pune], the said Nirmala Dhoot granted rights of development of the said land bearing Survey No.21 Hissa No.4A / 5, Undri to Kimatrai Motwani at or for the consideration and on the terms and conditions therein contained. Vide a "Deed of Assignment of Development Rights" dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli XI, Pune], the said Kimatrai Motwani assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4A / 5, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.

26) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Nirmala Dhoot conveyed the said land bearing Survey No.21 Hissa No.4A /5, Undri at the instance of the said M/s. Shanti Construction Company to / in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A /5, Undri as the holder of the said portion admeasuring Hectares 00 = 06 Ares thereof vide Mutation Entry No.8498 dated 05.03.2008.

**(B) LANDS BEARING SURVEY NO.21 HISSA NOS. 4B/2/1, 4B/2/2, 4B/2/3, 4B/2/4, 4B/2/5, 4B/2/6, 4B/2/7, 4B/2/8, 4B/2/9, 4B/2/10, 4B/2/11, 4B/2/12, 4B/2/13, 4B/2/15, 4B/3, 4B/4 and 4B/5, UNDRI:**

- 1) Genu Nama Punekar and Sayaji Nama Punekar were the holders of land bearing Survey No.20 Hissa No.4, Undri.
- 2) The land bearing Survey No.20 Hissa No.4, Undri was divided into Hissa Nos.4A and 4B and the said land bearing Hissa No.4A of Survey No.20, Undri admeasuring 1 Acre and 15 Gunthas was assigned to Sayaji Nama Punekar and whereas the land bearing Hissa No.4B of Survey



No.20, Undri admeasuring 1 Acre 36 Gunthas was assigned to the said Genu NamdevPunekar vide Mutation Entry No.1410 dated 07.12.1950.

- 3) The said Genu Nama Punekar died intestate in Village Undri on 10.03.1981 leaving behind him as his only heirs and next-of-kin his wife, Parubai, and his sons, Malik and Ramdas, and his daughters Venubai Pawar, Hirabai G. Kad and Shalka Gujar. The said daughters of the Late Genu Nama Punekar released all their right, title, interest in the said land bearing admeasuring Hectares 00 = 77 bearing Survey No.20 Hissa No.4B, Village Undri, Taluka Haveli, District Pune. Accordingly, the names of the said other heirs of the late Genu Nama Punekar were duly entered on the Revenue Record pertaining to, inter-alia, the said land bearing Survey No.20 Hissa No.4B, Undri as the holders thereof vide Mutation Entry No.3007 dated 31.10.1983.
- 4) The said Parubai Genu Punekar, Malik Genu Punekar and Ramdas Genu Punekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 37 Ares out of the said land bearing Survey No.20 Hissa No.4B, Undri to Shri. Dhanraj Rathi vide a Deed of Sale dated 19.01.1984 (duly Registered under Serial No. 452 of 1984 in the Office of the Sub Registrar Haveli I, Pune). The said portion admeasuring Hectares 00 = 37 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Shri. Dhanraj Rathi was assigned Pot Hissa No.2 of Hissa No.4B of Survey No.20, Undri while the portion admeasuring Hectares 00=40 Ares retained by the said Parubai Punekar and Two Others was assigned Pot Hissa No.1 of Hissa No.4B of Survey No.20, Undri vide Mutation Entry No.3026 dated 20.02.1984 and the name of the said Shri. Dhanraj Rathi was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/2, Undri as the holder thereof vide the said Mutation.
- 5) The said Shri. Dhanraj Rathi assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 37 Ares bearing Survey No.20 Hissa No.4B/2, Undri to Chandrakant Hanumant Kad and Madhukar Bhikoba Masal vide a Deed of Sale dated 12.01.1990 (duly Registered under Serial No. 755 of 1990 in the Office of the Sub Registrar Haveli I, Pune) and the names of the said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal were entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/2, Undri as the holders thereof vide the said Mutation Entry No.3555.
- 6) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing

**M/S. RAJIV PATEL AND ASSOCIATES**

Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.

- 7) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 05 Ares out of the said land bearing Survey No.20 Hissa No.4B/2, Undri to Shankar Bhikoba Masal vide a Deed of Sale dated 06.01.1995. The said portion admeasuring Hectares 00 = 05 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri so conveyed to the said Shankar Bhikoba Masal was assigned Pot Hissa No.1 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.5081 dated 08.05.1995 and the name of the said Shankar Bhikoba Masal was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.1 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.
- 8) Vide a Deed of Sale dated 11.09.1996 [duly Registered under Serial No.6404 of 1996 with the Sub-Registrar, Haveli III, Pune] the said Shankar Bhikoba Masal assigned, transferred, assured and conveyed the said land bearing Survey No. 21 Hissa No.4B/2/1, Undri to Haresh G. Galani, Rama Haresh Galani, Naresh C. Gidwani and Darmesh K. Gathani. The names of the said Haresh G. Galani and Others were duly entered on the Revenue Record pertaining to the said land bearing Survey 21 Hissa No.4B/2/1, Undri as the holders of thereof vide Mutation Entry No.5555 dated 01.01.1997.
- 9) Vide an Agreement for Development dated 09.03.2005 [duly Registered under Serial No.1435 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Haresh G. Galani, Rama Haresh Galani, Naresh C. Gidwani and Darmesh K. Gathani granted rights of development, interalia, of the said land bearing Survey No. 21 Hissa No.4B/2/1, Undri to Ashok Chandwani at or for the consideration and on the terms and conditions therein contained. The said Ashok Chandwani, vide an Agreement dated 04.04.2006 [duly Registered under Serial No.2603 of 2006 with the Sub-Registrar Haveli XII, Pune] assigned and transferred the rights of development of the said land bearing Survey No. 21 Hissa No.4B/2/1 Undri to Nyati Builders Private Limited.
- 10) Vide a Deed of Conveyance dated 23.07.2010 [duly Registered under Serial No.6858 of 2010 with the Sub-Registrar Haveli XII, Pune] read with a Deed of Correction thereto dated 21.09.2011, the said Haresh G. Galani and Rama Haresh Galani, interalia, conveyed the said land admeasuring Hectares 00 = 05 Ares bearing Survey No. 21 Hissa No.4B/2/1, Undri at the instance of the said Nyati Builders Private

Limited to / in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No. 21 Hissa No.4B/2/1, Undri as the holder thereof vide Mutation Entry No.9166.

- 11)The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 01 Ares out of said land bearing Survey No.20 Hissa No.4B/2, Undri to Rohini Madan Pardeshi vide a Deed of Sale dated 12.07.1990. The said portion admeasuring Hectares 00 = 01 Ares out of the land bearing Survey No.20 Hissa No.4B/2,Undri so conveyed to the said Rohini Madan Pardeshi was assigned Pot Hissa No.2 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.3768 dated 22.11.1990 and the name of the said Rohini Madan Pardeshi was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.2 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.
- 12)Vide an Agreement for Development dated 08.06.2005 [duly Registered under Serial No.3531 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Rohini Madan Pardeshi granted rights of development of the said land bearing Survey No.21 Hissa No.4B/2/2, Undri to Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. The said Nisha Gul Daswani, vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune] assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/2, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.
- 13)Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Rohini Madan Pardeshi conveyed, inter alia, the said land bearing Survey No.21 Hissa No.4B/2/2, Undri at the instance of the said M/s. Shanti Construction Company to / in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/2, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.
- 14)The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 01 Ares out of the said land bearing Survey No.20 Hissa

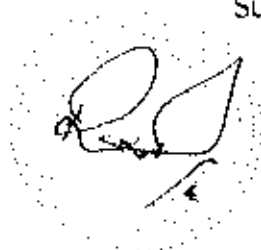
**M/S. RAJIV PATEL AND ASSOCIATES**

No.4B/2, Undri to Kishore Shivram Pardeshi vide a Deed of Sale dated 12.07.1990. The said portion admeasuring Hectares 00 = 01 Ares out of the land bearing Survey No.20 Hissa No.4B/2,Undri so conveyed to the said Kishore Shivram Pardeshi was assigned Pot Hissa No.3 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.3769 dated 22.11.1990 and the name of the said Kishore Shivram Pardeshi was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.3 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.

15)Vide an Agreement for Development dated 08.06.2005 [duly Registered under Serial No.3531 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Kishore Shivram Pardeshi granted rights of development of, interalia, the said land bearing Survey No.21 Hissa No.4B/2/3, Undri to Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. The said Nisha Gul Daswani vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune] assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/3, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.

16)Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Kishore Shivram Pardeshiconveyed, interalia, the said land bearing Survey No.21 Hissa No.4B/2/3, Undri at the instance of the said M/s. Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/3, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.

17)The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masai assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 01 Ares out of the said land bearing Survey No.20 Hissa No.4B/2, Undri to Dinesh Bundela vide a Deed of Sale dated 12.07.1990. The said portion admeasuring Hectares 00 = 01 Ares out of the land bearing Survey No.20 Hissa No.4B/2,Undri so conveyed to the said Dinesh Bundela was assigned Pot Hissa No. 4 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.3770 dated 22.11.1990 and the name of the said Dinesh Bundela was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.4 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.



- 18) Vide an Agreement for Development dated 08.06.2005 [duly Registered under Serial No.3531 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Dinesh Bundela granted rights of development of, interalia, the said land bearing Survey No.21 Hissa No.4B/4, Undri to Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. The said Nisha Gul Daswani, vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune] assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/4, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.
- 19) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Dinesh Bundela conveyed the said land bearing Survey No.21 Hissa No.4B/2/4, Undri at the instance of the said M/s. Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/4, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.
- 20) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 01 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri to Shankar Bundela vide a Deed of Sale dated 17.04.1990. The said portion admeasuring Hectares 00 = 01 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri so conveyed to the said Shankar Bundela was assigned Pot Hissa No. 5 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.3771 dated 22.11.1990 and the name of the said Shankar Bundela was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.5 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.
- 21) Vide an Agreement for Development dated 08.06.2005 [duly Registered under Serial No.3531 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Shankar Bundela granted rights of development of, interalia, the said land bearing Survey No.21 Hissa No.4B/2/5, Undri to Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. The said Nisha Gul Daswani, vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered



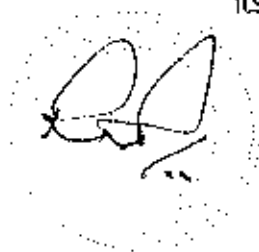
**M/S. RAJIV PATEL AND ASSOCIATES**

under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune] assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/5, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.

22)Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Shankar Bundela conveyed inter alia the said land bearing Survey No.21 Hissa No.4B/2/5, Undri at the instance of the said M/s. Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/5, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.

23)The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 02 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri to Kanhaiya Gosavi and Pushpa Gosavi vide a Deed of Sale dated 17.04.1990 [duly Registered under Serial No.7468 of 1990 with the Sub-Registrar, Haveli -I Pune]. The said portion admeasuring Hectares 00 = 02 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Kanhaiya Gosavi and Pushpa Gosavi was assigned Pot Hissa No. 6 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.3822 dated 15.04.1991 and the names of the said Kanhaiya Gosavi and Pushpa Gosavi were entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.6 of Hissa No.4B/2 of Survey No.20, Undri as the holders thereof vide the said Mutation.

24)Vide an Agreement for Development dated 23.01.2006 [duly Registered under Serial No.591 of 2006 with the Sub-Registrar, Haveli XII, Pune] the said Kanhaiya Gosavi and Pushpa Gosavi granted rights of development of, inter alia, the said land bearing Survey No.21 Hissa No.4B/2/6, Undri to M/s. Poona Properties at or for the consideration and on the terms and conditions therein contained. The said M/s. Poona Properties, vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune] assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/6, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.



