



CHALLAN
MTR Form Number-6



GRN	MI-011548761202324U	BARCODE			Date	28/11/2023-16:03:18	Form ID			
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)						
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR			PAN No.(If Applicable)						
Location	PUNE			Full Name	Adv Ramesh Kumar Nage					
Year	2023-2024 One Time			Flat/Block No.	Old S No 10 P and S. No 11 P					
Account Head Details		Amount In Rs.	Premises/Building							
0030072201 SEARCH FEE		750.00	Road/Street		adm area about 68573 sqmtrs village Aufade					
			Area/Locality		Handewadi District Pune					
			Town/City/District							
			PIN		4	1	1	0	2	8
			Remarks (If Any)							
			Search Fees for 30 years from year 1994 to 2023							
Total		750.00	Amount In	Seven Hundred Fifty Rupees Only						
			Words							
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque/DD Details			Bank CIN	Ref. No.	00040572023112826881		CPADHHENM4			
Cheque/DD No.			Bank Date	RBI Date	28/11/2023-16:24:04		Not Verified with RBI			
Name of Bank			Bank-Branch		STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

Department ID : Mobile No. : 8380037496
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 यद्यपि यहां 'खाता अधिक पैसें' वर्तमान गवाह कारणात्मकीत राखा आहे. यद्यपि यात्मकीत विवा जोडावी न करायलाला निराकारी राखा आहे.

R. Nage
RAMESHKUMAR. B. NAGE
 B.A. (Hons.), LL.B.
 ADVOCATE & NOTARY
 Manjari Farm, Tal. Haveli,
 Dist. Pune Mob. 9604974370

30/11/2023

SEARCH REPORT

This SEARCH AND TITLE REPORT of property described herein under is possessed and authorized to developed by Majestique Risingsun LLP a partnership registered under Limited Liability Partnership Act 2008 through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari having its office at 9th Floor, Majestique Cityview Building, S.No. 510+511, Gultekadi, Pune-411037 (hereinafter referred to as the "Developer/Promoter"). I am instructed by Majestique Risingsun LLP to carry out the Title Search of last 30 (Thirty) years. On the basis of documents entrusted to me, a search caused to have been taken then, and the information given to me. I have furnished this Search & Title Report relating to the said land.

DESCRIPTION OF LAND SCHEDULE

All that piece and parcel of lands bearing Old S.No. 10 (P) and Old S.No. 11 (P) and now numbered as -

1. New Survey No. 10/11/2/1/A having area adm about 54,564 sq.mtrs and New Survey No. 10/11/2/1/D having area adm about 2,190 sq.mtrs, altogether total area admeasuring about 56754 sq.mtrs upon which the construction of the proposed project 'Majestique Rhythm County' is being developed.
2. New Survey No. 10/11/2/1/B having area adm about 9,629 sq.mtrs is handed over to PMRDA Pune and enmarked as Amenity Space.
3. New Survey No. 10/11/2/1/C having area adm about 2,190 sq.mtrs is handed over to PMRDA Pune and enmarked as 24 mtrs Road.

Collectively total area admeasuring about 68,573 sq.mtrs situated at Village Autade Handewadi, Taluka Haveli, District Pune and which is bounded as -

ON OR TOWARDS EAST – By adjoining Uruli Devachi boundary / shiv

ON OR TOWARDS WEST – By 24 Mtrs wide RP Road

ON OR TOWARDS NORTH – By Adj. S.No. 10P and 11P

ON OR TOWARDS SOUTH – By Adj. S.No. 12

hereinafter called and referred as "said Land"

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THE SEARCH

The search and title report of the said land taken at your instance is as follows.

Due to decentralization from 1st November, 2005 any document can be registered in any of the Sub Registrar offices of Pune. I have caused the search of the Index II registers for the last 30 years (1992 to 2023) in the office of the sub-registrar, Pune of the said captioned property.

Before taking the said search the requisite fee was paid vide e-challan bearing GRN MH011548761202324U dated 28/11/2023.

During the said search, many of the Index II registers were found to be in bad condition and pages of many registers were in loose and torn condition. No entry with respect to the said captioned property except mentioned herein after was found in the available record for the above said period. Except for the following transactions, no other transactions were noticed during the search and on perusal of records.

In the nutshell from the available record of the Index II registers, no disclosure of any adverse entry with respect to the captioned property was found.

From the available records in the office of the aforesaid Sub Registrar and concern documents and records made available for my inspection and search, the investigation has revealed as under

This Search and Title Report consist part 'A' for Old S.No 10 part of Village Handewadi Dist. Pune and part 'B' for Old S.No 11 part of Village Handewadi Dist. Pune.

Previously the said land is being numbered as mentioned below -

Sr. No	Old Survey No and Hissa No.	Total Area in Hector and Ares	Area Purchased or Area For development in Hector and Ares
1	10/1/1	00 H 24 R	00 H 4.5 R
2	10/2/1	00 H 22 R	00 H 22 R
3	10/1/8/2	00 H 03 R	00 H 03 R
4	10/1/9	00 H 18 R	00 H 5.5 R
5	10/2/9	00 H 18 R	00 H 09 R
6	10/1/10	00 H 37 R	00 H 3.5 R
7	10/2/10	00 H 29 R	00 H 03 R
8	10/2/2/1	00 H 11.5 R	00 H 11.5 R
9	10/2/3	00 H 23 R	00 H 23 R
10	10/1/5	00 H 19 R	00 H 6.29 R
11	10/2/5	00 H 17 R	00 H 17 R

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Dist. Pune MH. 9604974370

12	10/2/8/1	00 H 13.5 R	00 H 13.5 R
13	10/1/4	00 H 22 R	00 H 8.12 R
14	10/2/4	00 H 23 R	00 H 23 R
15	10/2/2/2	00 H 11.5 R	00 H 11.5 R
16	10/1/2/2	00 H 12 R	00 H 7.69 R
17	10/1/3	00 H 22 R	00 H 6.66 R
18	10/1/7/1	00 H 15 R	00 H 3.15 R
19	10/2/7/1	00 H 15 R	00 H 15 R
20	10/2/7/2	00 H 03 R	00 H 03 R
21	10/2/8/2	00 H 2.5 R	00 H 2.5 R
22	10/2/8/3	00 H 02 R	00 H 02 R
23	10/1/6	00 H 19 R	00 H 07 R
24	10/2/6	00 H 18 R	00 H 18 R
Total A		03 H 98 R	02 H 29.41 R

Sr. No	Old Survey No and Hissa No.	Total Area in Hector and Ares	Area Purchased or Area For development in Hector and Ares
1	11/1	00 H 73 R	00 H 61.38 R
2	11/9	00 H 58 R	00 H 39.4 R
3	11/2/1	00 H 37 R	00 H 24.795 R
4	11/2/2	00 H 37 R	00 H 37 R
5	11/5	00 H 59 R	00 H 45.67 R
6	11/8	00 H 59 R	00 H 42.09 R
7	11/4	00 H 73 R	00 H 57.93 R
8	11/3	00 H 74 R	00 H 60.28 R
9	11/7	00 H 59 R	00 H 43.28 R
10	11/6	00 H 59 R	00 H 36.50 R
Total B		05 H 88 R	04 H 48.325 R
11	11/6	00 H 59 R	00 H 08 R
Total C			00 H 08 R
Total Area for acquired by Development Agreement (A+B)			06 H 77.735 R
Total Area acquired by Sale Deed			00 H 08 R
Total Area for Development.			06 H 85.735 R

Altogether, the total land admeasuring an area about 68,573.5 sq.mtrs situated at Village Autade Handewadi, Taluka Haveli, District Pune.

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30/11/2023

PART - A
Old S.NO 10 PART OF VILLAGE HANDEWADI DIST. PUNE

1. List of documents for Old S.No 10 of Village Handewadi Dist. Pune given for my perusal.

a. 7/12 extract of Old S.No 10 of Village Handewadi Dist. Pune from 1992 to 2023.

b. Mutation Entries

S. No	Old Survey No & Hissa No.	Mutation Entries
1	10/1/1	2494, 3004, 4236, 6421, 6596, 1, 4694, 8385, 3159, 182, 643
2	10/2/1	2494, 3004, 4236, 6421, 6596, 1, 3911, 3010, 8385, 3159, 982
3	10/1/6	2494, 3004, 4236, 6421, 6596, 1, 8522, 7281, 3568, 3538, 3773, 3772, 4242, 1568, 330, 1544
4	10/2/6	2494, 3004, 4236, 6421, 6596, 1, 3272, 4242, 1545, 3538, 8522, 9044,
5	10/1/8/2	2494, 3004, 4236, 6421, 6596, 1, 2468, 8382, 92, 3415
6	10/1/9	2494, 3004, 4236, 6421, 6596, 1, 8381, 2434, 2586, 4390, 2599, 62, 814
7	10/2/9	2494, 3004, 4236, 6421, 6596, 1, 8381, 2434, 4390, 62, 814
8	10/1/10	2494, 3004, 4236, 6421, 6596, 1, 67, 1465, 2599, 2299, 2586, 2602, 4390, 1612, 1977
9	10/2/10	2494, 3004, 4236, 6421, 6596, 1, 8380, 67, 1465, 1551, 2602, 2586, 4390,
10	10/2/2/1	2494, 3004, 4236, 6421, 6596, 1, 883, 3161, 1416, 2776
11	10/2/3	2494, 3004, 4236, 6421, 6596, 1, 8386, 7092, 4088, 2285, 4091, 2287, 2285, 4207, 4088
12	10/1/5	2494, 3004, 4236, 6421, 6596, 1, 8387, 2178, 2699, 2902, 3861,
13	10/2/5	2494, 3004, 4236, 6421, 6596, 1, 8387, 2178, 2699, 2902,
14	10/2/8/1	2494, 3004, 4236, 6421, 6596, 1, 8382, 2468, 3031, 91, 92, 2262
15	10/1/4	2494, 3004, 4236, 6421, 6596, 1, 4341, 4393
16	10/2/4	2494, 3004, 4236, 6421, 6596, 1, 8383, 3636, 4391, 4393
17	10/2/2/2	2494, 3004, 4236, 6421, 6596, 1, 8680, 2776
18	10/1/2/2	2494, 3004, 4236, 6421, 6596, 1, 8380, 2776
19	10/1/3	2494, 3004, 4236, 6421, 6596, 1, 4088, 2285, 4091, 2287, 7092, 4207
20	10/1/7/1	2494, 3004, 4236, 6421, 6596, 1, 8388, 89, 2456, 4392,
21	10/2/7/1	2494, 3004, 4236, 6421, 6596, 1, 8388, 89, 2456, 4392,
22	10/2/7/2	2494, 3004, 4236, 6421, 6596, 1, 8388, 3271, 3272, 3345, 90
23	10/2/8/2	2494, 3004, 4236, 6421, 6596, 1, 2468, 8382, 91, 3414
24	10/2/8/3	2494, 3004, 4236, 6421, 6596, 1, 2468, 8382, 92, 3415

RAMESHKUMAR. B. NAGE

Advocate & Notary

Manjri, Pather, Tal. Havelli,

Dist. Pune Mob. 9604974370

c. Registered Documents given for Perusal-

- 1. S. No 10/1/1 and 10/2/1-**
 - i. A copy of Partition Deed , Dt. 29/09/1994 at Serial 319/1994 in the office of sub Registrar Haveli No. 3 Pune
 - ii. A copy of Sale Deed , Dt. 10/06/2014 at Serial 3814/2014 in the office of sub Registrar Haveli No. 12 Pune
 - iii. A copy of Development Agreement, Dt. 10/06/2014 at Serial 3815/2014 in the office of sub Registrar Haveli No. 12 Pune
 - iv. A copy of Power of Attorney, Dt. 10/06/2014 at Serial 3816/2014 in the office of sub Registrar Haveli No. 12 Pune
 - v. A copy of Cancellation Deed, Dt. 20/1/2016 at Serial 601/2016 in the office of sub Registrar Haveli No. 2 Pune
 - vi. A copy of Power of Attorney , Dt. 23/05/2016 at Serial 4118/2016 in the office of sub Registrar Haveli No. 2 Pune
 - vii. A photocopy of Partition Deed , Dt. 16/04/2016 at Serial 5773/2016 in the office of sub Registrar Haveli No. 22 Pune.

2. S No 10/1/6 and S. No 10/2/6

- i. A copy of Release Deed on Dt. 5/10/2000 duly registered at serial No 6742/2000
- ii. The photocopy of partition Deed Dt. 31/3/2009 duly registered at Sub- registrar office No. 6 at serial No 1905/2009
- iii. The photocopy of partition Deed Dt. 2/9/2009 duly registered at Sub- registrar office No. 6 at serial No 5963/2009
- iv. The photocopy of correction Deed Dt. 17/12/2011 Sub- registrar office No. 6 at serial No 12459/2011
- v. The photocopy of partition Deed Dt. 7/7/2014 duly registered at Sub- registrar office No. 6 at serial No 6790/2014
- vi. The photocopy of Confirmation Deed No 6793/2014 Dated 7/7/2014 duly registered at Sub- registrar office No. 6
- vii. The photocopy of Special Power of Attorney No 3995/2016 Dated 18/5/2016 duly registered at Sub- registrar office No.

