

**ADV. PRADNYA S. MORE-THUBE**  
**B.COM, LL.B**  
**Gat No.1169, Akurdi Chikhali Road, Chikhali, Pune 412 114**  
**Mob. No. 9730229955/7741864833**  
**morepradnya172@gmail.com**

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

Tel No.: 7741864833  
Email: - morepradnya172@gmail.com

To,  
Maha RERA,  
Pune

### **LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to Gat No.94, situated at Chikhali Taluka/District Pune.(Hereinafter referred to as the said property )

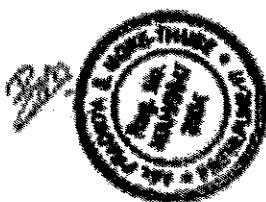
I have investigated the title of the said property on the request of M/s. Sai Essen Developers, A registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal Office/at:- ABC Classic, G - Block, Thermax Chowk, Telco Road, MIDC, Chinchwad, Pune-19, and following documents i.e' :-

#### **1. DESCRIPTION OF PROPERTY-**

#### **SCHEDULE**

All the piece and parcel of the property bearing **Gat No. 94** area admeasuring 12 H 08.25 R out of area admeasuring 13 H 20 R + 00 H 51 R Potkharaba i.e. total area admeasuring 13 H 71 R, assessed at Rs. 43.75 Paise, out of it area admeasuring 09 H. 29.2338 R i.e. 92923.38 Sq.Mtrs., situated at village Chikhali, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli No. I to XX.

#### **2. The Documents of Property-**



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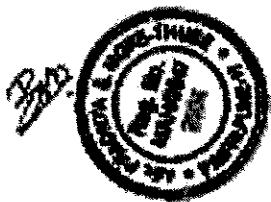
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1. Copy of 7/12 Extracts.
2. Copy of Mutation Entries.
3. Copy of Agreement to Sale.
4. Copy of Sale Deeds.
5. Copy of Power of Attorneys.
6. Copy of Consent Deed.
7. Copy of Joint Consent terms.
8. Release Deeds.
9. Copy of Building Commencement Certificate
10. Copy of Regular Civil Suit No. 105/2011.
11. Copy of Search Report issued by Adv. Kishor Patil on dt.  
13.08.2012, 19.07.2017, 28.09.2018, 10.10.2020 and  
06.01.2023.
14. Copy of Re- Conveyance Deed.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the M/s. **Sai Essen Developers, A registered partnership firm**, through its Partner **Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal** have development rights in the said property and the said property is clean, clear and Marketable and is free from all the encumbrances subject to the loan obtained from Bank as mentioned above and the outcome of the pending Regular Civil Suit No. 105/2011 . That all the relevant documents of title placed before me and available to me are Xerox. This Legal opinion is issued on perusing documents regarding the said Property made available to me. I have carried online search on IGR website.

Owners of the land - **M/s. Sai Essen Developers, A registered partnership firm**, through its Partner **Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal**.



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Qualifying comments/remarks if any - That all the relevant documents of title placed before me are Xerox. This Legal information is issued on perusing documents regarding the said Property made available to me. I have carried online search on IGR website.

Note- This legal opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of the said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property. I restrict my investigation to verify the title on the available documents and information only.

3/- The report reflecting the flow of the title of M/s. Sai Essen Developers, A registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal on the said land is enclosed herewith as annexure.

Encl : Annexure.

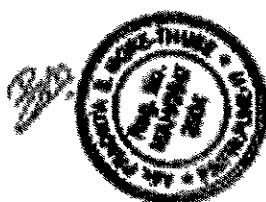
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**(Circular No.: 28 / 2021)**

**FLOW OF THE TITLE OF THE SAID LAND.**

- 1) 7 /12 extract / P.R. Card as on date of application for registration.-
- 2) Mutation Entry No- NA
- 3) Search report for 30 years taken from Sub-Registrar<sup>1</sup> office at Pune.(carried online search on IGR website.)

That the properties bearing Survey No. 28 & 31 of village Chikhali, Tal- Haveli, Dist-Pune was originally owned by one Devrao Krishnrao Jadhav.



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Mutation Entry No. 1862 shows that, as per Sec. 3 of Bombay Tenancy & Agricultural Act, name of Maruti Dhondiba Jadhav, was recorded in the other rights column of 7/12 extract of the said property as Protected Tenant.

Mutation Entry No. 1863 shows that, as per Sec. 3 of Bombay Tenancy & Agricultural Act, name of Gangaram Nagu Aher, was recorded in the other rights column of 7/12 extract of the said property as Protected Tenant.

Mutation Entry No. 2479 shows that, as per Sec. 3 of Bombay Tenancy & Agricultural Act, name of Dagadu Genu Jadhav, was recorded in the other rights column of 7/12 extract of the said property as ordinary Tenant.

Mutation Entry No. 2944 shows that, Tahsildar, Haveli, Pune vide No. LLD/23/24/26 dated 10/01/1963, pass order that the tenant of Devrao Krishnrao Jadhav i.e. Maruti Dhondiba Jadhav, Gangaram Nagu Aher & Dagadu Genu Jadhav has to pay the actual amount of Rs. 10,100/- in five installation & last installation was on 01/11/1967. So name of i.e. Maruti Dhondiba Jadhav for 8 anna, name of Gangaram Nagu Aher for 4 anna & name Dagadu Genu Jadhav for 4 anna were recorded in the ownership column of the said property & name of Devrao Krishnrao Jadhav was recorded in the other rights column of the said property.

