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(Circular 28/2021 dated 08/03/2021)

To

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

6th & 7th Floor, Housefin Bhavan, Plot No: C - 21, E-Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

SUBJECT: *Title clearance with respect to the property described herein below situated at Village: Dighi, Taluka: Haveli, District: Pune. (hereinafter referred as 'the said land')*

1. I have investigated the title of the said land on the request of **M/S. SHASHWAT HEIGHTS** Through Its Partner **MR. SHRIKANT BHASKAR SURYAVANSHI** and the following documents-

1) DESCRIPTION OF THE PROPERTY:

- A. All that piece and parcel of land admeasuring about **00H 09.5R** i.e. **950 Square Meters** out of total area admeasuring about 00H 50.68R of **Survey No. 45 Hissa No. 6/7/6 (Old Survey No. 45/7/1)** totally admeasuring about 02H 12R) of Revenue Village: **Punawale**, Taluka: **Mulshi**, Jillah: **Pune** and within the jurisdiction of Hon'ble Sub-Registrar, Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation and bounded as under:

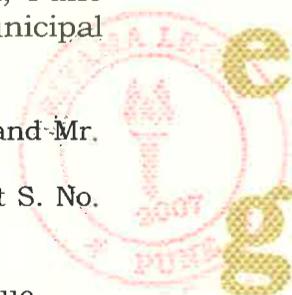
On or towards East :By project by name Infinity Pride
On or towards South :By property of Mr. Sahebrao Tajane at S. No. 45
On or towards West :By property of Mr. Ashok Tajane at S. No. 45
On or towards North :By project by name 45 Shashwat Avenue

- B. All that piece and parcel of land admeasuring about **00H 08.56R** i.e. **856 Square Meters** bearing **Survey No. 45 Hissa No. 6/7/7 (Old Survey No. 45/7/1)** totally admeasuring about 02H 12R) of Revenue Village: **Punawale**, Taluka: **Mulshi**, Jillah: **Pune** and within the jurisdiction of Hon'ble Sub-Registrar, Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation and bounded as under:

On or towards East :By property of Mr. Poonam Tajane and Mr. Ravindra Tajane at S. No. 45
On or towards South :By property of Mrs. Rekha Parakhe at S. No. 45
On or towards West :By 18 Meter D.P. Road
On or towards North :By project by name 45 Shashwat Avenue

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Shrikant Bhaskar



ALL THAT PIECE AND PARCEL OF TOTAL COLLECTIVE AREA ADMEASURING 00H 18.06R i.e. 1806 Square Meters consisting of land described in **Clause A** hereinabove i.e. area admeasuring about **00H 09.50R i.e. 950 Square Meters** out of total area admeasuring about 00H 50.68R of **Survey No. 45 Hissa No. 6/7/6 (Old Survey No. 45/7/1)** + land described in **Clause B** hereinabove i.e. area admeasuring about **00H 08.56R i.e. 856 Square Meters** bearing **Survey No. 45 Hissa No. 6/7/7 (Old Survey No. 45/7/1)**, situated at Village: **Punawale**, Taluka: **Mulshi**, Jillah: **Pune** within the jurisdiction of the Hon'ble Sub-Registrar of Assurance at Haveli and within the local limits of Pimpri-Chinchwad Municipal Corporation and same is bounded by as under:

On or towards East :By project by name Infinity Pride
On or towards South :By property of Mrs. Rekha Parakhe & Mr. Sahebrao Tajane at S. No. 45
On or towards West :By 18 Meter D.P. Road
On or towards North :By project by name 45 Shashwat Avenue

2) THE DOCUMENTS OF ALLOTMENT OF LAND:

| S. NO. | DESCRIPTION OF THE DOCUMENT | REGISTRATION NUMBER | DATE OF EXECUTION/REGISTRATION |
|---|-------------------------------|------------------------------|--------------------------------|
| Survey No. 45 Hissa No. 6/7/6+ Survey No. 45 Hissa No. 6/7/7 (Old Survey No. 45/7/1) | | | |
| 01. | Development Agreement | 9512/2023 [Haveli No. 19] | 08/05/2023 [09/05/2023] |
| 02. | Irrevocable Power of Attorney | 9514/2023 [Haveli No. 19] | 08/05/2023 [09/05/2023] |
| 03. | Development Agreement | 9513/2023 [Haveli No. 19] | 08/05/2023 [09/05/2023] |
| 04. | Irrevocable Power of Attorney | 9516/2023 [Haveli No. 19] | 08/05/2023 [09/05/2023] |
| 05. | Development Agreement | 9515/2023 [Haveli No. 19] | 08/05/2023 [10/05/2023] |
| 06. | Irrevocable Power of Attorney | 9570/2023 [Haveli No. 19] | 08/05/2023 [10/05/2023] |
| 07. | Development Agreement | 9701/2023 [Haveli No. 19] | 11/05/2023 [12/05/2023] |
| 08. | Irrevocable Power of Attorney | 9710/2023 [Haveli No. 19] | 11/05/2023 [12/05/2023] |
| 09. | Development Agreement | 9699/2023 [Haveli No. 19] | 11/05/2023 [12/05/2023] |
| 10. | Irrevocable Power of Attorney | 9700/2023 [Haveli No. 19] | 11/05/2023 [12/05/2023] |

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| 11. | Supplementary Development Agreement | 14108/2023 [Haveli No. 19] | 13/07/2023 [14/07/2023] |
| 12. | 7/12 Extract and relevant Pher-Phar for the period 1993-2023 | | |

- 3) 7/12 extract issued by Talathi and relevant Mutation Entry for period 1992 to 2023.
- 4) Title Verification and Search Report for 30 years from 1992 to 2023.
2. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of **M/S. SHASHWAT HEIGHTS Through Its Partner MR. SHRIKANT BHASKAR SURYAVANSHI** is clear, marketable and without any encumbrances.

3. **OWNERS OF THE LAND;**

[Relevant of the purpose of present Title & search Report]:

SURVEY NO. 45 HISSA NO. 6/7/6
(OLD SURVEY NO. 45/7/1)

MRS. POONAM UMESH TAJANE (for self and as Natural Guardian of-)

MISS PRANJAL UMESH TAJANE,

MISS KAVYA UMESH TAJANE,

MR. ARUSH UMESH TAJANE

[For area up to the extent of **00H 25.34R**]

MR. RAVINDRA SAHEBRAO TAJANE and legal heirs- Miss Dnyaneshwari Ravindra Tajane, Master Aryan Ravindra Tajane and Mrs. Jyoti Ravindra Tajane

[For area up to the extent of **00H 25.34R**]

SURVEY NO. 45 HISSA NO. 6/7/7
(OLD SURVEY NO. 45/7/1)

MR. SANJAY MAHADEV TAJANE and legal heirs- Mrs. Surekha Sanjay Tajane, Mrs. Rutuja Samir Birdavde alias Miss Rutuja Sanjay Tajane, Miss Sakshi Sanjay Tajane

[For area up to the extent of **00H 1.84R** i.e. **184 Square Meters**]

MR. ASHOK MAHADEV TAJANE and legal heirs- Mr. Sachin Ashok Tajane, Mrs. Hemangi Sachin Tajane, Mrs. Lata Ashok Tajane, Mr. Samir Ashok Tajane, Mrs. Kajal Samir Tajane and Mrs. Sadhana Gahininath Lokhande

[For area up to the extent of **00H 19.72R** i.e. **1972 Square Meters**]

4. **DEVELOPERS OF THE LAND;**
[Relevant of the purpose of present Title & search Report]:

SURVEY NO. 45 HISSA NO. 6/7/6
(OLD SURVEY NO. 45/7/1)

M/S. SHASHWAT HEIGHTS Through Its Partner **MR. SHRIKANT BHASKAR SURYAVANSHI**
[For area up to the extent of **00H 9.50R i.e. 950 Square Meters**]

SURVEY NO. 45 HISSA NO. 6/7/7
(OLD SURVEY NO. 45/7/1)

M/S. SHASHWAT HEIGHTS Through Its Partner **MR. SHRIKANT BHASKAR SURYAVANSHI**
[For area up to the extent of **00H 8.56R i.e. 856 Square Meters**]