3. S. No 10/1/8/2

- i. Photo copy of Sale Deed Dt. 25/05/1992 at Serial 2645/1992 in the office of sub Registrar Haveli No. 3 Pune


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4. S. No 10/1/9, S. No 10/2/10, S. No 10/1/10, S. No 10/2/10-

- i. The photocopy of Exchange Deed No. 611/2008 Dated 18/1/2008 duly registered at Sub- registrar office No. 6
- ii. The photocopy of Exchange Deed No. 6526/2008 Dated 30/7/2008 duly registered at Sub- registrar office No. 6
- iii. The photocopy of Partition Deed No. 1445/2016 Dated 5/2/2016 duly registered at Sub- registrar office No. 3

5. S. No 10/2/2/1-

- i. A copy of Release Deed is duly registered at Sub registrar office No3 at serial No. 5260/2002
- ii. Release deed is duly registered at Sub registrar office No 6 at serial No. 11630/2010

6. S. No 10/2/3-

- i. A copy of Release Deed is registered at Sub Registrar office No 3 at serial No 1565/1999.
- ii. A copy of Release Deed is registered at Sub- Registrar office No 3 at serial No. 3938/2008
- iii. Partition Deed executed and registered in the office of Sub- registrar No. 6 at serial No 10294/2008
- iv. correction Deed on Dt. 5/9/2013 which is duly registered in the office of Sub- Registrar No. 6 S. No. 10003/2013

7. S. No 10/1/5 and S. No 10/2/5

- i. A Photo copy of Partition Deed Dt. 29/1/1994 at Serial 2077/1994 in the office of sub Registrar Haveli No. 3 Pune
- ii. Photo copy of Release deed Dt. 15/09/2010 at Serial 8122/2010 in the office of sub Registrar Haveli No. 6 Pune
- iii. Photo copy of Release Deed Dt. 30/11/2013 at Serial 8341/2011 in the office of sub Registrar Haveli No. 23. Pune

8. S. No. 10/2/8/1-

- i. Photo copy of Partition Deed Dt. 9/3/2007 at Serial 2323/2007 in the office of sub Registrar Haveli No. 6 Pune
- ii. Photo copy of correction Deed Dt. 20/09/2007 at Serial 7502/2007 in the office of sub Registrar Haveli No. 6 Pune
- iii. Photo copy of Partition Deed Dt. 3/08/2010 at Serial 6722/2010 in the office of sub Registrar Haveli No. 6 Pune

Block
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9. S. No. 10/1/4 and S. No. 10/2/4-

- i. A copy of release Deed bearing No. 5481/2015 Dt. 22/06/2015 in the office of sub Registrar Haveli No. 3 Pune
- ii. A copy of Partition Deed bearing No. 5486/2015 Dt. 22/06/2015 in the office of sub Registrar Haveli No. 3 Pune.

10. S. No 10/2/2/2 and S. No 10/1/2/2

- i. Release Deed Dt. 26/3/1999 registered at Sub Registrar office No 3 at serial No 1565/1999
- ii. Release deed is duly registered at Sub registrar office No 3 at serial No. 5354/2003.

11. S. No 10/1/3

- i. A copy of Release Deed is registered at Sub- Registrar office No 3 at serial No. 3938/2008.
- ii. A copy of Partition Deed executed and registered in the office of Sub- registrar No. 6 at serial No 10294/2008.

12. S. No 10/1/7/1 and S. No 10/2/7/1

- i. A Copy of Sale Deed No 2646/1992 Dt. 25/05/1992 is duly registered at Sub registrar office No 3.
- ii. A Copy of Release Deed No 3688/2004 Dt. 21/06/2004 is duly registered at Sub registrar office No 3.
- iii. A Copy of Partition Deed No 1340/2016 Dt. 3/02/2016 is duly registered at Sub registrar office No 3

13. S. No 10/2/7/2, S. No 10/2/8/2 and S. No 10/2/8/3 Sale Deed and Documents for Development Rights –

- i. A copy of Development Agreement, Dt.6/4/2017 at Serial 3068/2017 in the office of sub Registrar Haveli No. 20 Pune.
- ii. A copy of Power of Attorney, Dt. 6/4/2017 at Serial 3069/2017 in the office of sub Registrar Haveli No. 20 Pune.
- iii. A copy of development Agreement, Dt. 10/04/2017 at Serial 3168/2017 in the office of sub Registrar Haveli No. 20 Pune.
- iv. A copy of irrevocable power of Attorney dated 10/04/2017 registered at Serial 3169/2017 in the office of sub Registrar Haveli No. 20 Pune
- v. A copy of irrevocable power of Attorney dated 10/04/2017 registered at Serial 3170/2017 in the office of sub Registrar Haveli No. 20 Pune.
- vi. A copy of Correction Deed dated 27/09/2017 registered at Serial 9803/2017 in the office of sub Registrar Haveli No. 20 Pune.

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27/11/2017

2. History of Mutation and Documents- Old S. No 592

- Initially the said Lands are bearing old S. No. 592 were owned by Mr. Shahu Rajaram Satav and Mr. Tuljaram Rajaram Satav.
- It appears from mutation entry No. 2994 Dt. 16/08/1952, that the partition deed made and executed on Dt. 5/5/1952. According to that partition deed S. No 592/1 and S. No 593 were given to the share of Tuljaram Rajaram Satav and the name of shri. Tuljaram Rajaram satav is recorded on the 7/12 extract of the said properties.
- Bhimaji Rambhau Bhosale for himself and guardian for Maloji Baburao Bhosale purchased the said Lands bearing S. No 592/1 from Tuljaram Rajaram Satav by a sale deed Dt. 26/11/1952 and the names of Bhimaji Rambhau Bhosale for himself and guardian for Maloji Baburao Bhosale recorded on 7/12 extract of the said landvide Mutation entry no. 3004.
- It appears from Mutation Entry No 4236 Dt. 15/2/1961 that Bhimaji Rambhau Bhosale expired leaving behind him as legal heirs namely widow Surekhabai Bhimaji Bhosale, four sons Namdeo Bhimaji Bhosale, Damodar@Damu Bhimaji Bhosale, Genaba Bhimaji Bhosale, Dyanoba Bhimaji Bhosale and three married daughters Reubai Mahadba Tupe, Shantabai Shankar Shelar, Shindhubai Baliram Ghule and the name of Genba Bhimaji Bhosale is recorded as HUF on 7/12 extract of the said property.
- It appears from mutation entry No. 6421 Dt. 10/12/1984 that on 19/11/1984 sadba Rambhau Bhosale Died leaving behind him as his legal heirs widow Tukasabai sadba Bhosale five sons mahadev, Sopan, Vitthal, Nivrutti, Trimbak, and one married daughter Kalavati, mahadev Tupe.
- It appears from mutation entry No. 6596 Dt. 10/2/1986 that by an order of Tahasildar Haveli on Dt. 24/09/1985 bearing no. THO/Vatap/65/85 partition took place between Namdeo Bhimaji Bhosale, Damodar Bhimaji Bhosale, Genaba Bhimaji Bhosale, Dyanoba Bhimaji Bhosale, Mahadev Sadba Bhosale, Sopana Sadba Bhosale, Vitthal Sadba Bhosale, Nivrutti Sadba Bhosale, Trimbak Sadba Bhosale, Tulsibai Sadba Bhosale, and Maloji Baburao Bhosale, vilas Baburao Bhosale. According to said partition the Lands divided into following manner:

S. No	Lands	Name of owner
1	S. No 592/1/1, S. No 592/2/1	Genba Bhimaji Bhosale
2	S. No 592/1/2, S. No 592/2/2	Namdeo Bhimaji Bhosale
3	S. No 592/1/3, S. No 592/2/3	Damodar Bhimaji Bhosale
4	S. No 592/1/4, S. No 592/2/4	Dnyanoba Bhimaji Bhosale
5	S. No 592/1/5, S. No 592/2/5	Mahadev Sadba Bhosale
6	S. No 592/1/6, S. No 592/2/6	Sopan Sadba Bhosale
7	S. No 592/1/7, S. No 592/2/7	Vitthal Sadba Bhosale
8	S. No 592/1/8, S. No 592/2/8 and S. No 593/8	Nivrutti Sadba Bhosale
9	S. No 592/1/9, S. No 592/2/9 and S. No 593/9	Trimbak Sadba Bhosale

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10	S. No 592/1/10, S. No 592/2/10 and S. No 593/10	Maloji Baburao Bhosale
11	S. No 592/1/11, S. No 592/2/11	Vilas Baburao Bhosale
12	Rights of Mahadev, Sopan, Vitthal, Nivrutti, Trimbak, Sadba Bhosale in s. No 593 for easement 593/12. The names of Kalavati Mahadev Tupe, tulasabai Sadba Bhosale, released their rights hence their names were deleted.	

7. It appears from **Mutation entry No 1 Dt. 24/12/1991** that, by an order of Maharashtra Land Revenue Code 1966 new village Autade Handewadi came into existence which was prior known as Urali Devachi and according to that, the old S. No 592 was given new S. No 10 and Old S. No 593 was given new S. No 11.

A. S. No 10/1/1 and S. No. 10/2/1

1. Mr. Genba Bhimaji Bhosale expired leaving behind his legal heirs his widow Hausabai Genubhau Bhosale, five sons namely Shivaji Genubhau Bhosale, Tanaji Genubhau Bhosale, Promod Genubhau Bhosale, Sharad Genubhau Bhosale, Ramesh, Suresh Genubhau Bhosale and the names of legal heirs are recorded vide mutation entry No 182 on the 7/12 extract of the said property.
2. It appears from release Deed Dt. 26/3/1999 that Shantabai Shankar Shelar and Sindhubai Baliram Ghule released their shares in the ancestral Lands in favour of their brothers Damodar Bhimaji Bhosale and Shivaji Genubhau Bhosale. The said Release Deed is registered at Sub Registrar office No 3 at serial No 1565/1999.
3. Mr. Tanaji Genubhau Bhosale sold an area admeasuring 00 H 05 out of the land bearing S. No 10/1/1 to Mr. Gyanbarao Waykule, Mr. Pradip Appa Pimple and Mr. Jaywant Maruti Shrigonkar. The said sale Deed is registered on Dt. 25/02/1993 at Sub- Registrar Office No 3 at Serial No 947/1993 it is recorded on 7/12 extract by mutation entry no 643. It is mentioned on mutation entry that the said mutation entry is cancelled as there was charge of Bhu vikas Bank in the possessory column of the said land.
4. On perusal of copy of partition Deed Dt. 29/09/1994 bearing No 319/1994 registered at Sub registrar office no 3 it appears that, partition took place between Genubhau Bhosale, Hausabai Bhosale, Shivaji Genubhau Bhosale, Pramod Genubhau Bhosale, Tanaji Genubhau Bhosale, Sharad Genubhau Bhosale, Ramesh Genubhau Bhosale, Suresh Genubhau Bhosale. According to said partition the Lands was divided into following manner:

Sr. No	Name of Owner	S. No 10/1/1	S. No 10/2/1
	Total Areas of 7/12 Extract	00 H 24 R	00 H 22 R
1	Hausabai		00 H 7 R
2	Shivaji	00 H 6.5 R	
3	Tanaji	00 H 6.5 R	

4	Pramod	00 H 6.5 R	
5	Sharad	00 H 4.5 R	00 H 2 R
6	Ramesh		00 H 6.5 R
7	Suresh		00 H 6.5 R

5. On perusal of copy of Sale Deed Dt.10/06/2014 bearing No 3814/2014 registered at Sub registrar office no 12 it appears that, Pramod Genba Bhosale, Kusum Pramod Bhosale, Kalidas Pramod Bhosale, Gital Kalidas Bhosale, Maithili Kalidas Bhosale, Sairaj Kalidas Bhosale, Devidas Pramod Bhosale, Priya Devidas Bhosale, Krutika Devidas Bhosale, sold an area admeasuring 00 H 02 R Out of S. No 10/1/1 to Mr. Navnath Laxman Chondhe.
6. On perusal of copy of Development Agreement Dt. 10/06/2014 bearing No 3815/2014 and Power of Attorney No 3816/2014 registered at Sub registrar office no 12 it appears that, Pramod Genba Bhosale, Kusum Pramod Bhosale, Kalidas Pramod Bhosale, Gital Kalidas Bhosale, Maithili Kalidas Bhosale, Sairaj Kalidas Bhosale, Devidas Pramod Bhosale, Priya Devidas Bhosale, Krutika Devidas Bhosale, assigned development rights of an area admeasuring 00 H 20 R Out of S. No 10/1/1 to Mr. Navnath Laxman Chondhe.
7. On perusal of copy of Cancellation Deed Dt. 20/1/2016 bearing No 601/2016 registered at Sub registrar office no 2 it appears that, Pramod Genba Bhosale, Kusum Pramod Bhosale, Kalidas Pramod Bhosale, Gital Kalidas Bhosale, Maithili Kalidas Bhosale, Sairaj Kalidas Bhosale, Devidas Pramod Bhosale, Priya Devidas Bhosale, Krutika Devidas Bhosale, had cancelled the development rights assigned to Mr. Navnath Laxman Chondhe vide Development Agreement Dt. 10/06/2014 bearing No 3815/2014 and Power of Attorney No 3816/2014 registered at Sub registrar office no 12.
8. On perusal of copy of Power of Attorney Dt. 23/05/2016 bearing No 4118/2016 registered at Sub registrar office no 2 it appears that, Pramod Genba Bhosale, Kusum Pramod Bhosale, Kalidas Pramod Bhosale, Gital Kalidas Bhosale, Maithili Kalidas Bhosale, Sairaj Kalidas Bhosale, Devidas Pramod Bhosale, Priya Devidas Bhosale, Krutika Devidas Bhosale, in favour of Mr. Rajesh Prakash Banthiya.
9. On perusal of copy of partition Deed Dt. 16/04/2016 bearing No 5773/2016 registered at Sub registrar office no 22, it appears that, after expiry of Lt. Hausabai Bhosale her share was partitioned between Genubhau Bhosale, Hausabai Bhosale, Shivaji Genubhau Bhosale, Pramod Genubhau Bhosale, Tanaji Genubhau Bhosale, Sharad Genubhau Bhosale, Ramesh Genubhau Bhosale, Ramesh Genubhau Bhosale, Suresh Genubhau Bhosale. According to said partition Hausabai Genba Bhosale divided and distributed her share of the Land in S. No 10/2/1 area admeasuring 00 H 07 R between her all other members of family in following manner:

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Sr. No	Name of Owner	S. No 10/2/1
	Share of Hausabi G Bhosale	00 H 7 R
1	Shivaji	00 H 1 R
2	Tanaji	00 H 1 R
3	Pramod	00 H 1 R
4	Legal Heirs of Sharad G Bhosale- Sujata Sharad Bhosale, Swati Anil Magar, Priti Ajay Daswadkar, Sonal Ketan Kamthe	00 H 1 R
5	Ramesh	00 H 1 R
6	Suresh	00 H 1 R

B. S. No 10/1/6 and S. No 10/2/6

1. Kalawati Mahadev Tupe executed a registered Release Deed on Dt. 5/10/2000 duly registered at serial No 6742/2000 and released her share in favour of Sopan Sadba Bhosale.
2. It appears from Mutation entry No. 8522 that, on Dt. 17/11/1990 that, sopan sadba Bhosale took loan from Maharashtra Rajya Bhuvikas Bank Ltd. the said charge is recorded in the other rights column of the 7/12 of the said land. The said loan is paid by the Sopan Bhosale on Dt. 27/4/2011 hence the said charge is deleted from the other rights column of the 7/12 vide mutation entry No. 3538.
3. On perusal of decree of Hon. CJSD, Court Pune, it is clearly mentioned in the decree dt. 17/04/2006 drawn in Reg. Civil Suit 406/2004, that the said suit has compromised and withdrawn by the parties therein and submitted their compromised consent terms for partition of their suit. As per their consent terms Sopan Sadba Bhosale gave amount of Rs. 3,00,000/- each to Vijay Bhosale, Subhadra Vijay Bhosale, Amol Vijay Bhosale, Mr. Vishal Vijay Bhosale, and accordingly they had released their rights and share in suit land by accepting said consideration.
4. On perusal of the photocopy of partition Deed Dt. 31/3/2009 duly registered at Sub-registrar office No. 6 at serial No 1905/2009, it appears that, the partition was effected by and between Sopan Sadba Bhosale, Sharada Sopan Bhosale, Ashok Sopan Bhosale, Vijay Sopan Bhosale, Arvind Sopan Bhosale, Milind Sopan Bhosale, and consenting party Mr. Trimbak Sadba Bhosale and Mr. Vitthal Sadba Bhosale through their Power of Attorney Holder Mr. sunil Vitthal Bhosale. In the said partition deed the land division is done as follows:

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Sr. No	Owner	Share
1	Sopan Sadba Bhosale	00 H 26 R
2	Ashok	00 H 11 R
3	Arvind	00 H 11 R
4	Milind	00 H 11 R
		00 H 59 R

5. On perusal of the photocopy of Partition Deed Dt. 2/9/2009 duly registered at Sub-registrar office No. 6 at serial No 5963/2009 and correction Deed Dt. 17/12/2011 Sub- registrar office No. 6 at serial No 12459/2011, it appears that the partition was effected by and between Sopan Sadba Bhosale, Sharada Sopan Bhosale, Ashok Sopan Bhosale, Arvind Sopan Bhosale, Milind Sopan Bhosale. In the said partition deed the land division is done as follows:

Sr. No	Owner	Share
1	Sopan	00 H 14.75 R
2	Ashok	00 H 14.75 R
3	Arvind	00 H 14.75 R
4	Milind	00 H 14.75 R
		00 H 59 R

6. Mutation entry No. 3772 that Sopan Sadba Bhosale expired on Dt. 29/11/2011 leaving behind him as his legal heirs his widow Smt. Sharada Sopan Bhosale, four Sons namely; Ashok Sopan Bhosale, Vijay Sopan Bhosale, Arvind Sopan Bhosale, Milind Sopan Bhosale, and one married daughter Rekha Ashok Galande.

7. On perusal of photocopy of Partition Deed Dt. 7/7/2014 duly registered at Sub-registrar office No. 6 at serial No 6790/2014 it that the partition was effected by and between legal heirs of Sopan Sadba Bhosale namely Smt. Sharada Sopan Bhosale, four Sons namely; Ashok Sopan Bhosale, Vijay Sopan Bhosale, Arvind Sopan Bhosale, Milind Sopan Bhosale, and one married daughter Rekha Ashok Galande.

Sr. No	Owner	Share
1	Sharada and Vijay	Area of Road (00H 2.5R)
2	Ashok	00 H 21.62 R
3	Arvind	00 H 19.8 R
4	Milind	00 H 8 R
5	Rekha	00 H 7 R
		00 H 58.92

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8. On perusal of photocopy of Confirmation Deed No 6793/2014 Dated 7/7/2014 duly registered at Sub- registrar office No. 6, it appears that Mrs. Sharada Sopan Bhosale, Mr. Ashok Sopan Bhosale, Mr. Vjay Sopan Bhosale, Mr. Arvind Sopan Bhosale, Mr. Milind Sopan Bhosale Mrs. Rekha Ashok Galande executed Confirmation Deed for following Deeds-

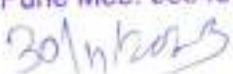
Sr. No	Particulars of Documents	Document No and Date	Haveli No
1	Partition Deed	5963/2009 Dt. 2/09/2009	6
2	Correction Deed	12459/2011 Dt. 17/12/2011	6
3	Partition Deed	6790/2014 Dt. 7/7/2014	6
4	Release Deed	6792/2014 Dt. 7/7/2014	6
5	Correction Deed	6791/2014 Dt. 7/7/2014	6

9. On perusal of photocopy of Special Power of Attorney No 3995/2016 Dated 18/5/2016 duly registered at Sub- registrar office No. 2, it appears that Mr. Arvind Sopan Bhosale, Mrs. Chaya Arvind Bhosale, Mrs. Archana Ramesh Aragade, Akshaya alias Tushar Arvind Bhosale, Aditya Arvind Bhosale, Mr. Milind Sopan Bhosale, Mrs. Anita Milaind Bhosale, Ankita Milind Bhosale, Apurva Milind Bhosale minor father Milind Sopan Bhosale. Mr. Vijay Sopan Bhosale, Sharad Sopan Bhosale, Ashok Sopan Bhosale, Mrs. Ranjana Ashok Bhosale, Mrs. Pallavi Nilesh Kale, Mrs. Shubhangi Sharad Rajivade, Mr. Ganesh Ashok Bhosale, Mrs. Rupali Ashok Bhosale executed Special Power of Attorney in favour of Mr. Rakesh Prakash Banthiya for all properties situated at village Autade Handewadi The said Special Power of Attorney is only for work of Development and not for sale and consideration.

10. On perusal of photocopy of Development Agreement No 3068/2017 & Power of Attorney No 3069/2017 Dated 4/05/2017 duly registered at Sub- registrar office No. 20 it appears that,

- for S. No 10/2/6 Mr. Ashok Sopan Bhosale and others gave for development area of his share admeasuring 00 H 13.625 R Mr. Arvind Sopan Bhosale and others gave for development area of his share admeasuring 00 H 4.375 R (**total Area for Development is 00 H 18 R**)
- for S. No 10/1/6 Mr. Arvind Sopan Bhosale and others gave for development area of his share admeasuring 00 H 4.5 R Mr. Milind Sopan Bhosale and others gave for development area of his share admeasuring 00 H 2.5 R (**total Area for Development is 00 H 07 R**)

More particularly described is schedule given bellow-


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Sr. No	Survey No and Hissa No.	Total Area in Hector and Ares	Area Purchased or Area For development in Hector and Ares
1	10/1/6	00 H 19 R	00 H 07 R
2	10/2/6	00 H 18 R	00 H 18 R
		00 H 37 R	00 H 25 R

To Majestique Raisingsun LLP a partnership registered under Limited Liability Partnership Act 2008 through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari.

11. S. No 10/1/8/2

1. It appears from **Mutation entry No. 8382** on Dt. 17/11/1990 Nivrutti Sadba Bhosale mortgage the land in favour of Maharashtra Bhu Vikas Bank which is repaid by him on Dt. 17/03/2009 and it is recorded by **mutation entry No 2468**
2. It appears from **Mutation entry No. 92** that On Dt. 25/5/1992 Mr. Shashikant Nivrutti Tupe purchased the area admeasuring 00 H 03 R from S. No 10/1/8/2 from Nivrutti Sadba Bhosale the said sale deed is duly registered at sub registrar office no. 3 at serial No 2645/1992.

12. S. No 10/1/9, 10/2/9, 10/1/10, and 10/2/10

1. It appears from **Mutation entry No. 8381** on Dt. 17/11/1990 Trimbak Sadba Bhosale mortgage the land in favour of Maharashtra Bhu Vikas Bank which is repaid by him on Dt. 5/2/2009 and it is recorded by **mutation entry No 2434**
2. It appears from **Mutation entry No. 62** on Dt. 5/4/1992 Trimbak Sadba Bhosale mortgage the land in favour of Sadhana Sahakari Bank Ltd. which is repaid by him on Dt. 30/10/1998 and it is recorded by **mutation entry No 814**
3. On perusal of photocopy of Exchange Deed No. 611/2008 Dated 18/1/2008 duly registered at Sub-registrar office No. 6, it appears that before the exchange Deed Trimbak Sadba Bhosale and Maloji Baburao Bhosale are the owners of land as follows-

Sr. No	S. No and Hissa No	Owners Name	Area Admeasuring
1	10/1/9	Trimbak Sadba Bhosale	00 H 12.5 R
2	10/1/10	Maloji B. Bhosale	00 H 3.5 R
3	10/2/10	Maloji B. Bhosale	00 H 9 R

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ADVOCATE - NOTARY

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Trimbak Sadba Bhosale and Maloji Baburao Bhosale executed and registered the Exchange Deed and lands exchanged between them are as follows –

Sr. No	S. No and Hissa No	Owners Name	Area Admeasuring
1	10/1/9	Maloji B. Bhosale	00 H12.5 R
2	10/1/10	Trimbak Sadba Bhosale	00 H 3.5 R
3	10/2/10	Trimbak Sadba Bhosale	00 H 9 R

The effect of said exchange Deed given on 7/12 extract of the said Land vide mutation Entry No 2586.

4. The photocopy of Exchange Deed No. 6526/2008 Dated 30/7/2008 duly registered at Sub- registrar office No. 6 produced for my perusal which shows that, before the exchange Deed Maloji Baburao Bhosale and Kanta and Poonam Vilas Bhosale and sayali Kamalesh Herekar are the owners of land as follows-

Sr. No	S. No and Hissa No	Owners Name	Area Admeasuring
1	10/1/9	Maloji B. Bhosale	00 H12.5 R
2	10/1/10	Kanta and Poonam Vilas Bhosale and sayali Kamalesh Herekar	4250 Sq. mtrs
3	11/11	Kanta and Poonam Vilas Bhosale and sayali Kamalesh Herekar	4670 Sq. mtrs

Maloji Baburao Bhosale and Kanta and Poonam Vilas Bhosale and sayali Kamalesh Herekar executed and registered the Exchange Deed and lands exchanged between them are as follows –

Sr. No	S. No and Hissa No	Owners Name	Area Admeasuring
1	10/1/9	Kanta and Poonam Vilas Bhosale and sayali Kamalesh Herekar	00 H12.5 R
2	10/1/10	Maloji B. Bhosale	4250 Sq. mtrs
3	11/11	Maloji B. Bhosale	4670 Sq. mtrs

The effect of said exchange Deed given on 7/12 extract of the said Land vide mutation Entry No.2599.

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5. The photocopy of Partition Deed No. 1445/2016 Dated 5/2/2016 duly registered at Sub- registrar office No. 3 produced for my perusal which shows that, partition took place between Pravin Trimbak Bhosale, Prashant Trimbak Bhosale, Pradeep Trimbak Bhosale, Trimbak Sadba Bhosale as follows-

Sr. No	S. No and Hissa No	Area Admeasuring	Owners Name
1	10/2/9	00 H 04 R	Pravin Trimbak Bhosale
2	10/1/10	00 H 1.83 R	
3	10/2/10	00 H 03 R	
4	11/9	00 H 19.3 R	
5	10/1/9	00 H 1.833 R	
1	10/2/9	00 H 6 R	Prashant Trimbak Bhosale
2	10/1/10	00 H 1.83 R	
3	10/2/10	00 H 03 R	
4	11/9	00 H 19.3 R	
5	10/1/9	00 H 1.833 R	
1	10/2/9	00 H 6 R	Pradip Trimbak Bhosale
2	10/1/10	00 H 1.83 R	
3	10/2/10	00 H 03 R	
4	11/9	00 H 19.3 R	
5	10/1/9	00 H 1.833 R	

It is clearly mentioned in partition Deed that Trimbak Sadba Bhosale not taken any share in the properties.