That Gatwari scheme was implemented in village Chikhali and Survey No. 28 & 31 were converted into Gat No. 94 and name of Devrao Krishnrao Jadhav was recorded in the record of 7/12 extract of Gat No. 94 by mutation entry No. 1. Mutation entry No. 1 is relating to Gatwari scheme implemented in village Chikhali in the year 1969 and mutation entry No. 1 was certified in the year 1971. From 1971 name of Devrao Krishnrao Jadhav was appearing in ownership column & names of Maruti Dhondiba Jadhav, Gangaram Nagu Aher & Dagadu Genu Jadhav was appearing in the other rights column of 7/12 extract of Gat No. 94.

Mutation Entry No. 195 shows that, Gangaram Nagu Aher expired on 29/03/1975 leaving behind him following legal heirs :



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1.	Dattu Gangaram Aher	-	Son
2.	Antu Gangaram Aher	-	Son
3.	Shantaram Gangaram Aher	-	Son
2.	Sadashiv Gangaram Aher	-	Son
3.	Papaji Gangaram Aher	-	Son
4.	Sonabai Gangaram Aher	-	Widow Wife
5.	Vatsalabai Nivrutti Londhe	-	Daughter
6.	Bhamabai Mahadu Alhat	-	Daughter
7.	Muktabai Zagade	-	Daughter
8.	Hirabai Maruti Hajare	-	Daughter

Accordingly after the demise of Gangaram Nagu Aher the name of his son Dattu Gangaram Aher was recorded as Manager of HUF in the other rights column of 7/12 extract of Gat No. 94 by mutation entry No. 195.

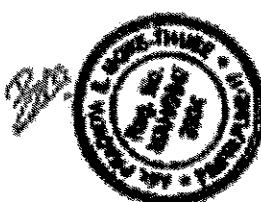
Mutation Entry No. 295 shows that, Dagadu Genu Jadhav expired on 28/04/1976 leaving behind him following legal heirs :

1.	Babu Dagadu Jadhav	-	Son
2.	Yashodabai Govind Tajane	-	Daughter
3.	Sushilabai Devram Shevkari	-	Daughter
4.	Muktabai Laxman Tajane	-	Daughter
5.	Shantabai Dnyanoba Lokhande	-	Daughter

Accordingly after the demise of Dagadu Genu Jadhav the names of his above mentioned Legal Heirs were recorded in the other rights column of 7/12 extract of Gat No. 94 by mutation entry No. 295.

Mutation Entry No. 4250 shows that, Gangaram Nagu Aher expired on 29/03/1975 leaving behind him following legal heirs :

1.	Dattoba Gangaram Aher	-	Son
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2.	Ananta alias Antu Gangaram Aher	-	Son
3.	Shantaram Gangaram Aher	-	Son
2.	Sadashiv Gangaram Aher	-	Son
3.	Papaji Gangaram Aher	-	Son
4.	Sonabai Gangaram Aher	-	Widow Wife
5.	Vatsalabai Nivrutti Londhe	-	Daughter
6.	Bhamabai Mahadu Alhat	-	Daughter
7.	Muktabai Zagade	-	Daughter
8.	Hirabai Maruti Hajare	-	Daughter

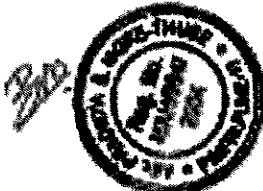
Accordingly after the demise of Gangaram Nagu Aher the names his above mentioned Legal Heirs were recorded in the ownership column of 7/12 extract of Gat No. 94 by mutation entry No. 4250. The Mutation Entry No. 4250 about legal heirs is repeated considering Mutation Entry No. 195.

Mutation Entry No. 5028 shows that, Dagadu Genu Jadhav expired on 28/04/1976 leaving behind him following legal heirs :

1.	Baburao Dagadu Jadhav	-	Son
2.	Yashodabai Govind Tajane	-	Daughter
3.	Sushilabai Devram Shevkari	-	Daughter
4.	Muktabai Laxman Tajane	-	Daughter
5.	Shantabai Dnyanoba Lokhande	-	Daughter

Accordingly after the demise of Dagadu Genu Jadhav the names of his above mentioned Legal Heirs were recorded in the ownership column of 7/12 extract of Gat No. 94 by mutation entry No. 5028. The Mutation Entry No. 5028 about legal heirs is repeated considering Mutation Entry No. 295.

Mutation Entry No. 1188 shows that, Dattatraya Gangaram Aher has preferred an application with 32- M Certificate to revenue authority. Relying on the application & 32- M Certificate name of Devrao Krishnrao Jadhav was deleted & names of Maruti



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Dhondiba Jadhav, Gangaram Nagu Aher & Dagadu Genu Jadhav were recorded in the ownership column of the said property.

As the said land came to the ownership of said family under the provisions of Section 32-G of Bombay Tenancy & Agricultural Land Act, so permission u/s 43 of said Act was required to be obtained from the Competent Authority before transferring the said land & remark relating to same was recorded in the other rights column of 7/12 extract of the said property..

Mutation Entry No. 3402 shows that Dattu Gangaram Aher has obtained loan of Rs. 23,500/- from Syndicate Bank for agricultural purpose. Accordingly name of Syndicate Bank was recorded in the other rights column of 7/12 extract of Gat No.94.

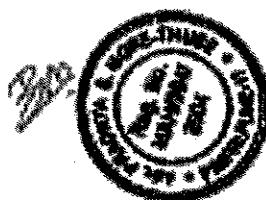
Mutation Entry No. 10604 shows that, Antu Gangaram Aher expired on 04/07/1999 leaving behind him following legal heirs :

1.	Tanhabai Antu Aher	-	Widow Wife
2.	Ganpat Antu Aher	-	Son
3.	Malan Nivruti Karpe	-	Daughter
4.	Anjana Dagdu Bhujbal	-	Daughter
5.	Nanda Dattu Lokhande	-	Daughter
6.	Rakhma Dnyaneshwar Pingle	-	Daughter
7.	Meena Namdev Raut	-	Daughter

Accordingly after the demise of Antu Gangaram Aher the names of his above mentioned Legal Heirs were recorded in the record of 7/12 extract of Gat No. 94 by mutation entry No. 10604.

