

ADV. ANIL T. TAMBE

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FORMAT 'A'

Circular No. 28/2021

FLOW OF THE TITLE OF THE SAID LAND.

I. HISTORY AND FLOW OF TITLE TO NEW S. NO. 281/1A/3/1 (OLD S. NO. 281, NEW HISSA NO. 1A/3 (OLD HISSA NO. 1+2/2B+2/1+2/3)) OF VILLAGE LOHGAON, TAL. HAVELI, DIST. PUNE :

- a) After perusal of revenue record of S. No. 281/1 it reveals that, the said S. No. 281/1 was originally owned and possessed by Mr. Hari Arjuna Sathe as his ownership property.
- b) After perusal of M. E. No. 4045 it reveals that, S. No. 281/1 & certain other S. No.'s were owned & cultivated by Mr. Hari Arjuna Sathe which were adjoining to each other and therefore the Pot Hissa's were consolidated as S. No. 281, Hissa No. 1+2/2B+2/1+2/3 by aforesaid mutation which came to be certified on or about 1957;
- c) After perusal of M. E. No. 4561 it reveals that, Government of Maharashtra has implemented Weights and Measurement Act 1958 and Indian Coinage Act 1955 and the area of land is converted into metric system from the Acre into Hector and the said effect has been given and separate Akarbandh and Hissa form No. 12 is prepared by Special District Inspector Land Record (Dashman) by aforesaid mutation which came to be certified on or about 1965;
- d) As seen from 7/12 extract it reveals that Mr. Hari Arjuna Sathe died leaving behind his legal heirs Sons 1) Mr. Ramchandra Hari Sathe, 2) Mr. Laxman Hari Sathe, 3) Mr. Yashwant Hari Sathe, 4) Mr. Jaywant Hari Sathe, 5) Mr. Keshav Hari Sathe, 6) Mr. Sadashiv Hari Sathe, 7) Mr. Raghunath Hari Sathe, Wife 8) Smt. Shahubai Hari Sathe & Married Daughters 9) Mrs. Baydabai Govind Khandave & 10) Mrs. Gaubai Dagdu Walke. Accordingly name of his legal heirs 1) Mr. Ramchandra Hari Sathe, 2) Mr. Laxman Hari Sathe, 3) Mr. Yashwant Hari Sathe, 4) Mr. Jaywant Hari Sathe, 5) Mr. Keshav Hari Sathe, 6) Mr. Sadashiv Hari Sathe, 7) Mr. Raghunath Hari Sathe, Wife 8) Smt. Shahubai Hari Sathe has been recorded in Kabjedar Column and name of Married Daughters



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Mrs. Baydabai Govind Khandave & Mrs. Gaubai Dagdu Walke has been recorded in other rights column by M. E. No. 7053; (However the said mutation entry is not available for our perusal)

- e) After perusal of M. E. No. 9246 it reveals that, Mr. Sadashiv Hari Sathe died intestate on 18/05/1979 leaving behind his legal heirs Son's 1) Mr. Mahadu Sadashiv Sathe, 2) Mr. Kundalik Sadashiv Sathe, 3) Mr. Santosh Sadashiv Sathe, Daughter 4) Miss. Baby Sadashiv Sathe & Wife Smt. Kausalya Sadashiv Sathe and accordingly name of his legal heirs had been recorded in Kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 1979;
- f) After perusal of M. E. No. 15818 it reveals that, Mrs. Baydabai Govind Khandave (Releaser) released her entire right, title, interest & succession in favour of Mr. Ramchandra Hari Sathe & Others (Releasee) by virtue of Release Deed which was duly executed and registered before Jt. Sub-Registrar Haveli at Sr. No. 3268/1995 & accordingly name of Releaser i.e. Mrs. Baydabai Govind Khandave has been deleted from 7/12 extract by aforesaid mutation which came to be certified on or about 1995;
- g) After perusal of M. E. No. 16785 it reveals that, Mr. Ramchandra Hari Sathe died intestate on 21/12/1995 leaving behind his legal heirs son 1) Mr. Maruti Ramchandra Sathe, Married Daughters 2) Mrs. Alkabai Tukaram Kalje, 3) Mrs. Kamal Madhukar Sonavane and 4) Miss. Kasabai Ramchandra Sathe and wife 5) Smt. Shantabai Ramchandra Sathe. However No. 2 and 3 i.e. Mrs. Kamal Madhukar Sonavane and Miss. Kasabai Ramchandra Sathe released their entire right, title, interest and succession in favour of Mr. Maruti Ramchandra Sathe and others by virtue of Release Deed dated 10/12/1996 and which deed was duly executed and registered before Jt. Sub Registrar Haveli at Sr. No. 6581/1996. Accordingly name of Mr. Maruti Ramchandra Sathe, Miss. Kasabai Ramchandra Sathe and Smt. Shantabai Ramchandra Sathe has