- 25) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Kanhaiya Gosavi and Pushpa Gosavi conveyed inter alia the said land admeasuring Hectares 00 = 02 Ares bearing Survey No.21 Hissa No.4B/2/6, Undri at the instance of the said M/s. Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/6, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.
- 26) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 01 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B/2, Undri to Vimlabai Baman vide a Deed of Sale dated 12.07.1990. The said portion admeasuring Hectares 00 = 01 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Vimlabai Baman was assigned Pot Hissa No. 7 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.3851 dated 03.05.1991 and the name of the said Vimlabai Baman was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.7 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.
- 27) Vide an Agreement for Development dated 08.06.2005 [duly Registered under Serial No.3531 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Vimlabai Baman granted rights of development of, inter alia, the said land bearing Survey No.21 Hissa No.4B/2/7, Undri to Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. The said Nisha Gul Daswani, vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune] assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/7, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.
- 28) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Vimlabai Baman conveyed inter alia the said land bearing Survey No.21 Hissa No.4B/2/7, Undri at the instance of the said M/s. Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing

**M/S. RAJIV PATEL AND ASSOCIATES**

Survey No.21 Hissa No.4B /2/7, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.

- 29)The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 02 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B/2, Undri to Saroj Devi Laxminarayan Baman vide a Deed of Sale dated 24.05.1990.The said portion admeasuring Hectares 00 = 02 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri so conveyed to the said Saroj Devi Laxminarayan Baman was assigned Pot Hissa No. 8 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.3852 dated 03.05.1991 and the name of the said Saroj Devi Laxminarayan Baman was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.8 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.
- 30)Vide an Agreement for Development dated 08.06.2005 [duly Registered under Serial No.3531 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Saroj Devi Laxminarayan Baman granted rights of development of interalia the said land bearing Survey No.21 Hissa No.4B/2/8, Undri to Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. The said Nisha Gul Daswani, vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune], assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/8, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.
- 31)Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Saroj Devi Laxminarayan Baman interalia conveyed the said land bearing Survey No.21 Hissa No.4B/2/8, Undri at the instance of the said M/s. Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/8, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.
- 32)The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 05 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B/2, Undri to Anil Kumar Jagannath Mishra vide a Deed of Sale dated 11.04.1991 duly Registered under Serial No.5312

of 1991 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00 = 05 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri so conveyed to the said Anil Kumar Jagannath Mishra was assigned Pot Hissa No. 9 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.4031 dated 19.10.1991 and the name of the said Anil Kumar Jagannath Mishra was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.9 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.

33)The said Anil Kumar Jagannath Mishra further assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 05 Ares bearing Survey No.21 Hissa No.4B/2/9, Undri to Shahaji G. Nair vide a Deed of Sale dated 14.02.1997 duly Registered under Serial No. 1030 of 1997 with the Sub-Registrar, Haveli III, Pune and the name of the said Shahaji G. Nair was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/2/9, Undri as the holder thereof vide the said Mutation Entry No.6035 dated 11.06.1998.

34)Vide an Agreement for Development dated 26.09.2005 [duly Registered under Serial No.7298 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Shahaji G. Nair granted rights of development of interalia the said land bearing Survey No.21 Hissa No.4B/2/9, Undri to Ashok Chandwani at or for the consideration and on the terms and conditions therein contained. The said Ashok Chandwani vide a Deed of Assignment of Development Rights dated 04.04.2006 [duly Registered under Serial No.2603 of 2006 with the Sub-Registrar Haveli XII, Pune], assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/9, Undri to the said Nyati Builders Private Limited.

35)Vide a Deed of Conveyance registered on 23.07.2010 [duly Registered under Serial No.6858 of 2010 with the Sub-Registrar Haveli XII, Pune], the said Shahaji G. Nair conveyed interalia the said land bearing Survey No.21 Hissa No.4B/2/9, Undri at the instance of the said Nyati Builders Private Limited to/in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/9, Undri as the holder thereof vide Mutation Entry No.9155.

36)The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 05 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B/2, Undri to Zarkhande Uma Shukla,

**M/S. RAJIV PATEL AND ASSOCIATES**

Ramsimhasan Pandeya and Jitendra Dudhnath Singh, vide a Deed of Sale dated 12.04.1991 duly Registered under Serial No.5408 of 1991 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00 = 04 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Zarkhande Uma Shukla and Two Others was assigned Pot Hissa No. 10 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.4033 dated 16.10.1991 and the names of the said Zarkhande Uma Shukla and Two Others were entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.10 of Hissa No.4B of Survey No.20, Undri as the holders thereof vide the said Mutation.

37)Vide an Agreement for Development dated 03.10.2007 [duly Registered under Serial No.7968 of 2007 with the Sub-Registrar, Haveli X, Pune] the said Zarkhande Uma Shukla and Two Others granted rights of development of, inter alia, the said land bearing Survey No.21 Hissa No.4B/2/10, Undri to Mr. Srinivas Hardwar Shukla and Mrs.Padma Srinivas Shukla at or for the consideration and on the terms and conditions therein contained.

38)Vide a Deed of Sale dated 02.09.2008 [duly Registered under Serial No.7280 of 2008 with the Sub-Registrar Haveli XII, Pune] the said Zarkhande Uma Shukla and Two Others at the instance of the said Mr. Srinivas Hardwar Shukla and Mrs.Padma Srinivas Shukla conveyed the said land bearing Survey No.21 Hissa No.4B/2/10, Undri to/in favour of the said Mr. Shadab Sultan Shaikh and Mrs. Noorbanu Gaziuddin Khan. The names of the said Mr.Shadab Sultan Shaikh and Mrs. Noorbanu Gaziuddin Khan were duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/10, Undri as the holders thereof vide Mutation Entry No.8686 dated 08.10.2008.

39)Vide a Deed of Sale dated 24.01.2011 [duly Registered under Serial No.927 of 2011 with the Sub-Registrar Haveli XIV, Pune] the said Mr. Shadab Sultan Shaikh and Mrs. Noorbanu Gaziuddin Khan conveyed the said land bearing Survey No.21 Hissa No.4B/2/10, Undri to/in favour of Shri Nitin Dwarkadas Nyati. The name of the said Shri Nitin Dwarkadas Nyati was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/10, Undri as the holder thereof vide Mutation Entry No.9398 dated 22.03.2011.

40)The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 04 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B/2, Undri to Baby Jamkumar Hegde and

Kum.Pratibha Hegde vide a Deed of Sale dated 12.12.1991 duly Registered under Serial No.1243 of 1991. The said portion admeasuring Hectares 00 = 04 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said to Baby Jamkumar Hegde and Kum.Pratibha Hegde was assigned Pot Hissa No. 11 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.4388 dated 14.10.1992 and the names of the said Baby Jamkumar Hegde and Kum.Pratibha Hegde were entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.11 of Hissa No.4B of Survey No.20, Undri as the holder thereof vide the said Mutation.

41)Vide an Agreement for Development dated 14.06.2006 [duly Registered under Serial No.4727 of 2006 with the Sub-Registrar, Haveli XI, Pune], the said Baby Jamkumar Hegde and Kum.Pratibha Hegde granted rights of development of interalia the said land bearing Survey No.21 Hissa No.4B/2/11, Undri to M/s. Shanti Construction Company at or for the consideration and on the terms and conditions therein contained.

42)Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli III, Pune], the said Baby Jamkumar Hegde and Kum.Pratibha Hegde conveyed interalia their said holding admeasuring Hectares 00 = 04 Ares out of the said land bearing Survey No.21 Hissa No.4B/2/11, Undri at the instance of the said M/s. Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/11, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.

43)The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 01 Ares out of their said holding out of the land bearing Survey No.21 Hissa No.4B/2, Undri to Shila Lalchand Avthani vide a Deed of Sale dated 01.01.1992 duly Registered under Serial No.12 of 1992 with the Sub-Registrar, Haveli III Pune. The said portion admeasuring Hectares 00 = 01 Ares out of the land bearing Survey No.21 Hissa No.4B/2, Undri so conveyed to the said to Shila Lalchand Avthani was assigned Pot Hissa No. 12 of Hissa No.4B/2 of Survey No.21, Undri vide Mutation Entry No.4389 dated 14.10.1992 and the name of the said Shila Lalchand Avthani was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.12 of Hissa No.4B/2 of Survey No.21, Undri as the holder thereof vide the said Mutation.

**M/S. RAJIV PATEL AND ASSOCIATES**

- 44) Vide an Agreement for Development dated 12.01.2006 [duly Registered under Serial No.274 of 2006 with the Sub-Registrar, Haveli XII, Pune] read with a Deed of Confirmation thereto dated 12.01.2006 [duly Registered under Serial No.590 of 2006 with the Sub-Registrar, Haveli XII, Pune] the said Shila Lalchand Avthani inter alia granted rights of development of the said land bearing Survey No.21 Hissa No.4B/2/12, Undri to M/s. Poona Properties at or for the consideration and on the terms and conditions therein contained. The said M/s. Poona Properties, vide an Agreement dated 04.04.2006 [duly Registered under Serial No.2603 of 2006 with the Sub-Registrar Haveli XII, Pune], assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/12, Undri to the said Nyati Builders Private Limited.
- 45) Vide a Deed of Conveyance registered on 23.07.2010 [duly Registered under Serial No.6858 of 2010 with the Sub-Registrar Haveli XII, Pune] the said Shila Avthani conveyed inter alia the said land bearing Survey No.21 Hissa No.4B/2/12, Undri at the instance of the said Nyati Builders Private Limited to/in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/2/12, Undri vide Mutation Entry No.9166 dated 27.08.2010.
- 46) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 02 Ares out of the land bearing Survey No.21 Hissa No.4B/2, Undri to Thakurmal Sonumal Lakhwani and Malan Thakurmal Lakhwani vide a Deed of Sale dated 12.12.1991 duly Registered under Serial No.1244 of 1991 with the Sub-Registrar, Haveli III Pune. The said portion admeasuring Hectares 00 = 02 Ares out of the land bearing Survey No.21 Hissa No.4B/2, Undri so conveyed to the said Thakurmal Sonumal Lakhwani and Malan Thakurmal Lakhwani was assigned Pot Hissa No. 13 of Hissa No.4B/2 of Survey No.21, Undri vide Mutation Entry No.4390 dated 14.10.1992 and the names of the said Thakurmal Sonumal Lakhwani and Malan Thakurmal Lakhwani were entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.13 of Hissa No.4B/2 of Survey No.21, Undri as the holders thereof vide the said Mutation.
- 47) Vide an Agreement for Development dated 12.01.2006 [duly Registered under Serial No.274 of 2006 with the Sub-Registrar, Haveli XII, Pune] read with a Deed of Confirmation thereto dated 12.01.2006 [duly Registered under Serial No.590 of 2006 with the Sub-Registrar, Haveli XII, Pune] Malan Thakurmal Lakhwani as the heir of the said Thakurmal Sonumal Lakhwani granted rights of development of, inter-alia, the said

land bearing Survey No.21 Hissa No.4B/2/13, Undri to M/s. Poona Properties at or for the consideration and on the terms and conditions therein contained. The said M/s. Poona Properties vide an Agreement dated 04.04.2006 [duly Registered under Serial No.2603 of 2006 with the Sub-Registrar Haveli XII, assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/13, Undri to the said Nyati Builders Private Limited.

48)Vide a Deed of Conveyance dated 23.07.2010 [duly Registered under Serial No.6858 of 2010 with the Sub-Registrar Haveli XII, Pune] the said Thakumal Sonumal Lakhwani and Malan Thakumal Lakhwani conveyed the said land bearing Survey No.21 Hissa No.4B/2/13, Undri at the instance of the said Nyati Builders Private Limited to/in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/13, Undri vide Mutation Entry No. 9166 dated 27.08.2010.