Mutation entry No. 12500 shows that Dattu Gangaram Aher has repaid the loan amount taken from Syndicate Bank for agricultural purpose. Accordingly name of Syndicate Bank was deleted from the other rights column of 7/12 extract of Gat No.94.

Mutation Entry No. 14084 shows that, Maruti Dhondiba Jadhav expired on 31/10/2003 leaving behind him following legal heirs :



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1.	Tanaji Maruti Jadhav	-	Son
2.	Gulab Maruti Jadhav	-	Son
3.	Dattatraya Maruti Jadhav	-	Son
4.	Gokul Maruti Jadhav	-	Son
5.	Sagunabai Maruti Bagde	-	Daughter
6.	Shobha Maruti Lokhande	-	Daughter
7.	Rohini Nivruti Alhat	-	Daughter
8.	Laxmibai Maruti Jadhav	-	Widow Wife

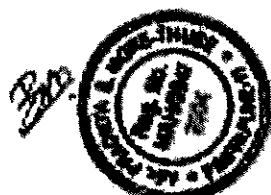
Accordingly after the demise of Maruti Dhondiba Jadhav the names of his above mentioned Legal Heirs were recorded in the record of 7/12 extract of Gat No. 94 and other ancestral properties by mutation entry No. 14084.

Mutation Entry No. 14356 shows that Vasudha Vasantrao Takalkar has purchased 00 H 40 R land from Gat No. 94 from 1. Baburao Dagdu Jadhav, 2. Shakubai Nathu Tajne, 3. Surekha Dashrath Bhubal, No. 2 & 3 through their Power of Attorney Holder Bharat Baburao Jadhav by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli Noted at Sr. No. 2213/2003 on 14/07/2003. Accordingly as per the said sale deed name of Vasudha Vasantrao Takalkar is recorded in the record of rights i.e. 7/12 extract by mutation entry No. 14356.

Mutation entry No. 18318 shows that Baban Namdev Jadhav has repaid the loan amount taken from Syndicate Bank for agricultural purpose. Accordingly name of Syndicate Bank was deleted from the other rights column of 7/12 extract of Gat No.94.

Mutation Entry No. 21087 shows that, Baburao Dagadu Jadhav expired on 21/12/2010 leaving behind him following legal heirs :

1.	Smt. Sarubai Baburao Jadhav	-	Widow Wife
2.	Bharat Baburao Jadhav	-	Son
3.	Shakuntala Nathu Tajane	-	Daughter
4.	Surekha Dashrath Bhujbal	-	Daughter



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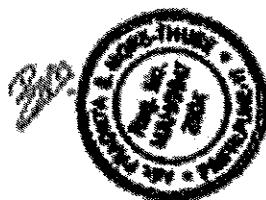
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Accordingly after the demise of Baburao Dagadu Jadhav the names of his above mentioned Legal Heirs were recorded in the record of 7/12 extract of Gat No. 94 and other ancestral properties by mutation entry No. 21087.

Mutation entry No. 21430 shows that 1. Sarubai Baburao Jadhav, 2. Heirs of late Muktabai Laxman Tajane i.e. Nathu Laxman Tajane, Vishnu Laxman Tajne, Sampat Laxman Tajane, Rakhmabai Kisan Kudale, 3. Heirs of Late Sushilabai Devram Shevkari i.e. Subhadrabai Ramchandra Jadhav, Ujwala Balasaheb Shevkari, Yogesh Balasaheb Shevkari & Shantabai Dnyandev Lokhande, 4. Heirs of Late Baburao Dagadu Jadhav i.e. Shakubai Nathu Tajane & 5. Surekha Dashrath Bhujbal have released their all rights, title and interest from the property bearing Gat No. 94 and other ancestral properties in favour of Bharat Baburao Jadhav by registered release deed. The said release deed was registered in the office of Sub Registrar Haveli No. 14 noted at Sr. No. 2274/2011 on 23/02/2011. Accordingly names of Smt. Sarubai Baburao Jadhav, Shakuntala Nathu Tajane & Surekha Dashrath Bhujbal were deleted from the record of 7/12 extract of said property.

Mutation entry No. 21478 shows that Vatsalabai Nivrutti Londhe, Bhamabai Mahadu Alhat & Hirabai Maruti Hajare have released their all rights, title and interest from the property bearing Gat No. 94 and other ancestral properties in favour of Dattoba, Shantaram, Sadashiv & Papaji Gangaram Aher, & Ganpat Antu Aher by registered release deed. The said release deed was registered in the office of Sub Registrar Haveli No. 14, noted at Sr. No. 181/2011. Accordingly the names of Vatsalabai Nivrutti Londhe, Bhamabai Mahadu Alhat & Hirabai Maruti Hajare were deleted from the 7/12 extract of said property.

Mutation entry No. 21488 shows that Tanhabai Antu Aher, Anjana Dagdu Bhujbal, Malan Nivrutti Karpe, Nanda Dattu Lokhande, Rakhma Dnyaneshwar Pingale & Meena Namdev Raut have released their all rights, title and interest from the property bearing Gat No. 94 and other ancestral properties in favour of Ganpat Anant Aher by registered release deed. The said release deed was registered in the office of Sub Registrar Haveli noted at Sr. No. 6295/2007 on 05/07/2007. Accordingly the names of Tanhabai Antu Aher, Anjana Dagdu Bhujbal, Malan Nivrutti Karpe, Nanda Dattu Lokhande, Rakhma



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Dnyaneshwar Pingale & Meena Namdev Raut were deleted from the 7/12 extract of said property.

