

SPA/24/03

Date : 24/01/24

FORMAT - A
(Circular No. 28/2021)

To,
The MahaRERA,
Maharashtra.

Subject : Title clearance certificate with respect to the balance FSI to the tune of 80,512 square feet i.e. 7479.75 Square Metres for construction of building B comprises of basement, Lower Ground, Stilt floor and 14 upper floors out of Plot No. 'A' admeasuring 3848.51 square meters out of the sanctioned lay out of all that piece and parcel of land collectively admeasuring 13804 square meters bearing (1) Survey No. 38 Hissa No. 1 (P) admeasuring 304 square meters, (2) Survey No. 38 Hissa No. 2 admeasuring 100 square meters, (3) Survey No. 38 Hissa No. 3 admeasuring 200 Sq. mtrs.(4) Survey No. 38 Hissa No. 5 admeasuring 100 Sq. mtrs. (5) Survey No. 38 Hissa No. 7 admeasuring 100 square meters, (6) Survey No. 38 Hissa No. 8 admeasuring 300 Sq. mtrs.(7) Survey No. 38 Hissa No. 9 admeasuring 150 square meters, (8) Survey No. 38 Hissa No. 10 admeasuring 100 square meters, (9) Survey No. 38 Hissa No. 12 admeasuring 200 Sq. mtrs. (10) Survey No. 38 Hissa No. 13 admeasuring 500 Sq. mtrs. (11) Survey No. 38 Hissa No. 14 admeasuring 200 Sq. mtrs. (12) Survey No. 38, Hissa No. 15 admeasuring ara about 100 Sq. mtrs. (13) Survey No. 38 Hissa No. 18 admeasuring 100 square meters, (14) Survey No 38 Hissa No. 19 a portion admeasuring 200 square meters (15) Survey No. 38 Hissa No. 21 admeasuring 200 square meters (16) S. No. 38 Hissa No. 23 admeasuring 300 square meters (17) Survey No. 38 Hissa No. 25 admeasuring 300 square meters (18) Survey Nos. 38 Hissa No. 26 admeasuring 300 Square Metres (19) Survey No. 38 Hissa No. 27



admeasuring 100 square meters, (20) Survey No. 38 Hissa No. 28
admeasuring 300 square meters, (21) Survey No. 38 Hissa No. 29
admeasuring 305.3475 square metres, (22) Survey No. 38 Hissa
No. 30 admeasuring 506 square meters, (23) Survey No. 38 Hissa
No. 31 admeasuring 203 square metres (as per 7/12 extract 204
square metres), (24) Survey No. 38 Hissa No. 32 admeasuring 203
square metres (as per 7/12 extract 204 square metres), (25) Survey
No. 38 Hissa No. 33 admeasuring 152 square metres (as per 7/12
extract 153 square metres), (26) Survey No. 38 Hissa No. 34
admeasuring 204 square metres ,(27) Survey No. 38 Hissa No. 36
admeasuring 203 square metres (as per 7/12 extract 204 sqyare
metres), (28) Survey No. 38 Hissa No. 37 admeasuring 202 square
metres, (29) A portion admeasuring 312 Sq. mtrs. out of Survey
No. 38 Hissa No. 38 totally admeasuring 506.09 square metres,
(30) Survey No. 38, Hissa No. 39 admeasuring 303.653 square
metres (31) Survey No. 38 Hissa No. 40 admeasuring 152 square
meters, (32) Survey No. 38 Hissa No. 41 admeasuring 152 square
meters, (33) Survey No. 38 Hissa No. 43 admeasuring 250 Square
Metres (34) Survey No. 38 Hissa No. 45 admeasuring 200 square
meters (35) Survey No. 38 Hissa No. 46 admeasuring 300 square
meters (36) Survey No. 38 Hissa No. 47 admeasuring 125 square
meters (37) Survey No. 38 Hissa No. 48 admeasuring 250 square
meters (38) Survey No. 38 Hissa No. 49 admeasuring 100 square
meters (39) Survey No. 38 Hissa No. 50 admeasuring 200 Sq. mtrs.
(40) Survey No. 38 Hissa No. 51 admeasuring 303.5897 square
metres, (41) Survey No. 38 Hissa No. 52 admeasuring 809.2557
square metres, (42) Survey No. 38 Hissa No. 53 admeasuring
404.5328 square metres, (43) Survey No. 38 Hissa No. 54
admeasuring 809.2557 square metres, (44) Survey No. 38 Hissa
No. 55 admeasuring 202.2664 square metres, (45) Survey No. 38



Hissa No. 56 admeasuring 303.5897 square metres and (46) Survey No. 38 Hissa No. 57 admeasuring 152.725 square metres (47) Survey No. 38 Hissa No. 58 admeasuring 304 square meters, (48) Survey No. 38, Hissa No. 59 admeasuring 202 Square Metres (49) Survey No. 38 Hissa No. 60 admeasuring 202 square meters, (50) Survey No. 38 Hissa No. 61 admeasuring 506.88 Sq. mtrs (as per 7/12 extract 507 square metres), (51) Survey No. 38 Hissa No. 62 admeasuring 153 Sq. mtrs. (52) Survey No. 38 Hissa No. 65 admeasuring 163.826 square meters and (53) Survey No. 38 Hissa No. 1/90 admeasuring 303.653 square meters (as per 7/12 extract 300 square metres) (54) Survey No. 38 Hissa No. 1/115 admeasuring 506 square meters situate at village Baner, Taluka Haveli, District Pune, within the jurisdiction of the Sub Registrar Haveli No. 1 to 26, Pune and within the limits of Pune Municipal Corporation situate at village Baner, Taluka Haveli, District Pune, within the jurisdiction of the Sub Registrar Haveli No. 15, Pune and within the limits of Pune Municipal Corporation. (Hereinafter collectively referred to as "the said property").

I have investigated the title of the said property on the request of M/s. Ellanza Corp a Partnership Firm duly registered under the provisions of the Indian Partnership Act 1932, having its principal place of business at Office No. 401, , 4th floor, Ashok Sankul-II, Ashok Nagar, Range Hills Road, Pune 411 007 and following documents i.e. :-

1) **Description of the Land:** Balance FSI to the tune of 80,512 square feet i.e. 7479.75 square metres for construction of building B comprises of basement, Lower Ground, Stilt floor and 14 upper floors out of Plot No. 'A' admeasuring 3848.51 square meters out of the sanctioned lay out of all that piece and parcel of land collectively admeasuring 13804 square meters bearing (1) Survey No. 38



Hissa No. 1 (P) admeasuring 304 square meters, (2) Survey No. 38 Hissa No. 2 admeasuring 100 square meters, (3) Survey No. 38 Hissa No. 3 admeasuring 200 Sq. mtrs.(4) Survey No. 38 Hissa No. 5 admeasuring 100 Sq. mtrs. (5) Survey No. 38 Hissa No. 7 admeasuring 100 square meters, (6) Survey No. 38 Hissa No. 8 admeasuring 300 Sq. mtrs.(7) Survey No. 38 Hissa No. 9 admeasuring 150 square meters, (8) Survey No. 38 Hissa No. 10 admeasuring 100 square meters, (9) Survey No. 38 Hissa No. 12 admeasuring 200 Sq. mtrs. (10) Survey No. 38 Hissa No. 13 admeasuring 500 Sq. mtrs. (11) Survey No. 38 Hissa No. 14 admeasuring 200 Sq. mtrs. (12) Survey No. 38, Hissa No. 15 admeasuring ara about 100 Sq. mtrs. (13) Survey No. 38 Hissa No. 18 admeasuring 100 square meters, (14) Survey No 38 Hissa No. 19 a portion admeasuring 200 square meters (15) Survey No. 38 Hissa No. 21 admeasuring 200 square meters (16) S. No. 38 Hissa No. 23 admeasuring 300 square meters (17) Survey No. 38 Hissa No. 25 admeasuring 300 square meters (18) Survey Nos. 38 Hissa No. 26 admeasuring 300 Square Metres (19) Survey No. 38 Hissa No. 27 admeasuring 100 square meters, (20) Survey No. 38 Hissa No. 28 admeasuring 300 square meters, (21) Survey No. 38 Hissa No. 29 admeasuring 305.3475 square metres, (22) Survey No. 38 Hissa No. 30 admeasuring 506 square meters, (23) Survey No. 38 Hissa No. 31 admeasuring 203 square metres (as per 7/12 extract 204 square metres), (24) Survey No. 38 Hissa No. 32 admeasuring 203 square metres (as per 7/12 extract 204 square metres), (25) Survey No. 38 Hissa No. 33 admeasuring 152 square metres (as per 7/12 extract 153 square metres), (26) Survey No. 38 Hissa No. 34 admeasuring 204 square metres ,(27) Survey No. 38 Hissa No. 36 admeasuring 203 square metres (as per 7/12 extract 204 sqyare metres), (28) Survey No. 38 Hissa No. 37 admeasuring 202 square metres, (29) A portion admeasuring 312 Sq. mtrs. out of Survey No. 38 Hissa No. 38 totally admeasuring 506.09 square metres, (30) Survey No. 38, Hissa No. 39 admeasuring 303.653 square metres (31) Survey No. 38 Hissa No. 40 admeasuring 152 square meters, (32) Survey No. 38 Hissa No. 41 admeasuring 152 square meters, (33) Survey No. 38 Hissa No. 43 admeasuring 250 Square Metres (34) Survey No. 38 Hissa No. 45 admeasuring



200 square meters (35) Survey No. 38 Hissa No. 46 admeasuring 300 square meters (36) Survey No. 38 Hissa No. 47 admeasuring 125 square meters (37) Survey No. 38 Hissa No. 48 admeasuring 250 square meters (38) Survey No. 38 Hissa No. 49 admeasuring 100 square meters (39) Survey No. 38 Hissa No. 50 admeasuring 200 Sq. mtrs. (40) Survey No. 38 Hissa No. 51 admeasuring 303.5897 square metres, (41) Survey No. 38 Hissa No. 52 admeasuring 809.2557 square metres, (42) Survey No. 38 Hissa No. 53 admeasuring 404.5328 square metres, (43) Survey No. 38 Hissa No. 54 admeasuring 809.2557 square metres, (44) Survey No. 38 Hissa No. 55 admeasuring 262.2664 square metres, (45) Survey No. 38 Hissa No. 56 admeasuring 303.5897 square metres and (46) Survey No. 38 Hissa No. 57 admeasuring 152.725 square metres (47) Survey No. 38 Hissa No. 58 admeasuring 304 square meters, (48) Survey No. 38, Hissa No. 59 admeasuring 202 Square Metres (49) Survey No. 38 Hissa No. 60 admeasuring 202 square meters, (50) Survey No. 38 Hissa No. 61 admeasuring 506.88 Sq. mtrs (as per 7/12 extract 507 square metres), (51) Survey No. 38 Hissa No. 62 admeasuring 153 Sq. mtrs. (52) Survey No. 38 Hissa No. 65 admeasuring 163.826 square meters and (53) Survey No. 38 Hissa No. 1/90 admeasuring 303.653 square meters (as per 7/12 extract 300 square metres) (54) Survey No. 38 Hissa No. 1/115 admeasuring 506 square meters situate at village Baner, Taluka Haveli, District Pune, within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune and within the limits of Pune Municipal Corporation situate at village Baner, Taluka Haveli, District Pune, within the jurisdiction of the Sub Registrar Haveli No. 15, Pune and within the limits of Pune Municipal Corporation. (Hereinafter collectively referred to as "the said property")

2) The documents of allotment of Said Property:

1. Copy of the Sale Deed dated 5/2/1945
2. Copy of the Sale Deed dated 27/11/1984, duly registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9412/1984
3. Copy of Development Agreement dated 18/01/2006, duly registered with the office of the Sub Registrar Haveli No. 19 at serial no. 384/2006



4. Copy of the Power of Attorney dated 18/01/2006, duly registered with the office of Sub Registrar Haveli No. 19 at serial no. 385/2006 on 18/01/2006.
5. Copy of the Deed of Confirmation dated 19/01/2006, duly registered with the office of the Sub Registrar Haveli No. 19 at serial no. 784/2006 to the Development Agreement dated 18/01/2006 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 384/2006
6. Copy of the Power of Attorney dated 19/01/2006, duly registered with the office of Sub Registrar Haveli No. 19 at serial no. 785/2006.
7. Copy of the Sale Deed dated 3/5/2011, duly registered with the office of the Sub Registrar Haveli No. 11 at Serial no. 3918/2011.
8. Copy of the Deed of Confirmation dated 4/10/2011, duly registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 9592/2011
9. Copy of the confirmation to the Sale Deed dated 3/5/2011, duly registered with Sub Registrar Haveli No. 11 at Sr. No. 3918/2011.
10. Copy of the Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3652/1984.
11. Copy of the Development Agreement dated 17/4/2006 and registered with the office of the Sub Registrar Haveli No. 14 at Serial no. 3015/2006.
12. Copy of the Power of Attorney dated 17/4/2006 is duly registered with the office of Sub Registrar Haveli No. 14 at Serial No. 3016/2006.
13. Copy of the Sale Deed dated 28/8/2008 and registered with the office of the Sub Registrar Haveli No. 15 at Serial no. 5863/2008.
14. Copy of the Sale Deed dated 14/12/2011 and registered with the office of the Sub Registrar Haveli No. 11 at Serial no. 10616/2011.
15. Copy of the Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3659/1984.
16. Copy of the Sale Deed dated 16/05/2008 duly registered with the office of Sub Registrar Haveli No. 15 at Sr No. 3430/2008.
17. Copy of the Sale Deed dated 31/12/2020 duly registered with the office of Sub Registrar Haveli No. 15 at Sr No. 5672/2021.
18. Copy of the Sale Deed dated 05/05/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3645/1984.
19. Copy of the Sale Deed dated 23/12/2014 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 12210/2014.
20. Copy of the Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3649/1984.



21. Copy of the Sale Deed dated 10/6/2008 and registered with the office of the Sub Registrar Haveli No. 9 at Serial no. 4809/2008.
22. Copy of the Sale Deed dated 21/4/2011 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 3980/2011.
23. Copy of the Sale Deed dated 18/7/2011 and registered with the office of the Sub Registrar Haveli No. 11 at Serial no. 6424/2011.
24. Copy of the Sale Deed dated 5/5/1984 in favour of Vidya Gajanan Upalkar.
25. Copy of the Sale Deed dated 16/9/1992 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 225/1992.
26. Copy of the Sale Deed dated 09/10/1997 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 6660/1997.
27. Copy of the Sale Deed dated 07/05/2014 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 4153/2014.
28. Copy of the Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3665/1984.
29. Copy of the Sale Deed dated 28/9/2012 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 11312/2012.
30. Copy of the Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3662/1984.
31. Copy of the Development Agreement dated 7/4/2006 and registered with the office of the Sub Registrar Haveli No. 15 at Serial No. 2651/2006.
32. Copy of the Power of Attorney dated 7/4/2006 with the Sub Registrar Haveli No. 15 at Serial No. 2652/2006.
33. Copy of the Sale Deed dated 18/7/2011 and registered with the office of the Sub Registrar Haveli No. 11 at Serial No. 6425/2011.
34. Copy of the Sale Deed dated 05/05/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3654/1984.
35. Copy of the Sale Deed dated 15/09/2020 and registered with the office of the Sub Registrar Haveli No. 15 at Serial no. 9315/2020.
36. Copy of the Sale Deed dated 31/12/2020 duly registered with the office of Sub Registrar Haveli No. 15 at Sr No. 5672/2021.
37. Copy of the Sale Deed dated 05/05/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3660/1984.
38. Copy of the Development Agreement dated 21/01/2007 duly registered with the office of Sub Registrar Assurances at Haveli No. 10 at Sr. No. 644/2007.



39. Copy of the Power of Attorney dated 21/01/2007 is duly registered with the office of Sub Registrar Haveli No. 10 at Sr. No. 645/2007.
40. Copy of the Sale Deed dated 24/04/2014 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 3768/2014.
41. Copy of the Sale Deed dated 10/11/2016 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 8123/2016.
42. Copy of the Sale Deed dated 30/12/2020 duly registered with the office of Sub Registrar Haveli No. 4 at Sr No. 5669/2021.
43. Copy of the Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3643/1984.
44. Copy of the Sale Deed dated 28/08/2008 duly registered with the office of Sub Registrar Haveli No. 15 at Sr. No. 5864/2008.
45. Copy of the Sale Deed dated 26/05/2010, duly registered with the office of Sub Registrar Haveli No. 19 at Sr. No. 4738/2010.
46. Copy of the Sale Deed dated 31/12/2020 duly registered with the office of Sub Registrar Haveli No. 15 at Sr No. 5672/2021.
47. Copy of the Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3663/1984.
48. Copy of the Sale Deed dated 12/02/2014 and registered with the office of the Sub Registrar Haveli No. 19 at Serial No. 11790/2014.
49. Copy of the Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3643/1984.
50. Copy of the Sale Deed dated 27/6/2008 and registered with the office of the Sub Registrar Haveli No. 15 at Serial No. 4445/2008.
51. Copy of the Sale Deed dated 18/7/2011 and registered with the office of the Sub Registrar Haveli No. 11 at Serial No. 6423/2011.
52. Copy of the Sale Deed dated 05/05/1984 in favour of Sau Suman Chandrakant.
53. Copy of the Sale Deed dated 19/08/2017 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 8911/2017.
54. Copy of the Sale Deed dated 31/12/2020 duly registered with the office of Sub Registrar Haveli No. 15 at Sr No. 5672/2021.
55. Copy of the Sale Deed in favour of Kashinath Damodar Devdhar.
56. Copy of the Development Agreement dated 06/06/2006 duly registered with the office of Sub Registrar Haveli No. 15 at Serial No. 4265/2006.
57. Copy of the Power of Attorney dated 06/06/2006 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 4266/2007.