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been recorded in Kabjedar/ Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 1997;

- h) After perusal of M. E. No. 25469 it reveals that, as per application given by Mrs. Vatsalabai Balwant Khandve stating therein that her father Mr. Laxman Haribhau Sathe died on 29/07/1984 and mother Chandrabhaga Laxman Sathe died on 17/11/2005 leaving behind their legal heirs sons 1) Mr. Sudam Laxman Sathe, 2) Mr. Shivaji Laxman Sathe, 3) Mr. Balu Laxman Sathe and Married Daughters 4) Mrs. Kausalya Damu Khandve and 5) Mrs. Vatsalabai Balwant Khandve and accordingly name of legal heirs has been recorded in Kabjedar/ Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 2007;
- i) After perusal of M. E. No. 26084 it reveals that, Mr. Keshav Hari Sathe through Power of Attorney holder Mr. Korbhan Bhagatram Gupta (Land Owner) sold the portion of land an area admeasuring 00 H. 10 R. to Mrs. Kanta Korbhan Gupta (Purchaser) by virtue of Sale Deed dated 16/04/2008 which was duly executed and registered before Jt. Sub-Registrar Haveli No. 8 at Sr. No. 3470/2008 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 2008 ;
- j) After perusal of M. E. No. 30737 it reveals that, Mrs. Baby Baban Walke (Releaser) released her entire right, title, interest & succession in favour of Mr. Mahadu Sadashiv Sathe & Others (Releasee) by virtue of without Consideration Release Deed dated 08/07/1997 which was duly executed and registered before Jt. Sub-Registrar Haveli at Sr. No. 4115/1997 & accordingly name of Releaser i.e. Mrs. Baby Baban Walke has been deleted from 7/12 extract by aforesaid mutation which came to be certified on or about 2011;
- k) After perusal of M. E. No. 30869 it reveals that, Mr. Yashwant Haribhau Sathe died intestate on 10/05/1998 leaving behind his legal heirs Sons Mr. Tukaram Yashwant Sathe, Mr. Vishnu Yashwant Sathe, Mr.



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Dnyaneshwar Yashwant Sathe, Mr. Sakharam Yashwant Sathe died through legal heirs Sons Mr. Haribhau Sakharam Sathe, Mr. Sopan Sakharam Sathe, Married Daughter Mrs. Jaishree Dattatraya Darekar & Wife Smt. Sakhubai Sakharam Sathe and Married Daughters Mrs. Tulsabai Dnyanoba Nimbalkar and accordingly name of his legal heirs has been recorded in Kabjedar/Ownership Column of the 7/12 extract by aforesaid mutation which came to be certified on or about 2010;

- I) After perusal of M. E. No. 33529 it reveals that, Shantabai Ramchandra Sathe died intestate on 03/04/2005 & Kasabai Ramchandra Sathe died intestate on 04/10/2000 leaving behind their legal heirs Son Mr. Maruti Ramchandra Sathe and accordingly name of their legal heirs has been recorded in Kabjedar/Ownership Column of the 7/12 extract by aforesaid mutation which came to be certified on or about 2011;
- m) After perusal of M. E. No. 35373 it reveals that, Mr. Ramchandra Maruti Sathe and other co-owners has partitioned the said land S. No. 281, Hissa No. 1+2/2B+2/1+2/3 alongwith certain other S. No.'s between Mr. Dattatraya Maruti Sathe & Others 38 by virtue of Partition Deed dated 07/07/2011 which is duly executed and registered before Jt. Sub-Registrar Haveli at Sr. No. 6834/2011 and as per the said Partition S. No. 281, Hissa No. 1+2/2B+2/1+2/3, an area admeasuring 00 H. 92.38 R came to the share of Mr. Hanumant Raghunath Sathe by aforesaid mutation which came to be certified on or about 01/11/11;
- n) After perusal of M. E. No. 35559 it reveals that, as per application given by Mr. Jaywant Hari Sathe stating therein that his mother Shahubai Hari Sathe died intestate on 02/09/1996 leaving behind her legal heirs 1) Mr. Maruti Ramchandra Sathe, 2) Mr. Sudam Laxman Sathe, 3) Mr. Shivaji Laxman Sathe, 4) Mr. Balu Laxman Sathe, 5) Kausalyabai Damu Khandave, 6) Vatsalabai Balwant Khandave, 7) Mr. Tukaram Yashwant Sathe, 8) Mr. Sakhubai Sakharam Sathe, 9) Mr. Haribhau Sakharam Sathe, 10) Mr. Sopan Sakharam Sathe, 11) Jayshree Dattatraya Darekar, 12) Mr. Vishnu Yashwant Sathe, 13) Mr. Dnyaneshwar Yashwant Sathe, 14) Tulsabai Dnyaneshwar Nimbalkar, 15) Mr.