Mutation Entry No. 21489 shows that, Yashodabai Govind Tajane expired on 29/07/1998 leaving behind her following legal heirs :

1. Bharat Baburao Jadhav	-	Nephew
2. Shakuntala Nathu Tajane	-	Niece
3. Surekha Dashrath Bhujbal	-	Niece

She was not having Son, daughter & husband so the names of other class heirs were recorded in the record of 7/12 extract of Gat No. 94 by mutation entry No. 21489 as her legal heirs.

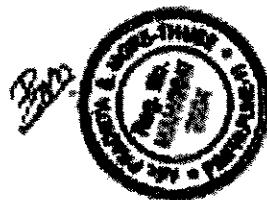
Mutation Entry No. 21490 shows that, Muktabai Zagade expired on 12/09/2006 leaving behind her following legal heir :

Ganpat Antu Aher Nephew

She was not having Son, daughter & husband so the name of other class heirs was recorded in the record of 7/12 extract of Gat No. 94 by mutation entry No. 21490 as her legal heirs.

It shows that, Late Baburao Dagadu Jadhav through his legal heirs Bharat Baburao Jadhav and his family members have decided to sale the land area admeasuring 01 H 80 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwalby registered Agreement to Sale. The said Agreement to sale was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 2390/2011 on 01/03/2011.

Due to typing mistake in the Agreement to Sale dated 01/03/2011 Late Baburao Dagadu Jadhav through his legal heirs Bharat Baburao Jadhav and his family members



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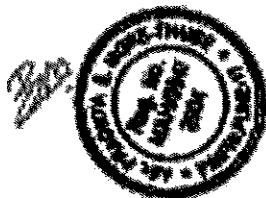
executed Correction Deed in favour of M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal. The said Correction Deed was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 3619/2011 on 30/03/2011.

Late Baburao Dagadu Jadhav through his legal heirs Bharat Baburao Jadhav and his family members have also executed Correction Deed in respect of the said property in favour of M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal. The said Correction Deed was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 3620/2011 on 30/03/2011.

It shows that, Dattu alias Dattoba Gangaram Aher & his Family Members, Shantaram Gangaram Aher & his Family Members, Sadashiv Gangaram Aher & his Family Members, Pampaji alias Pampaseth Gangaram Aher & Ganpat Antu Aher & his Family Members have decided to sale the land area admeasuring 03 H 42.75 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Agreement to sale. The said Agreement to sale was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 3205/2011 on 21/03/2011.

Dattu alias Dattoba Gangaram Aher & his Family Members, Shantaram Gangaram Aher & his Family Members, Sadashiv Gangaram Aher & his Family Members, Pampaji alias Pampaseth Gangaram Aher, Ganpat Antu Aher & his Family Members, have also executed Power of Attorney coupled with Agreement to Sale in respect of the said property in favour of M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 3206/2011 on 21/03/2011.

Thereafter Dattu, Shantaram, Sadashiv & Pampaji Gangaram Aher, Ganpat Antu Aher & Bharat Baburao Jadhav have preferred application for permission to sell their share from the said property u/s 43 of Bombay Tenancy and Agricultural Land Act, 1948



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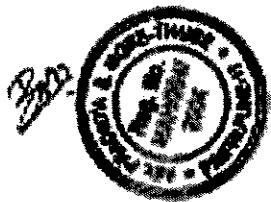
to sell their share 05 H 22.75 R. Accordingly, Sub-Divisional Officer, Pune granted permission to sell their share from the said property i.e. area admeasuring 05 H 22.75 R vide Order no. 43/SR/03/2011 dated 20/04/2011.

Mutation entry no. 21755 shows that Late Baburao Dagadu Jadhav through his legal heirs Bharat Baburao Jadhav and his family members have executed Sale Deed of land area admeasuring 01 H 80 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 4422/2011 on 26/04/2011.

Mutation entry no. 21756 shows that Dattu alias Dattoba Gangaram Aher & his Family Members, Shantaram Gangaram Aher & his Family Members, Sadashiv Gangaram Aher & his Family Members, Pampaji alias Pampaseth Gangaram Aher, Ganpat Antu Aher & his Family Members, executed Sale Deed of land area admeasuring 03 H 42.75 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, A registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 4425/2011 on 26/04/2011.

Accordingly by both Mutation Entries No. 21755 & 21756 names of M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal is recorded in the record of 7/12 extract of said property to the extent of area admeasuring 05 H 22.75 R.

It shows that, Shri. Tanaji Maruti Jadhav and his family members have decided to sale their share i.e. area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal by registered agreement to sale. The said Agreement to sale was registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 928/2011 on 11/05/2011.



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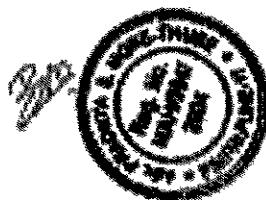
Shri. Tanaji Maruti Jadhav and his family members, have also executed Power of Attorney coupled with Agreement to Sale in respect of the said property in favour of M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 929/2011 on 11/05/2011.

It shows that, Sagunabai Maruti Bagade has executed Consent Deed in respect of the Sale Deed dated 11/05/2011 of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal by registered Consent Deed. The said Consent Deed was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 1929/2011 on 18/02/2011.

Sagunabai Maruti Bagade, has also executed Power of Attorney coupled with Consent Deed in respect of the said property in favour of M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 1930/2011 on 18/02/2011.

It shows that, Late Baban Dhondiba Jadhav through his legal heirs Govind Baban Jadhav and others have decided to sale their share i.e. area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal by registered Agreement to sale. The said Agreement to sale was registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 924/2011 on 11/05/2011.

Late Baban Dhondiba Jadhav through his legal heirs Govind Baban Jadhav and others, have also executed Power of Attorney coupled with Agreement to Sale in respect of the said property in favour of M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 925/2011 on 11/05/2011.