13. S. No 10/2/2/1

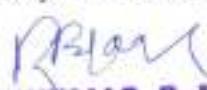
1. It appears from release Deed Dt. 26/3/1999 that Shantahai Shankar Shelar and Sindhbai Baliram Ghule released their shares in the ancestral properties in favour of their brothers Damodar Bhimaji Bhosale and Shivaji Genubhai Bhosale. The said Release Deed is registered at Sub Registrar office No 3 at serial No 1565/1999.
2. It appears from Mutation Entry No 882 Dt. 22/10/1999 that Namdeo Bhimaji Bhosale expired on Dt. 3/02/1999 leaving behind him his legal heirs widow Parubai (Parvatibai) Mr. Narsing Namdeo Bhosale and legal heirs of deceased brother Jaysing Namdeo Bhosale Smt. Vijya Jaysing Bhosale, Vishal Jaysing Bhosale, Asmita Jaysing Bhosale, Ashwini Jaysing Bhosale, and one married daughter Aruna Sahebrao Harpale. The names of all legal heirs recorded on the 7/12 extract of the said property.

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3. It appears from Mutation Entry No 883 Dt. 22/10/1999 that, Mr. Jaysing Namdeo Bhosale expired on Dt. 20/5/1999 leaving behind him his legal heirs widow Smt. Vijya Jaysing Bhosale, one Vishal Jaysing Bhosale, and two unmarried daughters Asmita Jaysing Bhosale, Ashwini Jaysing Bhosale, The names of all legal heirs recorded on the 7/12 extract of the said property.
4. Ashwini Jaysing Bhosale released her share in the ancestral properties in favour of Mr. Vishal Jaysing Bhosale. The said release deed is duly registered at Sub registrar office No3 at serial No. 5260/2002 and with effect of the said release deed the name of Ashwini Jaysing Bhosale is deleted from the 7/12 extract of the said Land vide mutation entry No 1416 Dt. 27/1/2003.
5. Asmita Jaysing Bhosale released her share in the ancestral properties in favour of Mr. Vishal Jaysing Bhosale & Smt. Vijaya Jaysing Bhosale The said release deed is duly registered at Sub registrar office No 6 at serial No. 11630/2010 and with effect of the said release deed the name of Asmita Jaysing Bhosale is deleted from the 7/12 extract of the said Landvide mutation entry No 3161 Dt.5/05/2011.
6. It appears from mutation entry No. 3243 Dt. 18/08/2011 that M/s Nayan Developers through its partners Mr. Ashok Shivaji Tupe and Subhash Jaywant Kad purchased the Landadmeasuring 0 H 05 R out od S. No 10/1/2/1 from Mr. Rohida Shankar shelar and Mrs. Sarla Rohidas Shelar by a registered Sale Deed Dt. 8/04/2011 duly registered at serial No 3594/2011 at sub- registrar office No 6.

14. S. No. 10/2/3

1. It appears from Mutation entry No. 2285 that Damodar Bhimaji Bhosale expired on Dt. 26/08/2007 leaving behind his legal heirs Ravindra Damodar Bhosale, Pravin Damodar Bhosale, and married daughters Pushpalata Ramachandra Sonmate and Usha Pandit ghule.
2. It appears from Mutation entry No. 2287 Dt. 25/07/2008 that, Pushpalata Ramachandra Sonmate and Usha Pandit ghule executed a registered Release Deed in favour of their brothers Ravindra Damodar Bhosale, Pravin Damodar Bhosale and released their share in the ancestral property. The said registered Release Deed is registered at Sub- Registrar office No 3 at serial No. 3938/2008
3. It appears from Mutation entry No. 4091 that, partition took place between Ravindra Damodar Bhosale, Pravin Damodar Bhosale and the Partition Deed executed and registered in the office of Sub- registrar No. 6 at serial No 10294/2008. According to said partition Deed the property is divided as follows:-


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Sr. No	S. No and Hissa No	Total Area	Pravin Damodar Bhosale
1	10/2/3	0 H 23 R	0 H 23 R
	TOTAL	0 H 23 R	0 H 23 R

The said partition Deed is followed by a correction Deed on Dt. 5/9/2013 which is duly registered in the office of Sub- Registrar No. 6 S. No. 10003/2013

15. S. No 10/1/5 and 10/2/5

1. It appears from Mutation entry No. 8387 on Dt. 17/11/1990 mahadev Sadba Bhosale mortgage the land in favour of Maharashtra Bhu Vikas Bank which is repaid by him on Dt. 17/03/2009 and it is recorded by mutation entry No 2178
2. A Photo copy Index II of Partition Deed Dt. 29/1/1994 at Serial 2077/1994 in the office of sub Registrar Haveli No. 3 Pune produced for my perusal which shows that, partition has took place between Mr. Mahadev Sadba Bhosale, Sambhaji Mahadev Bhosale, Sameer Sambhaji Bhosale, Smita Sambhaji Bhosale, Prakash Mahadev Bhosale, Kirti Prakash Bhosale, Priti Prakash Bhosale as follows-

Sr. No	Name of Owner	S. No 10/1/5	S. No 10/2/5
1	Mahadev	00 H 5.66 R	00 H 5.66 R
2	Lilawati	Release Deed	Release Deed
3	Sambhaji	00 H 5.66 R	00 H 5.66 R
4	Samir	-	-
5	Smita	-	-
6	Prakash	00 H 5.66 R	00 H 5.66 R
7	Kirti	-	-
8	Priti	-	-
9	Maya Sathe	Release Deed	Release Deed
10	Mangesh	Release Deed	Release Deed
11	Mahesh	Release Deed	Release Deed
12	Manisha	Release Deed	Release Deed
	Total	00 H 17 R	00 17 R

3. On perusal of Photo copy Index II of Release Deed Dt. 15/09/2010 at Serial 8122/2010 in the office of sub Registrar Haveli No. 6 Pune, it appears that Lilawati Mahadev Bhosale, released her share in favour of Mr. Sambhaji Mahadev Bhosale, Prakash Mahadev Bhosale.

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4. On perusal of Photo copy of Index II of Release Deed Dt. 30/11/2013 at Serial 8341/2013 in the office of sub Registrar Haveli No. 23 Pune produced for my perusal which shows that, Maya Sathe alias Maya Mahadev Bhosale, Legal heirs of late Mandakini Hule (a) Mangesh Suresh Hule, (b) Mahesh Suresh Hule (c) MAnisha Suresh Hule released their share in favour of Mr. Sambhaji Mahadev Bhosale, Prakash Mahadev Bhosale. Hence after death of Mahadev Bhosale and released Deed the shares are as follows-

Sr. No	Name of Owner	S. No 10/1/5	S. No 10/2/5
1	Mahadev (Died)	-	-
2	Lilawati	Release Deed	Release Deed
3	Sambhaji	00 H 8.5 R	00 H 8.5 R
4	Samir	-	-
5	Smita	-	-
6	Prakash	00 H 8.5 R	00 H 8.5 R
7	Kirti	-	-
8	Priti	-	-
9	Maya Sathe	Release Deed	Release Deed
10	Mangesh	Release Deed	Release Deed
11	Mahesh	Release Deed	Release Deed
12	Manisha	Release Deed	Release Deed
	Total	00 H 17 R	00 H 17 R

5. It is observed that Mr. Mangesh Suresh Hule had filed the Regular Civil Suit bearing No. 530/2016, against 1.Mr. Sambhaji Mahadev Bhosale and others. Further, on dated 07/09/2017, the Hon.Court had rejected the Exhibit 5 of the said suit. And no other order have been passed against the said land. Till the suit is pending before the Hon. Court.

16. S. No 10/1/4 and S. No 10/2/4

1. It appears from **Mutation entry No. 8383** on Dt. 17/11/1990 Nivrutti Sadba Bhosale mortgage the land in favour of Maharashtra Bhu Vikas Bank which is repaid by him on Dt. 17/03/2009 and it is recorded by **mutation entry No 3636**.
2. On perusal of copy of release Deed bearing No. 5481/2015 Dt. 22/06/2015 in the office of sub Registrar Haveli No. 3 Pune, it appears that jayashree Shivaji Nivekar released her rights in favour of Mr. Balasaheb Dnyanoba Bhosale and Hanumant Dnyanoba Bhosale. And consented by Dnyanoba Bhimaji Bhosale and Anjanabai Bhimaji Bhosale.

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Sr. No	Survey No	Area
1	10/1/4	00 H 22 R
2	10/2/4	00 H 23 R

3. On perusal of copy of Partition Deed bearing No. 5486/2015 Dt. 22/06/2015 in the office of sub Registrar Haveli No. 3 Pune, it appears that partition took place between Dnyanoba Bhimaji Bhosale, Anjanabai Dnyanoba Bhosale, Balasaheb Dnyanoba Bhosale, and Hanumant Dnyanoba Bhosale as follows-

Sr. No	Name of Owner	10/1/4	10/2/4
1	Dnyanoba Bhimaji Bhosale	-	-
2	Anjanabai Dnyanoba Bhosale	-	-
3	Balasaheb Dnyanoba Bhosale	-	00 H 23 R
4	Hanumant Dnyanoba Bhosale	00 H 22 R	-
	Total	00 H 22 R	00 H 23 R

17. S. No 10/2/2/2 and S. No 10/1/2/2

- It appears from Mutation Entry No 882 DL 22/10/1999 that Namdeo Bhimaji Bhosale expired on Dt. 3/02/1999 leaving behind him his legal heirs widow Parubai (Parvatibai) Mr. Narsing Namdeo Bhosale and legal heirs of deceased brother Jaysing Namdeo Bhosale Smt. Vijya Jaysing Bhosale, Vishal Jaysing Bhosale, Asmita Jaysing Bhosale, Ashwini Jaysing Bhosale, and one married daughter Aruna Sahebrao Harpale. The names of all legal heirs recorded on the 7/12 extract of the said property.
- Bhumika Prakash Badade released her share in the ancestral properties in favour of Mr. Bhushan Narsing Bhosale and Narsing Namdeo Bhosale. The said release deed is duly registered at Sub registrar office No 3 at serial No. 5354/2003

18. S. No 10/1/3

- It appears from Mutation entry No. 2287 Dt. 25/07/2008 that, Pushpalata Ramachandra Sonmate and Usha Pandit ghule executed a registered Release Deed in favour of their brothers Ravindra Damodar Bhosale, Pravin Damodar Bhosale and released their share in the ancestral land. The said registered Release Deed is registered at Sub- Registrar office No 3 at serial No. 3938/2008
- It appears from Mutation entry No. 4091 that, partition took place between Ravindra Damodar Bhosale, Pravin Damodar Bhosale and the Partition Deed executed and registered in the office of Sub- registrar No. 6 at serial No 10294/2008. According to said partition Deed the land is divided as follows:-

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Sr. No	S. No and Hissa No	Total Area	Ravindra Damodar Bhosale	Pravin Damodar Bhosale
1	10/1/3	0 H 22 R	0 H 18.8 R	0 H 3.2 R

The said partition Deed is followed by a correction Deed on Dt. 5/9/2013 which is duly registered in the office of Sub- Registrar No: 6 S. No. 10003/2013.

19. S. No 10/1/7/1, S. No 10/2/7/1, S. No 10/2/7/2 and 10/2/8/

1. It appears from Mutation entry No 8388 that on Dt. 17/11/1990 Vitthal Sadba Bhosale borrowed loan from Maharashtra Rajya Bhuvikas Bank Ltd. the said loan was repaid by Vitthal Sadba Bhosale on Dt. 2/03/2009 and the said charge is deleted from other rights column of 7/12 extract vide mutation entry No 2456.
2. On perusal of copy of Sale Deed No 2646/1992 Dt. 25/05/1992 Duly registered at Sub registrar office No 3, it appears that, Vitthal Sadba Bhosale sold an area admeasuring 00 H 03 R out of S. No 10/1/7/2 to Mrs. Shobha Ratnakar Harishchandre.
3. On perusal of copy of Release Deed No 3688/2004 Dt. 21/06/2004 Duly registered at Sub registrar office No 3, it appears that, Mrs. Alka Vitthal Bhosale alias Alka Suhas Mate released her share in favour of her father Vitthal Sadba Bhosale and in favour of her Brothers Sunil Vitthal Bhosale, Anil Vitthal Bhosale, and Rajesh Vitthal Bhosale.
4. On perusal of copy of Partition Deed No 1340/2016 Dt. 3/2/2016 Duly registered at Sub registrar office No 3, it appears that, the partition was took place between Sunil Vitthal Bhosale, Anil Vitthal Bhosale, Rajesh Vitthal Bhosale and Vitthal Sadba Bhosale as follows –

S. No	Name of Owner	S. No 10/1/7/1	S. No 10/2/7/1
1	Sunil Vitthal Bhosale,	00 H 5 R	00 H 5 R
2	Anil Vitthal Bhosale	00 H 5 R	00 H 5 R
3	Rajesh Vitthal Bhosale	00 H 5 R	00 H 5 R
		00 H 15 R	00 H 15 R

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PART – B
Old S.NO 11 PART OF VILLAGE HANDEWADI DIST. PUNE

1. List of documents given For my perusal

- a. 7/12 extract for Old S.No 11 part of Village Handewadi Dist. Pune from 1991 to 2023.
- b. Mutation Entries

Sr. No	Old Survey No and Hissa No.	Mutation entries
1	11/1	3004, 4263, 6421, 6596, 1, 8385, 3159, 3954, 182
2	11/9	3004, 4263, 6421, 6596, 1, 8381, 2434, 4390, 62, 814
3	11/2/1	3004, 4263, 6421, 6596, 1, 8680, 8344, 882, 2776, 3161, 1416
4	11/2/2	3004, 4263, 6421, 6596, 1, 4288, 3162
5	11/5	3004, 4263, 6421, 6596, 1, 8387, 2178, 2699, 2902
6	11/6	3004, 4263, 6421, 6596, 1, 8522, 3538, 3772, 3773, 4242,
7	11/8	3004, 4263, 6421, 6596, 1, 8382, 2262, 2468,
8	11/4	3004, 4263, 6421, 6596, 1, 3636, 4391, 4393
9	11/3	3004, 4263, 6421, 6596, 1, 4088, 2285, 4091, 2287, 2285, 4207, 7092, 2426, 4204
10	11/7	3004, 4263, 6421, 6596, 1, 8388, 2456, 4392, 4393

c. Registered Documents for Perusal

1. S. No 11/1-
 - viii. A copy of Partition Deed , Dt. 29/09/1994 at Serial 319/1994 in the office of sub Registrar Haveli No. 3 Pune.
 - ix. A copy of Power of Attorney , Dt. 23/05/2016 at Serial 4118/2016 in the office of sub Registrar Haveli No. 2 Pune.
 - x. A photocopy of Partition Deed , Dt. 16/04/2016 at Serial 5773/2016 in the office of sub Registrar Haveli No. 22 Pune.
 - xi. A copy of Sale Deed, Dt. 30/05/1994 at Serial 4727/1994 in the office of sub Registrar Haveli No. 3 Pune.

