



CHALLAN  
MTR Form Number-6



GRN	MH000213646202324P	BARCODE			Date 05/04/2023-16:54:27	Form ID					
Department Inspector General Of Registration			Payer Details								
Search Fee			TAX ID / TAN (If Any)								
Type of Payment Other Items			PAN No.(If Applicable)								
Office Name HVL15_HAVELI 15 JOINT SUB REGISTRAR			Full Name		Adv Chandrakant Nanekar						
Location PUNE			Flat/Block No.								
Year 2023-2024 One Time			Premises/Building								
Account Head Details			Amount In Rs.								
0030072201 SEARCH FEE			25.00		Baner Road						
			Road/Street								
			Area/Locality		Pune						
			Town/City/District								
			PIN		4	1	1	0	4	5	
			Remarks (If Any)								
			S.No.103.2B Pimple Saudagar Pune 1Year 2023								
			Amount In		Twenty Five Rupees Only						
			Words								
Payment Details SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	10000502023040508170	4849844133220					
Cheque/DD No.			Bank Date	RBI Date	05/04/2023-16:55:11	Not Verified with RBI					
Name of Bank			Bank-Branch		SBIEPAY PAYMENT GATEWAY						
Name of Branch			Scroll No. , Date		1011962 , 10/04/2023						

Mobile No. : 8806225522

Department ID :  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चलन "टाइप ऑफ पेमेंट" गटाये नगुद कारणासाठीच लागू आहे. हवत कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावताठी लागू जाई.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	IS-HVL15-	0000191405202324	10/04/2023-18:42:44	IGR022	25.00
Total Defacement Amount					25.00



CHALLAN  
MTR Form Number-6



GRN	MH001159559202223E	BARCODE			Date	28/04/2022-14:33:19	Form ID						
Department Inspector General Of Registration				Payer Details									
Search Fee				TAX ID / TAN (If Any)									
Type of Payment Other Items				PAN No.(If Applicable)									
Office Name HVL21_HAVELI 21 JOINT SUB REGISTRAR				Full Name		Adv Chandrakant Nanekar							
Location PUNE													
Year 2022-2023 One Time				Flat/Block No.		Baner							
						Premises/Building							
0030072201 SEARCH FEE				Amount In Rs.		Road/Street		Baner					
				750.00									
						Area/Locality		Pune					
						Town/City/District							
						PIN		4	1	1	0	4	5
						Remarks (If Any)							
						S.No.103.2B Pimple Saudagar Pune 30Years 1992 To 2022.							
Total				750.00		Amount In Words		Seven Hundred Fifty Rupees Only					
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK									
Cheque-DD Details				Bank CIN	Ref. No.	00040572022042891010	IK0BQTOIA6						
Cheque/DD No.				Bank Date	RBI Date	28/04/2022-02:33:49	Not Verified with RBI						
Name of Bank				Bank-Branch		STATE BANK OF INDIA							
Name of Branch				Scroll No. , Date		119 , 29/04/2022							

Department ID : Mobile No. : 9823011123  
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.  
 सदर चलन "टाइप ऑफ पेमेंट" गट्ये नव्युद कारणासाठीच लागू आहे. हवतर कारणासाठी किंवा नोंदवणी न करावयाऱ्या दस्तावेसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	iS-HVL15-	0000674037202223	29/04/2022-18:12:15	IGR022	750.00
Total Defacement Amount					750.00



To,

Maha RERA

**“LEGAL TITLE REPORT/FORMAT A”**

Subject : Title Clearance Certificate with respect to the landed property having area admeasuring 6768 sq.mtrs., from and out of the land bearing Survey No. 103/2B, totally admeasuring 00 Hectare, 72 Ares (including barren land 00 Hectare, 04 Ares), assessed at Rs. 03.94, lying, being and situate at revenue village Pimple Saudagar, Taluka Haveli, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune). Hereinafter referred as the 'said land'.