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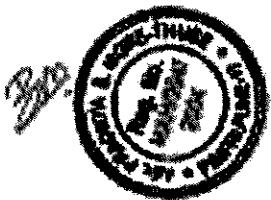
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It shows that, Shripati Dhondiba Jadhav as manager of HUF with the consent of Shri. Kantaram Shripati Jadhav and others have decided to sale their share i.e. area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Agreement to sale. The said Agreement to sale was registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 849/2011 on 28/01/2011.

Shripati Dhondiba Jadhav as manager of HUF with the consent of Shri. Kantaram Shripati Jadhav and others, have also executed Power of Attorney coupled with Agreement to Sale in respect of the said property in favour of M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 850/2011 on 28/01/2011.

Thereafter Shri. Tanaji,Gulab, Dattatraya, Gokul, Maruti Jadhav, Sagunabai Maruti Bagade, Shoba Maruti Lokhande, Rohini Nivrutti Alhat, Laxmibai Maruti Jadhav, Govind, Dnyanoba, Vithoba, Sudam, Namdev Baban Jadhav, Gaubai Shriram Mutke, Vimal Namdev Darshane & Shripati Dhondiba Jadhav have preferred application for permission to sell their share from the said property u/s 43 of Bombay Tenancy and Agricultural Land Act, 1948 to sell their share 06 H 85.5 R. Accordingly, Sub-Divisional Officer, Pune granted permission to sell their share from the said property i.e. area admeasuring 06 H 85.5 R vide Order no. 43/SR/02/2011 dated 20/04/2011.

Mutation entry no. 21968 shows that Shri. Tanaji Maruti Jadhav and others through their Power of Attorney holder M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal executed Sale Deed of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, A registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 5102/2011 on 12/05/2011. Accordingly names of M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok



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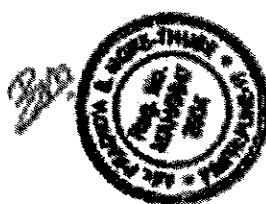
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Raghunath Mane & Mr. Surendra Bhimsen Agarwal is recorded in the record of 7/12 extract of said property to extent of area admeasuring 02 H 28.5 R.

Thereafter Shri. Tanaji Maruti Jadhav and others have executed Confirmation Deed in respect of Sale Deed dated 12/05/2011 of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Confirmation Deed is registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 12413/2011 on 15/11/2011. Hence, M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal became absolute owner of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 at village Chikhali, Tal. Haveli, Dist. Pune.

Mutation entry no. 21969 shows that Govind Baban Jadhav and others through their Power of Attorney holder M/s. Sai Essen Developers, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal executed Sale Deed of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 5101/2011 on 12/05/2011. Accordingly names of M/s. Sai Essen Developers, A registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal is recorded in the record of 7/12 extract of said property to extent of area admeasuring 02 H 28.5 R.

Thereafter Shri. Govind Baban Jadhav and others have executed Confirmation Deed in respect of Sale Deed dated 12/05/2011 of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal by registered Deed. The said Confirmation Deed is registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 1011/2012 on 02/02/2012.



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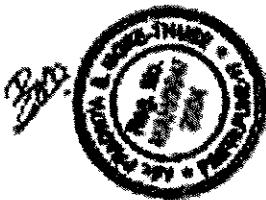
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Mutation entry no. 21970 shows that Shripati Dhondiba Jadhav as manager of HUF with the consent of Shri. Kantaram Shripati Jadhav and others through their Power of Attorney holder M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal executed Sale Deed of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 5100/2011 on 12/05/2011. Accordingly names of M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal is recorded in the record of 7/12 extract of said property to extent of area admeasuring 02 H 28.5 R.

Thereafter Late Shripati Dhondiba Jadhav through his legal heirs executed Confirmation Deed in respect of Sale Deed dated 12/05/2011 of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, A registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal by registered Deed. The said Confirmation Deed is registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 11715/2011 on 01/12/2011.

That M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal have carried out demarcation of the above property from concerned office on 18.11.2011. Accordingly M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal have obtained Demarcation Certificate by M.R. No. 9047/2011.

That M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal have obtained D.P.Opinion from the office of PCMC vide No. Narvi/Kavi/Chikhali/04/2012 on 25.02.2012.



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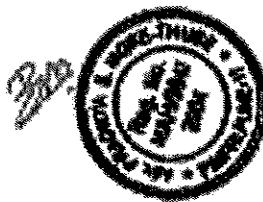
That M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal have preferred Building Plan on the said property and got building plan sanctioned from the office of PCMC vide No. B.P/Chikhali/13/2012 ON 21.05.2012 and have obtained Commencement Certificate for construction of buildings in respect of the said property.

That, the Mutation Entry No. 23720 shows that Vasudha V Takalkar has purchased 00 H. 40R land from Gat No.94 from 1. Baburao Dagdu Jadhav, 2. Shakubai Nathu Tajne, 3. Surekha D. Bhujbal, no.2 and 3 through their power of Attorney holder Bharat Baburao Jadhav by registered sale deed having Sr. No. 3521/2005, on dt. 27.05.2005 registered at Haveli No. 14. Accordingly as per the said sale deed name of the Vasudha Takalkar is recorded in the record of rights i.e. 7/12 extracts by Mutation Entry No. 23720.

Thus Vasudha Takalkar became owner of Gat No.94 to the extent of area admeasuring 00H.80R.

M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal have filed an application before the office of collector of Pune, Collectorate, Pune (Revenue Branch) for granting permission to make use of the said property for Non- Agricultural purpose i.e. for Residential Purpose. Accordingly the collector, Pune has granted permission under order No. PRH/NA/SR/744/2012 on 11.02.2013 for the area admeasuring 108549.74 sq.mtrs., out of total property.