2. S. No 11/9

- i. A Copy of Partition Deed No. 1445/2016 dated 5/2/2016 duly registered at Sub-registrar office No. 3.

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3. S. No 11/2/1-

- i. A Copy of Release Deed is duly registered at serial No. 5260/2002 by Ashiwiini Jaysing Bhosale.
- ii. A Copy of Release Deed is duly registered at Sub registrar office No 3 at serial No. 5354/2003 by Bhumika prakash Badade.
- iii. A Copy of Release Deed is duly registered at serial No. 11630/2010 by Asmita jaysing Bhosale.

4. S. No 11/2/2

- i. A Copy of Gift Deed is duly registered at Sub- registrar office No. 3 at serial No. 2572/2011 Dt. 17/03/2011.

5. S. No 11/3-

- i. A copy of Release Deed is registered at Sub- Registrar office No 3 at serial No. 3938/2008.
- ii. A copy of Partition Deed executed and registered in the office of Sub- registrar No. 6 at serial No 10294/2008.

6. S. No 11/4-

- i. A copy of release Deed bearing No. 5481/2015 Dt. 22/06/2015 in the office of sub Registrar Haveli No. 3 Pune.
- ii. A copy of Partition Deed bearing No. 5486/2015 Dt. 22/06/2015 in the office of sub Registrar Haveli No. 3 Pune.

7. S. No 11/5-

- i. A copy of Partition Deed Dt. 29/1/1994 at Serial 2077/1994 in the office of sub Registrar Haveli No. 3 Pune.
- ii. A copy of Release deed Dt. 15/09/2010 at Serial 8122/2010 in the office of sub Registrar Haveli No. 6 Pune.
- iii. A copy of Release Deed Dt. 30/11/2013 at Serial 8341/2011 in the office of sub Registrar Haveli No. 23 Pune.


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8. S. No 11/6

- i. A copy of Release Deed on Dt. 5/10/2000 duly registered at serial No 6742/2000.
- ii. A Copy of partition Deed Dt. 31/3/2009 duly registered at Sub- registrar office No. 6 at serial No 1905/2009.
- iii. A Copy of partition Deed Dt. 2/9/2009 duly registered at Sub- registrar office No. 6 at serial No 5963/2009 ,
- iv. A Copy of correction Deed Dt. 17/12/2011 Sub- registrar office No. 6 at serial No 12459/2011.
- v. A Copy of partition Deed Dt. 7/7/2014 duly registered at Sub- registrar office No. 6 at serial No 6790/2014.
- vi. A copy of Confirmation Deed No 6793/2014 Dated 7/7/2014 duly registered at Sub- registrar office No. 6 .
- vii. A copy of Special Power of Attorney No 3995/2016 Dated 18/5/2016 duly registered at Sub- registrar office No. 2.
- viii. A copy of Sale Deed, Dt. 6/4/2017 at Serial 3067/2017 in the office of sub Registrar Haveli No. 20 Pune.

9. S. No 11/7-

- i. A Copy of Sale Deed No 2646/1992 Dt. 25/05/1992 is duly registered at Sub registrar office No 3
- ii. A Copy of Release Deed No 3688/2004 Dt, 21/06/2004 is duly registered at Sub registrar office No 3
- iii. A Copy of Partition Deed No 1340/2016 Dt. 3/02/2016 is duly registered at Sub registrar office No 3,

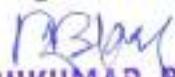
10. S. No 11/8-

- i. A copy of Partition Deed Dt. 9/3/2007 at Serial 2323/2007 in the office of sub Registrar Haveli No. 6 Pune.
- ii. A copy of correction Deed Dt. 20/09/2007 at Serial 7502/2007 in the office of sub Registrar Haveli No. 6 Pune.
- iii. A copy of Partition Deed Dt. 3/08/2010 at Serial 6722/2010 in the office of sub Registrar Haveli No. 6 Pune.

2. History of Mutation and Documents-

A. S. No. 593-

1. Initially the said Lands were bearing old S. No. 593 were owned by Mr. Shahu Rajaram Satav and Mr. Tuljaram Rajaram Satav.
2. It appears from mutation entry No. 2994 Dt. 16/08/1952, that the partition deed made and executed on Dt. 5/5/1952. According to that partition deed S. No 593 were given to the share of Tuljaram Rajaram Satav and the name of shri. Tuljaram Rajaram satav is recorded on the 7/12 extract of the said properties.
3. Bhimaji Rambhau Bhosale for himself and guardian for Maloji Baburao Bhosale purchased the said Landsbearing S. No 593 from Tuljaram Rajaram Satav by a sale deed Dt. 26/11/1952 and the names of Bhimaji Rambhau Bhosale for himself and guardian for Maloji Baburao Bhosale recorded on 7/12 extract of the said landvide Mutation entry no. 3004.
4. It appears from Mutation Entry No 4236 Dt. 15/2/1961 that Bhimaji Rambhau Bhosale expired leaving behind him as legal heirs namely widow Sakhubai Bhimaji Bhosale, four sons Namdeo Bhimaji Bhosale, Damodar Bhimaji Bhosale, Genaba Bhimaji Bhosale, Dyanoba Bhimaji Bhosale and three married daughters Reubai Mahadba Tupe, Shantabai Shankar Shelar, Shindhubai Baliram Ghule and the name of Genba Bhimaji Bhosale is recorded as HUF on 7/12 extract of the said property.
5. It appears from mutation entry No. 6421 Dt. 10/12/1984 that on 19/11/1984 sadba Rambhau Bhosale Died leaving behind him as his legal heirs widow Tukasabai sadba Bhosale five sons mahadev, Sopan, Vitthal, Nivrutti, Trimbak, and one married daughter Kalavati, mahadev Tupe.
6. It appears from mutation entry No. 6596 Dt. 10/2/1986 that by an order of Tahasildar Haveli on Dt. 24/09/1985 bearing no. THO/Vatap/65/85 partition took place between Namdeo Bhimaji Bhosale, Damodar Bhimaji Bhosale, Genaba Bhimaji Bhosale, Dyanoba Bhimaji Bhosale, Mahadev Sadba Bhosale, Sopana Sadba Bhosale, Vitthal Sadba Bhosale, Nivrutti Sadba Bhosale, Trimbak Sadba Bhosale, Tulsibai Sadba Bhosale, and Maloji Baburao Bhosale, vilas Baburao Bhosale. According to said partition the Lands divided into following manner:


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S. No	Lands	Name of owner
1	S. No 593/1	Genba Bhimaji Bhosale
2	S. No 593/2	Namdeo Bhimaji Bhosale
3	S. No 593/3	Damodar Bhimaji Bhosale
4	S. No 593/4	Dnyanoba Bhimaji Bhosale
5	S. No 593/5	Mahadev Sadba Bhosale
6	S. No 593/6	Sopan Sadba Bhosale
7	S. No 593/7	Vitthal Sadba Bhosale
8	S. No 593/8	Nivrutti Sadba Bhosale
9	S. No 593/9	Trimbak Sadba Bhosale
10	S. No 593/10	Maloji Baburao Bhosale
11	S. No 593/11	Vilas Baburao Bhosale
12	Rights of Mahadev, Sopan, Vitthal, Nivrutti, Trimbak, Sadba Bhosale in s. No 593 for easement 593/12. The names of Kalavati Mahadev Tupe, tulasabai Sadba Bhosale, released their rights hence their names were deleted.	

7. It appears from **Mutation entry No 1** Dt. 24/12/1991 that, by an order of Maharashtra land Revenue Code 1966 new village Autade Handewadi came into existence which was prior known as Urali Devachi and according to that, the Old S. No 593 was given new S. No 11.

B. S. No 11/1-

1. Mr. Genba Bhimaji Bhosale expired leaving as his legal heirs his widow Hausabai Genubhau Bhosale, six sons namely Shivaji Genubhau Bhosale, Tanaji Genubhau Bhosale, Promod Genubhau Bhosale, Sharad Genubhau Bhosale, Ramesh, Suresh Genubhau Bhosale and the names of legal heirs are recorded vide mutation entry No 182 on the 7/12 extract of the said property.
2. It appears from release Deed Dt. 26/3/1999 that Shantabai Shankar Shelar and Sindhulabai Baliram Ghule released their shares in the ancestral Lands in favour of their brothers Damodar Bhimaji Bhosale and Shivaji Genubhau Bhosale. The said Release Deed is registered at Sub Registrar office No 3 at serial No 1565/1999.
3. On perusal of copy of partition Deed Dt. 29/09/1994 bearing No 319/1994 registered at Sub registrar office no 3, it appears that, partition took place between Genubhau Bhosale, Hausabai Bhosale, Shivaji Genubhau Bhosale, Pramod Genubhau Bhosale, Tanaji Genubhau Bhosale, Sharad Genubhau Bhosale, Ramesh

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Genubhau Bhosale, Ramesh genubhau Bhosale, Suresh Genubhau Bhosale.
According to said partition the Lands divided into following manner:

Sr. No	Name of Owner	S. No. 11/1
	Total Areas of 7/12 Extract	00 H 73 R
1	Hausabai	
2	Shivaji	00 H 12R
3	Tanaji	00 H 12.5R
4	Pramod	00 H 12R
5	Sharad	00 H 12R
6	Ramesh	00 H 12R
7	Suresh	00 H 12R

- On perusal of copy of Power of Attorney Dt. 23/05/2016 bearing No 4118/2016 registered at Sub registrar office no 2, it appears that, Pramod Genba Bhosale, Kusum Pramod Bhosale, Kalidas Pramod Bhosale, Gital Kalidas Bhosale, Maithili Kalidas Bhosale, Sairaj Kalidas Bhosale, Devidas Pramod Bhosale, Priya Devidas Bhosale, Krutika Devidas Bhosale, in favour of Mr. Rajesh Prakash Bantya.
- It appears from Mutation Entry No. 3954 that, Shivaji Baburao Magar Purchased the said land to the extent of 0 H 10 R out of the landbearing S. No. 11/1 from Tanaji Genubhau Bhosale by a sale deed Dt. 30/05/1994. The said sale Deed is duly registered at Sub Registrar Office No. 3 at serial No 4727/1994.

C. S. No 11/9

- On perusal of photocopy of Partition Deed No. 1445/2016 Dated 5/2/2016 duly registered at Sub- registrar office No. 3, it appears that, partition took place between Pravin Trimbak Bhosale, Prashant Trimbak Bhosale, Pradeep Trimbak Bhosale, Trimbak Sadba Bhosale as follows-

Sr. No	S. No and Hissa No	Area Admeasuring	Owners Name
1	11/9	00 H 19.3 R	Pravin Trimbak Bhosale
2	11/9	00 H 19.3 R	Prashant Trimbak Bhosale
3	11/9	00 H 19.3 R	Pradip Trimbak Bhosale

It is clearly mentioned in partition Deed that Trimbak Sadba Bhosale not taken any share in the properties.

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D. S. No 11/2/1

1. It appears from Mutation Entry No 882 Dt. 22/10/1999 that Namdeo Bhimaji Bhosale expired on Dt. 3/02/1999 leaving behind him his legal heirs widow Parubai (Parvatibai) Mr. Narsing Namdeo Bhosale and legal heirs of deceased brother Jaysing Namdeo Bhosale Smt. Vijya Jaysing Bhosale, Vishal Jaysing Bhosale, Asmita Jaysing Bhosale, Ashwini Jaysing Bhosale, and one married daughter Aruna Sahebrao Harpale. The names of all legal heirs recorded on the 7/12 extract of the said land.
2. It appears from Mutation Entry No 883 Dt. 22/10/1999 that, Mr. Jaysing Namdeo Bhosale expired on Dt. 20/5/1999 leaving behind him his legal heirs widow Smt. Vijya Jaysing Bhosale, one Vishal Jaysing Bhosale, and two unmarried daughters Asmita Jaysing Bhosale, Ashwini Jaysing Bhosale, The names of all legal heirs recorded on the 7/12 extract of the said land.
3. It appears that Aruna Sahebrao Kale released her share in the ancestral properties in favour of Mr. Narsing Namdeo Bhosale and others. The said release deed is duly registered on Dt. 4/11/1999 at Sub registrar office No3 at serial No 45813/1999.
4. It appears that Ashwini Jaysing Bhosale released her share in the ancestral properties in favour of Mr. Vishal Jaysing Bhosale. The said release deed is duly registered at serial No. 5260/2002 and with effect of the said release deed the name of Ashwini Jaysing Bhosale is deleted from the 7/12 extract of the said land vide mutation entry No 1416 Dt. 27/1/2003.
5. It appears that Bhumika Prakash Badade released her share in the ancestral properties in favour of Mr. Bhushan Narsing Bhosale. The said release deed is duly registered at Sub registrar office No 3 at serial No. 5354/2003
6. It appears that Asmita Jaysing Bhosale released her share in the ancestral properties in favour of Mr. Vishal Jaysing Bhosale & Smt. Vijaya Jaysing Bhosale The said release deed is duly registered at serial No. 11630/2010 and with effect of the said release deed the name of Asmita Jaysing Bhosale is deleted from the 7/12 extract of the said land vide mutation entry No 3161 Dt.5/05/2011.