49)The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masai assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 05 Ares out of the said land bearing Survey No.21 Hissa No.4B/2, Undri to Vinod Kumar Parshuram Shettri vide a Deed of Sale dated 10.07.1991 duly Registered under Serial No.9391 of 1991 with the Sub-Registrar, Haveli I Pune. The said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.21 Hissa No.4B/2, Undri so conveyed to the said Vinodkumar Shettri was assigned Pot Hissa No. 15 of Hissa No.4B/2 of Survey No.21, Undri vide Mutation Entry No.4440 dated 01.12.1992 and the name of the said Vinodkumar Shettri was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.15 of Hissa No.4B/2 of Survey No.21, Undri as the holder thereof vide the said Mutation.

50)The said Vinodkumar Parshuram Shettri assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 05 Ares bearing Survey No.20 Hissa No.4B/2/15, Undri to Amit Chavan and Dayanand Devidas Khairnar vide a Deed of Sale dated 25.11.2008 duly Registered under Serial No.8786 of 2008 with the Sub-Registrar, Haveli XII Pune and the names of the said Amit Chavan and Dayanand Devidas Khairnar were entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.15 of Hissa No.4B/2 of Survey No.21, Undri as the holders thereof vide the Mutation Entry bearing No.8730 dated 12.12.2008.

51)The said Amit Chavan, vide a Deed of Sale dated 08.07.2011 [duly Registered under Serial No.6942 of 2011 with the Sub-Registrar Haveli



**M/S. RAJIV PATEL AND ASSOCIATES**

XIV, Pune] assigned, transferred, assured and conveyed his holding admeasuring 00=2.5 Ares out the said land admeasuring Hectares 00 = 05 Ares bearing Pot Hissa No.15 of Hissa No.4B/2 of Survey No.21, Undri to Dayanand Devidas Khairnar and the name of the said Dayanand Devidas Khairnar was entered on the Revenue Record pertaining to the said land as the holder thereof vide the Mutation Entry bearing No.9516 dated 16.09.2011.

- 52)Vide a Deed of Conveyance dated 14.07.2011 [duly Registered under Serial No.6009 of 2011 with the Sub-Registrar Haveli III, Pune] the said Dayanand Devidas Khairnar conveyed the said land bearing Survey No.21 Hissa No.4B/2/15, Undri to/in favour of the said Shri.Nitin Dwarkadas Nyati. The name of the said Shri.Nitin Dwarkadas Nyati was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/15, Undri vide Mutation Entry No.9517 dated 16.09.2011.

**(C) LAND BEARING SURVEY NO.21 HISSA NO.4A/7/1**

- 1) The said Geetabai Ashok Ranka assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 13 Ares out of her said holding out of the land bearing Survey No.20 Hissa No.4A, Undri to Omprakash Boob vide a Deed of Sale dated 06.07.1984 (duly Registered under Serial No. 5294 of 1984 in the Office of the Sub Registrar Haveli I, Pune). The said portion admeasuring Hectares 00 = 13 Ares out of the land bearing Survey No.20 Hissa No.4A,Undri so conveyed to the said Omprakash Boob was assigned Pot Hissa No.7 of Hissa No.4A of Survey No.20, Undri and the name of the said Omprakash Boob was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4A/7, Undri as the holder thereof vide Mutation Entry No. 3070 dated 21.03.1985.
- 2) Vide a Deed of Conveyance dated 08.03.1984 the said Omprakash Boob conveyed a portion admeasuring Hectares 00 = 05 Ares out of said land bearing Survey No.21 Hissa No.4A /7, Undri to in favour of Bharat N. Shah and Jitendra Shah at or for consideration and on the terms and conditions therein contained. The said portion admeasuring Hectares 00 = 05 Ares out of the land bearing Survey No.20 Hissa No.4A/7,Undri so conveyed to the said Bharat N. Shah and Jitendra Shah was assigned Pot Hissa No.1 of Hissa No.4A/7 of Survey No.20, Undri vide Mutation Entry No.3685 dated 12.08.1990 and the names of the said Bharat N. Shah and Jitendra Shah were entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4A/7/1, Undri as the holders thereof vide the said Mutation.

- 3) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 4) The said Bharat Natwarlal Shah died intestate on 09.05.1995 leaving behind him as his only heirs and next of kin, his brothers, Jitendra N. Shah and Hemant N. Shah. The names of the said heirs of the late Bharat N. Shah were duly entered on the Revenue Record pertaining to, inter-alia, the said land bearing Survey No.20 Hissa No.4B/7/1, Undri as the holders thereof vide Mutation Entry No.8284 dated 20.06.2007.
- 5) Vide an Agreement for Development dated 26.07.2007 [duly Registered under Serial No.7178 of 2007 with the Sub-Registrar, Haveli XII, Pune] the said Jitendra N. Shah and Hemant N. Shah granted rights of development of the said land bearing Survey No.21 Hissa No.4A / 7/1, Undri to Mehendi Gulzar, Ajay Chabria and Uzair Iqbal Sheikh at or for the consideration and on the terms and conditions therein contained.
- 6) Vide a Deed of Conveyance dated 12.03.2008 [duly Registered under Serial No.4168 of 2008 with the Sub-Registrar Haveli VIII, Pune] the said Jitendra N. Shah and Hemant N. Shah conveyed inter alia their the said land bearing Survey No.21 Hissa No.4A /7/1, Undri at the instance and request of the said Mehendi Gulzar, Ajay Chabria and Uzair Iqbal Sheikh to / in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A /7/1, Undri as the holder of the said portion admeasuring Hectares 00 = 05 Ares thereof vide Mutation Entry No.8498 dated 05.03.2008.

**(D) LAND BEARING SURVEY NO.21 HISSA NO.4B /1, UNDRI**

- 1) The said Smt. Parubai Genu Puneekar, Malik Genu Puneekar and Ramdas Genu Puneekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 – 10 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B, Undri to Ajitkumar Gulabchand Bagadia vide a Deed of Sale dated 19.01.1984 duly Registered under Serial No.453 of 1984 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00 = 10 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Ajitkumar Gulabchand Bagadia was assigned Pot Hissa No.1 of Hissa No.4B of Survey No.20, Undri vide Mutation Entry No.3030 dated 20.02.1984 and

**M/S. RAJIV PATEL AND ASSOCIATES**

the name of the said Ajitkumar Gulabchand Bagadia was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/1 Undri as the holder thereof vide the said Mutation.

- 2) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 3) The said Ajitkumar Gulabchand Bagadia further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/1, Undri to Ghanysham Laddha vide a Deed of Sale dated 05.07.1995 duly Registered under Serial No. 5745 of 1995 with the Sub-Registrar, Haveli III, Pune and the name of the said Ghanysham Laddha was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/1, Undri as the holder thereof vide the said Mutation Entry No.5568 dated 11.03.1997.
- 4) The said Ghanysham Laddha further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/1, Undri to Sulochana Malikarjun Siddiqui vide a Deed of Sale dated 02.04.1990 (duly Registered under Serial No. 4817 of 1990 in the Office of the Sub Registrar Haveli I, Pune) and the name of the said Sulochana Malikarjun Siddiqui was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/1, Undri as the holder thereof vide the said Mutation Entry No.5569 dated 11.03.1997.
- 5) The said Sulochana Malikarjun Siddiqui further assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=06 Ares of the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.21 Hissa No.4B/1, Undri to Sharda Nadgiri vide a Deed of Sale dated 28.02.91 duly Registered under Serial No. 3148 of 1991 with the Sub-Registrar, Haveli, Pune and the name of the said Sharda Nadgiri was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/1, Undri as the holder of a portion admeasuring Hectares 00=06 Ares thereof vide Mutation Entry No.5570 dated 11.03.1997.
- 6) The said Sulochana Malikarjun Siddiqui thereafter assigned, transferred, assured and conveyed the remaining portion admeasuring Hectares 00=04 Ares of the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.21 Hissa No.4B/1, Undri to Chandrabhaga Devidas Bhatt vide a Deed of Sale dated 30.07.91 (duly Registered under Serial No. 2469

of 1993 in the Office of the Sub Registrar Haveli I, Pune) and the name of the said Chandrabhaga Devidas Bhatt was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/1, Undri as the holder of the said portion admeasuring Hectares 00=04 Ares thereof vide Mutation Entry No.6357 dated 11.08.2000.

- 7) Vide an Agreement for Development dated 14.02.2005 [duly Registered under Serial No.920 of 2005 with the Sub-Registrar, Haveli XII Pune] the said Sharda Nadgiri and Chandrabhaga Devidas Bhatt granted rights of development of the said portions admeasuring Hectares 00=06 Ares and Hectares 00=04 Ares respectively of the said land bearing Survey No.21 Hissa No.4B/1, Undri to Ashok Chandwani at or for the consideration and on the terms and conditions therein contained. The said Ashok Chandwani vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune], assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/1 Undri to M/s. Shanti Construction Company at or for the consideration and on the terms and conditions therein contained.
- 8) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Sharda Nadgiri and Chandrabhaga Devidas Bhatt conveyed inter alia their said respective holdings admeasuring Hectares 00 = 06 Ares and Hectares 00 = 04 Ares out of the said land bearing Survey No.21 Hissa No.4B /1, Undri at the instance of the said M/s. Shanti Construction Company to / in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/1 Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.

**(E) LAND BEARING SURVEY NO.21 HISSA NO.4B /3, UNDRI**

- 1) The said Smt. Parubai Genu Puneekar, Malik Genu Puneekar and Ramdas Genu Puneekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 10 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B, Undri to Ramchandra Shantaram Kawle vide a Deed of Sale dated 19.01.1983 duly Registered under Serial No.455 of 1984 with the Sub-Registrar, Haveli, Pune. The said portion admeasuring Hectares 00 = 10 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Ramchandra Shantaram Kawle was assigned Pot Hissa No.3 of Hissa No.4B of Survey No.20, Undri vide Mutation Entry No.3027 dated 20.02.1984 and the

**M/S. RAJIV PATEL AND ASSOCIATES**

name of the said Ramchandra Shantaram Kawle was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/3 Undri as the holder thereof vide the said Mutation.

- 2) The said Ramchandra Shantaram Kawle further assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.21 Hissa No.4B/3, Undri to Shyamsunder Rameshwarprasad Sharma vide a Deed of Sale dated 08.01.1987 (duly Registered under Serial No. 9 of 1987 in the Office of the Sub Registrar Haveli I, Pune) and the name of the said Shyamsunder Rameshwar Azad Sharma was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/3, Undri as the holder thereof vide the said Mutation Entry No.3683 dated 12.08.1990.
- 3) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 4) The said Shyamsunder Rameshwarprasad Sharma further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/3, Undri to Laxman Kisan Memane vide a Deed of Sale dated 15.11.1994 duly Registered under Serial No.6336 of 1994 with the Sub-Registrar, Haveli III, Pune and the name of the said Laxman Kisan Memane was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/3, Undri as the holder thereof vide Mutation Entry No.5034 dated 03.04.1995. THIS DOCUMENT IS AVAILABLE WITH US
- 5) The said Laxman Kisan Memane further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/3, Undri to Prakash Karbari Barawker vide a Deed of Sale dated 03.04.90 duly Registered under Serial No. 4812 of 1990 with the Sub-Registrar, Haveli I, Pune and the name of the said Prakash Karbari Barawker was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/3, Undri as the holder thereof vide the said Mutation Entry No.5087 dated 01.05.1995.
- 6) The said Prakash Karbari Barawker further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/3, Undri to Avinash Gopal Malwadkar and Subhash Jadhav vide a Deed of Sale dated 04.01.95 duly Registered under Serial No. 185 of 1995 with the Sub-Registrar, Haveli III, Pune and the names of the said Avinash

Gopal Malwadkar and Subhash Jadhav were entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/3, Undri as the holders thereof vide the said Mutation Entry No.5084 dated 01.05.1995.