That, Mutation Entry No. 25011 shows that M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal with the consent of Shakuntala alias Shakubai Nathu Tajane and Surekha D. Bhujbal had sold area admeasuring 9969.46 Sq.mtrs., (which is affected for Reservation No. 1/133 i.e. for Primary School as per development plan of PCMC) from Gat No.94 to Subhadraj Educational Society, pune by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.18 noted at Serial No. 6312/2013 on dt. 10.10.2013.



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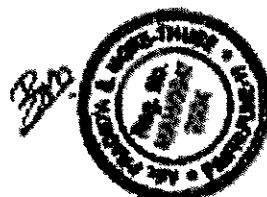
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That, Mutation Entry No. 25523 shows that Vasudha Takalkar have sold area adm. 00 H. 80R from property bearing Gat NO. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal by registered sale deed Sr.No. 4214/2013 on dt. 26.04.2013 registered at haveli no.17. Accordingly name of the M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal is recorded in the record of 7/12 extract of the said property to the extent of area adm. 00 H.80 R.

Mutation Entry No. 25895 shows that Bharat Baburao Jadhav and other through their Power of Attorney holder M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal have sold area adm. 00 H. 42.75 R from property bearing Gat No.94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal by registered Sale Deed Sr. No. 4768/2014 dt. 23.07.2014 registered at Haveli No. 26. Accordingly name of the M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal is recorded in the record of 7/12 extract of the said property to the extent of area adm. 00 H.42.75 R.

That M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal have preferred Building Plan on the said property and got building plan sanctioned from the office of PCMC vide No. B.P/Chikhali/47/2013 ON 27.11.2013 and have obtained Commencement Certificate for construction of buildings in respect of the said property.

It is seen that, M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal have sold area adm. 200000 Sq. fts., i.e. 18580.45 sq.mtrs., i.e. 01 H. 85.8045 R from Gat No.94 TO M/S Legacy Buildcon through partner Mr. Kanhaiyalal Hotchand Matani by registered sale deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.18 noted at Serial No. 4944/2014 on dt. 18.07.2014.



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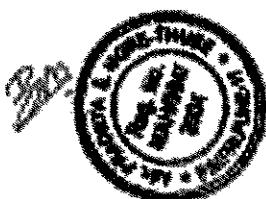
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Its seen that M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal have preferred an application for getting layout sanctioned in respect of the total property belonging to them in the office of PCMC. As per the said application PCMC has sanctioned Layout of the said property bearing No. BP/Chikhali/6/2017 on dt. 11.01.2017. As per the said layout the said property is divided into separate plots bearing No.1 to 13 as under:

PLOT	NET PLOT	PROPOSED OPEN SPACE IN PLOT	AREA OF 12.00M INTERNAL ROAD	AREA OF MHADA PLOT	GROSS PLOT
01	35132.25	4061.08	792.00	0.00	39985.33 Sq.m.
02	3167.39	501.00	047.00	292.00	04007.39 Sq.m.
03	3278.02	501.00	1311.00	520.14	5610.16 Sq.m.
32	4714.55	550.00	0.00	0.00	5264.55 Sq.m.
05+06	6283.08	698.15	0.00	590.00	7571.23 Sq.m.
07+08	7002.01	845.59	660.00	1056.31	9563.91 Sq.m.
09	3422.80	501.00	1360.00	1091.11	6374.91 Sq.m.
10+11	7062.08	785.52	660.00	1000.00	9507.60 Sq.m.
12+13	10356.10	1767.25	1541.73	715.00	14380.04 Sq.m.
Total	80418.20	10210.59	6371.73	5264.56	102265.12 Sq.m

It is seen that, M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal have sold area adm. 3668.39 Sq. Mtrs., bearing layout Private Plot No.2 from Gat No.94 to M/s. Sai Essen Vaastu Developers LLP, a registered partnership firm, through its Partner 1. Sagar Balasaheb Dhumal, 2. Mrs. Priti Sagar Dhumal, 3. M/s Sai Essen 94 LLP through its partner 3a. Mr. Deepak Ashok Mane & Mr. Satish Bhimsen Agarwal by registered sale deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.18 noted



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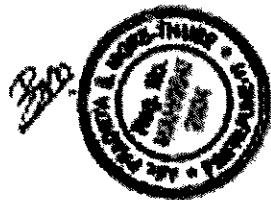
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at Serial No. 1410/2017 on dt. 17.01.2017. As per the said Sale Deed M/s. Sai Essen Vaastu Developers LLP, through its Partner 1. Sagar Balasaheb Dhumal, 2. Mrs. Priti Sagar Dhumal, 3. M/s Sai Essen 94 LLP through its partner 3a. Mr. Deepak Ashok Mane & Mr. Satish Bhimsen Agarwal It seen that, became owners of the said property to the extent of area adm. 3668.39 Sq.mtrs., Accordingly Names of the M/s. Sai Essen Vaastu Developers LLP, through its Partner 1. Sagar Balasaheb Dhumal, 2. Mrs. Priti Sagar Dhumal, 3. M/s Sai Essen 94 LLP through its partner 3a. Mr. Deepak Ashok Mane & Mr. Satish Bhimsen Agarwal is recorded in the records of 7/12 extract of the said property to the extent of area adm. 3668.39 Sq.mtrs.

It is seen that M/s. Sai Essen Vaastu Developers LLP, a registered partnership firm, through its Partner 1. Sagar Balasaheb Dhumal, 2. Mrs. Priti Sagar Dhumal, 3. M/s Sai Essen 94 LLP through its partner 3a. Mr. Deepak Ashok Mane & Mr. Satish Bhimsen Agarwal had executed Power of Attorney in favour of Mr. Sagar B. Dhumal for doing certain work on behalf of M/s. Sai Essen Vaastu Developers LLP. The said power of Attorney was registered in the office of Sub Registrar Haveli No. 18 noted at serial no. 1411/2017 on 17.01.2017.