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Jaywant Hari Sathe, 16) Mr. Keshav Hari Sathe, 17) Kausalyabai Sadashiv Sathe, 18) Mr. Mahadu Sadashiv Sathe, 19) Mr. Kundalik Sadashiv Sathe, 20) Mr. Santosh Sadashiv Sathe, 21) Baby Baban Walke, 22) Mr. Hanumant Raghunath Sathe, 23) Mrs. Shobha Onkar Zinjurde, 24) Mrs. Shaila Raghunath Sathe, 25) Mrs. Vaishali Raghunath Sathe & 26) Mrs. Gaubai Dagdu Walke. However name of said legal heirs had been already recorded in Kabjedar/Ownership Column of the 7/12 extract therefore name of deceased Shahubai Hari Sathe was deleted from 7/12 extract by aforesaid mutation which came to be certified on or about 2011;

- o) After perusal of M. E. No. 37181 it reveals that, Mr. Sambhaji Keshav Sathe and other co-owners has partitioned the said land S. No. 281, Hissa No. 1+2/2B+2/1+2/3 between Mr. Sambhaji Keshav Sathe & Others 6 by virtue of Partition Deed dated 28/12/2011 and which deed is duly executed and registered before Jt. Sub-Registrar Haveli at Sr. No. 13446/2011 and as per the said Partition name of respective Co-Owners has been recorded in Kabjedar/Ownership Column of the 7/12 extract by aforesaid mutation which came to be certified on or about 13/03/2012;
- p) After perusal of M. E. No. 37686 it reveals that, Mr. Vikas Sambhaji Sathe & Others (Land Owners) sold the portion of land an area admeasuring 1214.49 Sq. Mtrs. out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Mrs. Kanta Korban Gupta (Purchaser) by virtue of Sale Deed dated 21/02/2012 for Rs. 40,00,000/- and which deed was duly executed and registered before Jt. Sub-Registrar Haveli at Sr. No. 1886/2012 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 2012;
- q) After perusal of M. E. No. 37687 it reveals that, Mr. Sambhaji Keshav Sathe (Purchaser) purchased the portion of land an area admeasuring 00 H. 10 R out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 by virtue of Sale Deed dated 21/02/2012 which was duly executed and registered



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before Jt. Sub-Registrar Haveli at Sr. No. 1885/2012 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 13/03/2012;

- r) After perusal of M. E. No. 38459 it reveals that, Mr. Vikas Sambhaji Sathe & Others 2 executed Correction Deed (to the Sale Deed dated 02/02/2012 registered at Sr. No. 1886/2012, Haveli No. 8) dated 10/05/2012 in favour of Mrs. Kanta Korban Gupta which was duly executed and registered before Jt. Sub-Registrar Haveli No. 8 at Sr. No. 5046/2012 and effect of said Correction Deed was recorded to 7/12 extract by aforesaid mutation which came to be certified on or about 04/07/2012;
- s) After perusal of M. E. No. 38460 it reveals that, Mrs. Kanta Korban Gupta (Land Owner) sold the land an area admeasuring 1214.49 Sq. Mtrs. out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to M/s. Vastu Space through Partner Mr. Makrand Avinash Phalak & Mr. Bhushan Seetaram Gajare (Purchaser) by virtue of Sale Deed dated 09/04/2012 which was duly executed and registered before Jt. Sub-Registrar Haveli No. 8 at Sr. No. 3817/2012 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 04/07/2012;
- t) After perusal of M. E. No. 39411 it reveals that, Mrs. Tulsabai Dnyanoba Nimbalkar (Land Owner) sold the land an area admeasuring 00 H. 05 R out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Mr. Chagan Pralhad Bhagwat (Purchaser) with the Consent of Mr. Shrinivas N. Magham (Consenting Party) by virtue of Sale Deed dated 29/04/2013 which was duly executed and registered before Jt. Sub-Registrar Haveli No. 8 at Sr. No. 4250/2013 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 2013;
- u) After perusal of M. E. No. 40209 it reveals that, Mr. Tukaram Yashwant Sathe & Others (Land Owner) sold the land an area admeasuring