I) I have investigated the title of the said land on the request of Mr. Neeraj Naresh Wadhwani, Partner of M/s. WJV Landmarks LLP, by referring the following documents i.e.:-

A) **DESCRIPTION OF THE LAND:**

All that separated piece and parcel of the landed property having area admeasuring 6768 sq.mtrs., from and out of the land bearing Survey No. 103/2B, totally admeasuring 00 Hectare, 72 Ares (including barren land 00 Hectare, 04 Ares), assessed at Rs. 03.94, lying, being and situate at revenue village Pimple Saudagar, Taluka Haveli, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which is bounded as follows:-



On or towards the East : By land bearing Survey No. 102,  
 On or towards the South : By boundary of Military,  
 On or towards the West : By land bearing Survey No. 103/1B,  
 On or towards the North : By land bearing Survey No. 135,

**B) THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND:-**

1. Copies of 7/12 Extracts and relevant Mutation Entries thereon.
2. Copy of Deed of Release dated 31/12/1996, which is registered at the office of Sub Registrar, Haveli No. 5 (Pune) on 01/01/1997, at Sr.No. 6/1997.
3. Copy of Deed of Release dated 31/12/1996, which is registered at the office of Sub Registrar, Haveli No. 5 (Pune) on 01/01/1997, at Sr.No. 7/1997.
4. Copy of Deed of Release dated 27/02/2004, which is registered at the office of Sub Registrar Haveli No. 5 (Pune) on 03/03/2004 at Sr. No. 1949/2004.
5. Copy of Deed of Release dated 27/02/2004, which is registered at the office of Sub Registrar Haveli No. 5 (Pune) on 03/03/2004 at Sr. No. 1950/2004.
6. Copy of Development Agreement dated 28/02/2006, which is registered at the office of Sub Registrar Haveli No. 14 (Pune) on 01/03/2006 at Sr. No. 1737/2006.
7. Copy of Power of Attorney dated 28/02/2006, which is registered at the office of Sub Registrar Haveli No. 14 (Pune) on 01/03/2006 at Sr. No. 1738/2006.





8. Copy of Development Agreement dated 31/05/2006, which is registered at the office of Sub Registrar Haveli No. 14 (Pune) on 01/06/2006, at Sr. No. 4324/2006.
9. Copy of Power of Attorney dated 31/05/2006, which is registered at the office of Sub Registrar Haveli No. 14 (Pune), on 01/06/2006, at Sr. No. 4325/2006.
10. Copy of Deed of Release dated 08/01/2007, which is registered at the office of Sub Registrar Haveli No. 17 (Pune) at Sr. No. 269/2007.
11. Copy of Deed of Confirmation dated 10/08/2007, which is registered at the office of Sub Registrar Haveli No. 5 (Pune), at Sr. No. 6613/2007.
12. Copy of Power of Attorney dated 10/08/2007, which is registered at the office of Sub Registrar Haveli No. 5 (Pune), at Sr. No. 6614/2007.
13. Copy of Deed of Confirmation dated 31/10/2007, which is registered at the office of Sub Registrar Haveli No. 5 (Pune), at Sr. No. 9039/2007.
14. Copy of Deed of Sale dated 18/03/2010, which is registered at the office of Sub Registrar Haveli No. 5 (Pune) on 20/03/2010, at Sr. No. 2786/2010.
15. Copy of Release Deed dated 02/04/2016, which is registered at the office of Sub Registrar Haveli No. 18 (Pune), at Sr. No. 2994/2016.
16. Copy of Development Agreement dated 26/12/2016, which is registered at the office of Sub Registrar Haveli No. 5 (Pune), at Sr. No. 10132/2016.



17. Copy of Power of Attorney dated 26/12/2016, which is registered at the office of Sub Registrar Haveli No. 5 (Pune), at Sr. No. 10133/2016.
18. Copy of Paper Notice dated 13/01/2017 published by me in daily Sakal Newspaper.
19. Copy of Deed of Cancellation dated 07/02/2017, which is registered at the office of Sub Registrar Haveli No. 18 (Pune), at Sr. No. 2843/2017.
20. Copy of Deed of Gift dated 12/01/2018, which is registered at the office of Sub Registrar Haveli No. 15 (Pune), at Sr. No. 481/2018.
21. Copy of Deed of Gift dated 12/01/2018, which is registered at the office of Sub Registrar Haveli No. 15 (Pune), at Sr. No. 482/2018.
22. Copy of Possession Receipt dated 25/08/2022, which is registered at the office of Sub Registrar Haveli No. 18 (Pune) on 26/08/2022, at Sr. No. 15998/2022.
23. Copy of Lease Deed Agreement dated 13/09/2022, which is registered at the office of Sub Registrar Haveli No. 18 (Pune) on 20/09/2022, at Sr. No. 17601/2022.
24. Copy of Supplementary Agreement dated 27/02/2023, which is registered at the office of Sub Registrar Haveli No. 24 (Pune) on 26/08/2022, at Sr. No. 4385/2023.
25. Copy of Power of Attorney (without consideration) dated 31/03/2023, which is registered at the office of Sub Registrar Haveli No. 1 (Pune) on 05/04/2023, at Sr. No. 5896/2023.
26. Copies of Commencement Certificates dated 30/03/2007, 30/09/2022 and 21/10/2022 issued by Pimpri Chinchwad Municipal Corporation.