58. Copy of the Development Agreement dated 11/01/2008 duly registered with the office of Sub Registrar Haveli No. 15 at Serial No. 384/2008.
59. Copy of the Power of Attorney dated 11/02/2008 registered with the office of the Sub Registrar Haveli No. 15 at serial; no. 385/2008.
60. Copy of the Sale Deed dated 31/12/2020 and registered with the office of the Sub Registrar Haveli No. 4 at Serial no. 5670/2021.
61. Copy of the Sale Deed dated 05/05/1984 and registered with the office of the Sub Registrar Haveli No. 1 at Serial no. 3664/1984.
62. Copy of the Deed of Sale dated 27/10/2009 and registered with the office of the Sub Registrar Haveli No. 20 at serial no. 6466/2009.
63. Copy of the Non Agricultural order bearing No. NA/SR/II/317/310 dated 09/09/2010
64. Copy of the Deed of Sale dated 19/5/2014 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 4525/2014.
65. Copy of the Sale Deed dated 05/05/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3658/1984.
66. Copy of the Deed of Sale dated 12/02/2010 and registered with the office of the Sub Registrar Haveli No. 2 at serial no. 1457/2010.
67. Copy of the Deed of Sale dated 15/07/2015 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 6576/2015.
68. Copy of the Sale Deed dated 05/05/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3652/1984.
69. Copy of the Deed of Sale dated 06/12/2013 and registered with the office of the Sub Registrar Haveli No. 2 at serial no. 9840/2013.
70. Copy of the Gift Deed dated 04/06/2014, duly registered with the office of the Sub Registrar Haveli No. 2 at serial no. 4289/2014.
71. Order in Misc. Application No. 145/2010.
72. Copy of the Deed of Sale dated 20/07/2015 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 6687/2015.
73. Copy of the Deed of Sale dated 15/07/2015 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 6575/2015.
74. Copy of the Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3650/1984.
75. Copy of the Development Agreement dated 26/3/2007 duly registered with the office of Sub Registrar Haveli No. 19 at Serial No. 2575/2007.
76. Copy of the Development Agreement dated 9/4/2008 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 3784/2008



77. Copy of the Power of Attorney dated 9/4/2008 registered with the office of the Sub Registrar Haveli No. 11 at serial no. 3595/2008.
78. Copy of the order of Awal Karkun bearing no. 84 C/SR/129/2012 dated 23/1/2012
79. Copy of the Deed of Sale dated 19/4/2012 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 3594/2012.
80. Copy of the Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial No. 3655/1984.
81. Copy of the Development Agreement dated 23/08/2005 duly registered with the office of Sub Registrar Haveli No. 15 at Serial No. 5425/2005
82. Copy of the Power of Attorney dated 23/08/2005 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 5426/2008
83. Copy of the Order bearing no. 84 C/SR/889/2004 dated 17/12/2004 passed by the Upper Tahsildar.
84. Copy of the Deed of Sale dated 05/08/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 5379/2008.
85. Copy of Non Agricultural order bearing No. NA/SR/II/175/2010 dated 26/05/2010.
86. Copy of the Deed of Sale dated 14/01/2011 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 448/2011.
87. Copy of the Deed of Sale dated 04/02/2014 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1161/2014.
88. Copy of the Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9405/1984.
89. Copy of the Certificate under the said Gunthewari Scheme bearing No. 056441 dated 5/1/2006.
90. Copy of the Sale Deed dated 11/12/2006 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 8673/2006
91. Copy of the Deed of Sale dated 23/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 9152/2010
92. Copy of Partnership dated 10/11/2010.
93. Copy of the Sale Deed dated 23/7/1985 and registered with the office of the Sub Registrar Haveli No. 1 at Serial no. 219/1985
94. Copy of the Order bearing no. 84 C/SR/488/2013 dated 2/9/2013 passed by the Avval Karun, Tenancy Branch.
95. Copy of Will dated 16/3/1995 of Mr. Bansilal Chunilal Munot.
96. Copy of Will dated 9/4/2008 of Smt. Kamal Bansilal Munot.

97. Papers relating to Regular Civil Suit No. 613/2010
98. Copy of the Sale Deed dated 16/8/2013 duly register with Sub Registrar Haveli No. 19, at Sr. No. 9928/2013.
99. Copy of the Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9408/1984.
100. Copy of the Development Agreement dated 4/5/2006 and registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3315/2006
101. Copy of the Power of Attorney dated 4/5/2006 registered with the office of the Sub Registrar Haveli No. 18 at serial; no. 3316/2006.
102. Copy of the Deed of Sale dated 23/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 9150/2010
103. Copy of the Sale Deed dated 16/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9409/1984
104. Copy of the Development Agreement dated 17/5/2006 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3811/2006
105. Copy of the Power of Attorney dated 17/5/2006 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3812/2006.
106. Copy of the Sale Deed dated 1/10/2009 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8557/2009.
107. Copy of the Deed of Sale dated 23/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 9154/2010.
108. Copy of the Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9407/1984.
109. Copy of the Development Agreement dated 3/5/2006 and registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3268/2006
110. Copy of the Power of Attorney dated 3/5/2006 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3269/2006.
111. Copy of the Deed of Sale dated 23/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 9150/2010
112. Copy of the Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9404/1984
113. Copy of the Tahasildar order bearing no. 84C/SR/691/2007 dated 29/10/2007
114. Copy of the Sale Deed dated 25/06/2010, duly registered with the office of Sub Registrar Haveli No. 19 at Sr. No. 5878/2010
115. Copy of the Sale Deed dated 10/08/2011, duly registered with the office of Sub Registrar Haveli No. 11 at Sr. No. 7204/2011



116. Copy of the Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9406/1984
117. Copy of the Tahasildar order bearing no. 84C/SR/1132/2001 dated 23/10/2001
118. Copy of the Development Agreement dated 3/5/2006 and registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3262/2006
119. Copy of the Power of Attorney dated 3/5/2006 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3263/2006.
120. Copy of the Deed of Sale dated 23/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 9150/2010.
121. Copy of the Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9410/1984
122. Copy of the Tahasildar order bearing no. 84C/SR/172/16 dated 27/05/2016.
123. Copy of the a Deed of Sale dated 19/07/2016 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 6659/2016
124. Copy of the Sale Deed dated 23/7/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 217/1985
125. Copy of the Deed of Sale dated 23/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 9148/2010.
126. Copy of the Deed of Sale dated 23/12/2017 and registered with the office of the Sub Registrar Haveli No. 21 at serial no. 16526/2017.
127. Copy of the Sale Deed dated 07/01/1985 duly registered with the office of Sub Registrar Haveli No. 1 at Serial No. 218/1985.
128. Copy of the Gunthewari Certificate bearing No. 00780 dated 07/02/2008.
129. Copy of the Order bearing No. 84C/SR/1160/2007 dated 29/01/2007.
130. Copy of the Sale Deed dated 25/05/2008 duly registered with the office of Sub registrar Haveli No. 19 at Serial No. 4489/2008
131. Copy of the Sale Deed dated 12/02/2016 duly registered with the office of Sub registrar Haveli No. 19 at Serial No. 1414/2016.
132. Copy of the Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at Serial no. 9411/1984
133. Copy of the Order bearing no. 84 C/SR/128/2012 dated 23/1/2012 passed by the Avval Karun, Tenancy Branch
134. Copy of the Sale Deed dated 6/4/1993 and registered with the office of the Sub Registrar Haveli No. 4 at Serial no. 1596/1993.



135. Copy of the Development Agreement dated 4/12/2007 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 9373/2007
136. Copy of the Power of Attorney dated 4/12/2007 registered with the office of the Sub Registrar Haveli No. 15 at serial; no. 9374/2007.
137. Copy of the Deed of Sale dated 19/4/2012 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 3594/2012.
138. Copy of the Sale Deed dated 27/11/1984 in favour of Mr. Madhav Narayan Gujar
139. Copy of the Development Agreement dated 4/12/2007 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 9371/2007
140. Copy of the Power of Attorney dated 4/12/2007 registered with the office of the Sub Registrar Haveli No. 15 at serial; no. 9372/2007
141. Copy of the Deed of Sale dated 19/4/2012 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 3594/2012.
142. Copy of the Sale Deed dated 23/11/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 9269/1984.
143. Copy of the Sale Deed dated 24/04/2014 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 3768/2014.
144. Copy of the Sale Deed in favour of Anuradha Laxmanrao Shinde
145. Copy of the Development Agreement dated 06/07/2006 duly registered with the office of Sub Registrar Haveli No. 7 at Serial No. 4811/2007
146. Copy of the Power of Attorney dated 06/07/2006 registered with the office of the Sub Registrar Haveli No. 7 at serial; no. 4812/2007.
147. Copy of the Development Agreement dated 11/01/2008 duly registered with the office of Sub Registrar Haveli No. 15 at Serial No. 384/2008,
148. Copy of the Power of Attorney dated 11/02/2008 registered with the office of the Sub Registrar Haveli No. 15 at serial; no. 385/2008 .
149. Copy of the Sale Deed dated 31/12/2020 and registered with the office of the Sub Registrar Haveli No. 4 at Serial no. 5670/2021.
150. Copy of the Sale Deed dated 23/11/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 9272/1984.
151. Copy of the Development Agreement dated 23/02/2007 and registered with the office of the Sub Registrar Haveli No.19 at serial no. 1717/2007
152. Copy of the Power of Attorney dated 23/02/2007 registered with the office of the Sub Registrar Haveli No. 19 at serial; no. 1718/2006.
153. Copy of the Sale Deed dated 24/04/2014 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 3768/2014



154. Copy of the Sale Deed dated 23/11/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 9270/1984
155. Copy of the Sale Deed dated 12/08/2008, duly registered with the office of Sub Registrar Haveli No. 15 at sr. N. 5495/2008.
156. Copy of the Sale Deed dated 04/09/2017 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 9424/2017
157. Copy of the Sale Deed dated 23/11/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 9266/1984
158. Copy of the Development Agreement dated 24/01/2007 and registered with the office of the Sub Registrar Haveli No.19 at serial no. 733/2007
159. Copy of the Power of Attorney dated 24/01/2007 registered with the office of the Sub Registrar Haveli No. 19 at serial; no. 734/2007.
160. Copy of the Development Agreement dated 23/02/2007 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1719/
161. Copy of the Power of Attorney dated 23/02/2007 registered with the office of the Sub Registrar Haveli No. 19 at serial; no. 1720/2007.
162. Copy of the Sale Deed dated 24/04/2014 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 3768/2014.
163. Copy of the Sale Deed dated 23/11/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 8267/1984.
164. Copy of the Order bearing no. 84C/SR/864/2011 passed by the Avval Karun, Tenancy Branch.
165. Copy of the Sale Deed dated 12/12/2011, duly registered with the office of Sub Registrar Haveli No. 15 at sr. N. 9875/2011.
166. Copy of the Sale Deed dated 07/01/2020 and registered with the office of the Sub Registrar Haveli No. 15 at Serial no. 499/2020.
167. Copy of the Sale Deed dated 23/11/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 9271/1984
168. Copy of the Sale Deed dated 17/09/2014, duly registered with the office of Sub Registrar Haveli No. 19 at sr. N. 9018/2014
169. Copy of the Sale Deed dated 31/12/2020 duly registered with the office of Sub Registrar Haveli No. 15 at Sr No. 5672/2021
170. Copy of the Sale Deed dated 15/1/1985 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 501/1985
171. Copy of the Deed of Sale dated 7/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8649/2010.

172. Copy of the Sale Deed dated 15/1/1985 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 496/1985.
173. Copy of the Tahasildar order bearing no. 84C/Baner/13/87 dated 20/4/1987.
174. Copy of the Deed of Sale dated 24/8/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8177/2010.
175. Copy of the Sale Deed dated 15/1/1985 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 498/1985.
176. Copy of the Tahasildar order bearing no. 84C/Baner/14/87 dated 20/4/1987.
177. Copy of the Deed of Sale dated 24/8/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8173/2010.
178. Copy of the Sale Deed dated 15/1/1985 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 500/1985
179. Copy of the Tahasildar order bearing no. 84C/Baner/15/87 dated 20/4/1987.
180. Copy of the Deed of Sale dated 24/8/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8175/2010
181. Copy of the Sale Deed dated 15/1/1985 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 499/1985.
182. Copy of the Tahasildar order bearing no. 84C/Baner/1628/2007 dated 7/5/2007.
183. Copy of the Deed of Sale dated 7/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8647/2010
184. Copy of the Sale Deed dated 15/1/1985 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 497/1985
185. Copy of the Tahasildar order bearing no. 84C/Baner/1629/2007 dated 7/5/2007.
186. Copy of the Deed of Sale dated 7/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8645/2010.
187. Copy of the Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9403/1984.
188. Copy of the Development Agreement dated 3/5/2006 and registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3270/2006
189. Copy of the Power of Attorney dated 3/5/2006 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3271/2006.



190. Copy of the Deed of Sale dated 23/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 9150/2010
191. Copy of the Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at Serial no. 9415/1984.
192. Copy of the order bearing no. 84 C/SR/97/2011 dated 31/01/2011 passed by the Avval Karun, Tenancy Branch
193. Copy of the Sale Deed dated 28/12/2010 and registered with the office of the Sub Registrar Haveli No. 11 at Serial no. 00051/2011
194. Copy of the Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at Serial no. 9414/1984
195. Copy of the Development Agreement dated 16/6/2008 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 4303/2008
196. Copy of the Power of Attorney dated 16/6/2008 registered with the office of the Sub Registrar Haveli No. 19 at serial; no. 4304/2008
197. Copy of the Agreement of Assignment of Development Rights dated 14/10/2008 and registered with the office of the Sub Registrar Haveli No. 12 at serial no. 8072/2008
198. Copy of the Deed of Sale dated 17/09/2010 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 8767/2010
199. Copy of the Deed of Sale dated 23/08/2016 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 6304/2016.
200. Copy of the Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9406/1984
201. Copy of the Order bearing no. 84 C/SR/1064/2011 dated 15/12/2011 passed by the Avval Karun, Tenancy Branch
202. Copy of the Development Agreement dated 3/5/2006 and registered with the office of the Sub Registrar Haveli No.18 at serial no. 3265/2006
203. Copy of the Power of Attorney dated 3/5/2006 registered with the office of the Sub Registrar Haveli No. 18 at serial; no. 3265/2006.
204. Copy of the Deed of Sale dated 9/12/2011 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 1047/2011
205. Copy of the Sale Deed dated 22/07/1984 and registered with the office of the Sub Registrar Haveli No. 1 at Serial no. 2649/1984
206. Copy of the Sale Deed dated 18/04/2017 duly registered with the office of Sub Registrar Haveli No. 19 at Sr No. 4002/2017
207. Copy of the Sale Deed dated 30/12/2020 duly registered with the office of Sub Registrar Haveli No. 15 at Sr No. 5669/2021.

208. Copy of the Sale Deed dated 27/12/1984 and registered with the office of the Sub Registrar Haveli No. 1 at Serial no. 9417/1984
209. Documents relating to Appeal before sub Divisional Officer Haveli bearing No. Admission / SR / 863/2014 dated 30/11/2015.
210. Copy of the Sale Deed dated 28/07/2016, and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 6411/2016
211. Copy of the Sale Deed dated 29/10/2018 and registered with the office of the Sub Registrar Haveli No. 5 at Serial no. 7864/2018.
212. Copy of the Sale Deed dated 28/11/2018 and registered with the office of the Sub Registrar Haveli No. 5 at Serial no. 8467/2018.
213. Copy of the Sale Deed dated 31/03/2021 duly registered with the office of Sub Registrar Haveli No. 4 at Sr No. 5671/2021.
214. Copy of the Sale Deed dated 23/7/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 221/1985.
215. Copy of the Order bearing no. 84 C/SR/872/2012 dated 29/12/2012 by the Avval Karun, Tenancy Branch
216. Copy of the Deed of Sale dated 4/2/2013 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1672/2013
217. Copy of the Sale Deed dated 22/7/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 222/1985.
218. Copy of the Order bearing no. 84 C/SR/408/2006 dated 18/8/2006 passed by the Avval Karun, Tenancy Branch.
219. Copy of the Development Agreement dated 9/2/2007 and registered with the office of the Sub Registrar Haveli No.19 at serial no. 1089/2007
220. Copy of the Power of Attorney dated 9/2/2007 registered with the office of the Sub Registrar Haveli No. 19 at serial; no. 1090/2007.
221. Copy of the Sale Deed dated 16/9/2008 and registered with the office of the Sub Registrar Haveli No. 20 at serial no. 7962/2008.
222. Copy of the Deed of Sale dated 5/6/2012 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 6551.
223. Copy of the Sale Deed dated 23/7/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 216/1985
224. Copy of the Order bearing no. 84 C/SR/809/2012 dated 29/11/2012 passed by the Avval Karun, Tenancy Branch.
225. Copy of the Deed of Sale dated 28/1/2013 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1318/2013.