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185.87 Sq. Mtrs. out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Mr. Jalindar Baban Walke (Purchaser) with the Consent of Surekha Tanaji Sathe for herself and natural guardian mother for Master Pranay, Miss Siddhi & Miss Shweta Tanaji Sathe (Consenting Party) by virtue of Sale Deed dated 29/10/2013 which was duly executed and registered before Jt. Sub-Registrar Haveli at Sr. No. 8908/2013 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 18/01/2014;

- v) After perusal of M. E. No. 40212 it reveals that, Mr. Tukaram Yashwant Sathe & Others (Land Owner) sold the land an area admeasuring 185.87 Sq. Mtrs. out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Mr. Kaluram Jaywant Sathe (Purchaser) by virtue of Sale Deed dated 29/10/2013 which was duly executed and registered before Jt. Sub-Registrar Haveli at Sr. No. 8909/2013 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 18/01/2014;
- w) After perusal of M. E. Nos. 40401, 40403, 40404, 40405, 40406, 40407, 40487, 40498, 40499, 40653, 40859, and other mutation entries it reveals that, the various purchasers have purchased the portion of land from Smt. Surekha Tanaji Sathe & Others & the name of the respective Purchasers has been recorded in kabjedar/Ownership column of the 7/12 extract and those mutation entries are not related to the present Search & Title Report and also the number of mutation extracts are not legible to read and could not trace out the transaction;
- x) After perusal of M. E. No. 40558 it reveals that, Mrs. Lata Madhukar Phuge & Mr. Tukaram Yashwant Sathe (Land Owners) sold the land an area admeasuring 208.64 Sq. Mtrs. out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Mr. Shantilal Mangidas Vaishnav (Vairagi) (Purchaser) by virtue of Sale Deed dated 15/02/2014 which was duly executed and registered before Jt. Sub-Registrar Haveli at Sr. No.



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1145/2014 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 04/04/2014;

- y) After perusal of M. E. No. 40740 it reveals that, Mr. Hanumant Raghunath Sathe (HUF) & Others (Land Owners) sold the land an area admeasuring 00 H. 41 R out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Mrs. Sangeeta Yuvraj Jain & Mr. Yuvraj Javanmal Jain (Purchasers) by virtue of Sale Deed dated 03/08/2011 which was duly executed and registered before Jt. Sub-Registrar Haveli at Sr. No. 7900/2011 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 25/06/2014;
- z) After perusal of M. E. No. 41154 it reveals that, Mrs. Mangal Dnyaneshwar Sathe (Land Owner) sold the land an area admeasuring 139.40 Sq. Mtrs. out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Mr. Tulshiram Patole & Mrs. Vandana Patole (Purchasers) with the consent of Mr. Santosh Dnyaneshwar Sathe (Consenting Party) by virtue of Sale Deed dated 09/07/2014 which was duly executed and registered before Jt. Sub-Registrar Haveli at Sr. No. 6504/2014 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 31/10/2014;
- aa) After perusal of M. E. No. 41377 it reveals that, Mrs. Mangal Dnyaneshwar Sathe & Others (Land Owners) sold the land an area admeasuring 110.68 Sq. Mtrs. out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Jaimin Wadher S/o Ganpatbhai Wadher (Purchaser) by virtue of Sale Deed dated 17/11/2014 which was duly executed and registered before Jt. Sub-Registrar Haveli No. 8 at Sr. No. 10816/2014 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 30/12/2014;