27. Copy of Non Agriculture Permission dated 11/10/2022 given by Additional Tahasildar, Pimpri Chinchwad, Pune.
28. Copy of Environment Clearance Certificate dated 22/02/2023 issued by State Environment Impact Assessment Authority, Maharashtra.
29. Copy of Agreement dated 16/05/2023, which is registered at the office of Sub Registrar Haveli No. 1 (Pune), at Sr. No. 8881/2023.
30. Copy of Power of Attorney dated 16/05/2023, which is registered at the office of Sub Registrar Haveli No. 1 (Pune), at Sr. No. 8882/2023.

C) The 7/12 extract issued by Talathi/Online Portal dated 03/06/2023 and the Mutation Entries bearing Nos. 1377, 1468, 4376, 3695, 3696, 4375, 4377, 4445, 4584, 4549, 4557, 5050 and 5053 thereon.

D) Search Report for 30 years from 1993 till 2023.

II) On perusal of above mentioned documents and all other relevant documents relating to title of the said land I am of the opinion that the title of (1) Mr. Naresh Thakurdas Wadhwani, (2) M/s. Ajay Developers, through its Partner, Mr. Girish Gopaldas Jeswani, (3) Mr. Sanjay Laxman Vaswani, (4) Ms. Kavita Ramchandra Vaswani, (5) Mr. Shivaji Bhagwant Kate, (6) Mrs. Swati Shivaji Kate, (7) Ms. Pradnya Shivaji Kate, (8) Mas. Harshawardhan Shivaji Kate, (9) Mr. Tanaji Bhagwant Kate, (10) Mrs. Kavita Tanaji Kate, (11) Ms. Akanksha Tanaji Kate, (12) Ms. Aarya Tanaji Kate, (13) Mas. Aadilaj Tanaji Kate, (14) Mr. Sambhaji Bhagwant Kate, (15) Mrs. Rohini Sambhaji Kate and (16) Mas. Sarthak Sambhaji Kate is clear, marketable and without any encumbrances.



III) Owners of the land are:

(1) Mr. Naresh Thakurdas Wadhwani, (2) M/s. Ajay Developers, through its Partner, Mr. Girish Gopaldas Jeswani, (3) Mr. Sanjay Laxman Vaswani, (4) Ms. Kavita Ramchandra Vaswani, (5) Mr. Shivaji Bhagwant Kate, (6) Mrs. Swati Shivaji Kate, (7) Ms. Pradnya Shivaji Kate, (8) Mas. Harshawardhan Shivaji Kate, (9) Mr. Tanaji Bhagwant Kate, (10) Mrs. Kavita Tanaji Kate, (11) Ms. Akanksha Tanaji Kate, (12) Ms. Aarya Tanaji Kate, (13) Mas. Aadilaj Tanaji Kate, (14) Mr. Sambhaji Bhagwant Kate, (15) Mrs. Rohini Sambhaji Kate and (16) Mas. Sarthak Sambhaji Kate.

Developer of the land is:

M/s. WJV Lahdmarks LLP, through its Partner, Mr. Neeraj Naresh Wadhwani,

A) Qualifying comments/remarks if any - NA-.

IV) The Report reflecting the flow of title of Mr. Naresh Thakurdas Wadhwani and others on the said land is enclosed herewith as annexure.

Pune,

Dated : 03/06/2023,



  
Chandrakant Nanekar,  
Advocate.

Encl.: Annexure.