3) 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 Owners detailed para 3 (A) written hereunder are well and sufficiently entitled to the Said Property as owners thereof and have a marketable title to the same and that the said Property is free from all encumbrances and that the Developer as detailed No. para 3 (B) i.e. M/s. Ellanza Corp a Partnership Firm duly registered under the provisions of the Indian Partnership Act 1932, have exclusive right and authority to develop the Said Property subject to sanction of building plans and grant of other permissions.

A) Owners of the Said Property:

Survey No.	Area in sq. mtrs	Name of the Owners
38/1 (p)	304	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/2	100	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/3	200	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/5	100	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/7	100	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/8	300	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/9	150	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/10	100	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/12	200	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/13	500	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/14	200	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/15	100	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/18	100	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)

38/19	200	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/21	200	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/23	300	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/25	300	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/26	300	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/27	100	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/28	300	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/29	305	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/30	506	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/31	204	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/32	204	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/33	153	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/34	204	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/36	204	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/37	202	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/38	312	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/39	304	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/40	152	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/41	152	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/43	250	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/45	200	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/46	300	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)



38/47	125	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/48	250	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/49	100	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/50	200	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/51	304	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/52	809	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/53	405	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/54	809	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/55	202	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/56	304	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/57	153	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/58	304	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/59	202	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/60	202	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/61	506	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/62	153	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/65	164	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/1/90	300	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/1/115	506	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)

B) **Name of the Owner/Developer:** - M/s. Ellanza Corp a Partnership Firm duly registered under the provisions of the Indian Partnership Act 1932, having its principle place of business at Office No. 401, , 4th floor, Ashok Sankul-II, Ashok Nagar, Range Hills Road, Pune 411 007

4) The report reflecting the flow of the title of the aforesaid said Owners and the rights of the Developer with respect of the said property is enclosed herewith as Annexure.

Encl: Annexure

Date: 24/01/2024


Swapnil Abhyankar
Advocate



Housiey.com

FLOW OF TITLE AND HISTORY OF THE PROPERTY

(a) It is clarified that since the said property comprises of various Hissa out of Survey No. 38, the flow of history in the report is commenced with Survey No. 38 and thereafter each Hissa No. has been dealt separately for sake of clarity.

(b) Survey No. 38 of village Baner

(i) It appears that one Mr. Ganesh Krishna Rabade was well and sufficiently entitled to the said Survey No. 38 of village Baner prior to the year 1945.

(ii) It appears that by a Sale Deed dated 5/2/1945, the said Mr. Ganesh Krishna Rabade had absolutely sold and conveyed the said Survey No. 38 unto and in favour of Mr. Rambhau Raghu Lande for consideration and on certain terms and conditions. Pursuant thereto the name of the said Mr. Rambhau Raghu Lande was mutated in the revenue records. The same is reflected vide mutation entry no. 795.

(iii) It appears that one Mr. Kesarichand Jaychand Gujarathi and Mr. Bapulal Jaychand Gujarathi were tenants in the said Survey No. 38 as per the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and their names are reflected in the other rights column. The names of the said tenants appear to have been deleted from the revenue records. It is clarified that the necessary mutation entry number pertaining to the deletion of the names of the tenants is not legible and readable, however the fact of deletion appears on the 7/12 extract.

(iv) The mutation entry No. 1576 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village Baner.



(v) It appears that the said Mr. Rambhau Raghu Lande had obtained a loan to the tune of Rs. 20,000/- from Bank of Baroda and hence the charge of the said bank was mutated in the revenue records pertaining to Survey No. 38. The same is reflected vide mutation entry no. 1587.

(vi) It appears that the said Mr. Rambhau Raghu Lande expired intestate on 16/11/1977 leaving behind his legal heirs namely (i) Mr. Narayan Rambhau Lande – son, (ii) Mr. Krishnaji Rambhau Lande – son, (iii) Mr. Arjun Rambhau Lande – son, (iv) Mrs. Yamunabai Gajanan Tamhane – daughter, (v) Mrs. Jijabai Pandit Kudale – daughter and (vi) Smt. Seetabai Rambhau Lande – widow. Pursuant to the statement given by Mrs. Yamunabai Gajanan Tamhane, Mrs. Jijabai Pandit Kudale and Smt. Seetabai Rambhau Lande, the names of the sons of Mr. Rambhau Raghu Lande were mutated in the revenue records. The same is reflected vide mutation entry no. 1942.

(vii) It appears that the said legal heirs of Mr. Rambhau Raghu Lande have subdivided the said Survey No. 38 into smaller plots and have sold portions thereof to various purchasers and pursuant thereto the said Survey No. 38 was subdivided into Hissa No. 1 retained by the original owners and further hissass from Hissa No. 2 onwards allotted to the purchasers. It is clarified that the said relevant mutation entries are only dealt hereinafter which affect the flow of title of the said property.

1. Survey No. 38 Hissa No. 1 (P).

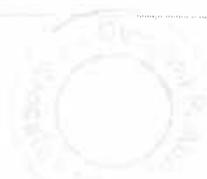
(i) By a Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9412/1984, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring

304 square meters out of Survey No. 38 unto and in favour of Mr. Bhanudas Laxman Amte for consideration and on certain terms and conditions. Pursuant thereto the name of Mr. Bhanudas Laxman Amte was mutated in the revenue records. The same is reflected vide mutation entry no. 10675.

(ii) Thereafter, by a Development Agreement dated 18/01/2006 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 384/2006, the said Mr. Bhanudas Laxman Amte, Mr. Sanjay Bhanudas Amte entrusted the Development rights in respect of S. No. 38, Hissa No. 1(P) in favour of Mr. Bhairavnath Dattatray Shinde for consideration and on certain terms and conditions. Pursuant there to Mr. Bhanudas Laxman Amte, Mr. Sanjay Bhanudas Amte has also executed Power of Attorney dated 18/01/2006 in favour of Mr. Bhairavnath Dattatray Shinde containing various powers and authorities for development of Survey No. 38, Hissa No. 1(P). The Power of Attorney dated 18/01/2006 is duly registered with the office of Sub Registrar Haveli No. 19 at serial no. 385/2006 on 18/01/2006.

(iii) Thereafter, by Deed of Confirmation dated 19/01/2006 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 784/2006 Mr. Vijay Bhanudas Amte and Mr. Kishor Bhanudas Amte have given their consent and confirmation to the Development Agreement dated 18/01/2006 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 384/2006, executed by Mr. Bhanudas Laxman Amte and Mr. Sanjay Bhanudas Amte in favour of Mr. Bhairavnath Dattatray Shinde. Pursuant there to Mr. Vijay Bhanudas Amte and Mr. Kishor Bhanudas Amte have also executed in favour of Mr. Bhairavnath Dattatray Shinde a Power of Attorney dated 19/01/2006 containing various powers and authorities for development of Survey No. 38, Hissa No. 1(P). The Power of Attorney dated 19/01/2006 is duly registered with the office of Sub Registrar Haveli No. 19 at serial no. 785/2006.

(iv) By Sale Deed dated 3/5/2011 and registered with the office of the Sub Registrar Haveli No. 11 at Serial no. 3918/2011, Mr. Bhanudas Laxman Amte, Mr.



Sanjay Bhanudas Amte, Mr. Vijay Bhanudas Amte, Mr. Kishor Bhanudas Amte with the consent and confirmation Mr. Bhairavnath Dattatray Shinde have absolutely sold and conveyed Survey No. 38, Hissa No. 1 (P) unto and in favour of M/s. Pashankar Godse and Mahesh Associates for consideration and on certain terms and conditions. Pursuant there to name of M/s. Pashankar Godse and Mahesh Associates have been mutated in the revenue record vide mutation entry no. 17991.

(v) Thereafter, by Deed of Confirmation dated 4/10/2011 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 9592/2011 Mr. Sanjay Bhanudad Amte, Mr. Vijay Bhanudas Amte, Mr. Kishor Bhanudas Amte, Smt. Aasrabai Bhanudas Amte and Mrs. Shobha Shrimant Shinde (nee Shobha Bhanudas Amte) being the legal heirs of Mr. Bhanudas Laxman Amte have given their consent and confirmation to the Sale Deed dated 3/5/2011 duly registered with Sub Registrar Haveli No. 11 at Sr. No. 3918/2011 executed in favour of Mr. Bhairavnath Dattatray Shinde and M/s. Pashankar Godse and Mahesh Associates.

2. Survey No. 38, Hissa No. 2

(i) By Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3652/1984 the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Ijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 100 square meters out of Survey No. 38 unto and in favour of Mr. Bhausaheb Maruti Sangale for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/2 was allotted to and the name of the said Mr. Bhausaheb Maruti Sangale was mutated in the revenue records. The same is reflected vide mutation entry no. 2401.

(ii) Thereafter, by Development Agreement dated 17/4/2006 and registered with the office of the Sub Registrar Haveli No. 14 at Serial no. 3015/2006 Mr. Bhausaheb Maruti Sangale, with the consent and confirmation of Mr. Abhimanyu



Bhausahab Sangale and Mr. Mangesh Bhausahab Sangale had entrusted development rights in respect of Survey No. 38, Hissa No. 2 unto and in favour of Mr. Nitin Dnyaneshwar Hinge for consideration and on certain terms and conditions. Pursuant there to Mr. Bhausahab Maruti Sangale, Mr. Abhimanyu Bhausahab Sangale and Mr. Mangesh Bhausahab Sangale have executed Power of Attorney in favour of Mr. Nitin Dnyaneshwar Hinge containing various powers and authorities to develop the said Survey No. 38, Hissa No. 2. The said Power of Attorney dated 17/4/2006 is duly registered with the office of Sub Registrar Haveli No. 14 at Serial No. 3016/2006.

(iii) Thereafter, by Sale Deed dated 28/8/2008 and registered with the office of the Sub Registrar Haveli No. 15 at Serial no. 5863/2008, Mr. Bhausahab Maruti Sangale with the consent and confirmation of Mr. Abhimanyu Bhausahab Sangale, Mr. Mangesh Bhausahab Sangale and Mr. Nitin Dnyaneshwar Hinge absolutely sold and conveyed Survey No. 38, Hissa No. 2 unto and in favour of Mrs. Rohini Raju Hinge for consideration and on terms and conditions. Pursuant there to name of Mrs. Rohini Raju Hinge has been mutated in the revenue record vide mutation entry no. 15946.

(iv) By Sale Deed dated 14/12/2011 and registered with the office of the Sub Registrar Haveli No. 11 at Serial no. 10616/2011, Mrs. Rohini Raju Hinge with the consent and confirmation of Mr. Ashok Kisanrao Paygude absolutely sold and conveyed Survey No. 38, Hissa No. 2 unto and in favour of M/s. Pashankar Godse and Mahesh Associates for consideration and on terms and conditions. Pursuant there to name of M/s. Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 18564.

3. Survey No. 38, Hissa No. 3

(i) By Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3659/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of others have absolutely

sold and conveyed a portion admeasuring 200 square meters out of Survey No. 38 unto and in favour of Mr. Krishna Mahadev Shinde for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/3 was allotted to and the name of the said Mr. Krishna Mahadev Shinde was mutated in the revenue records.

(ii) Thereafter, by Sale Deed dated 16/05/2008 duly registered with the office of Sub Registrar Haveli No. 15 at Sr No. 3430/2008, the said Krishna Mahadev Shinde absolutely sold and conveyed unto and in favour of Shri. Ghanshyam Chaganrao Kirve, Survey No. 38 Hissa No. 3 admeasuring 200 Sq. mtrs. for consideration. Pursuant thereto the name of Ghanshyam Chaganrao Kirve has been mutated in the revenue record vide mutation entry no. 15719.

(iii) Thereafter, by Sale Deed dated 31/12/2020 duly registered with the office of Sub Registrar Haveli No. 15 at Sr No. 5672/2021, the said Shri. Ghanshyam Chaganrao Kirve absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates, Survey No. 38 Hissa No. 3 admeasuring 200 Sq. mtrs. for consideration. Pursuant thereto the name of M/s. Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 22991.

4. Survey No. 38 Hissa No. 5

(i) By Sale Deed dated 05/05/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3645/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of others have absolutely sold and conveyed a portion admeasuring 100 square meters out of Survey No. 38 unto and in favour of Subhash Shivdas Mhaske for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/5 was allotted to and the name of the said Subhash Shivdas Mhaske has been mutated in the revenue record vide mutation entry no. 2404.



(ii) Thereafter, by Sale Deed dated 23/12/2014 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 12210/2014, the said Subhash Shivdas Mhaske has absolutely sold and conveyed a portion admeasuring 100 square meters out of Survey No. 38 unto and in favour of M/s. Pashankar Godse and Mahesh Associates, Survey No. 38 Hissa No. 5 admeasuring 100 Sq. mtrs. for consideration. Pursuant thereto the name of M/s. Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 20190.

5. Survey No. 38 Hissa No. 7.

(i) By Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3649/1984 the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 100 square meters out of Survey No. 38 unto and in favour of Mr. Chandrakant Jaywantrao Waikar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/7 was allotted to and the name of the said Mr. Chandrakant Jaywantrao Waikar was mutated in the revenue records. The same is reflected vide mutation entry no. 2406.

(ii) Thereafter, by Sale Deed dated 10/6/2008 and registered with the office of the Sub Registrar Haveli No. 9 at Serial no. 4809/2008, Mr. Chandrakant Jaywantrao Waikar has absolutely sold and conveyed Survey No. 38, Hissa No. 7 unto and in favour of Mr. Sangmesh Shivappa Dudgi for consideration and on terms and conditions. Pursuant there to name of Mr. Sangmesh Shivappa Dudgi has mutated in the revenue record. The same is reflected vide mutation entry no. 15745.

(iii) Thereafter, by Sale Deed dated 21/4/2011 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 3980/2011, Mr. Sangmesh Shivappa Dudgi has absolutely sold and conveyed Survey No. 38, Hissa No. 7 unto and in favour of Mr. Santosh Vijay Raut for consideration and on terms and conditions. Pursuant there to name of Mr. Santosh Vijay Raut has mutated in the revenue record. The same is reflected vide mutation entry no. 17992.

(iv) Thereafter, by Sale Deed dated 18/7/2011 and registered with the office of the Sub Registrar Haveli No. 11 at Serial no. 6424/2011, Mr. Santosh Vijay Raut has absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates Survey No. 38, Hissa No. 7 admeasuring 100 square meters for consideration and on terms and conditions. Pursuant there to name of M/s. Pashankar Godse and Mahesh Associates has mutated in the revenue record. The same is reflected vide mutation entry no. 18234.

6. Survey No. 38 Hissa No. 8.

(i) By Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 300 square meters out of Survey No. 38 unto and in favour of Vidya Gajanan Upalkar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/8 was allotted to and the name of the said Vidya Gajanan Upalkar was mutated in the revenue records. The same is reflected vide mutation entry no. 2407.

(ii) Thereafter, by Sale Deed dated 16/9/1992 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 225/1992, Vidya Gajanan Upalkar has absolutely sold and conveyed Survey No. 38, Hissa No. 8 unto and in favour of Vandana Sambhaji Garud for consideration and on terms and conditions.



Pursuant there to name of Vandana Sambhaji Garud has mutated in the revenue record. The same is reflected vide mutation entry no. 5823.

(iii) Thereafter, by Sale Deed dated 09/10/1997 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 6660/1997, Vandana Sambhaji Garud has absolutely sold and conveyed unto and in favour of Babanrao Shamrao Kadambande Survey No. 38, Hissa No. 8 admeasuring 300 Square Metres for consideration and on terms and conditions. Pursuant there to name of Babanrao Shamrao Kadambande has mutated in the revenue record. The same is reflected vide mutation entry no. 10407.

(iv) Thereafter, by Sale Deed dated 07/05/2014 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 4153/2014, Babanrao Shamrao Kadambande has absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates Survey No. 38, Hissa No. 8 admeasuring 300 Square Metres for consideration and on terms and conditions. Pursuant there to name of M/s. Pashankar Godse and Mahesh Associates has mutated in the revenue record. The same is reflected vide mutation entry no. 19887.

7. Survey No. 38 Hissa No. 9

(i) By Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3665/1984 the said Mr. Narayan Rambhau Lande, Mr. Krishna Rambhau Lande, Mr. Arjunrao Rambhau Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 150 square meters out of Survey No. 38 unto and in favour of Mr. Madan Maruti Bhambure for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/9 was allotted to and the name of the said Mr. Madan Maruti Bhambure was mutated in the revenue records. The same is reflected vide mutation entry no. 2408.

(ii) Thereafter, by Sale Deed dated 28/9/2012 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 11312/2012, Mr. Madan Maruti Bhambure has absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates Survey No. 38, Hissa No. 9 admeasuring 150 Square Metres for consideration and on terms and conditions. Pursuant there to name of M/s. Pashankar Godse and Mahesh Associates has mutated in the revenue record. The same is reflected vide mutation entry no. 1904.