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bb) After perusal of M. E. No. 41514 it reveals that, Mr. Kaluram Jaywant Sathe (Land Owner) sold the portion of land an area admeasuring 185.87 Sq. Mtrs. out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Mr. Jalindar Baban Walke (Purchaser) by virtue of Sale Deed dated 02/01/2015 which was duly executed and registered before Jt. Sub-Registrar Haveli No. 8 at Sr. No. 94/2015 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 30/01/2015;

cc) After perusal of M. E. No. 41516 it reveals that, Mr. Gautam Sardarilal Khurana & Others (Land Owners) sold the portion of land an area admeasuring 185.87 Sq. Mtrs. out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Mr. Kaluram Jaywant Sathe (Purchaser) by virtue of Sale Deed dated 02/01/2015 which was duly executed and registered before Jt. Sub-Registrar Haveli No. 8 at Sr. No. 96/2015 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 30/01/2015;

dd) After perusal of M. E. No. 41523 it reveals that, Mr. Gautam Sardarilal Khurana & Others (Land Owners) sold the portion of land an area admeasuring 185.87 Sq. Mtrs. out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Mr. Ravindra Dashrath Chaugule (Purchaser) by virtue of Sale Deed dated 02/01/2015 which was duly executed and registered before Jt. Sub-Registrar Haveli No. 8 at Sr. No. 97/2015 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 30/01/2015;

ee) After perusal of M. E. No. 41561 it reveals that, Mrs. Mangal Dnyaneshwar Sathe (Land Owner) sold the land an area admeasuring 92.93 Sq. Mtrs. out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Mr. Tushar Gangadhar Ughade & Mr. Gangadhar Narayanrao Ughade (Purchasers) by virtue of Sale Deed dated 11/07/2014 which was duly



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executed and registered before Jt. Sub-Registrar Haveli at Sr. No. 6603/2014 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 03/03/2015;

ff) After perusal of M. E. No. 41678 it reveals that, Mr. Hanumant Raghunath Sathe sold the land an area admeasuring 464.68 Sq. Mtrs. out of S. No. 281/A/3/1+3/3A to Mr. Chandrakant Shayamrao Javare by virtue of Sale Deed dated 07/08/2014. However later on it is revealed that due to typographical error S. No. 281, Hissa No. 1+2/2B+2/1/2/3 was wrongly scribed as S. No. 281/A/3/1+3/3A and the said mistake and omission was corrected by Deed of Correction dated 11/02/2015 which was duly executed & registered before Jt. Sub-Registrar Haveli No. 8 at Sr. No. 1554/2015 and effect of said Correction Deed was recorded to 7/12 extract by aforesaid mutation which came to be certified on or about 04/04/2015;

gg) After perusal of M. E. No. 41691 it reveals that, Mr. Chandrakant Shayamrao Javare (Land Owner) sold the land an area admeasuring 464.68 Sq. Mtrs. out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Mrs. Janabai Sambhaji Sathe (Purchaser) by virtue of Sale Deed dated 11/02/2015 which was duly executed and registered before Jt. Sub-Registrar Haveli No. 26 at Sr. No. 1501/2015 and accordingly name of purchaser has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 04/04/2015;

hh) After perusal of M. E. No. 42009 it reveals that, Mr. Haribhau Sakharam Sathe & Others through POA holder Mr. Shekhar Suresh Khandve (Land Owners) sold the land an area admeasuring 198.32 Sq. Mtrs. out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Mr. Jagdish Vasudeo Maid & Mrs. Nanda Jagdish Maid (Purchasers) by virtue of Sale Deed dated 21/04/2015 which was duly executed and registered before Jt. Sub-Registrar Haveli No. 8 at Sr. No. 4150/2015 and accordingly name of purchasers has been recorded in kabjedar/Ownership column of the



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7/12 extract by aforesaid mutation which came to be certified on or about 17/07/2015;