- 7) The said Subhash Jadhav with the consent of the said Avinash Gopal Malwadkar thereafter assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=05 Ares out of the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.21 Hissa No.4B/3, Undri to Sandeep Gopal Nayyar vide a Deed of Sale dated 07.12.96 duly Registered under Serial No. 8956 of 1996 with the Sub-Registrar, Haveli III, Pune and the name of the said Sandeep Gopal Nayyar was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/3, Undri as the holder of the said portion admeasuring Hectares 00=05 Ares thereof vide Mutation Entry No.5525 dated 21.01.1996.
- 8) Vide an Agreement for Development dated 26.09.1995 [duly Registered under Serial No.7298 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Sandeep Gopal Nayyar granted rights of development of the said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.21 Hissa No.4B/3, Undri to Ashok Chandwani at or for the consideration and on the terms and conditions therein contained. The said Ashok Chandwani vide a Deed of Assignment of Development Rights dated 04.04.2006 [duly Registered under Serial No.2603 of 2006 with the Sub-Registrar Haveli XII] assigned and transferred the rights of development of the said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.21 Hissa No.4B/3 Undri to Nyati Builders Private Limited at or for the consideration and on the terms and conditions therein contained.
- 9) Vide a Deed of Conveyance dated 23.07.2010 [duly Registered under Serial No.6858 of 2010 with the Sub-Registrar Haveli XII, Pune] the said Sandeep Gopal Nayyar conveyed the said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.21 Hissa No.4B/3, Undri at the instance of the said Nyati Builders Private Limited to/in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /3, Undri as the holder of the said portion thereof.

**(F) LAND BEARING SURVEY NO.21 HISSA No.4B/4, UNDRI**

**M/S. RAJIV PATEL AND ASSOCIATES**

- 1) The said Smt. Parubai Genu Puneekar, Malik Genu Puneekar and Ramdas Genu Puneekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 10 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B, Undri to Omprakash Shankarlal Boob vide a Deed of Sale dated 19.01.1984 duly Registered under Serial No.451 of 1984 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00 = 10 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Omprakash Shankarlal Boob was assigned Pot Hissa No.4 of Hissa No.4B of Survey No.20, Undri vide Mutation Entry No.3028 dated 26.02.1984 and the name of the said Omprakash Shankarlal Boob was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/4 Undri as the holder thereof vide the said Mutation.
- 2) The said Omprakash Shankarlal Boob further assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.21 Hissa No.4B/4, Undri to Bhagirath Changanram Kasat vide a Deed of Sale dated 03.04.1984 and the name of the said Bhagirath Changanram Kasat was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/4, Undri as the holder thereof vide Mutation Entry No.3721 dated 1.10.1990.
- 3) The said Bhagirath Changanram Kasat further assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.21 Hissa No.4B/4, Undri to Laxman Kisan Memane vide a Deed of Sale dated 25.06.1990 and the name of the said Laxman Kisan Memane was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/4, Undri as the holder thereof vide the said Mutation Entry No.4155 dated 08.02.1992.
- 4) The said Laxman Kisan Memane further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/4, Undri to Prakash Vithalrao Kadam vide a Deed of Sale dated 10.10.90 and the name of the said Prakash Vithalrao Kadam was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/4, Undri vide the said Mutation Entry No.4156 dated 08.02.1992.
- 5) The said Prakash Vithalrao Kadam further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/4, Undri to Shripad Vasudev Kulkarni vide a Deed of Sale dated 13.10.92 and the name of the said Shripad Vasudev Kulkarni was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/4, Undri as the holder thereof vide Mutation Entry No.4568 dated 26.02.1993.



- 6) The said Shripad Vasudev Kuikarni further assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.21 Hissa No.4B/4, Undri to Harilal Nanabhai Suratwala vide a Deed of Sale dated 07.7.95 duly Registered under Serial No. 5609 of 1995 with the Sub-Registrar, Haveli III, Pune and the name of the said Harilal Nanabhai Suratwala was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/4, Undri as the holder thereof vide the said Mutation Entry No.5113 dated 14.07.1995.
- 7) Vide an Agreement for Development dated 18.06.2005 [duly Registered under Serial No.3706 of 2005 with the Sub-Registrar, Haveli XII Pune] the said Harilal Nanabhai Suratwala granted rights of development of the said land bearing Survey No.21 Hissa No.4B/4, Undri to Neetu Motwani and Nisha Motwani at or for the consideration and on the terms and conditions therein contained. The said Neetu Motwani and Nisha Motwani vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune], assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/4 Undri to M/s. Shanti Construction Company at or for the consideration and on the terms and conditions therein contained.
- 8) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Harilal Nanabhai Suratwala conveyed the said land bearing Survey No.21 Hissa No.4B /4, Undri at the instance of the said M/s. Shanti Construction Company to / in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/4, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008

**(G) LAND BEARING SURVEY NO.21 HISSA NO.4B /5, UNDRI**

- 1) The said Smt. Parubai Genu Puneekar, Malik Genu Puneekar and Ramdas Genu Puneekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 10 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B, Undri to Hasnraj Dhanraj Tapadia vide a Deed of Sale dated 19.01.1984 duly Registered under Serial No.454 of 1984 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00 = 10 Ares out of the land bearing



**M/S. RAJIV PATEL AND ASSOCIATES**

Survey No.20 Hissa No.4B,Undri so conveyed to the said Hasnraj Dhanraj Tapadia was assigned Pot Hissa No.5 of Hissa No.4B of Survey No.20, Undri vide Mutation Entry No.3029 dated 20.02.1984 and the name of the said Hasnraj Dhanraj Tapadia was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/5 Undri as the holder thereof vide the said Mutation.

- 2) The said Hasnraj Dhanraj Tapadia further assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.20 Hissa No.4B/5, Undri to Shyamsunder Rameshwarprasad Sharma vide a Deed of Sale dated 16.04.1986 (duly Registered under Serial No. 3936 of 1986 in the Office of the Sub Registrar Haveli I, Pune) and the name of the said Shyamsunder Rameshwarprasad Sharma was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/5, Undri as the holder thereof vide the said Mutation Entry No.5360 dated 05.08.1996.
- 3) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 4) The said Shyamsunder Rameshwarprasad Sharma further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/5, Undri to Laxman Kisan Memane vide a Deed of Sale dated 15.11.1994 duly Registered under Serial No. 6336 of 1994 with the Sub-Registrar, Haveli III, Pune and the name of the said Laxman Kisan Memane was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/5, Undri as the holder thereof vide the said Mutation Entry No.5361 dated 05.08.1996.
- 5) The said Laxman Kisan Memane further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/5, Undri to Radhabai Rathi vide a Deed of Sale dated 05.01.1982 and the name of the said Radhabai Rathi was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/5, Undri as the holder thereof vide Mutation Entry No.5364 dated 19.08.1996.
- 6) The said Radhabai Rathi further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/5, Undri to Harsh Galani, Rama Galani, Naresh Gidwani and Dharmesh Ghanai vide a Deed of Sale dated 11.09.1996 duly Registered under Serial No. 6404 of 1996 with the Sub-Registrar, Haveli III, Pune and the names of the

said Harsh Galani and others were entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/5, Undri as the holder thereof vide the said Mutation Entry No.5555 dated 01.01.1997.

7) Vide an Agreement for Development dated 09.03.2005 [duly Registered under Serial No.1435 of 2005 with the Sub-Registrar, Haveli, Pune] read with a Deed of Correction thereto dated 25.01.2006 [duly Registered under Serial No.617 of 2006 with the Sub-Registrar, Haveli XII, Pune] the said Harsh Galani and Rama Galani, granted rights of development of the said land bearing Survey No.21 Hissa No.4B/5, Undri to Ashok Chandwani at or for the consideration and on the terms and conditions therein contained. The said Ashok Chandwani vide a Deed of Assignment of Development Rights dated 04.04.2006 [duly Registered under Serial No.2603 of 2006 with the Sub-Registrar Haveli XII, Pune] assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/3 Undri to Nyati Builders Private Limited at or for the consideration and on the terms and conditions therein contained.

8) Vide a Deed of Conveyance dated 05.07.2010 [duly Registered under Serial No.6858 of 2010 with the Sub-Registrar Haveli XII, Pune] read with a Deed of Correction thereto dated 21.09.2011 the said the said Harsh Galani and Rama Galani Inter-alia conveyed the said land bearing Survey No.21 Hissa No.4B/5, Undri at the instance of the said Nyati Builders Private Limited to/in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /5, Undri vide Mutation Entry No. 9166 dated 27.08.2010.

**(H)** Vide an Agreement dated 25.04.2011 (duly registered under Serial No.4119 of 2011 with the Sub-Registrar, Haveli VIII, Pune) read with an Agreement supplemental thereto dated 19.06.2013 (duly registered under Serial No.5898 of 2013 with the Sub-Registrar, Haveli VIII, Pune) and further read with an Agreement supplemental thereto dated 27.11.2014 (duly registered under Serial No.11174 of 2014 with the Sub-Registrar, Haveli VIII, Pune), the said Nyati Builders Private Limited and the said Nyati Realtors Private Limited granted rights of development of, inter-alia, the said lands described in Paragraph VII hereinabove mentioned to/in favour of the said Marvel Zeta Developers Private Limited at or for the consideration and on the terms and conditions therein contained.

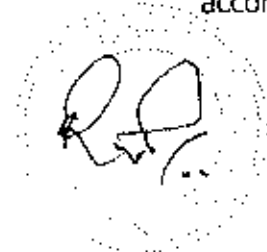
**(I)** The said Nyati Realtors Private Limited, Nyati Builders Private Limited and the said Nitin Dwarkadas Nyati created a mortgage without possession, of,

**M/S. RAJIV PATEL AND ASSOCIATES**

inter-alia, the said lands described in Paragraph VII hereinabove mentioned (save and except the land bearing Survey No. 21 Hissa No. 4B/2/15 mentioned therein) and the building/s to be constructed thereon in favour of JM Financial Products Limited vide an Indenture of Mortgage dated 20.06.2013 (duly registered under Serial No.5926 of 2013 with the Sub-Registrar, Haveli VIII, Pune), as security for re-payment of a Term Loan granted by the said JM Financial Products Limited to the said Nyati Realtors Private Limited and Others together with interest thereon. The said Term Loan was repaid in full by the said Nyati Realtors Private Limited and Others and the said JM Financial Products Limited has released its mortgage on such Lands and the building/s to be constructed thereon vide a Deed of Reconveyance dated 14.08.2014 [duly Registered under Serial No. 5764 of 2014 with the Office of the Sub-Registrar of Assurances, Haveli XVIII, Pune] and a Deed of Reconveyance dated 03.11.2015 [duly registered under Serial No. 10573 of 2015 with the Office of the Sub-Registrar of Assurances, Haveli VIII, Pune].