FLOW OF TITLE OF THE SAID LAND

1. The land bearing Survey No. 103/2B, totally admeasuring 01 Acre, 31 Guthe was standing in the name of Mr. Yashwant Aabaji Kate as owner thereof.
2. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1956 the lands/properties coming under village Pimple Saudagar have been converted into metric system. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 1377.
3. The said Mr. Yashwant Aabaji Kate alias Yesu Aaba Kate died leaving behind him 2 sons namely Mr. Baban and Mr. Bhagwan Yesu Kate and 2 daughters namely Mrs. Sundrabai Sitaram Shinde and Mrs. Sakhubai Vitthal Sasar as his legal heirs. As per the statements of Mrs. Sundrabai Sitaram Shinde and Mrs. Sakhubai Vitthal Sasar, their names were not recorded to the 7/12 extract of the said land. Hence, only the names of 2 sons i.e. Mr. Baban and Mr. Bhagwan Yesu Kate were recorded to the record of rights of the said land as owners thereof. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 1468.
4. The said Smt. Sundrabai Sitaram Shinde and Mrs. Sakhubai alias Rakhmabai Vitthal Sasar relinquished all their rights, title and/or interest in the said land unto and in favor of Mr. Baban Yashwant



Kate by executing Deed of Release dated 31/12/1996. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 5 (Pune) on 01/01/1997, at Sr.No. 6/1997.

5. The daughter of Mr. Baban Yashwant Kate i.e. Smt. Muktabai Arjun Shinde, Mrs. Lilabai Dattatray Bhagat and Mrs. Bharti Sanjay Sasar relinquished all their rights, title and/or interest in the said land unto and in favor of sons of Mr. Kaluram alias Rangnath Baban Kate and Mr. Netaji Baban Kate by executing Deed of Release dated 31/12/1996. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 5 (Pune) on 01/01/1997, at Sr.No. 7/1997.
6. The said Smt. Sundrabai Sitaram Shinde and Mrs. Sakhubai Vithoba Sasar relinquished all their rights, title and/or interest in the said land unto and in favor of Mr. Bhagwant Yashwant Kate by executing Deed of Release dated 27/02/2004. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 5 (Pune) on 03/03/2004, at Sr.No. 1949/2004.
7. The daughter of Mr. Bhagwant Yashwant Kate i.e. Mrs. Meena Balasaheb Kalbhor relinquished all her rights, title and/or interest in the said land unto and in favor of sons of Mr. Bhagwant Yashwant Kate i.e. Mr. Shivaji, Tanaji and Sambhaji Bhagwant Kate by executing Deed of Release dated 27/02/2004. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No.






5 (Pune) on 03/03/2004, at Sr.No. 1950/2004. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 4376.

8. The daughter of Mr. Baban Yashwant Kate i.e. Mrs. Mandatai Shantaram Vinode entrusted development rights in respect of the land having area admeasuring 331.71 sq.mtrs., from and out of the said land unto and in favor of Mr. Sambhaji Bhagwant Kate by executing Development Agreement and Power of Attorney both dated 28/02/2006. The said Development Agreement and Power of Attorney have been registered at the office of Sub Registrar, Haveli No. 14 (Pune) on 01/03/2006 at Sr. No. 1737/2006 and 1738/2006 respectively.
  
9. The said 1) Mr. Baban Yashwant Kate, 2) Mrs. Anjanabai Baban Kate, 3) Mr. Rangnath Baban Kate, 4) Mrs. Nanda Rangnath Kate, 5) Mrs. Vasudha Vilas Yadav, 6) Mrs. Bharti Sanjay Sasar, 7) Netaji Baban Kate died through his legal heirs, i) Smt. Yogita Netaji Kate and ii) Ms. Mrudula Netaji Kate entrusted development rights in respect of the land having area admeasuring 00 Hectare, 31 Ares from and out of the said land unto and in favor of 1) Mr. Naresh Thakurdas Wadhwani, 2) M/s. Ajay Developers, through its Partner, Mr. Girish Gopaldas Jeswani and 3) Mr. Sanjay Laxman Vaswani by executing Development Agreement and Power of Attorney both dated 31/05/2006. The said Development Agreement and Power of Attorney have been registered at the office of Sub Registrar, Haveli No. 14



(Pune) on 01/06/2006, at Sr.Nos. 4324/2006 and 4325/2006 respectively.