- ii) After perusal of M. E. No. 42287 it reveals that, Mrs. Sangita Yuvraj Jain & Mr. Yuvraj Javanmal Jain (Land Owners) sold the land an area admeasuring 4100 Sq. Mtrs. i.e. 00 H. 41 R out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to M/s. Jagadguru Realty through Partner 1) Mr. Hanumant Raghunath Sathe & Mrs. Meena Hanumant Sathe (Purchasers) by virtue of Sale Deed dated 28/08/2015 which was duly executed and registered before Jt. Sub-Registrar Haveli No. 26 at Sr. No. 6934/2015 and accordingly name of purchasers has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 21/04/2015;
- jj) After perusal of M. E. No. 42574 it reveals that, Mr. Hanumant Raghunath Sathe (Land Owner) sold the land an area admeasuring 00 H. 40 R out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Mr. Suresh Tukaram Khandve (Purchaser) with the consent of Mrs. Meena Hanumant Sathe for herself and natural guardian for Miss. Sneha alias Nutan & Master Sarthak Hanumant Sathe & Miss. Nikita Hanumant Sathe (Consenting Party) by virtue of Sale Deed dated 28/10/2015 which was duly executed and registered before Jt. Sub-Registrar Haveli No. 6 at Sr. No. 10770/2015 and accordingly name of purchasers has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 20/02/2016;
- kk) After perusal of M. E. No. 43291 it reveals that, Mr. Suresh Tukaram Khandve (Land Owner) sold the land an area admeasuring 00 H. 40 R out of S. No. 281, Hissa No. 1+2/2B+2/1+2/3 to Hans Associates through Partner 1) Mr. Haridas Baban Moze, 2) Mr. Mohanraj Namdeo Moze, 3) Mr. Nagunath Balasaheb Moze & 4) Mr. Sunil Vithoba Khandve (Purchasers) by virtue of Sale Deed dated 20/01/2017 which was duly executed and registered before Jt. Sub-Registrar Haveli No. 1 at Sr. No. 529/2017 and accordingly name of purchaser i.e. Hans Associates through Partner 1) Mr. Haridas Baban Moze, 2) Mr. Mohanraj Namdeo



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(B.Com. LL.B. D.L.L & L.W.)

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Moze, 3) Mr. Nagunath Balasaheb Moze & 4) Mr. Sunil Vithoba Khandve has been recorded in kabjedar/Ownership column of the 7/12 extract by aforesaid mutation which came to be certified on or about 19/06/2017;

II) After perusal of M. E. No. 46589 it reveals that, Hans Associates through Partner 1) Mr. Haridas Baban Moze, 2) Mr. Mohanraj Namdeo Moze, 3) Mr. Nagunath Balasaheb Moze & 4) Mr. Sunil Vithoba Khandve (Land Owners) sold the land an area admeasuring 1000 Sq. Fts. i.e. 92.93 Sq. Mtrs. out of S. No. 281, New Hissa No. 1A/3 (Old Hissa No. 1+2/2B+2/1+2/3) to Mr. Sameer Gajanan Jadhav (Purchaser) by virtue of Sale Deed dated 06/07/2019 which is duly executed and registered before Jt. Sub-Registrar Haveli No. 3 at Sr. No. 9559/2019 and accordingly name of purchaser i.e. Mr. Sameer Gajanan Jadhav has been recorded in kabjedar/Ownership column of the 7/12 extract for 00 H. 00.93 R by aforesaid mutation which came to be certified on or about 10/10/2019.

mm) After perusal of M. E. No 53499 it reveals that, as per Order bearing No. 65/2021/2022, dated 03/08/2021 issued by Competent Authority & as per Non-Agriculture Order area of said S. Nos. converted into Non-Agricultural purpose and accordingly revenue record of previous S. No. 281/1A/3 has been closed/cancelled. Hence 7/12 extract of S. No. 281/1A/3 is required to be separated and accordingly S. No. 281/1A/3/1, an area admeasuring 06 H. 26.09 R + Pot Kharaba 00 H. 04 R i.e. 06 H. 30.09 R having revenue assessment 16 Rs. 77 Paise opened in the name of Mr. Dattatray Maruti Sathe & Others by aforesaid mutation which came to be certified on or about 22/04/2022;

nn) After perusal of Lease Deed dated 29/03/2022 it reveals that, M/s. Hans Associates through Partner Mr. Nagunath Balasaheb Moze (Lessor) granted leasehold right of 99 years in respect of an area admeasuring 00 H. 00.25 R out of S. No. 281/1A/3 in favour of Maharashtra State Electricity Distribution Company Limited (Lessee) by