8. Survey No. 38 Hissa No. 10.

(i) By Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3662/1984 the said Mr. Narayan Rambhau Lande, Mr. Krishna Rambhau Lande, Mr. Arjunrao Rambhau Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 100 square meters out of Survey No. 38 unto and in favour of Mr. Narayan Govind Narawane for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/10 was allotted to and the name of the said Mr. Narayan Govind Narawane was mutated in the revenue records. The same is reflected vide mutation entry no. 2409.

(ii) Thereafter, by Development Agreement dated 7/4/2006 and registered with the office of the Sub Registrar Haveli No. 15 at Serial No. 2651/2006, Mr. Narayan Govind Narawane has entrusted the development rights in respect of Survey No. 38, Hissa No. 10 unto and in favour of Mr. Ghansham Chhaganrao Kirve for consideration and on terms and conditions. Pursuant there to Mr. Narayan Govind Narwane has executed Power of Attorney in favour of Mr. Ghansham Chhaganrao Kirve containing various powers and authorities to develop Survey No. 38, Hissa No. 10. The said Power of Attorney dated 7/4/2006 with the Sub Registrar Haveli No. 15 at Serial No. 2652/2006.



(iii) Thereafter, by Sale Deed dated 18/7/2011 and registered with the office of the Sub Registrar Haveli No. 11 at Serial No. 6425/2011, Mr. Narayan Govind Narawane with the consent and confirmation of Mr. Ghansham Chhaganrao Kirve absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates Survey No. 38, Hissa No. 10 admeasuring 100 square meters for consideration and on terms and conditions. Pursuant there to name of M/s. Pashankar Godse and Mahesh Associates was mutated in the revenue records. The same is reflected vide mutation entry no. 18248.

9. Survey No. 38 Hissa No. 12

(i) By Sale Deed dated 05/05/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3654/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of Smt. Sitabai Rambhau Lande, Smt. Yamunabai Gajanan Tamhane and Jaibai Panditrao Kudale have absolutely sold and conveyed a portion admeasuring 200 square meters out of Survey No. 38 unto and in favour of Shri. Ramchandra Murlidhar Amle for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/12 was allotted to and the name of the said Shri. Ramchandra Murlidhar Amle was mutated in the revenue records.

(ii) Thereafter, by Sale Deed dated 15/09/2020 and registered with the office of the Sub Registrar Haveli No. 15 at Serial no. 9315/2020, the said Shri. Ramchandra Murlidhar Amle has absolutely sold and conveyed unto and in favour of Shri. Ghanshyam Chaganrao Kirve Survey No. 38 Hissa No. 12 admeasuring 200 square meters for consideration and on certain terms and conditions. Pursuant thereto the name of the said Shri. Ghanshyam Chaganrao Kirve has been mutated in the revenue record vide mutation entry no. 22584.

(iii) Thereafter, by Sale Deed dated 31/12/2020 duly registered with the office of Sub Registrar Haveli No. 15 at Sr No. 5672/2021, the said Shri. Ghanshyam Chaganrao Kirve absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates, Survey No. 38 Hissa No. 12 admeasuring 200 Sq. mtrs. for consideration. Pursuant thereto the name of M/s. Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 22991.

10. S. No. 38 Hissa No. 13

(i) By Sale Deed dated 05/05/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3660/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of Smt. Sitabai Rambhau Lande, Smt. Yamunabai Gajanan Tamhane and Jaibai Panditrao Kudale have absolutely sold and conveyed a portion admeasuring 500 square meters out of Survey No. 38 unto and in favour of Sushila Bhanudas Galande for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/13 was allotted to and the name of the said Sushila Bhanudas Galande was mutated in the revenue records vide Mutation Entry No 2412.

(ii) Thereafter, by a Development Agreement dated 21/01/2007 duly registered with the office of Sub Registrar Assurances at Haveli No. 10 at Sr. No. 644/2007, Sushila Bhanudas Galande entrusted the development rights unto and in favour of M/s G M Developers in respect of the Survey No. 38 Hissa No. 13 admeasuring 500 Square Metres for consideration. Pursuant thereto, Sushila Bhanduas Galande also executed a Power of Attorney in favour of Mr. Ramesh Dnyansham Shah, Partner of M/s G M Developer containing various powers and authorities. The said Power of Attorney dated 21/01/2007 is duly registered with the office of Sub Registrar Haveli No. 10 at Sr. No. 645/2007.



(iii) Thereafter, by Sale Deed dated 24/04/2014 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 3768/2014, the said Mrs Sushila Bhanudas Galane through the hands of her constituted attorney holder Mr. Ramesh Dnyansham Shah with the consent and confirmation of M/s G M Developers have absolutely sold and conveyed unto and in favour of M/s Pashankar Godse and Mahesh Associates Survey No. 38 Hissa No. 13 admeasuring 500 square meters for consideration and on certain terms and conditions. Pursuant thereto, the name of the said M/s Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 19883.

(iv) Thereafter, by Sale Deed dated 10/11/2016 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 8123/2016, the said M/s Pashankar Godse and Mahesh Associates has absolutely sold and conveyed unto and in favour of Prakash Chandulal Chaudhary Survey No. 38 Hissa No. 13 admeasuring 500 Square Metres for consideration and on certain terms and conditions. Pursuant thereto, the name of the said Prakash Chandulal Chaudhary has been mutated in the revenue record vide mutation entry no. 22907.

(v) Thereafter, by Sale Deed dated 30/12/2020 duly registered with the office of Sub Registrar Haveli No. 4 at Sr No. 5669/2021, the said Prakash Chandulal Chaudhary absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates, Survey No. 38 Hissa No. 13 admeasuring 500 Sq. mtrs. for consideration. Pursuant thereto the name of M/s. Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide Mutation Entry no. 23042.

11. Survey No. 38 Hissa No. 14

(i) By Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3643/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai

Rambhau Lande with the consent and confirmation of others have absolutely sold and conveyed a portion admeasuring 200 square meters out of Survey No. 38 unto and in favour of Mr. Shrikant Gangaram Relekar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided, and Survey No. 38/14 was allotted to and the name of the said Mr. Shrikant Gangaram Relekar was mutated in the revenue records.

(ii) Thereafter, by a Sale Deed dated 28/08/2008 duly registered with the office of Sub Registrar Haveli No. 15 at Sr. No. 5864/2008, the said Shrikant Gangaram Relekar, absolutely sold and conveyed unto and in favour of Mrs. Sadhana Nitin Hinge the said Survey No. 38 Hissa No. 14 admeasuring 200 Sq. mtrs. for consideration. Pursuant thereto, the name of Mrs. Sadhana Nitin Hinge has been mutated in the revenue record as owner thereof.

(iii) Thereafter, by a Sale Deed dated 26/05/2010, duly registered with the office of Sub Registrar Haveli No. 19 at Sr. No. 4738/2010, the said Sadhana Nitin Hinge with the consent and confirmation of Nitin Dnyaneshwar Hinge absolutely sold and conveyed unto and in favour of Ghanshyam Chaganrao Kirve the said Survey No. 38 Hissa No. 14 admeasuring 200 Sq. mtrs. for consideration. Pursuant thereto, the name of Ghanshyam Chaganrao Kirve has been mutated in the revenue record vide mutation entry no. 17192.

(iv) Thereafter, by Sale Deed dated 31/12/2020 duly registered with the office of Sub Registrar Haveli No. 15 at Sr No. 5672/2021, the said Shri. Ghanshyam Chaganrao Kirve absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates, Survey No. 38 Hissa No. 14 admeasuring 200 Sq. mtrs. for consideration. Pursuant thereto the name of M/s. Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 22991.



12. Survey No. 38 Hissa No. 15

(i) By Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3663/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of others have absolutely sold and conveyed a portion admeasuring 100 square meters out of Survey No. 38 unto and in favour of Murlidhar Kushaba Jagtap for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/15 was allotted to and the name of the said Murlidhar Kushaba Jagtap was mutated in the revenue records vide Mutation Entry No. 2414.

(ii) Thereafter, by Sale Deed dated 12/02/2014 and registered with the office of the Sub Registrar Haveli No. 19 at Serial No. 11790/2014, Murlidhar Kushaba Jagtap has absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates Survey No. 38 Hissa No. 15 admeasuring area about 100 Sq. mtrs. for consideration and on terms and conditions. Pursuant there to name of M/s. Pashankar Godse and Mahesh Associates was mutated in the revenue records. The same is reflected vide mutation entry no. 20189.

13. Survey No. 38 Hissa No. 18:

(i) By Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3643/1984 the said Mr. Narayan Rambhau Lande, Mr. Krishna Rambhau Lande, Mr. Arjunrao Rambhau Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 100 square meters out of Survey No. 38 unto and in favour of Mr. Baban Vithoba Bavdhankar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/18 was allotted to and the name of the said Mr. Baban Vithoba Bavdhankar was mutated in the revenue records. The same is reflected vide mutation entry no. 2417.

(ii) Thereafter, by Sale Deed dated 27/6/2008 and registered with the office of the Sub Registrar Haveli No. 15 at Serial No. 4445/2008, Mr. Baban Vithoba Bavdhankar has absolutely sold and conveyed unto and in favour of Mr. Ghansham Chhaganrao Kirve Survey No. 38, Hissa No. 18 for consideration and on terms and conditions. Pursuant there to name of Mr. Ghanasham Chhangrao Kirve was mutated in the revenue records. The same is reflected vide mutation entry no. 15810.

(iii) Thereafter, by Sale Deed dated 18/7/2011 and registered with the office of the Sub Registrar Haveli No. 11 at Serial No. 6423/2011, Mr. Ghansham Chhaganrao Kirve has absolutely sold and conveyed Survey No. 38, Hissa No. 18 unto and in favour of M/s. Pashankar Godse and Mahesh Associates for consideration and on terms and conditions. Pursuant there to name of M/s. Pashankar Godse and Mahesh Associates was mutated in the revenue records. The same is reflected vide mutation entry no. 18235.

14. Survey No. 38 Hissa No. 19

(i) By Sale Deed dated 05/05/1984 and registered with the office of the Sub Registrar Haveli, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of Smt. Sitabai Rambhau Lande, Smt. Yamunabai Gajanan Tamhane and Jaibai Panditrao Kudale have absolutely sold and conveyed a portion admeasuring 200 square meters out of Survey No. 38 unto and in favour of Sau Suman Chandrakant Shinde for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/19 was allotted to and the name of the said Sau Suman Chandrakant Shinde was mutated in the revenue records.

(ii) Thereafter, by Sale Deed dated 19/08/2017 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 8911/2017, the said Sau Suman Chandrakant Shinde has absolutely sold and conveyed unto and in favour of Shri.



Ghanshyam Chaganrao Kirve Survey No 38 Hissa No. 19 admeasuring 200 square meters for consideration and on certain terms and conditions. Pursuant the name of the said Shri. Ghanshyam Chaganrao Kirve has been mutated in the revenue record vide mutation entry no. 21231.

(iii) Thereafter, by Sale Deed dated 31/12/2020 duly registered with the office of Sub Registrar Haveli No. 15 at Sr No. 5672/2021, the said Shri. Ghanshyam Chaganrao Kirve absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates, Survey No 38 Hissa No. 19 admeasuring 200 square meters for consideration. Pursuant thereto the name of M/s. Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 22991.

15. S. No. 38 Hissa No. 21

(i) By Sale Deed registered with the office of the Sub Registrar Haveli, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of Smt. Sitabai Rambhau Lande, Smt. Yamunabai Gajanan Tamhane and Jaibai Panditrao Kudale have absolutely sold and conveyed admeasuring 200 square meters out of Survey No. 38 unto and in favour of Kashinath Damodar Devdhar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/21 was allotted to and the name of the said Kashinath Damodar Devdhar was mutated in the revenue records vide Mutation Entry No. 2420.

(ii) Thereafter, by Development Agreement dated 06/06/2006 duly registered with the office of Sub Registrar Haveli No. 15 at Serial No. 4265/2006, Kashinath Damodar Devdhar entrusted the exclusive development rights and authority to develop Survey No 38 Hissa No. 21 admeasuring 200 square meters unto and in favour of Ghanshyam Chaganrao Kirve and Bhushan Natha Kulkarni for consideration and on the terms and conditions mentioned therein. Pursuant

to the said Development Agreement dated 06/06/2006, the said Mr. Ravindra Shivaji Tupe has also executed a Power of Attorney dated 06/06/2006 registered with the office of the Sub Registrar Haveli No. 15 at serial; no. 4266/2007 interalia vesting in the said Ghanshyam Chaganrao Kirve and Bhushan Natha Kulkarni several powers and authorities pertaining to the said Survey No. 38/21.

(iii) Thereafter, by Development Agreement dated 11/01/2008 duly registered with the office of Sub Registrar Haveli No. 15 at Serial No. 384/2008, Kashinath Damodar Devdhar with the consent and confirmation of Bhushan Natha Kulkarni entrusted the exclusive development rights and authority unto and in favour of Ghanshyam Chaganrao Kirve Survey No 38 Hissa No. 21 admeasuring 200 square meters for consideration and on the terms and conditions mentioned therein. Pursuant to the said Development Agreement dated 11/02/2008, the said Kashinath Damodar Devdhar and Bhushan Natha Kulkarni has also executed a Power of Attorney dated 11/02/2008 registered with the office of the Sub Registrar Haveli No. 15 at serial; no. 385/2008 interalia vesting in the said Ghanshyam Chaganrao Kirve several powers and authorities.

(iv) Thereafter, by Sale Deed dated 31/12/2020 and registered with the office of the Sub Registrar Haveli No. 4 at Serial no. 5670/2021, the said Kashinath Damodar Devdhar with the consent and confirmation of Ghanshyam Chaganrao Kirve and Bhushan Natha Kulkarni has absolutely sold and conveyed unto and in favour of M/s Pashankar Godse and Mahesh Associates Survey No. 38 Hissa No. 21 admeasuring 200 square meters for consideration and on certain terms and conditions. Pursuant thereto, the name of the said M/s Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 22976.

16. Survey No. 38 Hissa No. 23

(i) By Sale Deed dated 05/05/1984 and registered with the office of the Sub Registrar Haveli No. 1 at Serial no. 3664/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai



Rambhau Lande with the consent and confirmation of Smt. Sitabai Rambhau Lande, Smt. Yamunabai Gajanan Tamhane and Jaibai Panditrao Kudale have absolutely sold and conveyed a portion admeasuring 300 square meters out of Survey No. 38 unto and in favour of Ashok Anantrao Bacchu and Shri Shrikrishna Vishnu Deshpande for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/23 was allotted to and the name of the said Ashok Anantrao Bacchu and Shri Shrikrishna Vishnu Deshpande was mutated in the revenue records vide Mutation Entry No. 2422.

(ii) Thereafter, by a Deed of Sale dated 27/10/2009 and registered with the office of the Sub Registrar Haveli No. 20 at serial no. 6466/2009, the said Ashok Anantrao Bacchu and Shri Shrikrishna Vishnu Deshpande have absolutely sold and conveyed unto and in favour of Ratikant Maruti Charholikar, Jitendra Ratikant Charholikar, Ravindra Ratikant Charholikar Survey No 38 Hissa No. 23 admeasuring 300 square meters for consideration and on certain terms and conditions. Pursuant thereto the name of Ratikant Maruti Charholikar, Jitendra Ratikant Charholikar, Ravindra Ratikant Charholikar was mutated in the revenue records. The same is reflected vide mutation entry no. 16660.

(iii) Thereafter, Sub Divisional Officer, Pune vide its order bearing No. NA/SR/II/317/310 dated 09/09/2010 granted permission for Non Agricultural use to the said Survey No. 38 Hissa No. 23.

(iv) Thereafter, by a Deed of Sale dated 19/5/2014 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 4525/2014, the said Ratikant Maruti Charholikar, Jitendra Ratikant Charholikar, Ravindra Ratikant Charholikar have absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates Survey No. 38 Hissa No. 23 admeasuring 300 square meters for consideration and on certain terms and conditions. Pursuant thereto the name of the M/s. Pashankar Godse and Mahesh

Associates was mutated in the revenue records. The same is reflected vide mutation entry no. 19888.

17. Survey No. 38 Hissa No. 25

(i) By Sale Deed dated 05/05/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3658/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of Smt. Sitabai Rambhau Lande, Smt. Yamunabai Gajanan Tamhane and Jaibai Panditrao Kudale have absolutely sold and conveyed a portion admeasuring 300 square meters out of Survey No. 38 unto and in favour of Madansingh Pralhadsingh Rajput and Mrs Lata Dattatray Savale for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/25 was allotted to and the name of the said Madansingh Pralhadsingh Rajput and Mrs Lata Dattatray Savale was mutated in the revenue records vide Mutation Entry No. 2424.

(ii) Thereafter, by a Deed of Sale dated 12/02/2010 and registered with the office of the Sub Registrar Haveli No. 2 at serial no. 1457/2010, the said Madansingh Pralhadsingh Rajput and Mrs Lata Dattatray Savale have absolutely sold and conveyed unto and in favour of Archana Sachin Powade (before Marriage Archana Dattatray Savale) the portion of land admeasuring 150 Square Metres out of said Survey Nos. 38 Hissa No. 25 for consideration and on certain terms and conditions. Pursuant thereto the name of Archana Sachin Powade (nee Archana Dattatray Savale) was mutated for an area admeasuring 150 Square Metres in the revenue records. The same is reflected vide mutation entry no. 16889. However, the Mutation Entry No. 16889 was not available with the record. Therefore, name of Archana Sachin Powade (nee Archana Dattatray Savale) has been mutated vide Mutation Entry No. 20509.