5. The report reflecting the flow of the title of **M/S. SHASHWAT HEIGHTS Through Its Partner MR. SHRIKANT BHASKAR SURYAVANSHI** on the said land is herewith enclosed as annexure

Encl: Annexure

Sign:.....
Lalit Kumar Jhunjunwala
Advocate

Date: 14/09/2023

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|---|--|---|
| 525/0 Friday, 16 June 2023 5:25 PM | हतर पावती | Original/Duplicate पावती क्र. : 39म Regn. 091M पावती क्र. : 12229 दिनांक: 16/08/2023 |
| पावतीचे माबः दस्तावेजजागत अनुक्रमांक: हजत25-0-2023 दस्तावेजजागता प्रकारः माबतः बाबता-पावती माबः - अह ललित कुमार जूनजुनवाला मार्ग नं क्र. 106/2023 लोथ अर्ब मिळकतीचे मार्गः :- माब मोडे पुमावले वेधीस जमिन मिळकत बांभी 1, म. नं 45 हिस्सा नं 6/7/6 (जुना म नं 45 हिस्सा नं 7/1) याती क्षेत्र 00 हे. 00.50 आर माळवेच 950 चौ मी. 2, म. नं 45 हिस्सा नं 6/7/7 (जुना म नं 45 हिस्सा नं 7/1) याती क्षेत्र 00 हे. 08.56 आर माळवेच 858 चौ मी. (कालावती 1993-2023) एकूण 30 बर्षे | SEARCHFEE | ₹. 1500.00 |
| | एकुणः | ₹. 1500.00 |
| 1). इलकावा प्रकारः - e-Challan प्रकारः ₹ 1500/- सी ई ई/अनुक्रमांक. लोडर क्रमांक: MH003453547202324E दिनांक: 16/08/2023 बंकेचे माब नं पाता: | सह. दुय्यम निबंधक हवेली क्र. २५, पुणे | |

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(Circular 28/2021 dated 08/03/2021)

FLOW OF TITLE OF THE SAID LAND

1. **7/12 EXTRACT issued by Talathi on dated 05/10/2022**

2. **MUTATION ENTRIES:**

**FOR SURVEY NO. 45 HISSA NO. 6/7/6 and SURVEY NO.
45 HISSA NO. 6/7/7
(OLD SURVEY NO. 45/7/1)**

1. **Mutation Entry No. 254:** It appears from this Mutation Entry that Mr. Damu Khandu Tajane and Mr. Nathu Savala Darshale purchased land admeasuring about S. No. 45 Hissa No. 6/2 and Hissa No. 6/3. That the land bearing S. No. 45 Hissa No. 6/2, Hissa No. 6/3 and Survey No. 45/7 are adjacent lands and have same owners. Therefore, the said lands are amalgamated and given new Survey No. 45 Hissa No. 7+6/2+6/3.
2. **Mutation Entry No. 677:** It appears from this Mutation Entry that Mr. Damu Khandu Tajane and Mr. Nathu Savala Darshale made an application stating that the part of land at S. No. 45 Hissa No. 7+6/2+6/3 is in possession of Mr. Damu Khandu Tajane and another part of land at S. No. 45 Hissa No. 7+6/2+6/3 is in possession of Mr. Nathu Savala Darshale. Accordingly, their names mutated for the respective part of land at S. No. 45 Hissa No. 7+6/2+6/3 which is in their separate possession.

Observation: It appears that the said Original S. No. 45 Hissa No. 7+6/2+6/3 renumbered into two part and accordingly name of Mr. Damu Khandu Tajane muted for S. No. 45 Hissa No. 7+6/2+6/3/1 for area admeasuring 02H 12R as Owner and Occupier.

3. **Mutation Entry No. 703:** It appears from this mutation entry that Mr. Damu Khandu Tajane obtained *tagai* loan of Rs. 500. Accordingly, the charge was mutated in the revenue record of the S. No. 45 Hissa No. 7+6/2+6/3/1.
4. **Mutation Entry No. 720:** It appears from this Mutation Entry that new law pertaining to weights and

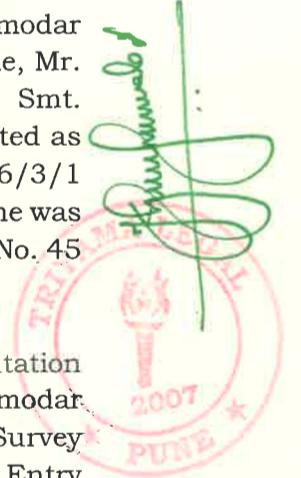
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measurement was introduced and accordingly effect was given into the present S. No. 45 Hissa No. 7+6/2+6/3/1.