**PART "B"****I) LAND BEARING SURVEY NO.21 HISSA NO.4A, 4A/2, 4A/3, 4A/6 and 4A/7 (PART), UNDRI:**

1. Genu Nama Punekar and Sayaji Nama Punekar were the holders of land bearing Survey No.20 Hissa No.4, Undri, Taluka Haveli, District Pune.
2. The said Sayaji Nama Punekar availed of a Loan from the UndriVikas Co-operative Society and, as security for due repayment of such Loan, a charge in favour of the said Society was entered in the "Other Rights" Column of the VII/XII Extract in respect of, inter-alia, the said land bearing Survey No.20 Hissa No.4, Undri vide Mutation Entry No.1364 dated 6.11.1960. However, on repayment of the said dues of the said Society, such charge of the said Society has been deleted from the "Other Rights" Column of the VII/XII Extract in respect of the said land.
3. The land bearing Survey No.20 Hissa No.4, Undri was divided into Hissa Nos.4A and 4B and the said land bearing Hissa No.4A of Survey No.20, Undri, Pune admeasuring 1 Acre and 15 Gunthas was assigned to Sayaji Nama Punekar and whereas the land bearing Hissa No.4B of Survey No.20, Undri admeasuring 1 Acre 36 Gunthas was assigned to the said Genu NamdevPunekar vide Mutation Entry No.1410 dated 07.12.1950.
4. The provisions of the Maharashtra Weights & Measures Act, 1958 and the Indian Coinage Act, 1955 were made applicable to Village Undri and, accordingly, the areas of the said land bearing Hissa No.4A of Survey



No.20, Undri was shown to be Hectares 00=56 Ares vide Mutation Entry No.1558 dated 03.03.1969.

5. The said Sayaji Nama Punekar availed of a Loan from the UndriVikas Co-operative Society and, as security for due repayment of such Loan, a charge in favour of the said Society was entered in the "Other Rights" Column of the VII/XII Extract in respect of, inter-alia, the said land bearing Survey No.20 Hissa No.4A, Undri vide Mutation Entry No.1630 dated 20.12.1971.
6. Vide a Deed of Sale dated 12.04.1983 (duly registered under Serial No.2426 of 1983 with the Sub-Registrar Haveli, Pune), the said Sayaji Nama Punekar and his sons, Pandurang and Arun Sayaji Punekar, assigned, transferred, assured and conveyed the said land bearing Survey No.20 Hissa No.4A, Undri, Pune to Geetabai Ashok Ranka. The name of the said Geetabai Ashok Ranka was duly entered on the VII/XII Extract pertaining to the said landbearing Survey No.20 Hissa No.4A, Undri, Pune as the holder thereof vide Mutation Entry No.2081 dated 14.06.1983.
7. Vide a Deed of Sale dated 06.07.1984 [duly Registered under Serial No.5290 of 1984 with the Sub-Registrar, Haveli I, Pune] the said Geetabai Ashok Ranka assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.20 Hissa No.4A, Undri, Pune to/in favour of Kashibai Mohanlal Laddha. The said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.20 Hissa No.4A,Undri, Pune so conveyed by the said Geetabai Ashok Rankato/in favour of the said KashibaiMohanlalLaddhawas assigned "Pot Hissa No.2" of Hissa No.4A of Survey No.20, Undri, Pune vide Mutation Entry No.3065 dated 21.03.1985 and the name of the said Kashibai Mohanlal Laddha was entered on the VII/XII Extract pertaining to the said land bearing Survey No.20 Hissa No.4A/2, Undri, Pune as the holder thereof vide the said Mutation.
- 7.(a) As stated above,on account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Undri, Pune was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 7.(b) Vide a Deed of Sale dated 28.03.1994 the said KashibaiMohanlalLaddha assigned, transferred, assured and conveyed the said land bearing Survey No.21Hissa No.4A/2, Undri, Pune to/in favour of Laxman Kisan

**M/S. RAJIV PATEL AND ASSOCIATES**

Maimane. The name of the said Laxman Kisan Maimane was entered on the VII/XII Extract pertaining to the said land bearing Survey No.21 Hissa No.4A/2, Undri as the holder thereof vide Mutation Entry No.4819 dated 06.07.1994.

8. Vide a Deed of Sale dated 06.07.1984 [duly Registered under Serial No.5289 of 1984 with the Sub-Registrar, Haveli I, Pune] the said Geetabai Ashok Ranka assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.20 Hissa No.4A, Undri, Pune to/in favour of Vinayak Shankar Kale. The said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.20 Hissa No.4A, Undri, Pune so conveyed by the said Geetabai Ashok Ranka to/in favour of the said Vinayak Shankar Kale was assigned "Pot Hissa No.3" of Hissa No.4A of Survey No.20, Undri, Pune vide Mutation Entry No.3065 dated 21.03.1985 and the name of the said Vinayak Shankar Kale was entered on the VII/XII Extract pertaining to the said land bearing Survey No.20 Hissa No.4A/3, Undri, Pune as the holder thereof vide the said Mutation.
- 8.(a) As stated above, on account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Undri, Pune was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 8.(b) Vide a Deed of Sale dated 28.05.1992 [duly Registered under Serial No.2699 of 1992 with the Sub-Registrar, Haveli I, Pune] the said Vinayak Shankar Kale assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4A/3, Undri, Pune to/in favour of the said Laxman Kisan Maimane. The name of the said Laxman Kisan Maimane was entered on the VII/XII Extract pertaining to the said land bearing Survey No.21 Hissa No.4A/3, Undri, Pune as the holder thereof vide Mutation Entry No.5033 dated 03.04.1995.
9. Vide a Deed of Sale dated 06.07.1984 [duly Registered under Serial No.5295 of 1984 with the Sub-Registrar, Haveli I, Pune] the said Geetabai Ashok Ranka assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.20 Hissa No.4A, Undri, Pune to/in favour of Godavaribai Premraj Baheti. The said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.20 Hissa No.4A, Undri, Pune so conveyed by the said Geetabai Ashok Ranka to/in favour of the said Godavaribai Premraj Baheti was assigned "Pot Hissa No.6" of Hissa No.4A of Survey No.20, Undri, Pune vide Mutation Entry No.3069 dated 21.03.1985 and the name of the said Godavaribai Premraj Baheti was entered on the VII/XII Extract pertaining to the said land bearing Survey

No.20 Hissa No.4A/6, Undri, Pune as the holder thereof vide the said Mutation.

- 9.(a) As stated above, on account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Undri, Pune was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 9.(b) Vide a Deed of Sale dated 14.11.1994 [duly Registered under Serial No.6338 of 1994 with the Sub-Registrar, Haveli III, Pune] the said Godavaribai Premraj Baheti assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4A/6, Undri, Pune to/in favour of the said Laxman Kisan Maimane. The name of the said Laxman Kisan Maimane was entered on the VII/XII Extract pertaining to the said land bearing Survey No.21 Hissa No.4A/6, Undri, Pune as the holder thereof vide Mutation Entry No.4962 dated 27.03.1995.
10. Vide a Deed of Sale dated 03.04.1990 (duly Registered under Serial No. 4812 of 1990 with the Sub-Registrar, Haveli I, Pune), the said Laxman Kisan Memane assigned, transferred, assured and conveyed the said lands bearing Hissa Nos.4A/2, 4A/3 and 4A/6 of Survey No.21, Undri, Pune to/in favour of Prakash KarbariBarawker. The name of the said Prakash KarbariBarawker was duly entered on the VII/XII Extracts pertaining to the said lands bearing Hissa Nos.4A/2, 4A/3 and 4A/6 of Survey No.21, Undri, Pune as the holder thereof vide Mutation Entry No.5087 dated 01.05.1995.
11. Vide a Deed of Sale dated 04.01.1995 (duly Registered under Serial No. 185 of 1995 with the Sub-Registrar, Haveli III, Pune), the said Prakash Karbari Barawker assigned, transferred, assured and conveyed the said lands bearing Hissa Nos.4A/2, 4A/3 and 4A/6 of Survey No.21, Undri, Pune (purchased by him from the said Laxman Kisan Maimane vide the said Deed of Sale dated 03.04.1990) to/in favour of Avinash Gopal Malwadkar and Subhash Jadhav. The names of the said Avinash Gopal Malwadkar and Another were duly entered on the VII/XII Extracts pertaining to the said lands bearing Hissa Nos.4A/2, 4A/3 and 4A/6 of Survey No.21, Undri, Pune as the holders thereof vide Mutation Entry No.5084 dated 01.05.1995.
12. Vide a Deed of Sale dated 06.08.1996 (duly Registered under Serial No.5513 of 1997 with the Sub-Registrar, Haveli III, Pune), the said Avinash Gopal Malwadkar and SubhashJadhav assigned, transferred, assured and conveyed the said lands bearing Hissa Nos.4A/2, 4A/3 and

**M/S. RAJIV PATEL AND ASSOCIATES**

4A/6 of Survey No.21, Undri, Pune to/in favour of Lalitkumar Malhotra, MeenaLalitkumar Malhotra and Nikhil Lalitkumar Malhotra. The names of the said Lalitkumar Malhotra and Two Others were duly entered on the VII/XII Extracts pertaining to the said lands bearing Hissa Nos.4A/2, 4A/3 and 4A/6 of Survey No.21, Undri, Pune as the holders thereof vide Mutation Entry No.5514 dated 29.11.1996.

- 12.(a) Vide an Agreement for Development dated 27.12.2006 [duly Registered under Serial No.10106 of 2006 with the Sub-Registrar, Haveli XII, Pune], the said Lalitkumar Malhotra and Two Others granted rights of development of the said lands bearing Hissa Nos.4A/2, 4A/3 and 4A/6 of Survey No.21, Undri, Pune to/in favour of M/s.Poona Properties at or for the consideration and on the terms and conditions therein contained.
- 12.(b) Vide the said Agreement for Development dated 19.01.2007 [duly Registered under Serial No.668 of 2007 with the Sub-Registrar, Haveli XX, Pune], the said M/s.Poona Properties [with the consent of the said Lalitkumar Malhotra and Two Others] assigned and transferred all and whatsoever its beneficial right, title and interest, inter-alia, in the said lands bearing Hissa Nos.4A/2, 4A/3 and 4A/6 of Survey No.21, Undri, Pune and the benefit factor of the said Agreement for Development 27.12.2006 to/in favour of M/s.Concord Eisha Properties at or for the consideration and on the terms and conditions therein contained.
- 12.(c) Vide the said Deed of Sale dated 09.07.2008 (duly Registered under Serial No.5875 of 2008 with the Sub-Registrar, Haveli XII, Pune), the said Lalitkumar Malhotra and Two Others [with the consent of the said M/s.Concord Eisha Properties] assigned, transferred, assured and conveyed, inter-alia, the said lands bearing Hissa Nos.4A/2, 4A/3 and 4A/6 of Survey No.21, Undri, Pune to/in favour of Daulat Makanmal Luthria. The said Deed of Sale was preceded by an Agreement executed by the said parties dated 06.12.2007 and which was duly Registered under Serial No.11108 of 2007 with the Sub-Registrar, Haveli XII, Pune. The name of the said Daulat Makanmal Luthria was duly entered on the VII/XII Extracts pertaining to the said lands bearing Hissa Nos.4A/2, 4A/3 and 4A/6 of Survey No.21, Undri, Pune as the holder thereof vide Mutation Entry No.8645 dated 28.08.2008.
13. Vide a Deed of Sale dated 06.07.1984 [duly Registered under Serial No.5294 of 1984 with the Sub-Registrar, Haveli I, Pune] the said Geetabai Ashok Ranka assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=13 Ares out of the said land bearing Survey No.20 Hissa No.4A, Undri, Pune to/in favour



of Omprakash Zumberlal Boob. The said portion admeasuring Hectares 00=13 Ares out of the said land bearing Survey No.20 Hissa No.4A, Undri, Pune so conveyed by the said Geetabai Ashok Rankato/in favour of the said Omprakash Boob was assigned "Pot Hissa No.7" of Hissa No.4A of Survey No.20, Undri, Pune vide Mutation Entry No.3070 dated 21.03.1985 and the name of the said Omprakash Zumberlal Boob was entered on the VII/XII Extract pertaining to the said land bearing Survey No.20 Hissa No.4A/7, Undri, Pune as the holder thereof vide the said Mutation.