(iii) Thereafter, by a Deed of Sale dated 15/07/2015 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 6576/2015, the said Archana Sachin Powade (nee Archana Dattatray Savale) and Lata Dattatray Savale have absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates Survey No. 38 Hissa No. 25 admeasuring 300 square meters for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 20481.

18. Survey No. 38 Hissa No. 26

(i) By Sale Deed dated 05/05/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3652/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of Smt. Sitabai Rambhau Lande, Smt. Yamunabai Gajanan Tamhane and Jaibai Panditrao Kudale have absolutely sold and conveyed a portion admeasuring 300 square meters out of Survey No. 38 unto and in favour of Suresh Anantrao Bacchu and Smt Kausalya Jagannath Anneli for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/26 was allotted to and the name of the said Suresh Anantrao Bacchu and Smt Kausalya Jagannath Anneli was mutated in the revenue records vide Mutation Entry No. 2425.

(ii) Thereafter, Suresh Anant Bacchu died on 07/12/2005 leaving behind him Shubhangi Suresh Bacchu- Wife, Omkar Suresh Bacchu - Son, Pratiksha Suresh Bacchu- Daughter and Meghna Suresh Bacchu - Daughter as his only surviving legal heirs. Pursuant thereto, the names of Shubhangi Suresh Bacchu, Omkar Suresh Bacchu, Pratiksha Suresh Bacchu and Meghna Suresh Bacchu duly recorded in the holder column of the said Survey No. 38 Hissa No. 26 vide Mutation Entry No. 15388.

(iii) Thereafter, by a Deed of Sale dated 06/12/2013 and registered with the office of the Sub Registrar Haveli No. 2 at serial no. 9840/2013, the said Shubhangi Suresh Bacchu, Omkar Suresh Bacchu, Pratiksha Suresh Bacchu have absolutely sold and conveyed the portion of land admeasuring 112.5 Sq. mtrs. out of total land admeasuring 300 Sq. mtrs. out of said Survey Nos. 38/26 unto and in favour of Vaishali Narendra Anneli and Archana Dattatray Savale for consideration and on certain terms and conditions. Pursuant thereto the name of Vaishali Narendra Anneli and Archana Dattatray Savale was mutated for an area admeasuring area about 112.5 Sq mtrs. in the revenue records. The same is reflected vide mutation entry no. 19717.

(iv) By a Gift Deed dated 04/06/2014, duly registered with the office of the Sub Registrar Haveli No. 2 at serial no. 4289/2014, the said Kaushalyabai Jagannath Anneli have transferred the portion of land admeasuring 1.5 R out of total land admeasuring 3 R out of said Survey Nos. 38/26 by way of Gift unto and in favour of Narendra Jagannath Anneli. Pursuant thereto the name of Narendra Jagannath Anneli was mutated for an area admeasuring area about 1.5 R. in the revenue records. The same is reflected vide mutation entry no. 20045.

(v) Thereafter, pursuant to the Order in Misc. Application No. 145/2010, passed by the Hon'ble District Court, Pune, the District Court, Pune granted the permission to Subhangi Suresh Bacchu, Pratiksha Suresh Bacchu and Omkar Suresh Bacchu to sale the share of Meghna Suresh Bacchu out of the total land i.e. an area admeasuring 37.5 Sq. mtrs. Pursuant thereto, by a Sale Deed 26/03/2015, duly registered with the office of the Sub Registrar Haveli No. 2 at serial no. 2403/2015, Meghna Suresh Bacchu through her natural guardian Shubhangi Suresh Bacchu absolutely sold and conveyed unto and in faovur of Vaishali Narendra Anneli the portion of land admeasuring 37.5 Sq. mtrs. out of the total land 300 Sq. mtrs. for consideration and on certain terms and conditions. Pursuant thereto the name of Vaishali Narendra Anneli was mutated



for an area admeasuring area about 37.5 Sq. mtrs. in the revenue records. The same is reflected vide mutation entry no. 20278.

(vi) Thereafter, by a Deed of Sale dated 20/07/2015 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 6687/2015, the said Narendra Jagannath Anneli have absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates admeasuring 150 Square Metres out of said Survey Nos. 38 Hissa No. 26 for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 20416.

(vii) Thereafter, by a Deed of Sale dated 15/07/2015 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 6575/2015, the said Vaishali Narendra Anneli and Archana Sachin Powade have absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates the land admeasuring 150 Square Metres out of said Survey Nos. 38/26 for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 20417.

19. Survey No. 38 Hissa No. 27.

(i) By Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 3650/1984 the said Mr. Narayan Rambhau Lande, Mr. Krishna Rambhau Lande, Mr. Arjunrao Rambhau Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 100 square meters out of Survey No. 38 unto and in favour of Mr. Ravindra Shivaji Tupe for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/27 was allotted to



and the name of the said Mr. Ravindra Shivaji Tupe was mutated in the revenue records. The same is reflected vide mutation entry no. 2426.

(ii) Thereafter, by Development Agreement dated 26/3/2007 duly registered with the office of Sub Registrar Haveli No. 19 at Serial No. 2575/2007 Mr. Ravindra Shivaji Tupe entrusted the exclusive development rights and authority to develop S. No. 38, Hissa No. 27 unto and in favour of Mr. Chandrakant Gulabrao Kokate for consideration and on the terms and conditions mentioned therein. Pursuant to the said Development Agreement dated 26/3/2007, the said Mr. Ravindra Shivaji Tupe has also executed a Power of Attorney dated 26/3/2007 registered with the office of the Sub Registrar Haveli No. 19 at serial; no. 2576/2007 interalia vesting in the said Mr. Chandrakant Gulabrao Kokate several powers and authorities pertaining to the said Survey No. 38/27.

(iii) Thereafter, by Development Agreement dated 9/4/2008 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 3784/2008 the said Mr. Ravindra Shivaji Tupe and Mr. Chandrakant Gulabrao Kokate entrusted the development rights and authority to develop the said S. No. 38, Hissa No. 27 unto and in favour of Mr. Leeladhar Sitaram Patil for consideration and on certain terms and conditions mentioned therein. Pursuant to the said Development Agreement dated 9/4/2008, the said Mr. Ravindra Shivaji Tupe and Mr. Chandrakant Gulabrao Kokate has also executed a Power of Attorney dated 9/4/2008 registered with the office of the Sub Registrar Haveli No. 11 at serial; no. 3595/2008 interalia vesting in the said Mr. Leeladhar Sitaram Patil several powers and authorities pertaining to the said Survey No. 38/27.

(iv) Thereafter, by order of Awal Karkun bearing no. 84 C/SR/129/2012 dated 23/1/2012 the remark of 84 C in the other rights column of S. No. 38, Hissa No. 27 is deleted. The same is reflected vide mutation entry no. 18672.

(iv) Thereafter, by a Deed of Sale dated 19/4/2012 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 3594/2012, the said Mr.



Ravindra Shivaji Tupe, Mr. Anil Chandrakant Bulbule, Smt. Vinodini Madhav Gujar, Mr. Amit Madhav Gujar have with the consent and directions of Mr. Chandrakant Gulabrao Kokate and Mr. Leeladhar Sitaram Patil have absolutely sold and conveyed the said Survey Nos. 38/27, 38/40 and 38/41 Baner unto and in favour of M/s. Pashankar Godse and Mahesh Associates for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 18852.

20. Survey No. 38 Hissa No. 28.

(i) By Sale Deed dated 5/5/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial No. 3655/1984 the said Mr. Narayan Rambhau Lande, Mr. Krishna Rambhau Lande, Mr. Arjunrao Rambhau Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 300 square meters out of Survey No. 38 unto and in favour of Kishor Dasharath Tote for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/28 was allotted to and the name of the said Kishor Dasharath Tote was mutated in the revenue records. The same is reflected vide mutation entry no. 2427.

(ii) Thereafter, by Development Agreement dated 23/08/2005 duly registered with the office of Sub Registrar Haveli No. 15 at Serial No. 5425/2005, Kishor Dasharath Tote entrusted the exclusive development rights and authority to develop S. No. 38, Hissa No. 28 unto and in favour of Ghanshyam Chaganrao Kirve for consideration and on the terms and conditions mentioned therein. Pursuant to the said Development Agreement dated 23/08/2005, the said Anuradha Laxmanrao Shinde has also executed a Power of Attorney dated 23/08/2005 registered with the office of the Sub Registrar Haveli No. 15 at serial; no. 5426/2008 interalia vesting in the said Ghanshyam Chaganrao Kirve several powers and authorities pertaining to the said Survey No. 38/28.



(iii) Thereafter, by an Order bearing no. 84 C/SR/889/2004 dated 17/12/2004 passed by the Upper Tahsildar, the remark of section 84 mutated in the other rights column was deleted from the revenue records. The same is reflected vide mutation entry no. 14121.

(iv) Thereafter, by a Deed of Sale dated 05/08/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 5379/2008, the said Kishor Dasharath Tote have absolutely sold and conveyed unto and in favour of Ghanshyam Chaganrao Kirve, Survey Nos. 38 Hissa No. 28 admeasuring 300 Square Metres for consideration and on certain terms and conditions. Pursuant thereto the name of the Ghanshyam Chaganrao Kirve was mutated in the revenue records. The same is reflected vide mutation entry no. 15877.

(v) Thereafter, Sub Divisional Officer, Pune vide its order bearing No. NA/SR/II/175/2010 dated 26/05/2010 granted permission for Non Agricultural use to the said Survey No. 38 Hissa No. 28.

(vi) Thereafter, by a Deed of Sale dated 14/01/2011 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 448/2011, the said Ghanshyam Chaganrao Kirve have absolutely sold and conveyed unto and in favour of M/s Samruddhi Buildcon Survey Nos. 38 Hissa No. 28 admeasuring 300 Square Metres for consideration and on certain terms and conditions. Pursuant thereto the name of the M/s Samruddhi Buildcon was mutated in the revenue records. The same is reflected vide mutation entry no. 17826.

(viii) Thereafter, by a Deed of Sale dated 04/02/2014 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1161/2014, the said M/s Samruddhi Buildcon through the hands of its partner Shri Vikas Gajanan Atitkar and Rajesh Dattatray Pandit have absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates, Survey Nos. 38/28 admeasuring 300 Square Metres for consideration and on certain terms and



conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 19880.

21. Survey No. 38 Hissa No. 29.

(i) By a Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9405/1984, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 305.3475 square metres out of Survey No. 38 unto and in favour of Mr. Mohammad Hanif Abdul Aziz Mulani for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/29 was allotted to and the name of the said Mr. Mohammad Hanif Abdul Aziz Mulani was mutated in the revenue records. The same is reflected vide mutation entry no. 2601.

(ii) Pursuant thereto the said Mr. Mohammad Hanif Abdul Aziz Mulani had preferred an application to the Pune Municipal Corporation under the Gunthewari Scheme declared by the Government of Maharashtra for regularization of the said Survey No. 38/29 in accordance to the Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001 and had obtained the necessary Certificate under the said Gunthewari Scheme bearing No. 056441 dated 5/1/2006.

(iii) Thereafter, by a Sale Deed dated 11/12/2006 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 8673/2006, the said Mr. Mohammad Hanif Abdul Aziz Mulani has absolutely sold and conveyed the said Survey No. 38/29, Baner unto and in favour of Mr. Vijay Pandurang Ranawade for consideration and on certain terms and conditions. Pursuant thereto the name of

the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 14976.

(iv) Thereafter, by a Deed of Sale dated 23/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 9152/2010, the said Mr. Vijay Pandurang Ranawade has absolutely sold and conveyed the said Survey No. 38/29, Baner unto and in favour of M/s. Pashankar Godse Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 17846.

(v) Thereafter, by an Indenture of Partnership dated 10/11/2010 the name of the said firm M/s. Pashankar Godse Developers was changed to M/s. Pashankar Godse and Mahesh Associates with effect from 10/11/2010. The said effect of change in name was mutated in the revenue records vide mutation entry no. 18096.

22. Survey No. 38 Hissa No. 30.

(i) By Sale Deed dated 23/7/1985 and registered with the office of the Sub Registrar Haveli No. 1 at Serial no. 219/1985 the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 506.088 square meters out of Survey No. 38 unto and in favour of Mr. Bansilal Chunilal Munot for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/30 was allotted to and the name of the said Mr. Bansilal Chunilal Munot was mutated in the revenue records with a remark that section 84C of the BT&AL Act are applicable. The same is reflected vide mutation entry no. 2602. It appears that by an Order bearing no. 84 C/SR/488/2013 dated 2/9/2013 passed by the Avval Karun,



Tenancy Branch, it was held that the transaction under mutation entry no. 2602 was legal and hence the remark of section 84 mutated in the other rights column was deleted from the revenue records. The same is reflected vide mutation entry no. 19622.

(ii) Mr. Bansilal Chunilal Munot has made an executed his last Will and testament dated 16/3/1995. By the said Will dated 16/3/1995 Mr. Bansilal Chunilal Munot bequeath it his movable and immovable properties to his wife Mrs. Kamal Bansilal Munot and his nephew Mr. Jaykumar Shivalal Munot.

(iii) Thereafter, Mr. Bansilal Chunilal Munot expired on 31/7/1999 at Pune leaving behind him his wife Smt. Kamal Bansilal Munot as his only legal heirs. Pursuant thereto name of Smt. Kamal Bansilal Munot was mutated in the revenue records. The same is reflected vide mutation entry no. 15717.

(iv) Pursuant thereto Smt. Kamal Bansilal Munot filed an application bearing no. 402/2001 under the provisions of Indian Succession Act, 1925 for grant of Heirship Certificate in the Court of Senior Division Pune at Pune. The Hon'ble Court was please to allow the said application and thereby Heirship Certificate was issued in the name of Smt. Kamal Bansilal Munot in respect of properties mentioned therein.

(v) Smt. Kamal Bansilal Munot during her life time made an executed her last Will and Testament dated 9/4/2008 duly registered with the office of Sub Registrar Haveli No. 10 at Serial No. 3359/2008. By said Will dated 9/4/2008 the said Smt. Kamal Bansilal Munot bequeath it an area admeasuring 00 Hector 01 Are out of S. No. 38, Hissa No. 30 to Mrs. Shashikala Balasaheb Darawade and an area admeasuring 00 Hector 04 Are out of S. No. 38, Hissa No. 30 bequeath it to Mr. Dhananjay Kisan Kambale and Mr. Hanumant Kisan Kambale.

(vi) Thereafter, one Mr. Jaykumar Shivalal Munot filed a Regular Civil Suit No. 613/2010 against Mr. Balasaheb M Daravade, Mr. Shashikala Balasaheb

Daravade, Mr. Dhananjay Kisan Kambale, Mr. Hanumant Kisan Kambale for declaration, injunction and cancellation of Will dated 16/3/1995.

(vii) During the tendency of the Regular Civil Suit No. 613/2010 the parties to the suit arrived at out of Court settlement and accordingly the said suit was withdrawn by Mr. Jaykumar Shivilal Munot. The Hon'ble Senior Division was please to allow the withdrawal of the said suit.

(viii) Thereafter, by Sale Deed dated 16/8/2013 duly register with Sub Registrar Haveli No. 19, at Sr. No. 9928/2013, Mrs. Shashikala Balasaheb Daravade, Mr. Dhananjay Kisan Kambale, Mr. Hanumant Kisan Kambale with the consent and confirmation of Mr. Ghansham Chhaganrao Kirve, Mr. Arun Bhagchand Kataria, Proprietor of M/s. Dream Wells and Mr. Balasaheb M. Daravade absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates, Survey No. 38, Hissa No. 30 admeasuring 506.088 Square Metres for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 19623.

23. Survey No. 38 Hissa No. 31

(i) By a Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9408/1984, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 203.6675 square metres out of Survey No. 38 unto and in favour of Mrs. Sumati Anna Mahapure for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/31 was allotted to and the name of the said Mrs. Sumati Anna Mahapure was mutated in the revenue records. The same is reflected vide mutation entry no. 2603.



(ii) Thereafter, by a Development Agreement dated 4/5/2006 and registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3315/2006, the said Mrs. Sumati Anna Mahapure has granted the exclusive development rights and authority to develop the said Survey No. 38/31 unto and in favour of Mr. Rajendra Vasant Rao Bhondave for consideration and on certain terms and conditions. Pursuant to the said Development Agreement dated 4/5/2006, the said Mrs. Sumati Anna Mahapure has also executed a Power of Attorney dated 4/5/2006 registered with the office of the Sub Registrar Haveli No. 18 at serial; no. 3316/2006 inter alia vesting in the said Mr. Rajendra Vasant Rao Bhondave several powers and authorities pertaining to the said Survey No. 38/31.

(iii) Thereafter, by a Deed of Sale dated 23/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 9150/2010, the said Mrs. Sumati Anna Mahapure, Mr. Atmaram Balu Jadhav, Mr. Shahajirao Gopalrao Shelke and Mr. Dattatraya Bhagaji Choudhari have with the consent and directions of Mr. Rajendra Vasant Rao Bhondave have absolutely sold and conveyed the said Survey Nos. 38/31, 38/33, 38/36 and 38/57, Baner unto and in favour of M/s. Pashankar Godse Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 17849.