It is seen that, M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal had executed correction deed in respect of sale deed dated 17.01.2017 in favour of M/s. Sai Essen Vaastu Developers LLP, through its Partner 1. Sagar Balasaheb Dhumal, 2. Mrs. Priti Sagar Dhumal, 3. M/s Sai Essen 94 LLP through its partner 3a. Mr. Deepak Ashok Mane & Mr. Satish Bhimsen Agarwal by registered deed. The said Deed was registered in the office of Sub Registrar Haveli No.18 noted at Serial No. 2367/2017 on dt. 30.01.2017.

It is seen that, M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal had executed Power of Attorney coupled with Sale Deed dated 17.01.2017 in favour of M/s. Sai Essen Vaastu Developers LLP, through its Partner 1. Sagar Balasaheb Dhumal, 2. Mrs. Priti Sagar Dhumal, 3. M/s Sai Essen 94 LLP through its partner 3a. Mr. Deepak Ashok Mane & Mr. Satish Bhimsen Agarwal. The said Deed was registered in the office of Sub Registrar Haveli No.18 noted at Serial No. 2368/2017 on dt. 30.01.2017.



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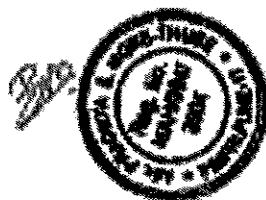
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It is seen that, M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal have sold area adm. 3923.80 Sq. Mtrs., bearing layout Plot No.9 from Gat No.94 to M/s. Samarth Buildcon Infra Properties LLP, a registered partnership firm, through its Partner 1. Balu A. Ballal, 2. Mrs. Pratibha R. Solapure, 3. Mr. Amol P. Kalamkar, 4. M/s Sai Essen 94 LLP through its partner 4a. Mr. Deepak Ashok Mane & 4b. Mr. Satish Bhimsen Agarwal by registered sale deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.17 noted at Serial No. 2875/2017 on dt. 19.04.2017. As per the said Sale Deed M/s. Samarth Buildcon Infra Properties LLP, a registered partnership firm, through its Partner 1. Balu A. Ballal, 2. Mrs. Pratibha R. Solapure, 3. Mr. Amol P. Kalamkar, 4. M/s Sai Essen 94 LLP through its partner 4a. Mr. Deepak Ashok Mane & 4b. Mr. Satish Bhimsen Agarwal became owners of the said property to the extent of area adm. 3923.80 Sq.mtrs., Accordingly Names of the M/s. Samarth Buildcon Infra Properties LLP, a registered partnership firm, through its Partner 1. Balu A. Ballal, 2. Mrs. Pratibha R. Solapure, 3. Mr. Amol P. Kalamkar, 4. M/s Sai Essen 94 LLP through its partner 4a. Mr. Deepak Ashok Mane & 4b. Mr. Satish Bhimsen Agarwal is yet to be recorded in the records of 7/12 extract of the said property to the extent of area adm. 3923.80 Sq.mtrs.

M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal have sold area adm. 3923.80 Sq. Mtrs., bearing layout Plot No.7 and Plot No.8 from Gat No.94 to M/s. Swaroop Homes, through its Partner 1. Mrs. Jidnyasha Chetan Patil 2. Mrs. Priyanka S. Alande, 3. M/s Sai Essen 94 LLP through its partner 3a. Mr. Deepak Ashok Mane & 3b. Mr. Satish Bhimsen Agarwal by registered sale deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.26 noted at Serial No. 12494/2017 on dt. 16.11.2017. As per the said Sale Deed M/s. Swaroop Homes, through its Partner 1. Mrs. Jidnyasha Chetan Patil 2. Mrs. Priyanka S. Alande, 3. M/s Sai Essen 94 LLP through its partner 3a. Mr. Deepak Ashok Mane & 3b. Mr. Satish Bhimsen Agarwal became owners of the said property to the extent of area adm. 3923.80 Sq.mtrs., Accordingly Names of the M/s. Swaroop Homes, through its Partner 1. Mrs. Jidnyasha Chetan Patil 2. Mrs. Priyanka S. Alande, 3. M/s Sai Essen 94 LLP through its partner 3a. Mr. Deepak Ashok Mane & 3b. Mr. Satish Bhimsen Agarwal is yet to be recorded in the records of 7/12 extract of the said property to the extent of area adm. 3923.80 Sq.mtrs bearing layout Plot No.7 and area adm. 3923.80 Sq.mtrs bearing layout Plot No.8 from Gat No.94.



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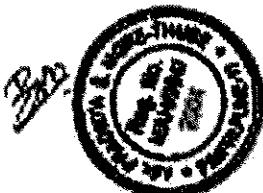
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It is seen that, M/s. Sai Essen Developers, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal have sold area adm. 3779.02 Sq. Mtrs., bearing layout Plot No.3 from Gat No.94 to M/s. Sai Essen Vaastu Developers LLP, a registered partnership firm, through its Partner 1. Sagar Balasaheb Dhumal, 2. Mrs. Priti Sagar Dhumal, 3. M/s Sai Essen 94 LLP through its partner 3a. Mr. Deepak Ashok Mane & Mr. Satish Bhimsen Agarwal by registered sale deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.24 noted at Serial No. 11232/2018 on dt. 29.08.2018. As per the said Sale Deed M/s. Sai Essen Vaastu Developers LLP, a registered partnership firm, through its Partner 1. Sagar Balasaheb Dhumal, 2. Mrs. Priti Sagar Dhumal, 3. M/s Sai Essen 94 LLP through its partner 3a. Mr. Deepak Ashok Mane & Mr. Satish Bhimsen Agarwal became owners of the said property to the extent of area adm. 3779.02 Sq.mtrs., Accordingly Names of the M/s. Sai Essen Vaastu Developers LLP, a registered partnership firm, through its Partner 1. Sagar Balasaheb Dhumal, 2. Mrs. Priti Sagar Dhumal, 3. M/s Sai Essen 94 LLP through its partner 3a. Mr. Deepak Ashok Mane & Mr. Satish Bhimsen Agarwal is recorded in the records of 7/12 extract of the said property by mutation entry no. 31489.