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E. S. No. 11/2/2 -

1. It appears from mutation entry No 8680 Dt. 22/11/1990 that, partition took place between Namdeo Bhimaji Bhosale, Parvatibai Bhimaji Bhosale, Jaysing Namdeo Bhosale, and Narsing Namdeo Bhosale by a partition Deed partition the properties divided into following manner:

Sr. No	S. No and Hissa No	Area admeasuring	Name of owner
1	593/2/1	00 H 37 R	Namdeo Bhimaji Bhosale
2	593/2/2	00 H 37 R	Parvatibai Namdeo Bhosale
3	592/1/2/1	00 H12 R	Jaysing Namdeo Bhosale
4	592/2/2/1	00 H 11.5 R	Jaysing Namdeo Bhosale
5	592/1/2/2	00 H12 R	Narsing Namdeo Bhosale
6	592/2/2/2	00 H 11.5 R	Narsing Namdeo Bhosale

2. It appears from mutation entry No 3162 Dt. 5/5/2011 that, Parvatibai Namdeo Bhosale executed a gift deed in favour of Vishal Jaysing Bhosale and Bhushan Narsing Bhosale. The said Gift Deed is duly registered at Sub- registrar office No. 3 at serial No. 2572/2011 Dt. 17/03/2011. According the said Gift Deed Parvatibai Namdeo Bhosale gifted the share mentioned bellow:

Sr. No	S. No and Hissa No.	Area admeasuring	Name of Owner
1	11/2/2	00 H 18.5 R	Vishal Jaysing Bhosale
2	11/2/2	00 H 18.5 R	Bhushan Narsing Bhosale

F. S. No. 11/3-

i. It appears from Mutation entry No. 2285 that Damodar Bhimaji Bhosale expired on Dt. 26/08/2007 leaving behind his legal heirs Ravindra Damodar Bhosale, Pravin Damodar Bhosale, and married daughters Pushpalata Ramachandra Sonmate and Usha Pandit Ghule.

ii. It appears from Mutation entry No. 2287 Dt. 25/07/2008 that, Pushpalata Ramachandra Sonmate and Usha Pandit ghule executed a registered Release Deed in favour of their brothers Ravindra Damodar Bhosale, Pravin Damodar Bhosale and released their share in the ancestral land. The said registered Release Deed is registered at Sub- Registrar office No 3 at serial No. 3938/2008.

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iii. It appears from Mutation entry No. 4091 that, partition took place between Ravindra Damodar Bhosale, Pravin Damodar Bhosale and the Partition Deed executed and registered in the office of Sub- registrar No. 6 at serial No 10294/2008. According to said partition Deed the land is divided as follows:-

Sr. No	S. No and Hissa No	Total Area	Ravindra Damodar Bhosale	Pravin Damodar Bhosale
1	10/1/3	0 H 22 R	0 H 18.8 R	0 H 3.2 R
2	11/3	0 H 74 R	0 H 43.70 R	0 H 30.30
	TOTAL	0 H 96 R	0 H 62.5 R	0 H 33.5 R

The said partition Deed is followed by a correction Deed on Dt. 5/9/2013 which is duly registered in the office of Sub- Registrar No. 6 S. No. 10003/2013.

G. S. No 11/4-

1. It appears from Mutation entry No. 8383 on Dt. 17/11/1990 Nivrutti Sadba Bhosale mortgaged the land in favour of Maharashtra Bhu Vikas Bank which is repaid by him on Dt. 17/03/2009 and it is recorded by mutation entry No 3636.
2. On perusal of copy of release Deed bearing No. 5481/2015 Dt. 22/06/2015 in the office of sub Registrar Haveli No. 3 Pune, it appears that, jayashree Shivaji Nivekar released her rights in favour of Mr. Balasaheb Dnyanoba Bhosale and Hanumant Dnyanoba Bhosale. And consented by Dnyanoba Bhimaji Bhosale and Anjanabai Bhimaji Bhosale.

Sr. No	Survey No	Area
1	10/1/4	00 H 22 R
2	10/2/4	00 H 23 R
3	11/4	00 H 73 R

3. On perusal of copy of Partition Deed bearing No. 5486/2015 Dt. 22/06/2015 in the office of sub Registrar Haveli No. 3 Pune, it appears that partition took place between Dnyanoba Bhimaji Bhosale, Anjanabai Dnyanoba Bhosale, Balasaheb Dnyanoba Bhosale, and Hanumant Dnyanoba Bhosale as follows:-

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Sr. No	Name of Owner	S. No 11/4
1	Dnyanoba Bhimaji Bhosale	00 H 13 R
2	Anjanabai Dnyanoba Bhosale	00 H 10 R
3	Balasaheb Dnyanoba Bhosale	00 H 24 R
4	Hanumant Dnyanoba Bhosale	00 H 26 R
	Total	00 H 73 R

H. S. No 11/5-

1. It appears from **Mutation entry No. 8387** on Dt. 17/11/1990 mahadev Sadba Bhosale mortgage the land in favour of Maharashtra Bhu Vikas Bank which is repaid by him on Dt. 17/03/2009 and it is recorded by **mutation entry No 2178**

2. On perusal of Photo copy Index II of Partition Deed Dt. 29/1/1994 at Serial 2077/1994 in the office of sub Registrar Haveli No. 3 Pune, it appears that, partition has took place between Mr. Mahadev Sadba Bhosale, Sambhaji Mahadev Bhosale, Sameer Sambhaji Bhosale, Smita Sambhaji Bhosale, Prakash Mahadev Bhosale, Kirti Prakash Bhosale, Priti Prakash Bhosale as follows-

Sr. No	Name of Owner	S. No 11/5
1	Mahadev	00 H 07 R
2	Lilawati	
3	Sambhaji	00 H 07 R
4	Samir	00 H 9.5 R
5	Smita	00 H 9.5 R
6	Prakash	00 H 07 R
7	Kirti	00 H 9.5 R
8	Priti	00 H 9.5 R
9	Maya Sathe	
10	Mangesh	
11	Mahesh	
12	Manisha	
	Total	00 H 59 R

3. On perusal of Photo copy Index II of Release Deed Dt. 15/09/2010 at Serial 8122/2010 in the office of sub Registrar Haveli No. 6 Pune, it appears that, Lilawati Mahadev Bhosale, released her share in favour of Mr. Sambhaji Mahadev Bhosale, Prakash Mahadev Bhosale.

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4. On perusal of Photo copy Index II of Release Deed Dt. 30/11/2013 at Serial 8341/2013 in the office of sub Registrar Haveli No. 23 Pune, it appears that, Maya Sathe alias Maya Mahadev Bhosale, Legal heirs of late Mandakini Hule (a) Mangesh Suresh Hule, (b) Mahesh Suresh Hule (c) Manisha Suresh Hule released their share in favour of Mr. Sambhaji Mahadev Bhosale, Prakash Mahadev Bhosale. Hence, after death of Mahadev Bhosale and released Deed the shares are as follows-

Sr. No	Name of Owner	S. No 11/5
1	Mahadev	
2	Lilawati	
3	Sambhaji	00 H 10.5 R
4	Samir	00 H 9.5 R
5	Smita	00 H 9.5 R
6	Prakash	00 H 10.5 R
7	Kirti	00 H 9.5 R
8	Priti	00 H 9.5 R
9	Maya Sathe	
10	Mangesh	
11	Mahesh	
12	Manisha	
		Total 00 H 59 R

5. It is observed that Mr. Mangesh Suresh Hule had filed the Regular Civil Suit bearing No. 530/2016, against 1.Mr. Sambhaji Mahadev Bhosale and others. Further, on dated 07/09/2017, the Hon.Court had rejected the Exhibit 5 of the said suit. And no other order have been passed against the said land. Till the suit is pending before the Hon. Court.

I. S. No 11/6-

1. Kalawati Mahadev Tupe executed a registered Release Deed on Dt. 5/10/2000 duly registered at serial No 6742/2000 and released her share in favour of Sopan Sadba Bhosale.
2. It appears from Mutation entry No. 8522 that, on Dt. 17/11/1990 that, sopan sadba bhosale took loan from Maharashtra Rajya Bhuvikas Bank Ltd. the said charge is recorded in the other rights column of the 7/12 of the said land. The said loan is paid by the Sopan Bhosale on Dt. 27/4/2011 hence the said charge is deleted from the other rights column of the 7/12 vide mutation entry No. 3538.

3. It is clearly mentioned in the decree Dt. 17/04/2006 drawn in Reg. Civil Suit 406/2004, that the said suit has compromised and withdrawn by the parties therein and submitted their compromised consent terms for partition of their suit. As per their consent terms Sopan Sadba Bhosale gave amount of Rs. 3,00,000/- each to Vijay Bhosale, Subhadra Vijay Bhosale, Amol Vijay Bhosale, Mr. Vishal Vijay Bhosale, and accordingly they had released their rights and share in suit land by accepting said consideration.

4. On perusal of photocopy of partition Deed Dt. 31/3/2009 duly registered at Sub-registrar office No. 6 at serial No 1905/2009, it appears that, the partition was effected by and between sopan sadba bhosale, Sharada Sopan Bhosale, Ashok Sopan Bhosale, Vijay Sopan Bhosale, Arvind Sopan Bhosale, Milind Sopan Bhosale, and consenting party Mr. Trimbak Sadba Bhosale and Mr. Vitthal Sadba Bhosale through their Power of Attorney Holder Mr. sunil Vitthal Bhosale. In the said partition deed the land division is done as follows:

Sr. No	Owner	Share
1	Sopan Sadba Bhosale	00 H26 R
2	Ashok	00 H 11 R
3	Arvind	00 H 11 R
4	Milind	00 H 11 R
		00 H 59 R

5. On perusal of photocopy of partition Deed Dt. 2/9/2009 duly registered at Sub-registrar office No. 6 at serial No 5963/2009 and correction Deed Dt. 17/12/2011 Sub-registrar office No. 6 at serial No 12459/2011, it appears that, the partition was effected by and between sopan sadba bhosale, Sharada Sopan Bhosale, Ashok Sopan Bhosale, Arvind Sopan Bhosale, Milind Sopan Bhosale, In the said partition deed the land division is done as follows:

Sr. No	Owner	Share
1	Sopan	00 H 14.75 R
2	Ashok	00 H 14.75 R
3	Arvind	00 H 14.75 R
4	Milind	00 H 14.75 R
		00 H 59 R

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30/11/2011

6. It appears from Mutation entry No. 3772 that Sopan Sadba Bhosale expired on Dt. 29/11/2011 leaving behind him as his legal heirs his widow Smt. Sharada Sopan Bhosale, four Sons namely; Ashok Sopan Bhosale, Vijay Sopan Bhosale, Arvind Sopan Bhosale, Milind Sopan Bhosale, and one married daughter Rekha Ashok Galande.
7. On perusal of photocopy of partition Deed Dt. 7/7/2014 duly registered at Sub-registrar office No. 6 at serial No 6790/2014, it appears that, the partition was effected by and between legal heirs of Sopan Sadba Bhosale namely Smt. Sharada Sopan Bhosale, four Sons namely; Ashok Sopan Bhosale, Vijay Sopan Bhosale, Arvind Sopan Bhosale, Milind Sopan Bhosale, and one married daughter Rekha Ashok Galande.

Sr. No	Owner	Share
1	Sharada and Vijay	Area of Road (00 H 2.5 R)
2	Ashok	00 H 21.62 R
3	Arvind	00 H 19.8 R
4	Milind	00 H 8 R
5	Rekha	00 H 7 R
		00 H 58.92

8. On perusal of photocopy of Confirmation Deed No 6793/2014 Dated 7/7/2014 duly registered at Sub-registrar office No. 6, it appears that, Mrs. Sharada Sopan Bhosale, Mr. Ashok Sopan Bhosale, Mr. Vjay Sopan Bhosale, Mr. Arvind Sopan Bhosale, Mr. Milind Sopan Bhosale Mrs. Rekha Ashok Galande executed Confirmation Deed for following Deeds-

Sr. No	Particulars of Documents	Document No and Date	Haveli No
1	Partition Deed	5963/2009 Dt. 2/09/2009	6
2	Correction Deed	12459/2011 Dt. 17/12/2011	6
3	Partition Deed	6790/2014 Dt. 7/7/2014	6
4	Correction Deed	6791/2014 Dt. 7/7/2014	6
5	Release Deed	6792/2014 Dt. 7/7/2014	6

9. On perusal of photocopy of Special Power of Attorney No 3995/2016 Dated 18/5/2016 duly registered at Sub-registrar office No. 2, it appears that, Mr. Arvind Sopan Bhosale, Mrs. Chaya Arvind Bhosale, Mrs. Archana Ramesh Aragade, Akshaya alias Tushar Arvind Bhosale, Aditya Arvind Bhosale, Mr. Milind Soapan Bhosale, Mrs. Anita Milaind Bhosale, Ankita Milind Bhosale, Apurva Milind

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Bhosale minor father Milind Sopan Bhosale, Mr. Vijay Sopan Bhosale, Sharad Sopan Bhosale, Ashok Sopan Bhosale, Mrs. Ranjana Ashok Bhosale, Mrs. Pallavi Nilesh Kale, Mrs. Shubhangi Sharad Rajivade, Mr. Ganesh Ashok Bhosale, Mrs. Rupali Ashok Bhosale executed Special Power of Attorney in favour of Mr. Rakesh Prakash Bantia for all landssituated at village Autade Handewadi The said Special Power of Attorney is only for work of Development and not for sale and consideration.