- 13.(a) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 13.(b) Vide a Deed of Sale dated 29.01.1994 [duly Registered under Serial No.624 of 1994 with the Sub-Registrar Haveli III, Pune] the said Omprakash Zumberlal Boob assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=08 Ares out of the said land bearing Survey No.21 Hissa No.4A/7, Undri, Pune to/in favour of the said Laxman Kisan Mainame. The name of the said Laxman Kisan Mainame was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.21 Hissa No.4A/7, Undri as the holder thereof vide Mutation Entry No.5029 dated 03.04.1995.
- 13.(c) Vide a Deed of Sale dated 03.04.1990 [duly Registered under Serial No.624 of 1994 with the Sub-Registrar Haveli III, Pune] the said Laxman Kisan Mainame assigned, transferred, assured and conveyed, inter-alia, the said land bearing Survey No.21 Hissa No.4A/7, Undri, Pune to/in favour of Sunil Udhav Shelke and Subhash Prabhakar Jadhav. The names of the said Sunil Udhav Shelke and Others were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.21 Hissa No.4A/7, Undri as the holder thereof vide Mutation Entry No.5030 dated 03.04.1995.
- 13.(d) Vide a Deed of Sale dated 04.01.1995 [duly Registered under Serial No.184 of 1995 with the Sub-Registrar Haveli III, Pune] the said Sunil Udhav Shelke and Another assigned, transferred, assured and conveyed, inter-alia, the said land bearing Survey No.21 Hissa No.4A/7, Undri, Pune to/in favour of Raju Sonaji Thombre. The name of the said Raju Sonaji Thombre was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.21 Hissa No.4A/7, Undri as the holder thereof vide Mutation Entry No.5083 dated 08.05.1995.



**M/S. RAJIV PATEL AND ASSOCIATES**

- 13.(e) Vide a Deed of Sale dated 06.08.1996 [duly Registered under Serial No.5512 of 1996 with the Sub-Registrar Haveli III, Pune] the said Raju Sonaji Thombre assigned, transferred, assured and conveyed, interalia, the said land bearing Survey No.21 Hissa No.4A/7, Undri, Pune to/in favour of Varsha Giridhari Singh, Reema Giridhari Singh and Col.(Retd.) Giridhari Singh. The names of the said Varsha Giridhari Singh and Others were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.21 Hissa No.4A/7, Undri as the holdersthereof vide Mutation Entry No.5512 dated 29.11.1996.
- 13.(f) Vide the said Agreement for Development dated 27.12.2006 [duly Registered under Serial No.10106 of 2006 with the Sub-Registrar, Haveli XII, Pune], the said Varsha Giridhari Singh and Others granted rights of development of the said land bearing Survey No.21 Hissa No.4A/7, Undri, Pune to/in favour of the said M/s.Poona Properties at or for the consideration and on the terms and conditions therein contained.
- 13.(g) Vide the said Agreement for Development dated 19.01.2007 [duly Registered under Serial No.668 of 2007 with the Sub-Registrar, Haveli XX, Pune], the said M/s.Poona Properties [with the consent of the said Lalitkumar Malhotra and Two Others] assigned and transferred all and whatsoever its beneficial right, title and interest, inter-alia, in the said land bearing Survey No.21 Hissa No.4A/7, Undri, Pune and the benefit factor of the said Agreement for Development 27.12.2006 to/in favour of M/s.Concord Eisha Properties at or for the consideration and on the terms and conditions therein contained.
- 13.(h) Vide a Deed of Sale dated 06.12.2007 (duly Registered under Serial No.11114 of 2007 with the Sub-Registrar, Haveli XII, Pune), the said Varsha Giridhari Singh and Others [with the consent of the said M/s.Concord Eisha Properties] assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4A/7, Undri, Pune to/in favour of the said Daulat Makanmal Luthria. The name of the said Daulat Makanmal Luthria was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.21 Hissa No.4A/7, Undri, Pune as the holder thereof vide Mutation Entry No.8516 dated 03.04.2008.
14. After alienating portions out of the said land bearing Survey No.20 Hissa No.4A, Undri by the said Geetabai Ashok Ranka to the prospective purchaser/s thereof, the area of the said land bearing Survey No.20 Hissa No.4A, Undri was reduce to Hectares 00=07 Ares.



15. Vide a Deed of Sale dated 17.03.1987 [duly Registered under Serial No.3365 of 1987 with the Sub-Registrar, Haveli I, Pune] the said Geetabai Ashok Ranka assigned, transferred, assured and conveyed the said land admeasuring Hectares 00=07 Ares bearing Survey No.20 Hissa No.4A, Undri to Nama Baban Maimane. The name of the said Nama Baban Maimane was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.20 Hissa No.4A, Undri, Pune as the holder thereof vide Mutation Entry No.3682 dated 12.08.1990.
- 15.(a) Vide a Deed of Sale dated 03.04.1990 (duly Registered under Serial No.4915 of 1990 with the Sub-Registrar, Haveli, Pune), the said Nama Baban Maimane assigned, transferred, assured and conveyed the said land admeasuring Hectares 00=07 Ares bearing Survey No.20 Hissa No.4A, Undri to Dhanraj Bhalchandra Rathi. The name of the said Dhanraj Bhalchandra Rathi was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.20 Hissa No.4A, Undri, Pune as the holder thereof vide Mutation Entry No.6354 dated 01.08.2000.
- 15.(b) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Undri, Pune was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 15.(c) Vide an Agreement for Development dated 08.09.2006 (duly Registered under Serial No.9479 of 2006 with the Sub-Registrar, Haveli VII, Pune), the said Dhanraj Bhalchandra Rathi granted rights of development of a portion admeasuring Hectares 00=01 Ares out of the said land bearing Survey No.21 Hissa No.4A, Undri, Pune to/in favour of Ashok Ramchand Chandwani at or for the consideration and on the terms and conditions therein contained.
- 15.(d) Vide an Agreement for Development dated 19.01.2007 [duly Registered under Serial No.668 of 2007 with the Sub-Registrar, Haveli XX, Pune], the said Ashok Ramchand Chandwani [with the consent of the said Dhanraj Bhalchandra Rathi] assigned and transferred all and whatsoever his beneficial right, title and interest, inter-alia, in the said portion admeasuring Hectares 00=01 Ares out of the said land bearing Hissa No.4A of Survey No.21, Undri, Pune and the benefit factor of the said Agreement for Development 08.09.2006 to/in favour of M/s.Concord Eisha Properties at or for the consideration and on the terms and conditions therein contained.

**M/S. RAJIV PATEL AND ASSOCIATES**

- 15.(e) Vide a Deed of Sale dated 09.07.2008 (duly Registered under Serial No.5875 of 2008 with the Sub-Registrar, Haveli XII, Pune), the said DhanrajBalchandraRathi[with the consent of the said M/s.Concord Eisha Properties] assigned, transferred, assured and conveyed, interalia, the said portion admeasuring Hectares 00=01 Ares out of the said land bearing Hissa No.4A of Survey No.21, Undri, Pune to/in favour of Daulat Makanmal Luthria. The said Deed of Sale was preceded by an Agreement executed by the said parties dated 06.12.2007 and which was duly Registered under Serial No.11108 of 2007 with the Sub-Registrar, Haveli XII, Pune. The name of the said Daulat Makanmal Luthria was duly entered on the VII/XII Extract pertaining to the said landbearing Hissa No.4A of Survey No.21, Undri, Pune as the holder of the said portion admeasuring Hectares 00=01 Ares thereof vide Mutation Entry No.8645 dated 28.08.2008

**II) PORTION ADMEASURING HECTARES 00=05 ARES OUT OF LAND BEARING SURVEY NO.21 HISSA NO.4B/3 AND LAND ADMEASURING HECTARES 00=01 ARES BEARING SURVEY NO.21 HISSA NO. 4B/2/14, UNDRI:**

1. Genu Nama Punekar and Sayaji Nama Punekar were the holders of land then bearing Survey No.20 Hissa No.4, Undri, Pune.
2. The land bearing Survey No.20 Hissa No.4, Undri was divided into Hissa Nos.4A and 4B and the said land bearing Hissa No.4A of Survey No.20, Undri admeasuring 1 Acre and 15 Gunthas was assigned to SayajiNamaPunekarand whereas the land bearing Hissa No.4Bof Survey No.20, Undriadmeasuring 1 Acre 36 Gunthas was assigned to the said Genu NamdevPunekar vide Mutation Entry No.1410 dated 07.12.1950.
3. The said Genu Nama Punekar died intestate on 10.03.1981, leaving behind him as his only heirs and next-of-kin his widow namely, Parubai Genu Punekar, his two sons namely, Malik and Ramdas Genu Punekar, and his three married daughters namely,Venubai Pawar, Hirabai G. Kad and Shalka Gujar. The said daughters of the Late Genu Nama Punekar released all their right, title, interest in the said land bearing admeasuring Hectares 00=77 bearing Survey No.20 Hissa No.4B, Village Undri, Taluka Haveli, District Pune. Accordingly, the names of the said other heirs of the late Genu Nama Punekar were duly entered on the Revenue Record pertaining to, inter-alia, the said land bearing Survey No.20 Hissa No.4B, Undri as the holders thereof vide Mutation Entry No.3007 dated 31.10.1983.



4. The said Parubai Genu Puneekar, Manik Genu Puneekar and Ramdas Genu Puneekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=37 Ares out of the said land bearing Survey No.20 Hissa No.4B, Undri to DhanrajRathi vide a Deed of Sale dated 19.01.1984 registered under Serial No. 452 of 1984 in the Office of the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00=37 Ares out of the land bearing Survey No.20 Hissa No.4B,Undri so conveyed to the said Dhanraj Rathi was assigned "Pot Hissa No.2" of Hissa No.4B of Survey No.20, Undri while the portion admeasuring Hectares 00=40 Ares retained by the said Parubai Puneekar and Two Others was assigned "Pot Hissa No.1" of Hissa No.4B of Survey No.20, Undri vide Mutation Entry No.3026 dated 20.02.1984 and the name of the said Shri. Dhanraj Rathi was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/2, Undri as the holder thereof vide the said Mutation.
5. The said Shri. Dhanraj Rathi assigned, transferred, assured and conveyed the said land admeasuring Hectares 00=37 Ares bearing Survey No.20 Hissa No.4B/2, Undri, Pune to Chandrakant Hanumant Kad and Madhukar Bhikoba Masal vide a Deed of Sale dated 12.01.1990 registered under Serial No. 755 of 1984 in the Office of the Sub-Registrar, Haveli I, Pune. The names of the said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.20 Hissa No.4B/2, Undri as the holders thereof vide the said Mutation Entry No.3555.
6. On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
7. The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=01 Ares out of the said land bearing Survey No.20 Hissa No.4B/2, Undri, Pune to/in favour of Bhagwan Natekar vide a Deed of Sale dated 23.03.1992 (duly registered under Serial No.1049 of 1991 with the Sub-Registrar, Haveli III, Pune). The said portion admeasuring Hectares 00=01 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri so conveyed to the said Bhagwan Natekar was assigned "Pot Hissa No.14" of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.4439 dated 01.12.1992 and the name of the said Bhagwan Natekar was entered on the VII/XII Extract pertaining to the said land bearing Pot Hissa No.14 of

**M/S. RAJIV PATEL AND ASSOCIATES**

Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.