(iv) Thereafter, by an Indenture of Partnership dated 10/11/2010 the name of the said firm M/s. Pashankar Godse Developers was changed to M/s. Pashankar Godse and Mahesh Associates with effect from 10/11/2010. The said effect of change in name was mutated in the revenue records vide mutation entry no. 18096.



24. Survey No. 38 Hissa No. 32

(i) By a Sale Deed dated 16/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9409/1984, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 203.6675 square metres out of Survey No. 38 unto and in favour of Mr. Atmaram Vishnu Thorat for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/32 was allotted to and the name of the said Mr. Atmaram Vishnu Thorat was mutated in the revenue records. The same is reflected vide mutation entry no. 2604.

(ii) Thereafter, by a Development Agreement dated 17/5/2006 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3811/2006, the said Mr. Atmaram Vishnu Thorat has entrusted the development rights and authority to develop the said Survey No. 38/32 unto and in favour of Mr. Manik Dattatraya Tapkir for consideration and on certain terms and conditions. Pursuant to the said Development Agreement dated 17/5/2006, the said Mr. Atmaram Vishnu Thorat has executed a Power of Attorney dated 17/5/2006 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3812/2006 interalia vesting in the said Mr. Manik Dattatraya Tapkir several powers and authorities pertaining to the said Survey No. 38/32.

(iii) Thereafter, by a Sale Deed dated 1/10/2009 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8557/2009, the said Mr. Atmaram Vishnu Thorat has with the directions and consent of Mr. Manik Dattatraya Tapkir has absolutely sold and conveyed the said Survey No. 38/32, Baner unto and in favour of Mr. Tukaram Goduram Saikar for consideration and on certain terms and conditions. Pursuant thereto the name of the said



purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 16577.

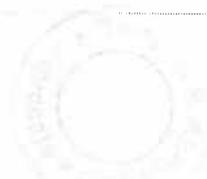
(iv) Thereafter, by a Deed of Sale dated 23/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 9154/2010, the said Mr. Tukaram Goduram Saikar has absolutely sold and conveyed the said Survey No. 38/32, Baner unto and in favour of M/s. Pashankar Godse Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 17848.

(v) By an Indenture of Partnership dated 10/11/2010 the name of the said firm M/s. Pashankar Godse Developers was changed to M/s. Pashankar Godse and Mahesh Associates with effect from 10/11/2010. The said effect of change in name was mutated in the revenue records vide mutation entry no. 18096.

25. Survey No. 38 Hissa No. 33

(i) By a Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9407/1984, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 152.725 square metres out of Survey No. 38 unto and in favour of Mr. Atmaram Balu Jadhav for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/33 was allotted to and the name of the said Mr. Atmaram Balu Jadhav was mutated in the revenue records. The same is reflected vide mutation entry no. 2605.

(ii) Thereafter, by a Development Agreement dated 3/5/2006 and registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3268/2006, the



said Mr. Atmaram Balu Jadhav has granted the exclusive development rights and authority to develop the said Survey No. 38/33 unto and in favour of Mr. Rajendra Vasant Rao Bhondave for consideration and on certain terms and conditions. Pursuant to the said Development Agreement dated 3/5/2006, the said Mr. Atmaram Balu Jadhav has also executed a Power of Attorney dated 3/5/2006 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3269/2006 inter alia vesting in the said Mr. Rajendra Vasant Rao Bhondave several powers and authorities pertaining to the said Survey No. 38/33.

(iii) Thereafter, by a Deed of Sale dated 23/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 9150/2010, the said Mrs. Sumati Anna Mahapure, Mr. Atmaram Balu Jadhav, Mr. Shahajirao Gopalrao Shelke and Mr. Dattatraya Bhagaji Choudhari have with the consent and directions of Mr. Rajendra Vasant Rao Bhondave have absolutely sold and conveyed the said Survey Nos. 38/31, 38/33, 38/36 and 38/57, Baner unto and in favour of M/s. Pashankar Godse Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 17849.

(iv) By an Indenture of Partnership dated 10/11/2010 the name of the said firm M/s. Pashankar Godse Developers was changed to M/s. Pashankar Godse and Mahesh Associates with effect from 10/11/2010. The said effect of change in name was mutated in the revenue records vide mutation entry no. 18096.

26. Survey No. 38 Hissa No. 34

(i) By a Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9404/1984, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs.



Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 203.6675 square metres out of Survey No. 38 unto and in favour of Mr. Rajendra Sampat Bagal for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/34 was allotted to and the name of the said Mr. Rajendra Sampat Bagal was mutated in the revenue records. The same is reflected vide mutation entry no. 2606. It appears that at the time of mutation of the name of the said purchaser a remark of section 84C of the Bombay Tenancy and Agricultural Lands Act was also mutated and thereafter pursuant to the order passed by the Tahasildar bearing no. 84C/SR/691/2007 dated 29/10/2007 the said transaction was declared as valid and hence the said remark was deleted from the revenue records. The same is reflected vide mutation entry no.15516.

(ii) Thereafter, by a Sale Deed dated 25/06/2010, duly registered with the office of Sub Registrar Haveli No. 19 at Sr. No. 5878/2010, Shri. Rajendra Sampat Bagal, absolutely sold and conveyed unto and in favour of Mohammed Shabbir Babulal Shaikh, Survey No. 38 Hissa No. 34 for consideration. Pursuant thereto, the name of Mohammed Shabbir Babulal Shaikh was mutated in the revenue records. The same is reflected vide mutation entry no. 17963.

(iii) Thereafter, by a Sale Deed dated 10/08/2011, duly registered with the office of Sub Registrar Haveli No. 11 at Sr. No. 7204/2011, Mohammed Shabbir Babulal Shaikh absolutely sold and conveyed unto and in favour of M/s Pashankar Godse and Mahesh Associates, Survey No. 38 Hissa No. 34 for consideration. Pursuant thereto, the name of M/s Pashankar Godse and Mahesh Associates was mutated in the revenue records. The same is reflected vide mutation entry no. 18266.

27. Survey No. 38 Hissa No. 36

(i) By a Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9406/1984, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr.



Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 203.6675 square metres out of Survey No. 38 unto and in favour of Mr. Shahajirao Gopalrao Shelke for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/36 was allotted to and the name of the said Mr. Shahajirao Gopalrao Shelke was mutated in the revenue records. The same is reflected vide mutation entry no. 2608. It appears that at the time of mutation of the name of the said purchaser a remark of section 84C of the Bombay Tenancy and Agricultural Lands Act was also mutated and thereafter pursuant to the order passed by the Tahasildar bearing no. 84C/SR/1132/2001 dated 23/10/2001 the said transaction was declared as valid and hence the said remark was deleted from the revenue records. The same is reflected vide mutation entry no. 12524.

(ii) Thereafter, by a Development Agreement dated 3/5/2006 and registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3262/2006, the said Mr. Shahajirao Gopalrao Shelke has granted the exclusive development rights and authority to develop the said Survey No. 38/36 unto and in favour of Mr. Rajendra Vasant Rao Bhondave for consideration and on certain terms and conditions. Pursuant to the said Development Agreement dated 3/5/2006, the said Mr. Shahajirao Gopalrao Shelke has also executed a Power of Attorney dated 3/5/2006 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3263/2006 inter alia vesting in the said Mr. Rajendra Vasant Rao Bhondave several powers and authorities pertaining to the said Survey No. 38/36.

(iii) Thereafter, by a Deed of Sale dated 23/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 9150/2010, the said Mrs. Sumati Anna Mahapure, Mr. Atmaram Balu Jadhav, Mr. Shahajirao Gopalrao



Shelke and Mr. Dattatraya Bhagaji Choudhari have with the consent and directions of Mr. Rajendra Vasant Rao Bhondave have absolutely sold and conveyed the said Survey Nos. 38/31, 38/33, 38/36 and 38/57, Baner unto and in favour of M/s. Pashankar Godse Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 17849.

(iv) By an Indenture of Partnership dated 10/11/2010 the name of the said firm M/s. Pashankar Godse Developers was changed to M/s. Pashankar Godse and Mahesh Associates with effect from 10/11/2010. The said effect of change in name was mutated in the revenue records vide mutation entry no. 18096.

28. Survey No. 38 Hissa No. 37

(i) By a Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9410/1984, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 202 square metres out of Survey No. 38 unto and in favour of Manmath Sabhappa Awake for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/37 was allotted to and the names of the said Manmath Sabhappa Awake was mutated in the revenue records. The same is reflected vide mutation entry no. 2609. It appears that at the time of mutation of the name of the said purchaser a remark of section 84C of the Bombay Tenancy and Agricultural Lands Act was also mutated and thereafter pursuant to the order passed by the Tahasildar bearing no. 84C/SR/172/16 dated 27/05/2016 the said transaction was declared

as valid and hence the said remark was deleted from the revenue records. The same is reflected vide mutation entry no. 20771.

(ii) Thereafter, by a Deed of Sale dated 19/07/2016 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 6659/2016, the said Manmath Sabhappa Awake have absolutely sold and conveyed the said Survey No. 38/37, Baner unto and in favour of M/s. Pashankar Godse Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 10.

29. Survey No. 38 Hissa No. 38

(i) By a Sale Deed dated 23/7/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 217/1985, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 506.088 square metres out of Survey No. 38 unto and in favour of Mr. Mohammadgaus Mhamulal Momin and Mrs. Badrunisa Mohammadgaus Momin for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/38 was allotted to and the names of the said Mr. Mohammadgaus Mhamulal Momin and Mrs. Badrunisa Mohammadgaus Momin was mutated in the revenue records. The same is reflected vide mutation entry no. 2610.

(ii) Thereafter, by a Deed of Sale dated 23/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 9148/2010, the said Mr. Mohammadgaus Mhamulal Momin and Mrs. Badrunisa Mohammadgaus Momin have absolutely sold and conveyed the said Survey No. 38/38, Baner unto and in favour of M/s. Pashankar Godse Developers for consideration and on certain



terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 17847.

(iii) Thereafter, by an Indenture of Partnership dated 10/11/2010 the name of the said firm M/s. Pashankar Godse Developers was changed to M/s. Pashankar Godse and Mahesh Associates with effect from 10/11/2010. The said effect of change in name was mutated in the revenue records vide mutation entry no. 18096.

(iv) By a Deed of Sale dated 23/12/2017 and registered with the office of the Sub Registrar Haveli No. 21 at serial no. 16526/2017, the said M/s. Pashankar Godse and Mahesh Associates have absolutely sold and conveyed the portion of land admeasuring 194.09 Sq. mtrs. out of said Survey No. 38/38, Baner unto and in favour of M/s Icon Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide Mutation Entry No. 21929.

30. Survey No. 38 Hissa No. 39

(i) By a Sale Deed dated 07/01/1985 duly registered with the office of Sub Registrar Haveli No. 1 at Serial No. 218/1985 Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 303.653 square meters out of Survey No. 38 unto and in favour of Sushma Raghvendra Desai for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1P was subdivided and Survey No. 38/39 was allotted to Sushma Raghvendra Desai and the name of the said Sushma Raghvendra Desai was mutated in the revenue records vide Mutation Entry No. 2611.



(ii) The said Sushma Raghvendra Desai has obtained Gunthewari Certificate bearing No. 00780 dated 07/02/2008 from Pune Municipal Corporation as per the provisions of Maharashtra Gunthewari regularization Act 2001.

(iii) Thereafter, the Awal Karkun vide his order bearing No. 84C/SR/1160/2007 dated 29/01/2007 deleted the remark of 84 C appearing in the Other Rights column on 7/12 extract.

(iv) Thereafter, by a Sale Deed dated 25/05/2008 duly registered with the office of Sub registrar Haveli No. 19 at Serial No. 4489/2008 Sushma Raghvendra Desai absolutely sold and conveyed unto and in favour of Mr. Dilip Madho Gursahaney Survey No. 38, Hissa No. 39 admeasuring 303.653 square metres for consideration and on the terms and conditions mentioned therein. Pursuant thereto, the name of Dilip Madho Gursahaney was mutated in 'Holders' vide Mutation Entry No. 20494.

(v) Thereafter, by a Sale Deed dated 12/02/2016 duly registered with the office of Sub registrar Haveli No. 19 at Serial No. 1414/2016, Mr. Dilip Madho Gursahaney absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates, Survey No. 38, Hissa No. 39 admeasuring 303.653 square metres for consideration and on the terms and conditions mentioned therein. Pursuant thereto the name of the M/s. Pashankar Godse and Mahesh Associates was mutated in the revenue records. The same is reflected vide mutation entry no. 20652.

31. Survey No. 38 Hissa No. 40.

(i) By Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at Serial no. 9411/1984 the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai



Pandit Kudale have absolutely sold and conveyed a portion admeasuring 152 square meters out of Survey No. 38 unto and in favour of Mr. Chandrakant Baburao Bulbule for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/40 was allotted to and the name of the said Mr. Chandrakant Baburao Bulbule was mutated in the revenue records along with a remark that section 84C of the BT&AL Act are applicable. The same is reflected vide mutation entry no. 2615. It appears that by an Order bearing no. 84 C/SR/128/2012 dated 23/1/2012 passed by the Avval Karun, Tenancy Branch, it was held that the transaction under mutation entry no. 2615 was legal and hence the remark of section 84 mutated in the other rights column was deleted from the revenue records. The same is reflected vide mutation entry no. 18673.

(ii) Thereafter, by Sale Deed dated 6/4/1993 and registered with the office of the Sub Registrar Haveli No. 4 at Serial no. 1596/1993 the said Mr. Chandrakant Baburao Bulbule absolutely sold and conveyed unto and in favour of Mr. Anil Chandrakant Bulbule the said Survey No. 38, Hissa No. 40 for consideration and on certain terms and conditions mentioned therein. Pursuant thereto name of Mr. Anil Chandrakant Bulbule was mutated in the revenue records. The same is reflected vide mutation entry no. 18682.

(iii) Thereafter, by Development Agreement dated 4/12/2007 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 9373/2007 the said Mr. Anil Chandrakant Bulbule entrusted the development rights and authority to develop the said Survey No. 38, Hissa No. 40 unto and in favour of Mr. Leeladhar Sitaram Patil for consideration and on certain terms and conditions mentioned therein. Pursuant to the said Development Agreement dated 4/12/2007, the said Mr. Anil Chandrakant Bulbule has also executed a Power of Attorney dated 4/12/2007 registered with the office of the Sub Registrar Haveli No. 15 at serial; no. 9374/2007 interalia vesting in the said Mr. Leeladhar Sitaram Patil several powers and authorities pertaining to the said Survey No. 38/40.



(iv) Thereafter, by a Deed of Sale dated 19/4/2012 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 3594/2012, the said Mr. Ravindra Shivaji Tupe, Mr. Anil Chandrakant Bulbule, Smt. Vinodini Madhav Gujar, Mr. Amit Madhav Gujar have with the consent and directions of Mr. Chandrakant Gulabrao Kokate and Mr. Leeladhar Sitaram Patil have absolutely sold and conveyed the said Survey Nos. 38/27, 38/40 and 38/41 Baner unto and in favour of M/s. Pashankar Godse and Mahesh Associates for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 18852.

32. Survey No. 38 Hissa No. 41.

(i) By Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 152 square meters out of Survey No. 38 unto and in favour of Mr. Madhav Narayan Gujar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/41 was allotted to and the name of the said Mr. Madhav Narayan Gujar was mutated in the revenue records. The same is reflected vide mutation entry no. 2616.

(ii) Mr. Madhav Narayan Gujar expired on 14/12/1997 leaving behind him Smt. Vinodini Madhav Gujar – wife and Mr. Amit Madhav Gujar – Son as his only legal heirs. The names of Smt. Vinodini Madhav Gujar and Mr. Amit Madhav Gujar was mutated in the revenue records. The same is reflected vide mutation entry no. 12296.



(iii) Thereafter, by Development Agreement dated 4/12/2007 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 9371/2007 the said Smt. Vinodini Madhav Gujar and Mr. Amit Madhav Gujar entrusted the development rights and authority to develop the said S. No. 38, Hissa No. 41 unto and in favour of Mr. Leeladhar Sitaram Patil for consideration and on certain terms and conditions mentioned therein. Pursuant to the said Development Agreement dated 4/12/2007, the said Mr. Anil Chandrakant Bulbule has also executed a Power of Attorney dated 4/12/2007 registered with the office of the Sub Registrar Haveli No. 15 at serial; no. 9372/2007 interalia vesting in the said Mr. Leeladhar Sitaram Patil several powers and authorities pertaining to the said Survey No. 38/41.

(iv) Thereafter, by a Deed of Sale dated 19/4/2012 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 3594/2012, the said Mr. Ravindra Shivaji Tupe, Mr. Anil Chandrakant Bulbule, Smt. Vinodini Madhav Gujar, Mr. Amit Madhav Gujar have with the consent and directions of Mr. Chandrakant Gulabrao Kokate and Mr. Leeladhar Sitaram Patil have absolutely sold and conveyed the said Survey Nos. 38/27, 38/40 and 38/41 Baner unto and in favour of M/s. Pashankar Godse and Mahesh Associates for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 18852.