10. On perusal of photocopy of Sale Deed No. 3067/2017 Dated 4/05/2017 duly registered at Sub- registrar office No. 20, it appears that, Mr. Arvind Sopan Bhosale sold area of his share admeasuring 00 H 05 R and Mr. Milind Sopan Bhosale sold area of his share admeasuring 00 H 03 R to Majestique Raisingson LLP a partnership registered under Limited Liability Partnership Act 2008 through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari. On the basis of Sale Deed the Majestique Raisingson LLP a partnership registered under Limited Liability Partnership Act 2008 through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari owned and possessed the area admeasuring 00 H 08 R.

J. S. No 11/7-

1. It appears from Mutation entry No 8388 that pn Dt. 17/11/1990 Vitthal Sadba Bhosale borrowed loan from Mhaharashtra Rajya Bhuvikas Bank Ltd. the said loan was repaid by Vitthal Sadba Bhosale on Dt. 2/03/2009 and the said charge is deleted from other rights column of 7/12 extract vide mutation entry No 2456.
2. On perusal of copy of Release Deed No 3688/2004 Dt. 21/06/2004 Duly registered at Sub registrar office No 3, it appears that, Mrs. Alka Vitthal Bhosale alias Alka Suhas Mate released her share in favour of her father Vitthal Sadba Bhosale and in favour of her Brothers Sunil Vitthal Bhosale, Anil Vitthal Bhosale, and Rajesh Vitthal Bhosale.

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3. On perusal of copy of Partition Deed No 1340/2016 Dt. 3/2/2016 Duly registered at Sub registrar office No 3, it appears that, the partition was took place between Sunil Vitthal Bhosale, Anil Vitthal Bhosale, Rajesh Vitthal Bhosale and Vitthal Sadba Bhosale as follows –

S. No	Name of Owner	S. No 11/7
1	Sunil Vitthal Bhosale,	00 H 14.42 & 00 H 5.24 R
2	Anil Vitthal Bhosale	00 H 14.42 & 00 H 5.24 R
3	Rajesh Vitthal Bhosale	00 H 14.42 & 00 H 5.24 R
		00 H 59 R

K. S. No. 11/8-

1. It appears from **Mutation entry No. 8382** on Dt. 17/11/1990 Nivrutti Sadba Bhosale mortgage the land in favour of Maharashtra Bhu Vikas Bank which is repaid by him on Dt. 17/03/2009 and it is recorded by **mutation entry No 2468**.

2. On perusal of Photo copy Index II of Partition Deed Dt. 9/3/2007 at Serial 2323/2007 in the office of sub Registrar Haveli No. 6 Pune and Photo copy Index II of correction Deed Dt. 20/09/2007 at Serial 7502/2007 in the office of sub Registrar Haveli No. 6 Pune, it appears that, partition has took place between Nivrutti Sadba bhosale, Nitin Nivrutti Bhosale, Tanmay Nitin Bhosale, Priyanka nitin Bhosale, Sangita Nitin Bhosale.

S. No	Properties	Area	Name of owner
1	10/2/8/1	00 H09 R	Nivrutti Sadba Bhosale
2	11/8	00 H 59R	Nitin Nivrutti Bhosale, Tanmay Nitin Bhosale, Priyanka nitin Bhosale, Sangita Nitin Bhosale.

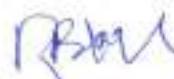
3. On perusal of copy of Photocopy of Partition Deed Dt. 3/08/2010 at Serial 6722/2010 in the office of sub Registrar Haveli No. 6 Pune, it appears that the family members had partitioned their land among themselves.

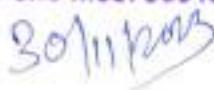
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**COMBINE REFERING NOTING FOR PART 'A' OLD S.NO. 10(PART) AND
PART 'B' OLD S.NO. 11(PART)-**

- i. A copy of Development Agreement, Dt. 10/04/2017 at Serial 3168/2017 in the office of sub Registrar Haveli No. 20 Pune.
- ii. A copy of Irrevocable Power of Attorney dated 10/04/2017 registered at Serial 3169/2017 in the office of sub Registrar Haveli No. 20 Pune.
- iii. A copy of Irrevocable power of Attorney dated 10/04/2017 registered at Serial 3170/2017 in the office of sub Registrar Haveli No. 20 Pune.
- iv. A copy of Correction Deed dated 27/09/2017 registered at Serial 9803/2017 in the office of sub Registrar Haveli No. 20 Pune.
- v. A copy of Development Agreement No. 3068/2017 & copy of Power of Attorney No. 3069/2017 dated 4/05/2017 duly registered at Sub- registrar office No. 20.
- vi. A Photocopy of Sale Deed bearing registration S.No. 3067/2017 of Sub Registrar Haveli No.20 Pune, dated 04/05/2017.

1. On perusal of Photocopy of Agreement between M/s. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari AND 1. Mr. Tanaji Genbhau Bhosale and others, bearing Regn S.No. 3168/2017 of Haveli No. 20 of Pune dated 10/04/2017 alongwith Correction Deed bearing regn S.No. 9803/2017 of Haveli No. 20 dated 27/09/2017, it appears that 1. Mr. Tanaji Genbhau Bhosale and others had granted the development rights in respect of the following Land area in favour of M/s. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari (Hereinafter referred as said Developer) .


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30/11/2013

S.No.	Old S.No. / H.No.	Name of Landowners as per 7/12 Extract	Total Area of 7/12 Extract	Area given under DA
1	10/1/1'	1. Shivaji G. Bhosale 2. Tanaji G. Bhosale 3. Pramod G. Bhosale 4. Sharad G. Bhosale 5. Ramesh G. Bhosale 6. Suresh G. Bhosale 7. Hausabai G. Bhosale	24	4.5
2	10/1/3'	Ravindra Damodar Bhosale 18.8R Pravin Damodar Bhosale 3.2R	22	6.66
3	10/1/4'	Hunumant Dnyanoba Bhosale	22	8.12
4	10/1/5'	Sambhaji Mahadev Bhosale Prakash Mahadev Bhosale	19	6.29
5	10/1/9'	1. Pravin Trimbak Bhosale 1.33 2. Prashant Trimbak Bhosale 1.83 3. Pradeep Trimbak Bhosale 1.84	18	5.5
6	10/1/10'	1. Pravin Trimbak Bhosale 1.834R 2. Prashant Trimbak Bhosale 1.833R 3. Pradeep Trimbak Bhosale 1.833R	37	3.5
7	10/1/2/2'	Narsingh Namdev Bhosale	12	7.69
8	10/2/1'	1. Shivaji G. Bhosale 2. Tanaji G. Bhosale 3. Pramod G. Bhosale 4. Sharad G. Bhosale 5. Ramesh G. Bhosale 6. Suresh G. Bhosale 7. Hausabai G. Bhosale	22	22
9	10/2/2/1'	1. Vijya Jaysingh Bhosale 2. Vishal Jaysingh Bhosale	11.5	11.5
10	10/2/2/2'	Narsingh Namdev Bhosale	11.5	11.5
11	10/2/3'	Pravin Damodar Bhosale	23	23
12	10/2/4'	Balasaheb Dnyanoba Bhosale	23	23
13	10/2/5'	1. Sambhaji Mahadev Bhosale 2. Prakash Mahadev Bhosale	17	17
14	10/2/9'	1. Pravin Trimbak Bhosale 6R 2. Prashant Trimbak Bhosale 6R 3. Pradeep Trimbak Bhosale 2R+4R pk	18	9
15	10/2/10'	1. Pravin Trimbak Bhosale 3R 2. Prashant Trimbak Bhosale 3R 3. Pradeep Trimbak Bhosale 3R	29	3

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16	10/1/7/1'	1. Sunil Vitthal Bhosale 2. Anil Vitthal Bhosale 3. Rajesh Vitthal Bhosale	15	3.15
17	10/2/7/1'	1. Sunil Vitthal Bhosale 5R 2. Anil Vitthal Bhosale 5R 3. Rajesh Vitthal Bhosale 1R+4R pk	15	15
18	11/1'	1. Shivaji Genba Bhosale 2. Pramod Genba Bhosale 3. Sharad Genba Bhosale 4. Ramesh Genba Bhosale 5. Suresh Genba Bhosale 6. Housabai Genba Bhosale Shivaji Baburao Magar 10R	73	61.38
19	11/2/1'	1. Parubai Narsingh Bhosale 2. Vijya Jaysingh Bhosale 3. Vishal Jaysingh Bhosale	37	24.795
20	11/2/2'	1. Vishal Jaysingh Bhosale 18.5R 2. Bhushan Narsingh Bhosale 3. 5R+15R PK	37	37
21	11/3'	Ravindra Damodar Bhosale 43.70R Pravin Damodar Bhosale 30.30R + 13.4R	74	60.28
22	11/4'	1. Hanumant D. Bhosale 26R 2. Balasaheb D Bhosale 18R PK 3. Anjana D Bhosale 10R PK	73	57.93
23	11/5'	1. Sambhaji Mahadev Bhosale 2. Samir Sambhaji Bhosale 0.5R +0.7 pk 3. Smita Sambhaji Bhosale 9.50R 4. Prakash Mahadev Bhosale 7R 5. Kirti Prakash Bhosale 9.5R 6. Priti Prakash Bhosale 9.5R	59	45.67
24	11/7'	1. Sunil Vitthal Bhosale 19.66R 2. Anil Vitthal Bhosale 16.35+3.32PK 3. Rajesh Vitthal Bhosale 19.68 pk	59	43.28
25	11/8'	1. Nitin Nivrutti Bhosale 2. Sangita Nivrutti Bhosale 3. Tanmay Nitin Bhosale 4. Priyanka Nitin Bhosale (No.2 is Gaurdian of No. 3, 4)	59	42.09
26	11/9'	1. Pravin Trimbak Bhosale 19.30R pk 2. Prashant T Bhosale 15.70+3.6pk 3. Pradip T Bhosale 19.40 pk	58	39.4
27	10/2/8/1'	Sangita Badade	13.5	13.5
28	10/2/8/2'	Suryanarayan Kalbhor	2.5	2.5

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29	10/2/7/2'	Kavita P Bhosale	3	3
30	10/1/8/2'	Shashikant Nivrutti Tupe	3	3
31	10/2/8/3'	Shishikant Tupe	2	2
	Total		892	616.235

2. On Perusal of Photocopy of Power of Attorney between M/s. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari AND 1. Mr. Tanaji Genbhau Bhosale and others, bearing Regn S.No. 3169/2017 and 3170/2017 of Haveli No. 20 of Pune dated 10/04/2017, it appears that in pursuance of the aforesaid Agreement, AND 1. Mr. Tanaji Genbhau Bhosale and others had executed Power Attorney, nominating M/s. Majestique Risingsun LLP, as their attorney to do various acts, deeds, matters, things etc. in relation to the development of the land.
3. On perusal of Photocopy of Agreement between M/s. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari AND 1. Mr. Ashok Sopan Bhosale and others, bearing Regn S.No. 3068/2017 of Haveli No. 20 of Pune dated 04/05/2017, it appears that 1. Mr. Ashok Sopan Bhosale and others had granted the development rights in respect of the following Land area in favour of M/s. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari.
4. On Perusal of Photocopy of Power of Attorney between M/s. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari AND 1. Mr. Ashok Sopan Bhosale and others, bearing Regn S.No. 3070/2017 and 3070/2017 of Haveli No. 20 of Pune dated 04/05/2017, it appears that in pursuance of the aforesaid Agreement, AND 1. Mr. Ashok Sopan Bhosale and others had executed Power Attorney, nominating M/s. Majestique Risingsun LLP, as their attorney to do various acts, deeds, matters, things etc. in relation to the development of the land.

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S.No.	Old S.No. / H.No.	Name of Landowners as per 7/12 Extract	Total Area of 7/12 Extract	Area given under DA
1	10/1/6'	Arvind Sopan Bhosale 5.5R Milind Sopan Bhosale 5.5R	19	7
2	10/2/6'	Arvind Sopan Bhosale 4.375R Ashok Sopan Bhosale 13.625R	18	18
3	11/6'	1. Milind Sopan Galande 8R pk 2.Vijay Sopan Bhosale 2.5R 3.Arvind Sopan Bhosale 11.88 + 8R pk 4.Ashok Sopan Bhosale 21.62R 5.Rekha Ashok Bhosale 7R pk	59	36.5
Total			96	61.5

5. On perusal of Photocopy of Sale Deed bearing registration S.No. 3067/2017 of Sub Registrar Haveli No.20 Pune, dated 04/05/2017, executed by 1.Mr. Arvind Sopan Bhosale and others in favour of M/s. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari, it appears that 1.Mr. Arvind Sopan Bhosale and others had sold the following land area admeasuring about 08R out of their share in favour of M/s. Majestique Risingsun LLP.