5. **Mutation Entry No. 840:** It appears from this mutation entry that Mr. Damu Khandu Tajane obtained loan from Hinjewadi Vi Ka Se So. Accordingly, the charge of Hinjewadi Vi Ka Se So. was mutated in the revenue record of the S. No. 45 Hissa No. 7+6/2+6/3/1.
6. **Mutation Entry No. 861:** It appears from this mutation entry that Mr. Damu alias Damodar Khandu Tajane died on 15/01/1977 at Punawale leaving behind the following legal heirs-
- Mr. Mahadev Damu alias Damodar Tajane (son)
 - Mr. Tukaram Damu alias Damodar Tajane (son)
 - Mr. Sahebrao Damu alias Damodar Tajane (son)
 - Mr. Ramesh Damu alias Damodar Tajane (son)
 - Mrs. Chandrabhagabai Dattatray Kolhe (daughter)
 - Smt. Sakhubai Damu alias Damodar Tajane (widow)

Accordingly, the names of Mr. Mahadev Damu alias Damodar Tajane, Mr. Tukaram Damu alias Damodar Tajane, Mr. Sahebrao Damu alias Damodar Tajane, Mr. Ramesh Damu alias Damodar Tajane and Smt. Sakhubai Damu alias Damodar Tajane was mutated as Owner and occupier of the Survey No. 45/7+6/2+6/3/1 and name of Mrs. Chandrabhagabai Dattatray Kolhe was mutated in the other rights column of the said S. No. 45 Hissa No. 7+6/2+6/3/1.

7. **Mutation Entry No. 869:** It appears from this mutation entry that name of Mr. Ramesh Damu alias Damodar Tajane was mutated in the revenue records of the Survey No. 45/7+6/2+6/3/1 by virtue of Mutation Entry Number 861. However, Mr. Ramesh Damu alias Damodar Tajane died unmarried on 26/05/1977. Accordingly, his name was deleted from the revenue records of the Survey No. 45/7+6/2+6/3/1.
8. **Mutation Entry No. 1555:** It appears from this mutation entry that as per the order dated 12/04/1989 bearing No. Tagai/Kavi/104/89, Paud of the Tahsildar, the charge for tagai loan was deleted from the other rights column of the present survey Number



9. **Mutation Entry No. 1566:** It appears from this mutation entry that as per the letter dated 04/05/1989 bearing No. KJAP/SR132SR83/1177A/85 of the Hon'ble Additional District Inspector of land records, land admeasuring 00H 02R out of the present Survey Number was acquired for lift irrigation and grazing. Accordingly, the said effect/correction was given/made on the assessment of present Survey Number.
10. **Mutation Entry No 2583:** It appears from this mutation entry that as per the order dated 09/10/2003 bearing No. COS/P/SB/CR/E.66/S/1/03 of the Hon'ble Commissioner and circular dated 27/10/2004 bearing No. HANO/VSHI/1590/04 of the Honble Tahsildar under the computerization scheme of Revenue Record, the Survey Number 45/7+6/2+6/3/1 was renumbered into the new Survey Number 45/7/1.
11. **Mutation Entry No. 3782:** It appears from this mutation entry that Mahadev Damodar Tajane and others partitioned land at Survey Number 45/7/1 by way of Partition Deed dated 29/12/2010 which is duly registered at Sr. no. 14889/2010 in the following manner-

| S. No. | Area | Owner |
|--------|------------|--|
| 45/7/1 | 00H 10R | Mahadev Damodar Tajane |
| 45/7/1 | 00H 23R | Ashok Mahadev Tajane |
| 45/7/1 | 00H 18.83R | Sanjay Mahadev Tajane |
| 45/7/1 | 00H 18.83R | Amol Mahadev Tajane |
| 45/7/1 | 00H 06R | Tukaram Damodar Tajane |
| 45/7/1 | 00H 32.33R | Sanjay Tukaram Tajane, Vandana Sanjay Tajane, Yogesh Sanjay Tajane |
| 45/7/1 | 00H 32.33R | Shankar Tukaram Tajane, Yogita Shankar Tajane |
| 45/7/1 | 00H 10R | Sahebrao Damodar Tajane |
| 45/7/1 | 00H 30.34R | Umesh Sahebrao Tajane |