33. Survey No. 38 Hissa No. 43

(i) By Sale Deed dated 23/11/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 9269/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of others have absolutely sold and conveyed a portion admeasuring 250 square meters out of Survey No. 38 unto and in favour of Sunita Diliprao Shinde for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided



and Survey No. 38/43 was allotted to and the name of the said Sunita Diliprao Shinde was mutated in the revenue records vide Mutation entry No. 2618.

(ii) Thereafter, by Sale Deed dated 24/04/2014 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 3768/2014, the said Sunita Diliprao Shinde has absolutely sold and conveyed unto and in favour of M/s Pashankar Godse and Mahesh Associates, Survey No. 38 Hissa No. 43 admeasuring 250 Square Metres for consideration and on certain terms and conditions. Pursuant thereto, the name of the said M/s Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 19883.

34. Survey No. 38 Hissa No. 45

(i) By Sale Deed registered with the office of the Sub Registrar Haveli, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of others have absolutely sold and conveyed a portion admeasuring 200 square meters out of Survey No. 38 unto and in favour of Anuradha Laxmanrao Shinde for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/45 was allotted to and the name of the said Anuradha Laxmanrao Shinde was mutated in the revenue records vide Mutation entry No. 4878.

(ii) Thereafter, by Development Agreement dated 06/07/2006 duly registered with the office of Sub Registrar Haveli No. 7 at Serial No. 4811/2007, Anuradha Laxmanrao Shinde entrusted the exclusive development rights and authority to develop S. No. 38, Hissa No. 45 unto and in favour of Ghanshyam Chaganrao Kirve and Bhushan Natha Kulkarni for consideration and on the terms and conditions mentioned therein. Pursuant to the said Development Agreement dated 06/07/2006, the said Mr. Ravindra Shivaji Tupe has also executed a Power of Attorney dated 06/07/2006 registered with the office of the Sub Registrar



Haveli No. 7 at serial; no. 4812/2007 interalia vesting in the said Ghanshyam Chaganrao Kirve and Bhushan Natha Kulkarni several powers and authorities pertaining to the said Survey No. 38/43.

(iii) Thereafter, by Development Agreement dated 11/01/2008 duly registered with the office of Sub Registrar Haveli No. 15 at Serial No. 384/2008, Anuradha Laxmanrao Shinde with the consent and confirmation of Bhushan Natha Kulkarni entrusted the exclusive development rights and authority to develop S. No. 38, Hissa No. 45 unto and in favour of Ghanshyam Chaganrao Kirve for consideration and on the terms and conditions mentioned therein. Pursuant to the said Development Agreement dated 11/02/2008, the said Anuradha Laxmanrao Shinde has also executed a Power of Attorney dated 11/02/2008 registered with the office of the Sub Registrar Haveli No. 15 at serial; no. 385/2008 interalia vesting in the said Ghanshyam Chaganrao Kirve several powers and authorities pertaining to the said Survey No. 38/45.

(iv) Thereafter, by Sale Deed dated 31/12/2020 and registered with the office of the Sub Registrar Haveli No. 4 at Serial no. 5670/2021, the said Anuradha Laxmanrao Shinde with the consent and confirmation of Ghanshyam Chaganrao Kirve and Bhushan Natha Kulkarni has absolutely sold and conveyed unto and in favour of M/s Pashankar Godse and Mahesh Associates Survey No. 38 Hissa No. 45 admeasuring 200 square meters for consideration and on certain terms and conditions. Pursuant thereto, the name of the said M/s Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 22976.

35. Survey No. 38 Hissa No. 46

(i) By Sale Deed dated 23/11/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 9272/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of others have absolutely sold and conveyed a portion admeasuring 300 square meters out of Survey No.

38 unto and in favour of Usha Dattatray Kale for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/46 was allotted to and the name of the said Usha Dattatray Kale was mutated in the revenue records vide Mutation entry No. 2611.

(ii) Thereafter, by Development Agreement dated 23/02/2007 and registered with the office of the Sub Registrar Haveli No.19 at serial no. 1717/2007 the said Usha Dattatray Kale entrusted the development rights and authority to develop the said S. No. 38, Hissa No. 43 unto and in favour of M/s G M Developers for consideration and on certain terms and conditions mentioned therein. Pursuant to the said Development Agreement dated 23/02/2007, the said Usha Dattatray Kale has also executed a Power of Attorney dated 23/02/2007 registered with the office of the Sub Registrar Haveli No. 19 at serial; no. 1718/2006 interalia vesting in the said M/s G M Developers several powers and authorities pertaining to the said Survey No. 38/46.

(iii) Thereafter, by Sale Deed dated 24/04/2014 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 3768/2014, the said Usha Dattatray Kale with the consent and confirmation of M/s G M Developers has absolutely sold and conveyed unto and in favour of M/s Pashankar Godse and Mahesh Associates Survey No. 38 Hissa No. 46 admeasuring 300 square meters for consideration and on certain terms and conditions. Pursuant thereto, the name of the said M/s Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 19883.

36. Survey No. 38 Hissa No. 47

(i) By Sale Deed dated 23/11/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 9270/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of others have absolutely sold and conveyed a portion admeasuring 125 square meters out of Survey No. 38 unto and in favour of Bhaskar Krishnapanth Kulkarni for consideration and on



certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/47 was allotted to and the name of the said Bhaskar Krishnapanth Kulkarni was mutated in the revenue records vide Mutation entry No. 2625.

(ii) Thereafter, by a Sale Deed dated 12/08/2008, duly registered with the office of Sub Registrar Haveli No. 15 at sr. N. 5495/2008, Bhaskar Krishnapanth Kulkarni absolutely sold and conveyed unto and in favour of Surekha Anil Wable, the said Survey No. 38 Hissa No. 47 admeasuring 125 Sq. mtrs. for consideration and on the terms and conditions contained therein. Pursuant thereto the name of Surekha Anil Wable has been mutated in the revenue record vide mutation entry no. 15972.

(iii) By Sale Deed dated 04/09/2017 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 9424/2017, the said Chandrakant Keshavrao Gaikawad with the consent and confirmation of Surekha Anil Wable has absolutely sold and conveyed unto and in favour of M/s Pashankar Godse and Mahesh Associates Survey No. 38 Hissa No. 47 admeasuring 125 square meters for consideration and on certain terms and conditions. Pursuant thereto, the name of the said M/s Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 21272.

37. Survey No. 38 Hissa No. 48

(i) By Sale Deed dated 23/11/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 9266/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of others have absolutely sold and conveyed a portion admeasuring 250 square meters out of Survey No. 38 unto and in favour of Chandrakant Keshavrao Gaikawad for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/48 was allotted to and the name of the said



Chandrakant Keshavrao Gaikawad was mutated in the revenue records vide Mutation entry No. 2623.

(ii) Thereafter, by Development Agreement dated 24/01/2007 and registered with the office of the Sub Registrar Haveli No.19 at serial no. 733/2007 the said Chandrakant Keshavrao Gaikawad entrusted the development rights and authority to develop the said Survey No. 38 Hissa No. 48 admeasuring 250 square meters unto and in favour of Chandrakant Gulabrao Kokate for consideration and on certain terms and conditions mentioned therein. Pursuant to the said Development Agreement dated 24/01/2007, the said Chandrakant Keshavrao Gaikawad has also executed a Power of Attorney dated 24/01/2007 registered with the office of the Sub Registrar Haveli No. 19 at serial; no. 734/2007 interalia vesting in the said Chandrakant Gulabrao Kokate several powers and authorities pertaining to the said Survey No. 38/48.

(iii) Thereafter, by Development Agreement dated 23/02/2007 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1719/2007 the said Chandrakant Keshavrao Gaikawad through the hands of his constituted attorney Chandrakant Gulabrao Kokate entrusted the development rights and authority to develop the said Survey No. 38 Hissa No. 48 admeasuring 250 square meters unto and in favour of M/s G M Developers for consideration and on certain terms and conditions mentioned therein. Pursuant to the said Development Agreement dated 23/02/2007, the said Chandrakant Keshavrao Gaikawad through the hands of his constituted attorney Chandrakant Gulabrao Kokate has also executed a Power of Attorney dated 23/02/2007 registered with the office of the Sub Registrar Haveli No. 19 at serial; no. 1720/2007 interalia vesting in the said M/s G M Associates several powers and authorities pertaining to the said Survey No. 38 Hissa No. 48.

(iv) Thereafter, by Sale Deed dated 24/04/2014 and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 3768/2014, the said Chandrakant

Keshavrao Gaikawad with the consent and confirmation of Chandrakant Gulabrao Kokate and M/s G M Developers has absolutely sold and conveyed Survey unto and in favour of M/s Pashankar Godse and Mahesh Associates Survey No. 38 Hissa No. 48 admeasuring 250 square meters for consideration and on certain terms and conditions. Pursuant thereto, the name of the said M/s Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 19883.

38. Survey No. 38 Hissa No. 49

(i) By Sale Deed dated 23/11/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 8267/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of Smt. Sitabai Rambhau Lande, Smt. Yamunabai Gajanan Tamhane and Jaibai Panditrao Kudale have absolutely sold and conveyed a portion admeasuring 100 square meters out of Survey No. 38 unto and in favour of Shri Gajanan Shankar Dongare for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/49 was allotted to and the name of the said Shri Gajanan Shankar Dongare was mutated in the revenue records vide mutation entry No. 2624.

(ii) By an Order bearing no. 84C/SR/864/2011 passed by the Avval Karun, Tenancy Branch, it was held that the transaction under mutation entry no. 2624 was legal and hence the remark of section 84 mutated in the other rights column was deleted from the revenue records.

(iii) Thereafter, by a Sale Deed dated 12/12/2011, duly registered with the office of Sub Registrar Haveli No. 15 at sr. N. 9875/2011, Shri Gajanan Shankar Dongare absolutely sold and conveyed unto and in favour of Sachin Arun Khopkar, Nitin Arun Khopkar an Kalpana Arun Khopkar, the said Survey No. 38 Hissa No. 49 admeasuring 100 square meters for consideration and on the terms and conditions contained therein. Pursuant thereto the name of Sachin Arun



Khopkar, Nitin Arun Khopkar an Kalpana Arun Khopkar has been mutated in the revenue record vide mutation entry no. 18641.

(iv) Thereafter, by Sale Deed dated 07/01/2020 and registered with the office of the Sub Registrar Haveli No. 15 at Serial no. 499/2020, the said Sachin Arun Khopkar, Nitin Arun Khopkar an Kalpana Arun Khopkar have absolutely sold and conveyed unto and in favour of M/s Pashankar Godse and Mahesh Associates Survey No. 38 Hissa No. 49 admeasuring 100 square meters for consideration and on certain terms and conditions. Pursuant thereto, the name of the said M/s Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 22238.

39. Survey No. 38 Hissa No. 50

(i) By Sale Deed dated 23/11/1984 and registered with the office of the Sub Registrar Haveli No. 2 at Serial no. 9271/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of Smt. Sitabai Rambhau Lande, Smt. Yamunabai Gajanan Tamhane and Jaibai Panditrao Kudale have absolutely sold and conveyed a portion admeasuring 200 square meters out of Survey No. 38 unto and in favour of Shri. Anil Shrikant Bhalerao for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/50 was allotted to and the name of the said Shri. Anil Shrikant Bhalerao was mutated in the revenue records.

(ii) Thereafter, by a Sale Deed dated 17/09/2014, duly registered with the office of Sub Registrar Haveli No. 19 at sr. N. 9018/2014, Shri. Anil Shrikant Bhalerao absolutely sold and conveyed unto and in favour of Shri Ghanshyam Chaganrao Kirve, the said Survey No. 38 Hissa No. 50 admeasuring 200 Sq. mtrs. for consideration and on the terms and conditions contained therein. Pursuant thereto the name of Shri. Ghanshyam Chaganrao Kirve has been mutated in the revenue record vide mutation entry no. 20068.

(iii) Thereafter, by Sale Deed dated 31/12/2020 duly registered with the office of Sub Registrar Haveli No. 15 at Sr No. 5672/2021, the said Shri. Ghanshyam Chaganrao Kirve absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates, Survey No. 38 Hissa No. 50 admeasuring 200 Sq. mtrs. for consideration. Pursuant thereto the name of M/s. Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 22991.

40. Survey No. 38 Hissa No. 51

(i) By a Sale Deed dated 15/1/1985 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 501/1985, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 303.5897 square metres out of Survey No. 38 unto and in favour of Mr. Lakshman Balavant Patil for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/51 was allotted to and the name of the said Mr. Lakshman Balavant Patil was mutated in the revenue records. The same is reflected vide mutation entry no. 2628. . It appears that at the time of mutation of the name of the said purchaser a remark of section 84C of the Bombay Tenancy and Agricultural Lands Act was also mutated and thereafter pursuant to the order passed by the Tahasildar bearing the said transaction was declared as valid and hence the said remark was deleted from the revenue records. The same is reflected vide mutation entry no. 12007.

(ii) Thereafter, by a Deed of Sale dated 7/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8649/2010, the said Mr. Lakshman Balavant Patil has absolutely sold and conveyed the said Survey No.



38/51, Baner unto and in favour of M/s. Pashankar Godse Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 17840.

(iii) By an Indenture of Partnership dated 10/11/2010 the name of the said firm M/s. Pashankar Godse Developers was changed to M/s. Pashankar Godse and Mahesh Associates with effect from 10/11/2010. The said effect of change in name was mutated in the revenue records vide mutation entry no. 18096.

41. Survey No. 38 Hissa No. 52

(i) By a Sale Deed dated 15/1/1985 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 496/1985, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 809.2557 square metres out of Survey No. 38 unto and in favour of Mr. Kiron Pralhad Gore for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/52 was allotted to and the name of the said Mr. Kiron Pralhad Gore was mutated in the revenue records. The same is reflected vide mutation entry no. 2629. It appears that at the time of mutation of the name of the said purchaser a remark of section 84C of the Bombay Tenancy and Agricultural Lands Act was also mutated and thereafter pursuant to the order bearing no. 84C/Baner/13/87 dated 20/4/1987 passed by the Tahasildar bearing the said transaction was declared as valid and hence the said remark was deleted from the revenue records. The same is reflected vide mutation entry no. 3227.

(ii) Thereafter, by a Deed of Sale dated 24/8/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8177/2010, the said Mr.

Kiron Pralhad Gore has absolutely sold and conveyed the said Survey No. 38/52, Baner unto and in favour of M/s. Pashankar Godse Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 17841.

(iii) Thereafter, by an Indenture of Partnership dated 10/11/2010 the name of the said firm M/s. Pashankar Godse Developers was changed to M/s. Pashankar Godse and Mahesh Associates with effect from 10/11/2010. The said effect of change in name was mutated in the revenue records vide mutation entry no. 18096.

42. Survey No. 38 Hissa No. 53

(i) By a Sale Deed dated 15/1/1985 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 498/1985, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 404.5328 square metres out of Survey No. 38 unto and in favour of Mr. Pralhad Narhar Gore for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/53 was allotted to and the name of the said Mr. Pralhad Narhar Gore was mutated in the revenue records. The same is reflected vide mutation entry no. 2630. It appears that at the time of mutation of the name of the said purchaser a remark of section 84C of the Bombay Tenancy and Agricultural Lands Act was also mutated and thereafter pursuant to the order bearing no. 84C/Baner/14/87 dated 20/4/1987 passed by the Tahasildar bearing the said transaction was declared as valid and hence the said remark was deleted from the revenue records. The same is reflected vide mutation entry no. 3228.



(ii) Thereafter, by a Deed of Sale dated 24/8/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8173/2010, the said Mr. Pralhad Narhar Gore has absolutely sold and conveyed the said Survey No. 38/53, Baner unto and in favour of M/s. Pashankar Godse Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 17842.

(iii) Thereafter, by an Indenture of Partnership dated 10/11/2010 the name of the said firm M/s. Pashankar Godse Developers was changed to M/s. Pashankar Godse and Mahesh Associates with effect from 10/11/2010. The said effect of change in name was mutated in the revenue records vide mutation entry no. 18096.

43. Survey No. 38 Hissa No. 54

(i) By a Sale Deed dated 15/1/1985 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 500/1985, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 809.2557 square metres out of Survey No. 38 unto and in favour of Mr. Uday Pralhad Gore for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/54 was allotted to and the name of the said Mr. Uday Pralhad Gore was mutated in the revenue records. The same is reflected vide mutation entry no. 2631. It appears that at the time of mutation of the name of the said purchaser a remark of section 84C of the Bombay Tenancy and Agricultural Lands Act was also mutated and thereafter pursuant to the order bearing no. 84C/Baner/15/87 dated



20/4/1987 passed by the Tahasildar bearing the said transaction was declared as valid and hence the said remark was deleted from the revenue records. The same is reflected vide mutation entry no. 3229.

(ii) Thereafter, by a Deed of Sale dated 24/8/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8175/2010, the said Mr. Uday Pralhad Gore has absolutely sold and conveyed the said Survey No. 38/54, Baner unto and in favour of M/s. Pashankar Godse Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 17843.

(iii) Thereafter, by an Indenture of Partnership dated 10/11/2010 the name of the said firm M/s. Pashankar Godse Developers was changed to M/s. Pashankar Godse and Mahesh Associates with effect from 10/11/2010. The said effect of change in name was mutated in the revenue records vide mutation entry no. 18096.