- 7.(a) Vide a Deed of Sale dated 21.10.1999 [duly Registered under Serial No.5510 of 1999 with the Sub-Registrar, Haveli III, Pune] the said Bhagwan Natekar assigned, transferred, assured and conveyed the said land bearing Survey No. 21 Hissa No.4B/2/14, Undri, Pune to Ashok Kisan Waghmare. The name of the said Ashok Kisan Waghmare was duly entered on the VII/XII Extract pertaining to the said land bearing Survey 21 Hissa No.4B/2/14, Undri as the holder thereof vide Mutation Entry No.6331 dated 01.04.2000.
- 7.(b) Vide an Agreement for Development dated 15.02.2006 [duly Registered under Serial No.1184 of 2006 with the Sub-Registrar, Haveli XII, Pune] the said Ashok Kisan Waghmare granted rights of development of the said land bearing Survey No.21 Hissa No.4B/2/14, Undri, Pune to/in favour of Dynaneshwar Tukaram Bhangire at or for the consideration and on the terms and conditions therein contained.
- 7.(c) Vide the said Agreement for Development dated 19.01.2007 [duly Registered under Serial No.668 of 2007 with the Sub-Registrar, Haveli XX, Pune], the said Dynaneshwar Tukaram Bhangire [with the consent of the said Ashok Kisan Waghmare] assigned and transferred all and whatsoever his beneficial right, title and interest, inter-alia, in the said land bearing Hissa No.4B/2/14 of Survey No.21, Undri, Pune and the benefit factor of the said Agreement for Development 15.02.2006 to/in favour of the said M/s.Concord Eisha Properties at or for the consideration and on the terms and conditions therein contained.
- 7.(d) Vide the said Deed of Sale dated 09.07.2008 (duly Registered under Serial No.5875 of 2008 with the Sub-Registrar, Haveli XII, Pune), the said Ashok Kisan Waghmare [with the consent of the said M/s.Concord Eisha Properties] assigned, transferred, assured and conveyed, inter-alia, the said land bearing Survey No.21Hissa No.4B/2/14, Undri, Pune to/in favour of the said Daulat Makanmal Luthria. The said Deed of Sale was preceded by an Agreement executed by the said parties dated 06.12.2007 and which was duly Registered under Serial No.11108 of 2007 with the Sub-Registrar, Haveli XII, Pune. The name of the said Daulat Makanmal Luthria was duly entered on the VII/XII Extracts pertaining to the said land bearing Survey No.21 Hissa No.4B/2/14, Undri, Pune as the holder thereof vide Mutation Entry No.8645 dated 28.08.2008.

8. The said Smt. Parubai Genu Puneekar, Malik Genu Puneekar and Ramdas Genu Puneekar assigned, transferred, assured and conveyed a portion

admeasuring Hectares 00=10 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B, Undri to Ramchandra Shantaram Kawle vide a Deed of Sale dated 19.01.1983 duly Registered under Serial No.455 of 1984 with the Sub-Registrar, Haveli, Pune. The said portion admeasuring Hectares 00 = 10 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri, Pune so conveyed to the said Ramchandra Shantaram Kawle was assigned "Pot Hissa No.3" of Hissa No.4B of Survey No.20, Undri vide Mutation Entry No.3027 dated 20.02.1984 and the name of the said Ramchandra Shantaram Kawle was entered on the VII/XII Extract pertaining to the said land bearing Survey No.20 Hissa No.4B/3 Undri as the holder thereof vide the said Mutation.

- 8.(a) The said Ramchandra Shantaram Kawle further assigned, transferred, assured and conveyed the said land admeasuring Hectares 00=10 Ares bearing Survey No.21 Hissa No.4B/3, Undri to Shyamsunder Rameshwarprasad Sharma vide a Deed of Sale dated 08.01.1987 duly Registered under Serial No. 9 of 1987 in the Office of the Sub-Registrar, Haveli I, Pune, and the name of the said Shyamsunder Rameshwarprasad Sharma was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/3, Undri as the holder thereof vide the said Mutation Entry No.3683 dated 12.08.1990.
- 8.(b) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 8.(c) The said Shyamsunder Rameshwarprasad Sharma further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/3, Undri to Laxman Kisan Memane vide a Deed of Sale dated 15.11.1994 duly Registered under Serial No.6336 of 1994 with the Sub-Registrar, Haveli III, Pune and the name of the said Laxman Kisan Memane was entered on the VII/XII Extract pertaining to the said land bearing Survey No.21 Hissa No.4B/3, Undri as the holder thereof vide Mutation Entry No.5034 dated 03.04.1995.
- 8.(d) The said Laxman Kisan Memane further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/3, Undri to Prakash Karbari Barawker vide a Deed of Sale dated 03.04.90 duly Registered under Serial No. 4812 of 1990 with the Sub-Registrar, Haveli I, Pune and the name of the said Prakash Karbari Barawker was entered on the VII/XII Extract pertaining to the said land bearing Survey No.21

**M/S. RAJIV PATEL AND ASSOCIATES**

Hisa No.4B/3, Undri as the holder thereof vide the said Mutation Entry No.5087 dated 01.05.1995.

- 8.(e) The said Prakash Karbari Barawker further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hisa No.4B/3, Undri to Avinash Gopal Malwadkar and SubhashJadhav vide a Deed of Sale dated 04.01.1995 duly Registered under Serial No. 185 of 1995 with the Sub-Registrar, Haveli III, Pune and the names of the said Avinash Gopal Malwadkar and SubhashJadhav were entered on the VII/XII Extract pertaining to the said land bearing Survey No.21 Hisa No.4B/3, Undri, Pune as the holders thereof vide the said Mutation Entry No.5084 dated 01.05.1995.
- 8.(f) Vide an Agreement for Development dated 02.03.2006 [duly Registered under Serial No.3587 of 2006 with the Sub-Registrar, Haveli XII, Pune] the said Avinash Gopal Malwadkar granted rights of development of his holding admeasuring Hectares 00=05 Ares out of the said land bearing Survey No. 21 Hissa No.4B/3, Undri to M/s Poona Properties at or for the consideration and on the terms and conditions therein contained.
- 8.(g) Vide the said Agreement for Development dated 19.01.2007 [duly Registered under Serial No.668 of 2007 with the Sub-Registrar, Haveli XX, Pune], the said M/s.Poona Properties [with the consent of the said Avinash Gopal Malwadkar] assigned and transferred all and whatsoever its beneficial right, title and interest, inter-alia, in the said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.21 Hissa No.4B/3 Undri, Pune and the benefit factor of the said Agreement for Development 02.03.2006 to/in favour of the said M/s.Concord Eisha Properties at or for the consideration and on the terms and conditions therein contained.
- 8.(h) Vide the said Deed of Sale dated 09.07.2008 (duly Registered under Serial No.5875 of 2008 with the Sub-Registrar, Haveli XII, Pune), the said Avinash Gopal Malwadkar [with the consent of the said M/s.Concord Eisha Properties] assigned, transferred, assured and conveyed, inter-alia, the said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.21 Hissa No.4B/3, Undri, Pune to/in favour of the said Daulat Makanmal Luthria. The said Deed of Sale was preceded by an Agreement executed by the said parties dated 06.12.2007 and which was duly Registered under Serial No.11108 of 2007 with the Sub-Registrar, Haveli XII, Pune. The name of the said Daulat Makanmal Luthria was duly entered on the VII/XII Extracts pertaining to the said landbearing Survey No.21Hissa No.4B/3, Undri, Pune as the holder of the said portion



admeasuring Hectares 00=05 Ares thereof vide Mutation Entry No.8645 dated 28.08.2008.

- III)** Vide an Agreement for Development dated 03.07.2009 [duly Registered under Serial No.4689 of 2009 with the Sub-Registrar, Haveli VIII, Pune] the said Daulat Maknmal Luthria and Marvel Promoters and Developers (Pune) Private Limited agreed to work on a "principal-to-principal" basis for development of the aforesaid Part B Lands on the terms and conditions therein contained. However, the said Agreement for Development dated 03.07.2009 was subsequently cancelled by the said parties thereto vide a Deed of Cancellation dated 03.01.2019 (duly registered under Serial No.86 of 2019 with the Sub-Registrar, Haveli XX, Pune).
- IV)** Vide a Deed of Sale dated 03.01.2019 (duly registered under Serial No.87 of 2019 with the Sub-Registrar, Haveli XX, Pune), the said Daulat Maknmal Luthria assigned, transferred, assured and conveyed the aforesaid Part B Lands to/in favour of Nyati Realtors LLP. The name of the said Nyati Realtors LLP has been duly entered on the VII/XII Extracts pertaining to the aforesaid Part B Lands forming part of the said Larger Land as the holder thereof vide Mutation Entry No. 11212 dated 07.01.2019.
- V)** The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the the Said Property.
- VI)** The following Litigations presently exist in respect of certain lands out of the said Larger Land -

<b>CASE NO</b>	<b>NAME OF PARTIES</b>
MISC. APPL. NO. 403/2012 IN RCS NO. 1239/2008 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	MRS. INDRAYANI TUKARAM SHINDE AND OTHERS V/S SHRI. SHANKAR JAGANNATH PUNEKAR AND OTHERS
SCS NO. 2599/2010 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	SHRI. P. TULSIDAS NAMBIAR V/S SHRI. GANPAT LAXMAN PUNEKAR AND OTHERS
SCS NO. 188/2014 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	SMT. INDUBAI EKNATH HINGE V/S NYATI BUILDERS PVT. LTD. AND OTHERS
RCS NO. 1753/2008 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	SOU. ALKA PANDURANG PUNEKAR V/S



**M/S. RAJIV PATEL AND ASSOCIATES**

	SHRI MANIK GENBA PUNEKAR AND OTHERS
RCS No. 76/2023 COURT OF CIVIL JUDGE, SENIOR DIVISION, PUNE	MUKUND MADHUKR AMBEKAR AND FIVE OTHERS V/S KAUSALYA CHANDRAKANT PUNEKAR AND SEVENTEEN OTHERS (INCLUDING THE SAID NYATI REALTORS LLP)

This Certificate has been issued subject to such claims made in the above proceedings.

- VII)** The Office of the Collector, Pune vide his Order dated 11.01.2013 bearing No.PMH/NA/SR/1225/13 granted permission for conversion of the user of the said Larger Land from "agricultural" to "non-agricultural" under the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966.
- VIII)** Vide the above recited Order dated 11.01.2013, the Office of the Collector of Pune also sanctioned the building layout/building plans in respect of the construction to be carried out on the said Larger Land and also sanctioned the Revised Building Plans in respect thereof vide its Order dated 27.10.2014 bearing No.PMH/NA/SR/425/14.
- IX)** The said Marvel Zeta Developers Private Limited commenced construction of a Housing Complex known as "MARVEL IZARA" comprising of Buildings containing residential flats/units on a portion out of the said Property and entered into Agreement/s for Sale of certain of such flats/units with the prospective purchasers thereof under the provisions of the Maharashtra Ownership Flats Act, 1963.
- X)** The said Marvel Zeta Developers Private Limited had created a mortgage without possession on some of the said Larger Land and the buildings to be constructed thereon in favour of IDBI Trusteeship Services Limited vide an Indenture of Mortgage dated 08.08.2014 (duly registered under Serial No.7576 of 2014 with the Sub-Registrar, Haveli VIII, Pune), as security for re-payment of a Term Loan granted by the said IDBI Trusteeship Services Limited to the said Marvel Zeta Developers Private Limited together with interest thereon. However, on the said Marvel Zeta Developers Private Limited making repayment of part of the Term Loan granted to it by the said IDBI Trusteeship Services Limited, the said IDBI Trusteeship Services Limited, vide a Deed of Reconveyance/Release dated 08.07.2015 (duly registered under Serial No.6898 of 2015 with the Sub-Registrar, Haveli VIII, Pune), released the lands bearing Hissa Nos.3/1, 3/2 and 3/3 of Survey No.4, Undri, Pune and the said portion admeasuring Hectares 00=47 Ares out of the land bearing Survey No.4 Hissa

No.4, Undri, Pune from the said mortgage held by it and further vide a Deed of Release dated 07.04.2016 (duly registered under Serial No.3075 of 2016 with the Sub-Registrar, Haveli VIII, Pune), the said IDBI Trusteeship Services Limited released the remaining lands/portions out of the said Larger Land.