10. The said Mr. Baban Yashwant Kate died on 10/08/2006 leaving behind him 1) Mr. Rangnath Baban Kate, 2) Netaji Baban Kate (died on 24/02/2005), through his legal heirs Smt. Yogita Netaji Kate and Ms. Mrudula Netaji Kate, 3) Mrs. Vasudha Vilas Yadav, 4) Mrs. Bharti Sanjay Sasar, 5) Mrs. Mandakini Shantaram Vinode, 6) Mrs. Muktabai Arjun Shinde and 7) Smt. Anjanabai Baban Kate as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 3695.
11. The another daughter of late Baban Yashwant Kate, i.e. Mrs. Lilabai Dattatray Bhagat relinquished all her rights, title and/or interest in the said land unto and in favor of Mr. Rangnath Baban Kate by executing Deed of Release dated 08/01/2007. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr.No. 269/2007.
12. The said Mrs. Mandakini Shantaram Vinode and Smt. Muktabai Arjun Shinde have given their consent to the Development Agreement and Irrevocable Power of Attorney (dated 31/05/2006), by executing separate Deed of Confirmation coupled with Power of Attorney both dated 10/08/2007. The said Deed of Confirmation and Power of





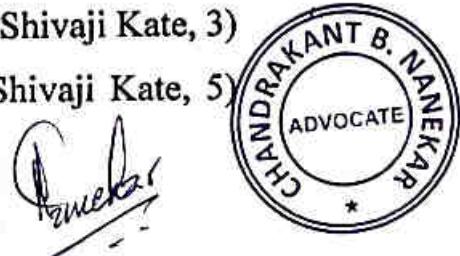
Attorney have been registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr.Nos. 6613/2007 and 6614/2007 respectively.

13. The said 1) Smt. Anjanabai Baban Kate, 2) Mr. Rangnath Baban Kate and 3) Netaji Baban Kate died through his legal heirs i) Smt. Yogita Netaji Kate and ii) Ms. Mrudula Netaji Kate have given their consent to the Development Agreement and Irrevocable Power of Attorney both dated (31/05/2006), by executing Deed of Confirmation dated 31/10/2007. The said Deed of Confirmation has been registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr.No. 9039/2007.
  
14. The said 1) Smt. Anjanabai Baban Kate, 2) Mr. Rangnath Baban Kate, 3) Mrs. Nanda Rangnath Kate, 4) Mrs. Vasudha Vilas Yadav, 5) Mrs. Bharti Sanjay Sasar, 6) Netaji Baban Kate died through his legal heirs i) Smt. Yogita Netaji Kate and ii) Ms. Mrudula Netaji Kate, 7) Mrs. Mandakini Shantaram Vinode and 8) Smt. Muktabai Arjun Shinde, through their Power of Attorney holders, 1) Mr. Naresh Thakurdas Wadhwani, 2) M/s. Ajay Developers, through its Partner, Mr. Girish Gopaldas Jeswani and 3) Mr. Sanjay Laxman Vaswani sold out an area admeasuring 00 Hectare, 36 Ares from and out of the said land unto and in favor of 1) Mr. Naresh Thakurdas Wadhwani, 2) M/s. Ajay Developers, through its Partner, Mr. Girish Gopaldas Jeswani and 3) Mr. Sanjay Laxman Vaswani by executing Deed of Sale dated 18/03/2010. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 5 (Pune) on 20/03/2010, at Sr.No. 2786/2010. Accordingly the names of the said Purchasers have been



recorded to the record of rights of the said land vide Mutation Entry No. 3696.

15. The said Mr. Bhagwant alias Bhagwan Yashwant Kate died on 16/07/2014 and his wife Mrs. Saraswati Bhagwant Kate also died on 30/04/2014 leaving behind them 3 sons namely Mr. Shivaji, Tanaji and Sambhaji Bhagwant Kate, a daughter namely Mrs. Meena Balasaheb Kalbhor and pre-deceased daughter Surekha Rajendra Kalate (died on 31/12/2000), through her legal heirs Mr. Rajendra Shankar Kalate, Ms. Reshma Rajendra Kalate and Ms. Dhanashree Rajendra Kalate as their legal heirs. Accordingly the names of the said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 4375.
16. The said Mr. Rajendra Shankar Kalate, Ms. Reshma Rajendra Kalate (after marriage : Mrs. Reshma Vijay Tapkir) and Ms. Dhanashree Rajendra Kalate relinquished all their rights, title and/or interest in the said land unto and in favor of Mr. Shivaji, Tanaji and Sambhaji Bhagwant Kate by executing Deed of Release dated 02/04/2016. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr.No. 2994/2016. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 4377.
17. The said 1) Mr. Shivaji Bhagwant Kate, 2) Mrs. Swati Shivaji Kate, 3) Ms. Pradnya Shivaji Kate, 4) Mas. Harshawardhan Shivaji Kate, 5)