M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal have sold area adm. 477 Sq. Mtrs., to M/s. Sai Datta Associates through its Partner Mr. Suresh Pandurang Mate by registered sale deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.14 noted at Serial No. 799/2018 on dt. 16.01.2018.

It is seen that Kamal Bhanudas Alhat and others have filed RCS No. 114/2018 for partition in the court of Hon'ble Civil Judge Junior Division, pimpri, pune in respect of said property against Dattu Aher and others. The said suit was amicably settled between the parties. Accordingly the said suit was withdrawn as per the application filed at Ex-59. Accordingly as per the application the Hon'ble court has disposed off the suit as withdrawn by passing order below ex.1 on 11.12.2021.

It is seen that, Jayashree Bajirao Bankar have filed RCS No. 105/2011 for partition in the Court of Hon'ble Civil Judge Junior Division, Pimpri, Pune in respect of the said property against Namdev Baban Jadhav & others. The said suit is amicably



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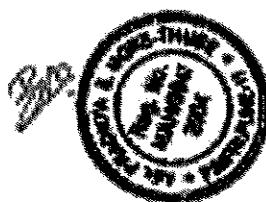
settled between the parties i.e. Jayashree Bajirao Bankar and M/s Sai Essen Developers and both parties have executed Memorandum of Understanding on dt. 02.08.2019 notarized at serial No.2556/2019 for settlement of the said suit. Accordingly Plaintiff i.e. Jayashree Bajirao Bankar has filed an application under Order 23 Rule 1 of Civil Procedure Code for deletion of the suit property i.e. Gat No.94 and for deletion of the name of the Defendant named M/s Sai Essen Developer through its partners 1. Ashok Raghunath Mane and Mr. Surendra Bhimsen Agarwal from the said Suit No. 105/2011. The said suit is pending before Hon'ble Court for order. It is seen that there is no any Lis Pendancy recorded in respect of the said property.

It is seen that M/s Sai Essen Developer through its partners 1. Ashok Raghunath Mane and Mr. Surendra Bhimsen Agarwal have obtained loan of Rs. 75,00,00,000/- from HDFC Bank Ltd. Accordingly Deed of Simple Mortgage was registered in the office of Sub Registrar Haveli No.18 noted at serial No. 15509/2017 on 03.10.2017.

It is seen that M/s Sai Essen Developer through its partners 1. Ashok Raghunath Mane and Mr. Surendra Bhimsen Agarwal have obtained loan of Rs. 35,00,00,000/- from Bajaj Housing Finance Ltd. Accordingly Deed of Simple Mortgage was registered in the office of Sub Registrar Haveli No.24 noted at serial No. 7835/2019 on 24.05.2019.

It is seen that M/s Sai Essen Developer through its partners 1. Ashok Raghunath Mane and Mr. Surendra Bhimsen Agarwal have obtained loan of Rs. 3,43,00,000/- from HDFC Bank Ltd. Accordingly Deed of Simple Mortgage was registered in the office of Sub Registrar Haveli No.26 noted at serial No. 2391/2021 on 09.02.2021. M/s Sai Essen Developer through its partners 1. Ashok Raghunath Mane and Mr. Surendra Bhimsen Agarwal have repaid the loan of Rs. 75,00,00,000/- and 3,43,00,000/- to HDFC Bank Ltd. and have executed Reconveyance Deed on dt. 25.06.2021 and registered at Haveli No.26 at Serial No. 8593/2021.

It is seen that M/s Sai Essen Developer through its partners 1. Ashok Raghunath Mane and Mr. Surendra Bhimsen Agarwal have obtained loan of Rs. 30,00,00,000/- from Bajaj Housing Finance Ltd. Accordingly Deed of Mortgage was registered in the office of Sub Registrar Haveli No.26 noted at serial No. 8681/2021 on 28.06.2021.



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It is seen that M/s Sai Essen Developer through its partners 1. Ashok Raghunath Mane and Mr. Surendra Bhimsen Agarwal have obtained loan of Rs. 20,00,00,000/- from Bajaj Housing Finance Ltd. Accordingly Deed of Mortgage was registered in the office of Sub Registrar Haveli No.24 noted at serial No. 400/2022 on 10.01.2022.

It is seen that M/s Sai Essen Developer through its partners 1. Ashok Raghunath Mane and Mr. Satish Bhimsen Agarwal have obtained loan of Rs. 35,00,00,000/- from Bajaj Housing Finance Ltd. Accordingly Deed of Mortgage was registered in the office of Sub Registrar Haveli No.26 noted at serial No. 1140/2023 on 17.01.2023.

It is seen that on the property described as, Plot No.10 and 11 of Gat No. 94 at Village Chikhali the M/s Sai Essen Developer through its partners 1. Ashok Raghunath Mane and Mr. Satish Bhimsen Agarwal has commenced a project known as 'Aishwaryam Hamara-Abhimaan. The said project is registered under the provision of Real Estate Regulatory Authority Act (bearing No. P52100020889).

It is seen that, till date the promoter M/s Sai Essen Developer through its partners 1. Ashok Raghunath Mane and Mr. Satish Bhimsen Agarwal has not sold/transfer any Flat/shop in the said scheme to any Purchaser/buyer and has not executed and registered any Agreement to sale of any Flat/Shop in the said Scheme.

4) Any other relevant title- NA  
5) Litigations if any- Rcs No.105/2011

Date: 29.06.2023



*Z. B. M. S.*  
ADVOCATE

Advocate.  
( Stamp ).