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| 45/7/1 | 00H 30.33R | Ravindra Sahebrao Tajane |
|--------|------------|--------------------------|

Accordingly, their names were mutated in the revenue records of the present Survey Number as owner and occupier for their respective shares.

12. Mutation Entry No. 3802: It appears from this mutation entry that Sakhubai Damodar Khandu Tajane died on 14/09/1987 at Punawale leaving behind the following legal heirs-

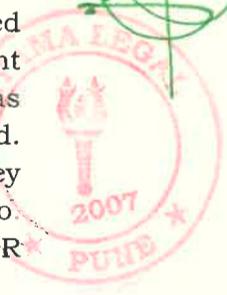
- Mr. Mahadev Damodar Tajane (son)
- Mr. Tukaram Damodar Tajane (son)
- Mr. Sahebrao Damodar Tajane (son)
- Mrs. Chandrabhagabai Dattatray Kolhe (daughter)

Accordingly, their names were mutated in the revenue records of the present Survey Number as owner and occupier.

13. Mutation Entry No. 3926: It appears from this mutation entry that as per the NOC from Hinjewadi Vi Ka Se So. the loan obtained by Mr. Damu Khandu Tajane from Hinjewadi Vi Ka Se So. was repaid and accordingly the charge of Hinjewadi Vi Ka Se So. was deleted from the other rights of the present Survey Number.

14. Mutation Entry No. 5062: It appears from this mutation entry that as per the order of the Hon'ble Tahsildar dated 02/11/2017 and order of Hon'ble Deputy Superintendent dated 12/10/2017, the 7/12 extract of S. No 45/7/1 was closed and new survey numbers were prepared. Accordingly, new survey numbers consisting of Survey No. 45/6/7/7 area admeasuring 00H 56R and Survey No. 45/6/7/6 area admeasuring 00H 50.68R* allotted/distributed to the following owners-

| S.NO. | OWNER | AREA |
|----------|--|------------|
| 45/6/7/6 | Umesh Sahebrao Tajane | 00H 25.34R |
| 45/6/7/6 | Ravindra Sahebrao Tajane | 00H 25.34R |
| 45/6/7/7 | Shankar Tukaram Tajane, Yogita Shankar Tajane | 00H 09R |
| 45/6/7/7 | Sanjay Tukaram Tajane, Vandana Sanjay Tajane, Yogesh Sanjay Tajane | 00H09R |

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|----------|---|------------|
| 45/6/7/7 | Sahebrao Damodar Tajane | 00H 04R |
| 45/6/7/7 | Reshma Prakash Parkhe | 00H 01R |
| 45/6/7/7 | Umesh Sahebrao Tajane, Ravindra Sahebrao Tajane | 00H 01R |
| 45/6/7/7 | Ashok Mahadev Tajane | 00H 19.72R |
| 45/6/7/7 | Sanjay Mahadev Tajane | 00H 01.84R |
| 45/6/7/7 | Samarth Sopan Darshale | 00H 01R |
| 45/6/7/7 | M/s Vayankatesh Developers, Promoters and Builders | 00H 01.08R |

15. Mutation Entry No. 5594: It appears from this mutation entry that as per application given by Mrs. Poonam Umesh Tajane, Mr. Umesh Sahebrao Tajane died on 25/04/2021 leaving behind the following legal heirs-

- Mrs. Poonam Umesh Tajane, (widow)
- Miss Pranjal Umesh Tajane, (daughter)
- Miss Kavya Umesh Tajane, (daughter)
- Mr. Arush Umesh Tajane(son)

Accordingly, their names were mutated in the revenue records of the Survey Number 45/6/7/6 as owner and occupier for area admeasuring about 00H 25.34R.