Mr. Tanaji Bhagwant Kate, 6) Mrs. Kavita Tanaji Kate, 7) Ms. Akanksha Tanaji Kate, 8) Ms. Aarya Tanaji Kate, 9) Mas. Aadiraj Tanaji Kate, 10) Mr. Sambhaji Bhagwant Kate, 11) Mrs. Rohini Sambhaji Kate and 12) Mas. Sarthak Sambhaji Kate entrusted development rights in respect of the land having area admeasuring 00 Hectare, 36 Ares from and out of the said land unto and in favor of 1) Mr. Naresh Thakurdas Wadhwani, 2) Mr. Sanjay Laxman Vaswani, 3) Ms. Kavita Ramchandra Vaswani and 4) M/s. Ajay Developers, through its Partner, Mr. Girish Gopaldas Jeswani by executing Development Agreement coupled with an Power of Attorney both dated 26/12/2016. The said Development Agreement and Power of Attorney have been registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr.Nos. 10132/2016 and 10133/2016 respectively.

18. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Haveli, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Haveli, Pune accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Officer, Chinchwad, Pune has certified the Mutation Entry bearing No. 4445 and 4584 to that effect.
19. The said Mrs. Mandatai Shantaram Vinode and Mr. Sambhaji Bhagwant Kate terminated/cancelled the Development Agreement and Power of Attorney (both dated 28/02/2006) by executing separate



Deed of Cancellation dated 07/02/2017. The said Deed of Cancellation has been registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 2843/2017.

20. The said Mr. Sanjay Laxman Vaswani gifted an area admeasuring 00 Hectare, 06 Ares from and out of his area admeasuring 00 Hectare, 12 Ares, from and out of an area admeasuring 00 Hectare, 36 Ares from and out of the said land unto and in favor of Mr. Laxman Churmal Vaswani by executing Deed of Gift dated 12/01/2018. The said Deed of Gift has been registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr.No. 481/2018. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 4549.
21. The said Mr. Laxman Churmal Vaswani gifted an area admeasuring 00 Hectare, 06 Ares from and out of an area admeasuring 00 Hectare, 12 Ares, from and out of an area admeasuring 00 Hectare, 36 Ares from and out of the said land unto and in favor of Ms. Kavita Ramchandra Vaswani by executing Deed of Gift dated 12/01/2018. The said Deed of Gift has been registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr.No. 482/2018. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 4557.
22. Vide Possession Receipt dated 25/08/2022, the said Mr. Shivaji Bhagwant Kate, Mr. Tanaji Bhagwant Kate and Mr. Sambhaji Bhagwant Kate, through their Power of Attorney holders, (1) Mr.





Naresh Thakurdas Wadhwani, (2) M/s. Ajay Developers, through its Partner, Mr. Girish Gopaldas Jeswani, (3) Mr. Sanjay Laxman Vaswani and (4) Ms. Kavita Ramchandra Vaswani handed over an area admeasuring 432 sq.mtrs., under 18 meter wide Road from and out of the said land unto and in favor of Pimpri Chinchwad Municipal Corporation. The said Possession Receipt has been registered at the office of Sub Registrar Haveli No. 18 (Pune) on 26/08/2022, at Sr. No. 15998/2022. Effect of the same has been given to the record of rights of the larger land vide Mutation Entry No. 5050.

23. Vide Lease Deed Agreement dated 13/09/2022, the said (1) Mr. Naresh Thakurdas Wadhwani, (2) M/s. Ajay Developers, through its Partner, Mr. Girish Gopaldas Jeswani, (3) Mr. Sanjay Laxman Vaswani and (4) Ms. Kavita Ramchandra Vaswani leased out an area admeasuring 25 sq.mtrs., from and out of the larger land in favor of Maharashtra State Electricity Distribution Company Limited. The said Lease Deed Agreement has been registered at the office of Sub Registrar Haveli No. 18 (Pune) on 20/09/2022, at Sr. No. 17601/2022. Effect of the same has been given to the column of other rights of the said land vide Mutation Entry No. 5053.
  