S.No.	Old S.No. / H.No.	Name of Landowners as per 7/12 Extract	Total Area of 7/12 Extract	Area sold as per Sale Deed
1	11/6'	1. Milind Sopan Galande 8R pk 2.Vijay Sopan Bhosale 2.5R 3.Arvind Sopan Bhosale 11.88 + 8R pk 4.Ashok Sopan Bhosale 21.62R 5.Rekha Ashok Bhosale 7R pk	59	08
		Total		08

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6. On perusal of Photocopy of Supplementary Deed between M/s. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari AND 1. Mr. Vishal Jaysingh Bhosale and others, bearing no. 4953/2017 of dated 26/05/2017 which is duly registered in the office of sub Registrar Haveli No. 20 Pune, it appears that with reference to Development Agreement bearing no. 3169/2017, the Developer have given additional consideration to 1. Mr. Vishal Jaysingh Bhosale and others.
7. On perusal of Photocopy of NA order bearing no. PRH/PMRDA/NA/SR/109/2017 dated 27/04/2018, it appears that landowners/developer have obtained N. A. Order in respect of the 'Said Land' from Collector of Pune vide Order no. PRH/PMRDA/NA/SR/109/2017 dated 27/04/2018.
8. On perusal of Photocopy of Vikas Parwangi (Commencement Certificate) bearing no. DP/BHA/Mo.Autade Handewadi/S.No.10 P and 11 P/Pra.Kra. 224/17-18, issued by PMRDA on dated 23/01/2018 and Vikas Parwangi (Commencement Certificate) bearing no. BHA/Mo.Autade Handewadi/S.No.10 P and 11 P/Pra.Kra. 1375/18-19, issued by PMRDA on dated 27/06/2019 and revised vide Certificate bearing no. 1480/19-20 of dated 22/12/2020 and further revised vide Certificate bearing no. 1284/23-24/6355 of dated 21.11.2023, it appears that said Promoter / Developer has got revised development permission on said property and accordingly prepared and submitted the layout/building plans for sanction with the concerned authority.
9. On perusal of Photocopy of Consent Deed between 1.Mrs. Alka Suhas Mate 2. Mr. Sunil Vitthalrao Bhosale 3. Mr. Anil Vitthalrao Bhosale 4. M/s. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari, bearing no. 11789/2018 of dated 18/08/2018 which is duly registered in the office of sub Registrar Haveli No. 20 Pune, it appears that Mrs. Alka Suhas Mate have consented for all the Deeds and Agreements executed for the said land.

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10. On perusal of Photocopy of Agreement between Mr. Purshottam Narayan Jagtap AND M/s. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd, through its director Mr. Manish Dwarkadas Maheshwari, bearing no. 22055/2018 of dated 03/11/2018 which is duly registered in the office of sub Registrar Haveli No. 10 Pune, it appears that Mr. Purshottam Narayan Jagtap has assigned the rights for the land admeasuring area about 00H 03R, in favour of M/s. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd, through its director Mr. Manish Dwarkadas Maheshwari. However, the said land has not been amalgamated in the sanctioned layout.

11. On perusal of Photocopy of Release Deed between 1. Mr. Ashok Sopan Bhosale & others AND 1. Mr. Siddhesh Sunil Bhosale and others, bearing no. 24017/2018 of dated 06/12/2018 which is duly registered in the office of sub Registrar Haveli No. 10 Pune, it appears that 1. Mr. Ashok Sopan Bhosale & others had released there rights from the land bearing S.No. 10/2/6 in favour of 1. Mr. Siddhesh Sunil Bhosale and others on the agreed terms and condition therein. The said release deed is being consented by the M/s. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd, through its director Mr. Manish Dwarkadas Maheshwari.

12. On perusal of Photocopy of Registration Certificate issued MahaRERA authority bearing no. P52100015287 dated 15/02/2018, it appears that as per section 5 of the Real Estate (Regulation and Development) Act 2016, the said Developers have got registered its project for commercial building as Majestique Rhythm County Commercial Building Phase I upon the said land as per RERA act.

13. On perusal of Photocopies of Registration Certificates issued MahaRERA authority, it appears that as per section 5 of the Real Estate (Regulation and Development) Act 2016, the said Developers have got registered its project for –
 1. Building No. A1, A2, A3, A4 known as "Majestique Rhythm County Phase I" having MahaRERA registration certificate bearing no. P52100019616.

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2. Building no. B1, B2, B3, B4 known as "Majestique Rhythm County Phase II" having MahaRERA registration certificate bearing no. P52100027794.
3. Building no. B5, B6, B7, B8, B9 known as "Majestique Rhythm County Phase III" having MahaRERA registration certificate bearing no. P52100032600.
14. On perusal of Part Completion Certificate dated 14/10/2019 for Commercial Building B and Part completion certificate dated 09/04/2021 for Commercial Building A, it appears that, the said Developer/Promoter duly completed construction of Units of 'Commercial Building A and B' and as mentioned in the said certificate and the said construction has been completed as per laws and regulations of the PMRDA and the construction made on the said land is regular and proper.
15. On perusal of Part Completion Certificates issued by PMRDA, it appears that the said Developer/Promoter duly completed construction of Units for -
 - 1) Commercial Building/s no. B and A, accordingly PMRDA, Pune has issued Completion Certificate on dated 14/10/2019, Completion Certificate on dated 09/04/2021, respectively.
 - 2) Residential Building/s No. A1 and A2 and PMRDA, Pune has issued Completion Certificate on dated 12/04/2022.
 - 3) Residential Building/s No. A3 and A4 and PMRDA, Pune has issued Completion Certificate on dated 22/11/2022.
 - 4) Residential Building/s No. B1, B2, B3, B4 and PMRDA, Pune has issued Completion Certificate on dated 12/05/2023.
16. Apart from the above perused documents I have taken online search on official web site of Department of Registration & stamp, Government of Maharashtra. And after taking online search it appears that Allotment Agreements have been registered by the said Developer i.e. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari in favour of Landowners as per the terms of Development Agreement have allotted the flat/s to the landowner/s.

17. On perusal of Photocopy of Transfer Deed between M/s. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari AND PMRDA, Pune, bearing no. 24636/2023 of dated 26/09/2023 which is duly registered in the office of sub Registrar Haveli No. 10 Pune, it appears that M/s. Majestique Risingsun LLP, through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari has handed over 1) the land having area adm about 9629 sq.mtrs is handed over to PMRDA Pune which is enmarked as Amenity Space and 2) the land having area adm about 2190 sq.mtrs which is enmarked as 24 mtrs Road handed over to PMRDA as per the sanctioned layout.

18. Order of Deputy Superintendent of Land Records

On perusal of the Order of Deputy Superintendent of Land Records, Haveli Pune vide order no. 111/2022 of dated 29/06/2021, it appears that the Talathi Office has given effect of the vide mutation entry number 5642; wherein old survey number 10 parts and 11 parts has been deleted from the old survey numbers from the total area and they have been newly numbered which is as follows -

1. New Survey No. 10/11/2/1/A having area adm about 54564 sq.mtrs as is mentioned NA Plot Area. Upon which the construction of the proposed project is being developed.
2. New Survey No. 10/11/2/1/B having area adm about 9629 sq.mtrs is handed over to PMRDA Pune and mentioned as Amenity Space.
3. New Survey No. 10/11/2/1/C having area adm about 2190 sq.mtrs is handed over to PMRDA Pune and mentioned as 24 mtrs Road.
4. New Survey No. 10/11/2/1/D having area adm about 2190 sq.mtrs is mentioned NA Plot Area. Upon which the construction of the proposed project is being developed.
5. New Survey No. 10/11/2/1/E having area adm about 31127 sq.mtrs is the area retained by the land owners and this area is neither the subject matter of this Search and Title Report nor it is project land.

R. B. Nage
RAMESHKUMAR. B. NAGE
Advocate, M.B.B.S., LL.B
ADVOCATE & MARY
Manjan - Havell.
Dist. Pune Mob. 9604974370

19. Pending Litigation –

- a. Regular Civil Suit bearing no. 530/2016 pending before Hon.CJSD, Pune at Pune, which is filed by one Mr. Mangesh Suresh Hule against 1.Mr. Sambhaji Mahadev Bhosale and others. Further, on dated 07/09/2017, the Hon.Court had rejected the Exhibit 5 of the said suit. Further, aggrieved by the said Order Mr. Mangesh Suresh Hule have filed appeal bearing no. Civil M.A bearing no. 406/2018 pending before Hon.Session Court, Pune at Pune. Further, no adverse Order have been passed against the said land and till date the suit is pending before the Hon. Court.

- b. That, one Satish Magade has filed case before National Green Tribunal Western Zone, Pune bearing no. OA. 14/2021. In the said case, the Present developer has filed their Say and after hearing all the parties, the NGT Special Bench has passed Order on dated 22/08/2022 and has imposed penalty/Fine of Rs 5 Crore to be deposited with State Pollution Control Board. Later on being aggrieved by the Order of dated 22.08.2022, Developer has filed Civil Appeal bearing no. 7187/2022 before the Hon'ble Supreme Court of India. Upon hearing the Developer's side; the Hon'ble Supreme Court of India has passed the below mentioned Order on dated 21.10.2022 :-

“Issue notice. Subject to deposit of Rs.1,00,00,000/- (Rupees One Crore Only) with the State Pollution Control Board within four weeks from today, operation of the impugned order of dated 22.08.2022 shall remain stayed”.

Hence, the Order passed in OA-14.2021 has been stayed by the Hon'ble Supreme Court of India. As the Developer has deposited an amount of Rs. 1,00,00,000/- (Rupees One Crore Only) with the State Pollution Control Board i.e Maharashtra Pollution Control Board. The said Appeal is pending before the Hon'ble Supreme Court of India.


RAMESHKUMAR. B. NAGE
B.A., (Hons.), LL.B
ADVOCA^{TE} NOTARY
Manjri Form, Tal. Haveli,
Dist. Pune Mob. 9604974370

IN VIEW OF THE DISCUSSION MADE IN PARAS ABOVE I CONCLUDE THAT:

1. **Encumbrances:** No entry showing any encumbrance such as sale, transfer, mortgage, charge or otherwise in respect of the said Land was found during the search, except mentioned herein above.
2. **Remarks:** In the office of Sub-registrar Haveli 1,2,10,11,20 of Pune, search is taken from the available for records for my inspection. However from the available records for my inspection, there was no adverse entry showing any transaction in respect of the said Land.

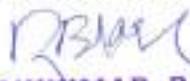
Apart from manual search I have also taken e-search on official web site of Department of Registration & stamp, Government of Maharashtra.

3. On the basis of all the above facts, records, documents perused by me which are provided by client and relying on them, I have no hesitation to opine that I am of the opinion that Majestique Raisingson LLP, a partnership registered under Limited Liability Partnership Act 2008, through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari owned and possessed the area admeasuring 00 H 08 R by virtue of Sale Deed and also acquired the development rights of an area admeasuring 06 H 16.235 R and 00H 61.5 R by virtue of Development Agreements as mentioned above. Hence Majestique Risingsun LLP through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari has got legal right to develop the said land and to execute deeds in favour of prospective purchasers as a developer as well as owner of their shares.

All the copies of the documents given for my inspection are returned herewith.

Place - Pune
Dated - 28/11/2023.

(ADVOCATE)


RAMESHKUMAR. B. NAGE
Advocate, LL.B
Advocate, MARY
Manjri Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370
30/11/2023

TITLE CERTIFICATE

This is to certify that, my client Majestique Risingsun LLP a partnership registered under Limited Liability Partnership Act 2008, through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari has instructed me to give the Search & title opinion in respect of the land more particularly described hereunder. Majestique Risingsun LLP has owned and possessed the area admeasuring 00 H 08 R by virtue of Sale Deed and also acquired the development rights of an area admeasuring 06 H 16.235 R and 00H 61.5 R by virtue of Development Agreements as mentioned above. Hence, Majestique Risingsun LLP through its designated partner Majestique Landmarks Pvt. Ltd. through its director Mr. Manish Dwarkadas Maheshwari has got legal right to develop the said land and having marketable title and is free from all encumbrances, lien, lease, charges in respect of said land, except mentioned hereinabove.

DESCRIPTION OF THE SAID LAND
SCHEDULE

All that piece and parcel of lands bearing Old S.No. 10 (P) and Old S.No. 11 (P) and now numbered as

1. New Survey No. 10/11/2/1/A having area adm about 54.564 sq.mtrs and New Survey No. 10/11/2/1/D having area adm about 2,190 sq.mtrs, altogether total area admeasuring about 56754 sq.mtrs upon which the construction of the proposed project 'Majestique Rhythm County' is being developed.
2. New Survey No. 10/11/2/1/B having area adm about 9,629 sq.mtrs is handed over to PMRDA Pune and enmarked as Amenity Space.
3. New Survey No. 10/11/2/1/C having area adm about 2,190 sq.mtrs is handed over to PMRDA Pune and enmarked as 24 mtrs Road.

Altogether total area admeasuring about 68.573 sq.mtrs situated at Village Autade Handewadi, Taluka Haveli, District Pune and which is bounded as –

ON OR TOWARDS EAST – By adjoining Uruli Dewachi boundary / shiv
ON OR TOWARDS WEST – By 24 Mtrs wide RP Road
ON OR TOWARDS NORTH – By Adj. S.No. 10P and 11P
ON OR TOWARDS SOUTH – By Adj. S.No. 12
hereinbefore called and referred as "said Land".

Place - Pune

Dated - 28/11/2023


ADVOCATE

RAMESHKUMAR. B. NAGE
Ex. Hons. I, LL.B
ADVOCATE & NOTARY
Manjri Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370