3. SEARCH FEE CHALLAN:

- Copy of Original Search Receipt No. 12229 for Rs. 1500/-, issued by the Hon'ble Sub Registrar, Haveli No. 25, Pune dated 16/06/2023 in respect of the land described hereinabove in **Clause 2A and 2B**.

4. ACQUISITION OF DEVELOPMENT RIGHTS BY SAMARTHA PRISHA PROPERTIES:

- For Survey No. 45 Hissa No. 6/7/7 (Old Survey No. 45/7/1) admeasuring about 00H 3.36R i.e. 336 Square Meters:**

It appears from the documents provided that Mr. Sachin Ashok Tajane, Mrs. Hemangi Sachin Tajane, Mr. Ashok Mahadev Tajane, Mrs. Lata Ashok Tajane, Mr. Samir Ashok Tajane, Mrs. Kajal Samir Tajane and Mrs. Sadhana Gahininath Lokhande assigned the development rights pertaining to the land admeasuring about 00H 3.36R i.e. 336 Square Meters out of Survey No. 45 Hissa No. 6/7/7 (Old Survey No. 45/7/1) by the way of Development Agreement [Duly Stamped, executed on 08/05/2023 and registered on 09/05/2023 at Haveli No. 19 at Serial No. 9513/2023] and Irrevocable Power Of Attorney [Duly Stamped, executed on 08/05/2023 and registered on 09/05/2023 at Haveli No. 19 at Serial No. 9516/2023]. It is by the virtue of these indentures that **M/s Shashwat**

Heights through its partner Mr. Shrikant Bhaskarrao Suryawanshi have right to develop the said property.

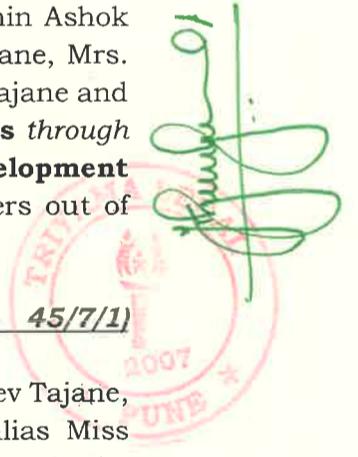
b) For Survey No. 45 Hissa No. 6/7/7 (Old Survey No. 45/7/1) admeasuring about 00H 3.36R i.e. 336 Square Meters:

It appears from the documents provided that Mr. Sachin Ashok Tajane, Mrs. Hemangi Sachin Tajane, Mr. Ashok Mahadev Tajane, Mrs. Lata Ashok Tajane, Mr. Samir Ashok Tajane, Mrs. Kajal Samir Tajane and Mrs. Sadhana Gahininath Lokhande assigned the development rights pertaining to the land admeasuring about 00H 3.36R i.e. 336 Square Meters out of Survey No. 45 Hissa No. 6/7/7 (Old Survey No. 45/7/1) by the way of Development Agreement [Duly Stamped, executed on 08/05/2023 and registered on 10/05/2023 at Haveli No. 19 at Serial No. 9515/2023] and Irrevocable Power Of Attorney [Duly Stamped, executed on 08/05/2023 and registered on 10/05/2023 at Haveli No. 19 at Serial No. 9570/2023]. It is by the virtue of these indentures that **M/s Shashwat Heights through its partner Mr. Shrikant Bhaskarrao Suryawanshi** have right to develop the said property.

Further, it appears from the documents provided that by the way of Supplementary Development Agreement [Duly Stamped, executed on 13/07/2023 and registered on 14/07/2023 at Haveli No. 19 at Serial No. 14108/2023] additional consideration was allotted to Mr. Sachin Ashok Tajane, Mrs. Hemangi Sachin Tajane, Mr. Ashok Mahadev Tajane, Mrs. Lata Ashok Tajane, Mr. Samir Ashok Tajane, Mrs. Kajal Samir Tajane and Mrs. Sadhana Gahininath Lokhande by **M/s Shashwat Heights through its partner Mr. Shrikant Bhaskarrao Suryawanshi for the development of land admeasuring about 00H 6.72 R i.e. 672 Square Meters out of Survey No. 45 Hissa No. 6/7/7 (Old Survey No. 45/7/1).**

c) For Survey No. 45 Hissa No. 6/7/7 (Old Survey No. 45/7/1) admeasuring about 00H 1.84R i.e. 184 Square Meters:

It appears from the documents provided that Mr. Sanjay Mahadev Tajane, Mrs. Surekha Sanjay Tajane, Mrs. Rutuja Samir Birdavde alias Miss Rutuja Sanjay Tajane, Miss Sakshi Sanjay Tajane assigned the development rights pertaining to the land admeasuring about 00H 1.84R i.e. 184 Square Meters out of Survey No. 45 Hissa No. 6/7/7 (Old Survey No. 45/7/1) by the way of Development Agreement [Duly Stamped, executed on 08/05/2023 and registered on 09/05/2023 at Haveli No. 19 at Serial No. 9512/2023] and Irrevocable Power Of Attorney [Duly Stamped, executed on 08/05/2023 and registered on 09/05/2023 at Haveli No. 19 at Serial No. 9514/2023]. It is by the virtue of these indentures that **M/s Shashwat Heights through its partner Mr. Shrikant Bhaskarrao Suryawanshi** have right to develop the said property.



d) For Survey No. 45 Hissa No. 6/7/6 (Old Survey No. 45/7/1) admeasuring about 00H 04.75R i.e. 475 Square Meters:

It appears from the documents provided that Mrs. Poonam Umesh Tajane for self and as natural guardian of Miss Pranjal Umesh Tajane, Miss Kavya Umesh Tajane and Master Arush Umesh Tajane assigned the development rights pertaining to the land admeasuring about 00H 4.75R i.e. 475 Square Meters out of Survey No. 45 Hissa No. 6/7/6 (Old Survey No. 45/7/1) by the way of Development Agreement [Duly Stamped, executed on 11/05/2023 and registered on 12/05/2023 at Haveli No. 19 at Serial No. 9701/2023] and Irrevocable Power Of Attorney [Duly Stamped, executed on 08/05/2023 and registered on 09/05/2023 at Haveli No. 19 at Serial No. 9710/2023]. It is by the virtue of these indentures that **M/s Shashwat Heights through its partner Mr. Shrikant Bhaskarrao Suryawanshi** have right to develop the said property.

e) For Survey No. 45 Hissa No. 6/7/6 (Old Survey No. 45/7/1) admeasuring about 00H 04.75R i.e. 475 Square Meters:

It appears from the documents provided that Mr. Ravindra Sahebrao Tajane, For self and as natural guardian of Miss Dnyaneshwari Ravindra Tajane, Master Aryan Ravindra Tajane and Mrs. Jyoti Ravindra Tajane assigned the development rights pertaining to the land admeasuring about 00H 4.75R i.e. 475 Square Meters out of Survey No. 45 Hissa No. 6/7/6 (Old Survey No. 45/7/1) by the way of Development Agreement [Duly Stamped, executed on 11/05/2023 and registered on 12/05/2023 at Haveli No. 19 at Serial No. 9699/2023] and Irrevocable Power Of Attorney [Duly Stamped, executed on 11/05/2023 and registered on 12/05/2023 at Haveli No. 19 at Serial No. 9700/2023]. It is by the virtue of these indentures that **M/s Shashwat Heights through its partner Mr. Shrikant Bhaskarrao Suryawanshi** have right to develop the said property.

It is by the virtue of these indentures that **M/s Shashwat Heights through its partner Mr. Shrikant Bhaskarrao Suryawanshi** have right to develop the total collective area admeasuring **00H 18.06R i.e. 1806 Square Meters** consisting of land described in **Clause 2A** hereinabove i.e. area admeasuring about **00H 09.50R i.e. 950 Square Meters** out of total area admeasuring about 00H 50.68R of **Survey No. 45 Hissa No. 6/7/6 (Old Survey No. 45/7/1) + land described in Clause 2B** hereinabove i.e. area admeasuring about **00H 08.56R i.e. 856 Square Meters** bearing **Survey No. 45 Hissa No. 6/7/7 (Old Survey No. 45/7/1)**, situated at Village: **Punawale, Taluka: Mulshi, Jillah: Pune.**

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Mr. Lalit Kumar Jhunjhunwala
Advocate

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