24. The said Mr. Shivaji Bhagwant Kate, Mrs. Swati Shivaji Kate, Mr. Pradnya Shivaji Kate and Mr. Harshawardhan Shivaji Kate executed Supplementary Agreement dated 27/02/2023 for reduction of construction retained by them under Development Agreement (dated 26/12/2016) unto and in favor of (1) Mr. Naresh Thakurdas



Wadhwani, (2) M/s. Ajay Developers, through its Partner, Mr. Girish Gopaldas Jeswani, (3) Mr. Sanjay Laxman Vaswani and (4) Ms. Kavita Ramchandra Vaswani. The said Agreement has been registered at the office of Sub Registrar Haveli No. 24 (Pune) on 26/08/2022, at Sr. No. 4385/2023.

25. The said Mr. Rangnath Baban Kate, Mrs. Nanda Rangnath Kate, Ms. Mrudula Netaji Kate, Mrs. Vasudha Vilas Yadav, Mrs. Bharti Sanjay Sasar, Mrs. Mandakini Shantaram Vinode and Smt. Muktabai Arjun Shinde executed Power of Attorney (without consideration) dated 31/03/2023 unto and in favor of (1) Mr. Naresh Thakurdas Wadhwani, (2) M/s. Ajay Developers, through its Partner, Mr. Girish Gopaldas Jeswani, (3) Mr. Sanjay Laxman Vaswani and (4) Ms. Kavita Ramchandra Vaswani, thereby confirmed/ratified all the above mentioned documents with respect to the larger land and also empowered the said Purchasers to do all the acts, deeds and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar Haveli No. 1 (Pune) on 05/04/2023, at Sr. No. 5896/2023.
26. By virtue of Agreement dated 16/05/2023, the said (1) Mr. Naresh Thakurdas Wadhwani, (2) M/s. Ajay Developers, through its Partner, Mr. Girish Gopaldas Jeswani, (3) Mr. Sanjay Laxman Vaswani and (4) Ms. Kavita Ramchandra Vaswani decided to develop the said land jointly with M/s. WJV Landmarks LLP, through its Partner, Mr. Neeraj Naresh Wadhwani. The said Agreement is duly registered at the office of Sub Registrar, Haveli No. 1 (Pune), at Sr.No. 8881/2023.






Simultaneously with the same, the said Owners also executed Power of Attorney unto and in favor of the said Developer to do all the acts, deeds and things mentioned therein. The said Power of Attorney is also duly registered at the office of Sub Registrar, Haveli No. 1 (Pune), at Sr.No. 8882/2023.

PERMISSIONS:-

1. The Pimpri Chinchwad Municipal Corporation vide Commencement Certificates bearing Nos. B.P./P.Saudagar/43/2007, B.P./Pimple Saudagar/43/2022 and B.P./Pimple Saudagar/48/2022 dated 30/03/2007, 30/09/2022 and 21/10/2022 permitted the aforesaid Purchasers and Developers to implement scheme of construction on the said land.
2. The Additional Tahasildar, Pimpri Chinchwad, Pune vide Order bearing No. Land/NA/SR/735/2022 dated 11/10/2022 granted Non Agriculture Permission with respect to the said land.
3. The State Environment Impact Assessment Authority, Maharashtra vide EC Identification No. EC23B038MH123686 given Environment Clearance Certificate dated 22/02/2023 with respect to the said project.

PAPER NOTICE:-

This is to certify that, I have caused to publish Paper Notice in daily Sakal Newspaper on 13/01/2017 with respect to the said land, to invite



objection/s, if any. In this context, I would like to mention here that during the notice period, I have not received any objection from anybody.

**Sr. No.**

- A) The 7/12 extract issued by Talathi/Online Portal dated 03/06/2023,
- B) Mutation Entries bearing Nos. 1377, 1468, 4376, 3695, 3696, 4375, 4377, 4445, 4584, 4549, 4557, 5050 and 5053 thereon.
- C) Search Report for 30 years from 1993 to 2023 carried out by obtaining Challans bearing GRN Nos. MH001159559202223E and MH000213646202324P dated 28/04/2022 and 05/04/2023 from the office of Sub Registrar, Haveli No. 21 and 15 (Pune).
- D) Any other relevant title - NA-
- E) Litigations, if any: -NA-

Pune,

Dated : 03/06/2023,



  
Chandrakant Naanekar,  
Advocate.

St2.Pimples103-2B