- XI)** Vide a Deed of Simple Mortgage (Without Possession) dated 28.07.2015 (duly Registered under Serial No.7475 of 2015 with the Sub-Registrar, Haveli VIII, Pune), the said Marvel Zeta Developers Private Limited created a Mortgage (Without Possession) on certain lands/portions as mentioned therein out of the said Larger Land and created a First Charge (with the consent of the said JM Financial Products Limited) thereon in favour of Axis Bank Limited as security for due repayment of certain Credit Facility granted by the said Bank to the said Marvel Zeta Developers Private Limited. The said Axis Bank Limited, vide a Deed of Reconveyance/Release dated 12.04.2016 (duly registered under Serial No.3143 of 2016 with the Sub-Registrar, Haveli VIII, Pune), released its mortgage on the lands/land portions so mortgaged by virtue of the said Deed of Simple Mortgage dated 28.07.2015.
- XII)** The said Marvel Zeta Developers Private Limited created a mortgage without possession of, inter-alia, the said Larger Land and the buildings to be constructed thereon to/in favour of Altico Capital India Private Limited through its Trusteeship Company Vistra ITCL (India) Limited (formerly known as IL&FS Trust Company Limited) vide an Debenture Trust Deed dated 31.03.2016 (duly registered under Serial No.2815 of 2016 with the Sub-Registrar, Haveli VIII, Pune), as security for re-payment of a Term Loan of Rs. 240,00,00,000/- (Rupees Two Hundred and Forty Crores Only) granted by the said Vistra ITCL (India) Limited (formerly known as IL&FS Trust Company Limited) to the said Marvel Zeta Developers Private Limited together with interest thereon. On repayment by the said Term Loan together with the interest thereon, the said Altico Capital India Limited has, vide a Deed of Release dated 10.08.2018 (duly registered under Serial No.5835 of 2018 with the Sub-Registrar, Haveli VIII, Pune), released the said Larger Land and Structures constructed thereon from such mortgage earlier held by it.
- XIII)** Vide an Indenture of Mortgage dated 31.11.2017 (duly Registered on 02.12.2017 under serial No. 12536 of 2017 in the Office of the Sub-Registrar, Haveli XIV, Pune), the said Marvel Zeta Developers Private Limited had created a mortgage without possession of, inter-alia, the said Larger Land and the buildings to be constructed thereon to /in favour of the said Vistra ITCL (India) Limited (formerly known as IL&FS Trust Company Limited) as and by way of collateral security for repayment of Loan Facilities as mentioned therein granted by the said Altico Capital India Private Limited to Marvel Realtors and Developers Limited and Marvel Landmarks Private Limited.

**M/S. RAJIV PATEL AND ASSOCIATES**

**XIV)** Marvel Zeta Developers Private Limited registered Phase I to be known as "MARVEL IZARA PHASE 01" out of said Project "MARVEL IZARA" with the Maharashtra Real Estate Regulatory Authority under Section 3 of the Real Estate (Regulation and Development) Act, 2016 under Registration No. P52100003767 under implementation on a portion out of the said Larger Land.

**XV)** Due to a combination of factors/ reasons [not attributable to any act or omission on the part of the said Nyati Realtors LLP, Nyati Builders Private Limited and Shri Nitin Dwarkadas Nyati] which resulted in shortage of funds, there was delay in implementation of the said Project on the part of the Marvel Zeta Developers Limited and as such subsequently, in terms of the agreement and understanding arrived at between the said Marvel Zeta Developers Private Limited, Nyati Realtors LLP, Nyati Builders Private Limited and Shri Nitin Dwarkadas Nyati,

i) Marvel Zeta Developers Private Limited procured consent of the requisite number of the prospective purchasers of Flats in the Project known as "MARVEL IZARA PHASE 01" for "Change of Promoter".

ii) Marvel Zeta Developers Private Limited procured permission of the Maharashtra Real Estate Regulatory Authority for "Change of Promoter" from Marvel Zeta Developers Private Limited to Nyati Realtors LLP, under the provisions of Section 15 of the Real Estate (Regulation and Development) Act 2016 on 07.09.2018.

iii) Vide a Deed of Release dated 12.10.2018 (duly registered under Serial No.15399 of 2018 with the Sub-Registrar, Haveli XIV, Pune, the said Altico Capital India Limited [through its Trusteeship Company, Vistra ITCL (India) Limited] released its Charge/ Mortgage held by it (by virtue of the said Indenture of Mortgage dated 31.11.2017) over the said Larger Land and in the Buildings constructed thereon and in the share of Marvel Zeta Developers Private Limited in the Gross Sales Proceeds of the Project known as "MARVEL IZARA".

iv) Thereafter, vide a Deed of Conveyance Cum Assignment dated 12.10.2018 (duly registered under Serial No.15402 of 2018 with the Sub-Registrar, Haveli XIV, Pune) –

a) the said Nyati Builders Private Limited and the said Shri Nitin Dwarkadas Nyati assigned, transferred, assured and conveyed their respective holdings out of the said Larger Land to/in favour of Nyati Realtors LLP; and

b) Marvel Zeta Developers Private Limited assigned and transferred in favour of the Nyati Realtors LLP all and whatsoever its beneficial right, title or interest

in the said Project "MARVEL IZARA PHASE 01" and in the unsold inventory thereof and in the whole project known as "MARVEL IZARA" to/ in favour of Nyati Realtors LLP and conveyed all Buildings/ Structures partially constructed by it in the said Project "MARVEL IZARA PHASE 01" together with all Infrastructural Facilities/ Installations thereof in favour of Nyati Realtors LLP; and

- c) The said Agreement dated 25.04.2011 (duly registered under Serial No.4119 of 2011 with the Sub-Registrar, Haveli VIII, Pune) read with an Agreement supplemental thereto dated 19.06.2013 (duly registered under Serial No.5898 of 2013 with the Sub-Registrar, Haveli VIII, Pune) and further read with an Agreement supplemental thereto dated 27.11.2014 (duly registered under Serial No.11174 of 2014 with the Sub-Registrar, Haveli VIII, Pune) earlier entered into by and between Marvel Zeta Developers Private Limited and the said Nyati Realtors Private Limited, Nyati Builders Private Limited and the said Nitin Dwarkadas Nyati were formally cancelled.

**XVI)** The said Nyati Realtors LLP renamed the said Project earlier known as "MARVEL IZARA PHASE 01" to "NYATI ESTEBAN I" and the said whole project earlier known as "MARVEL IZARA" to "NYATI ESTEBAN".

**XVII)** The said Nyati Realtors LLP applied for and obtained from the Municipal Corporation of Pune (which supplanted the Office of the Collector, District Pune as the Planning Authority) sanction to the revised Residential and Commercial Building Layout vide its Commencement Certificate No.CC/3056/19 dated 04.03.2020.

**XVIII)** The said Nyati Realtors LLP applied for and obtained from the said Municipal Corporation of Pune sanction to the revised building plans and specifications in respect of the construction of buildings containing Flats/Units and other structures on a portion out of the said Larger Land vide its Commencement Certificate dated bearing No.CC/0111/20 dated 17.06.2020.

**XIX)** The said Nyati Realtors LLP availed of a Loan from ICICI Bank Limited, and, as Security for due repayment of such Loan Facility together with interest accrued thereon, a Mortgage [Without Possession] was created in favour of the said ICICI Bank Limited vide an Indenture of Mortgage dated 13.12.2019 (duly registered under Serial No. 24755 of 2019 with the Office of the Sub Registrar, Haveli No. 23, Pune) on a portion out of the said Larger Land. On re-payment by the said Nyati Realtors LLP of the said loan availed from the said ICICI bank Limited, the said ICICI Bank Limited executed a Deed of Release dated 01.12.2021 (duly registered under Serial No. 27094

of 2021 with the Sub-Registrar, Haveli X, Pune) to/in favour of the said Nyati Realtors LLP.

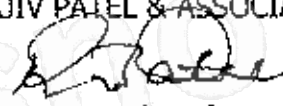
- XX) Certain of the prospective purchasers of Flats in the said Project earlier known as "MARVEL IZARA PHASE 01" had filed complaints to the Maharashtra Real Estate Regulatory Authority under the provisions of the Real Estate (Regulation and Development) Act, 2016. However all such complaints were either dismissed or disposed off or settled in terms of consent/compromise terms, and at present no complaints are ongoing/subsisting before the Maharashtra Real Estate Regulatory Authority under the provisions of the Real Estate (Regulation and Development) Act, 2016.
- XXI) The said Nyati Realtors LLP has completed construction of all the Seven Buildings bearing Nos. "A1", "A2", "A3", "B", "C1", "C2" and "C3" of said Project "NYATI ESTEBAN-I" and received Occupancy Certificate (Part I) bearing No. OCC/077/20 dated 30.06.2020 for Buildings "C-1", "C-2" and "C-3", Occupancy Certificate (Part II) bearing No. OCC/0922/20 dated 22.03.2021 for Building "B" and Occupancy Certificate (Part III) bearing No. OCC/0337/21 dated 29.07.2021 for Building Nos. "A1", "A2", "A3".
- XXII) A Tenant Co-Partnership Co-operative Housing Society Limited governed by the provisions of the Maharashtra Co-Operative Societies Act, 1960 has been registered under the name and style of **"NYATI ESTEBAN - I CO-OPERATIVE HOUSING SOCIETY LIMITED"** of all Purchaser/s of Units in the said Project **"NYATI ESTEBAN I"**, vide Registration No. PNA/PNA(4)/HSG/(TC)/23294/2021-22 dated 30.08.2021.
- XXIII) Vide Commencement Certificate bearing No. CC/1041/22 dated 21.07.2022, the the Municipal Corporation of Pune has approved the Sub-Division Layout in respect of the said Larger Land whereby the said Larger Land has been sub-divided into two "Plots" bearing Plot 1 (i.e. the said Property) and Plot 2 with each "Plot" carrying its own FSI and Open Space/s, subject to the "Amenity Space" being common to such "Plots" in such Sub-Division Layout and the said Whole Project known as "NYATI ESTEBAN" is being implemented by the said Nyati Realtors LLP on the said Property bearing Plot No.1 of the said Sub-Division Layout.
- XXIV) As part of investigation of title of the said Nyati Realtors LLP to the said Property forming a part of the said Larger Land mentioned in Part "A" and Part "B", we had Public Notices in the usual form issued in the daily newspapers "Indian Express" and "Prabhat" and which Notices appeared on 12.04.2019. We have

received no claim or communication from any person or party in response to our said Public Notices.

- XIX)** We have had search of the available, unmutilated and relevant Index II Record in the Offices of the concerned Sub-Registrars, Taluka Haveli, District Pune carried out for the past thirty years in respect of the said Larger Land. Such search of the Index II Record does not disclose any fact or circumstance prejudicial to the title of the said Nyati Realtors LLP to the said Property and/ or said Larger Land. .
- XX)** We have inspected the Revenue Record in respect of the lands forming part of the said Larger Land from the year 1953-54 onwards. Such search has not disclosed any fact or circumstance prejudicial to the title of the said Nyati Realtors LLP to the said Property and/ or the said Larger Land.

H  
Dated this 27 day of April, 2023.

M/S. RAJIV PATEL & ASSOCIATES

  
PROPRIETOR