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virtue of Lease Deed dated 29/03/2022 which is duly executed and registered before Jt. Sub. Registrar Haveli No. 8 at Sr. No. 2998/2022;

oo) After perusal of Mortgage Deed dated 19/08/2022 it reveals that, M/s. Hans Associates through Partner Mr. Ajay Namdeo Moze & Mr. Satish Sudam Moze (Borrower/Security Provider) obtained the Project Loan of Rs. 25,00,00,000/- (Rs. Twenty Five Crore Only) from Bajaj Housing Finance Limited (Lender/Secured Party) & mortgaged the said land along with Proposed building constructed thereon to be known as "Skyways 281" compromising Flat Nos. 1 to 18 + Flat Nos. 101 to 118 + Flat Nos. 201 to 218 + Flat Nos. 301 to 318 + Flat Nos. 401 to 218 + Flat Nos. 501 to 518 + Flat Nos. 601 to 618 + Flat Nos. 701 to 718 + Flat Nos. 801 to 818 + Flat Nos. 901 to 918 + Flat Nos. 1001 to 1018 + Flat Nos. 1101 to 1118 to the Bajaj Housing Finance Limited (Lender/Secured Party) by virtue of Indenture of Mortgage Cum Charge dated 19/08/2022 which is duly registered before Jt. Sub. Registrar Haveli No. 17 at Sr. No. 14170/2022 and thereby created charge/encumbrance on the said project land;

pp) Thus, Hans Associates through Partner 1) Mr. Haridas Baban Moze, 2) Mr. Mohanraj Namdeo Moze, 3) Mr. Nagunath Balasaheb Moze & 4) Mr. Sunil Vithoba Khandve are lawful owners of an area admeasuring 00 H. 39.07 R bearing New S. No. 281/1A/3/1 & having right, title, interest and possession in the said property as an absolute owner thereof.

- 1) Copy of Computerized 7/12 extract of New S. No. 281/1A/3/1 of Village Lohgaon for the year 2021-2022 dated 17/01/2024.
- 2) Copy of Mutation Entry bearing Nos. 4045, 4561, 9246, 15818, 16785, 25469, 26084, 30737, 30869, 33529, 35373, 35559, 37181, 37686, 37687, 38459, 38460, 39411, 40209, 40212, 40401, 40403, 40404, 40405, 40406, 40407, 40487, 40498, 40499, 40558, 40653, 40740, 40859, 41154, 41377, 41514, 41516, 41523, 41561, 41678, 41691, 42009, 42287, 42574, 43291, 46589, 53499.



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3) Search report for 30 years from 1993 to 2024 Taken from Sub-
Registrar office at Haveli.

4) Any other relevant title -

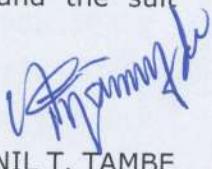
- a) Copy of Commencement Certificate No. CC/2919/21, dated 28/12/2021 for proposed building.
- b) Copy of Sanctioned Building Plan Sanctioned by Pune Municipal corporation, Pune under Commencement Certificate No. CC/2919/21, dated 28/12/2021 (No. Plan 1 to 5)
- c) Copy of NA Order No. NA.SR/34/2022, dated 16/03/2022.

5) Litigations if any -

Mr. Ramdas Shahaji Khandve & Others (Plaintiffs) filed suit against Original Owners i.e. Mr. Hanumant Raghunath Sathe & Others in Hon'ble Civil Judge Senior Division, Pune, at Pune vide Special Civil Suit No. 1249/2017 for Cancellation of Sale Deed dated 28/10/2015 & 19/01/2017 registered at Sr. No. 10770/2015 & 529/2017 respectively against Mr. Suresh Tukaram Khandve & others (Defendant) alongwith Exh. 5 for temporarily restraining to the Defendant No. 6 & 7 from creating third party interest and interfering in peaceful possession of the plaintiffs over the suit property. However the temporary injunction application of the plaintiff at Exh. 5 is rejected by the Hon'ble Court on 28/02/2018 and there is no preventive order restraining the present owner from carrying out construction or sale of units therein.

However Search taken with the Govt. site <https://court.mah.nic.in> and as instructed by the Owner it reveals that the said suit is pending till today without any adverse order. However as instructed by the Referencer they have not received any notice for challenging the said order by the Plaintiff in the Appropriate Appellate Court and no adverse order as such is also passed against the Defendants and the suit property.

Date : 19/03/2024


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