44. Survey No. 38 Hissa No. 55

(i) By a Sale Deed dated 15/1/1985 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 499/1985, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 202.2664 square metres out of Survey No. 38 unto and in favour of Mr. Pramod Sheshadri Iyengar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/55 was allotted to and the name of the said Mr. Pramod Sheshadri Iyengar was mutated in the revenue records. The same is reflected vide mutation entry no. 2632. It appears that at the time of mutation of the name of the said purchaser a



remark of section 84C of the Bombay Tenancy and Agricultural Lands Act was also mutated and thereafter pursuant to the order bearing no. 84C/Baner/1628/2007 dated 7/5/2007 passed by the Tahasildar bearing the said transaction was declared as valid and hence the said remark was deleted from the revenue records. The same is reflected vide mutation entry no. 15228.

(ii) Thereafter, by a Deed of Sale dated 7/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8647/2010, the said Mr. Pramod Sheshadri Iyengar has absolutely sold and conveyed the said Survey No. 38/55, Baner unto and in favour of M/s. Pashankar Godse Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 17844.

(iii) By an Indenture of Partnership dated 10/11/2010 the name of the said firm M/s. Pashankar Godse Developers was changed to M/s. Pashankar Godse and Mahesh Associates with effect from 10/11/2010. The said effect of change in name was mutated in the revenue records vide mutation entry no. 18096.

45. Survey No. 38 Hissa No. 56

(i) Thereafter, by a Sale Deed dated 15/1/1985 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 497/1985, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 303.5897 square metres out of Survey No. 38 unto and in favour of Mr. Raja Sheshadri Iyengar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/56 was allotted to and the name of the said Mr. Raja Sheshadri Iyengar was mutated in the revenue records. The same is reflected vide mutation entry

no. 2633. It appears that at the time of mutation of the name of the said purchaser a remark of section 84C of the Bombay Tenancy and Agricultural Lands Act was also mutated and thereafter pursuant to the order bearing no. 84C/Baner/1629/2007 dated 7/5/2007 passed by the Tahasildar bearing the said transaction was declared as valid and hence the said remark was deleted from the revenue records. The same is reflected vide mutation entry no. 15229.

(ii) Thereafter, by a Deed of Sale dated 7/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8645/2010, the said Mr. Raja Sheshadri Iyengar has absolutely sold and conveyed the said Survey No. 38/56, Baner unto and in favour of M/s. Pashankar Godse Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 17845.

(iii) By an Indenture of Partnership dated 10/11/2010 the name of the said firm M/s. Pashankar Godse Developers was changed to M/s. Pashankar Godse and Mahesh Associates with effect from 10/11/2010. The said effect of change in name was mutated in the revenue records vide mutation entry no. 18096.

46. Survey No. 38 Hissa No. 57

(i) By a Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9403/1984, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 152.725 square metres out of Survey No. 38 unto and in favour of Mr. Dattatraya Bhagaji Chaudhari for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/57 was allotted to and the name of the said Mr. Dattatraya Bhagaji Chaudhari was



mutated in the revenue records. The same is reflected vide mutation entry no. 2645.

(ii) Thereafter, by a Development Agreement dated 3/5/2006 and registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3270/2006, the said Mr. Dattatraya Bhagaji Chaudhari has granted the exclusive development rights and authority to develop the said Survey No. 38/57 unto and in favour of Mr. Dattatraya Bhagaji Chaudhari for consideration and on certain terms and conditions. Pursuant to the said Development Agreement dated 3/5/2006, the said Mr. Dattatraya Bhagaji Chaudhari has also executed a Power of Attorney dated 3/5/2006 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3271/2006 inter alia vesting in the said Mr. Dattatraya Bhagaji Chaudhari several powers and authorities pertaining to the said Survey No. 38/57.

(iii) Thereafter, by a Deed of Sale dated 23/9/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 9150/2010, the said Mrs. Sumati Anna Mahapure, Mr. Atmaram Balu Jadhav, Mr. Shahajirao Gopalrao Shelke and Mr. Dattatraya Bhagaji Choudhari have with the consent and directions of Mr. Rajendra Vasantrao Bhondave have absolutely sold and conveyed the said Survey Nos. 38/31, 38/33, 38/36 and 38/57, Baner unto and in favour of M/s. Pashankar Godse Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 17849.

(iv) By an Indenture of Partnership dated 10/11/2010 the name of the said firm M/s. Pashankar Godse Developers was changed to M/s. Pashankar Godse and Mahesh Associates with effect from 10/11/2010. The said effect of change in name was mutated in the revenue records vide mutation entry no. 18096.

47. Survey No. 38 Hissa No. 58

(i) By Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at Serial no. 9415/1984 the said Mr. Anand Chunilal Choube Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 304 square meters out of Survey No. 38 unto and in favour of Mr. Anand Chunilal Choube for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/58 was allotted to and the name of the said Mr. Anand Chunilal Choube was mutated in the revenue records along with a remark that section 84C of the BT&AL Act are applicable. The same is reflected vide mutation entry no. 2646. It appears that by an Order bearing no. 84 C/SR/97/2011 dated 31/01/2011 passed by the Avval Karun, Tenancy Branch, it was held that the transaction under mutation entry no. 2646 was legal and hence the remark of section 84 mutated in the other rights column was deleted from the revenue records. The same is reflected vide mutation entry no. 18102.

(ii) Thereafter, by Sale Deed dated 28/12/2010 and registered with the office of the Sub Registrar Haveli No. 11 at Serial no. 00051/2011, Mr. Anand Chunilal Choube absolutely sold and conveyed the said Survey Nos. 38/58 Baner unto and in favour of M/s. Pashankar Godse and Mahesh Associates for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 17851.

48. Survey No. 38 Hissa No. 59.

(i) By Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at Serial no. 9414/1984, the said Mr. Narayan Rambhau



Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of Smt. Sitabai Rambhau Lande, Smt. Yamunabai Gajanan Tamhane and Jaibai Panditrao Kudale have absolutely sold and conveyed a portion admeasuring 202 square meters out of Survey No. 38 unto and in favour of Shashikant Dattatray Bhujari for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/49 was allotted to and the name of the said Shashikant Dattatray Bhujari was mutated in the revenue records vide Mutation Entry No. 2647.

(ii) Thereafter, by Development Agreement dated 16/6/2008 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 4303/2008 the said Shashikant Dattatray Bhujari entrusted the development rights and authority to develop the said S. No. 38, Hissa No. 59 unto and in favour of Mr. Prakash Mangilal Chaudhary and Sachin Shrikant Kaduskar for consideration and on certain terms and conditions mentioned therein. Pursuant to the said Development Agreement dated 16/6/2008, the said Shashikant Dattatray Bhujari has also executed a Power of Attorney dated 16/6/2008 registered with the office of the Sub Registrar Haveli No. 19 at serial; no. 4304/2008 interalia vesting in the said Mr. Prakash Mangilal Chaudhary and Sachin Shrikant Kaduskar several powers and authorities pertaining to the said Survey No. 38/59.

(iii) Thereafter, by Agreement of Assignment of Development Rights dated 14/10/2008 and registered with the office of the Sub Registrar Haveli No. 12 at serial no. 8072/2008 the said Sachin Shrikant Kaduskar with the consent and confirmation of Mr. Prakash Mangilal Chaudhary entrusted his 5% development rights and authority to develop the said Survey No. 38, Hissa No. 59 admeasuring 202 Square Metres unto and in favour of Hemant Mangilal Chaudhary for consideration and on certain terms and conditions mentioned therein. Pursuant to the said Agreement of Assignment of Development Rights dated 14/10/2008, Prakash Mangilal Chaudhary became the 95% development rights and Hemant

Mangilal Chaudhary obtained 5% development rights in the said Survey No. 38 Hissa No. 59.

(iv) Thereafter, by a Deed of Sale dated 17/09/2010 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 8767/2010, the said Shashikant Dattatray Bhujari through PoA Holder Prakash Mangilal Chaudhary and Hemant Mangilal Chaudhary have absolutely sold and conveyed unto and in favour of M/s. Gorakhnath Nivrutti Bombale Survey No. 38, Hissa No. 59 admeasuring 202 Square Metres for consideration and on certain terms and conditions. Pursuant thereto the name of the Gorakhnath Nivrutti Bombale was mutated in the revenue records. The same is reflected vide mutation entry no. 17503.

(v) Thereafter, by a Deed of Sale dated 23/08/2016 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 6304/2016, the said Gorakhnath Nivrutti Bombale with the consent and confirmation of Shashikant Dattatray Bhujari, Shri Prakash Mangilal Chaudhary and Hemant Mangilal Chaudhary have absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates Survey No. 38, Hissa No. 59 admeasuring 202 Square Metres for consideration and on certain terms and conditions. Pursuant thereto the name of the M/s. Pashankar Godse and Mahesh Associates was mutated in the revenue records. The same is reflected vide mutation entry no. 20837.

49. Survey No. 38 Hissa No. 60.

(i) By a Sale Deed dated 27/11/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9406/1984, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring



202 square meters out of Survey No. 38 unto and in favour of Mr. Shankar Kisanrao Shelke for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/60 was allotted to and the name of the said Mr. Shankar Kisanrao Shelke was mutated in the revenue records along with a remark that section 84C of the BT&AL Act are applicable. The same is reflected vide mutation entry no. 2648. It appears that by an Order bearing no. 84 C/SR/1064/2011 dated 15/12/2011 passed by the Avval Karun, Tenancy Branch, it was held that the transaction under mutation entry no. 2648 was legal and hence the remark of section 84 mutated in the other rights column was deleted from the revenue records. The same is reflected vide mutation entry no.18590

(ii) Thereafter, by Development Agreement dated 3/5/2006 and registered with the office of the Sub Registrar Haveli No.18 at serial no. 3265/2006 the said Mr. Shankar Kisanrao Shelke entrusted the development rights and authority to develop the said S. No. 38, Hissa No. 60 unto and in favour of Mr. Rajendra Vasanttrao Bhondave for consideration and on certain terms and conditions mentioned therein. Pursuant to the said Development Agreement dated 3/5/2006, the said Mr. Rajendra Vasanttrao Bhondave has also executed a Power of Attorney dated 3/5/2006 registered with the office of the Sub Registrar Haveli No. 18 at serial; no. 3265/2006 interalia vesting in the said Mr. Rajendra Vasanttrao Bhondave several powers and authorities pertaining to the said Survey No. 38/60.

(iii) Thereafter, by a Deed of Sale dated 9/12/2011 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 1047/2011, the said Mr. Shankar Kisanrao Shelke, with the consent and confirmation of Mr. Rajendra Vasanttrao Bhondave have absolutely sold and conveyed the said Survey Nos. 38/60 Baner unto and in favour of M/s. Pashankar Godse and Mahesh Associates for consideration and on certain terms and conditions. Pursuant thereto the



name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 18675.

50. Survey No. 38, Hissa No. 61

(i) By Sale Deed dated 22/07/1984 and registered with the office of the Sub Registrar Haveli No. 1 at Serial no. 2649/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of others have absolutely sold and conveyed a portion admeasuring 506.88 square meters out of Survey No. 38 unto and in favour of Ravindra Sureshchandra Shah and Lalitkumar Sureshchandra Shah for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/61 was allotted to and the name of the said Ravindra Sureshchandra Shah and Lalitkumar Sureshchandra Shah was mutated in the revenue records vide Mutation Entry No. 2649.

(ii) Thereafter, by Sale Deed dated 18/04/2017 duly registered with the office of Sub Registrar Haveli No. 19 at Sr No. 4002/2017, the said Ravindra Sureshchandra Shah and Lalitkumar Sureshchandra Shah absolutely sold and conveyed unto and in favour of Prakash Chandulal Chaudhary Prop. M/s KC Marketing, Survey No. 38 Hissa No. 61 admeasuring 506.88 Sq. mtrs. for consideration. Pursuant thereto the name of Prakash Chandulal Chaudhary Prop. M/s KC Marketing, has been mutated in the revenue record vide mutation entry no. 21475.

(iii) Thereafter, by Sale Deed dated 30/12/2020 duly registered with the office of Sub Registrar Haveli No. 15 at Sr No. 5669/2021, the said Prakash Chandulal Chaudhary Prop. M/s KC Marketing, absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates, Survey No. 38 Hissa No. 61 admeasuring 506.88 Sq. mtrs. for consideration. Pursuant thereto the name of M/s. Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 23042.



51. Survey No. 38 Hissa No. 62.

(i) By Sale Deed dated 27/12/1984 and registered with the office of the Sub Registrar Haveli No. 1 at Serial no. 9417/1984, the said Mr. Narayan Rambhau Lande, Mr. Krishnaji Rambhau Lande, Mr. Arjun Rambhau Lande, Smt. Seetabai Rambhau Lande with the consent and confirmation of others have absolutely sold and conveyed a portion admeasuring 153 square meters out of Survey No. 38 unto and in favour of Sharadrao Laxman Ayachit for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/62 was allotted to and the name of the said Sharadrao Laxman Ayachit was mutated in the revenue records.

(ii) Shri Sharad Laxman Ayachit died intestate on 26/4/2005, leaving behind him Mukesh Sharad Ayachit - Brother, Kedar Sharad Ayachit - Brother as his surviving legal heirs. Pursuant thereto the name of Mukesh Sharad Ayachit and Kedar Sharad Ayachit mutated in the revenue record. Thereafter, Mrs. Radhika Shrihari Deshpande preferred an Appeal before sub Divisional Officer Haveli bearing No. Admission / SR / 863/2014 dated 30/11/2015 for mutating her name on the 7/12 extract. Pursuant to the order passed by the Sub Divisional Officer Haveli the name of Mrs. Radhika Shrihari Deshpande was mutated on the 7/12 extract.

(iii) Thereafter, by a Sale Deed dated 28/07/2016, and registered with the office of the Sub Registrar Haveli No. 19 at Serial no. 6411/2016, the said Radhika Shrihari Deshpande absolutely sold and conveyed unto and in favour of Shri Ghanshyam Changanrao Kirve her 1/3rd right, title and interest in Survey No. 38 Hissa No. 62 for consideration. Pursuant thereto the name of Shri Ghanshyam Changanrao Kirve has been mutated in the revenue record.

(iv) Mr Mukesh Sharad Ayachit died intestate on 08/03/2017 and Mr Kedar Sharad Ayachit died intestate on 26/04/2018 leaving behind them Radhika Shrihari Deshpande as their only surviving legal heirs. Thus, the 2/3rd share of Mr

Mukesh Sharad Ayachit and Kedar Sharad Ayachit devolved upon Radhika Shrihari Deshpande.

(v) Thereafter, by Sale Deed dated 29/10/2018 and registered with the office of the Sub Registrar Haveli No. 5 at Serial no. 7864/2018, the said Radhika Shrihari Deshpande has absolutely sold and conveyed unto and in favour of Shri Ghanshyam Changanrao Kirve the said Survey No. 38 Hissa No. 62 for consideration. Pursuant thereto the name of Shri Ghanshyam Changanrao Kirve has been mutated in the revenue record.

(vi) Thereafter, by Sale Deed dated 28/11/2018 and registered with the office of the Sub Registrar Haveli No. 5 at Serial no. 8467/2018, the said Shri Ghanshyam Changanrao Kirve has absolutely sold and conveyed unto and in favour of Shri Prakash Chandulal Chaudhary the said Survey No. 38 Hissa No. 62 for consideration. Pursuant thereto the name of Shri Prakash Chandulal Chaudhary has been mutated in the revenue record.

(vii) Thereafter, by Sale Deed dated 31/03/2021 duly registered with the office of Sub Registrar Haveli No. 4 at Sr No. 5671/2021, the said Prakash Chandulal Chaudhary absolutely sold and conveyed unto and in favour of M/s. Pashankar Godse and Mahesh Associates, Survey No. 38 Hissa No. 62 admeasuring 153 Sq. mtrs. for consideration. Pursuant thereto the name of M/s. Pashankar Godse and Mahesh Associates has been mutated in the revenue record vide mutation entry no. 22977.

52. Survey No. 38 Hissa No. 65.

(i) By a Sale Deed dated 23/7/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 221/1985, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai

Pandit Kudale have absolutely sold and conveyed a portion admeasuring 163.826 square meters out of Survey No. 38 unto and in favour of Mr. Kamruddin Babulal Tamboli for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1 was subdivided and Survey No. 38/65 was allotted to and the name of the said Mr. Kamruddin Babulal Tamboli was mutated in the revenue records along with a remark that section 84C of the BT&AL Act are applicable. The same is reflected vide mutation entry no. 2708. It appears that by an Order bearing no. 84 C/SR/872/2012 dated 29/12/2012 by the Avval Karun, Tenancy Branch, it was held that the transaction under mutation entry no. 2708 was legal and hence the remark of section 84 mutated in the other rights column was deleted from the revenue records. The same is reflected vide mutation entry no. 19213 .

(ii) Mr. Kamruddin Babulal Tamboli expired on 27/1/1997 leaving behind him his legal heirs namely Mumtaj Kamruddin Tamboli – wife, Javed Kamruddin Tamboli – Son as his only legal heirs. Pursuant thereto names of Mumtaj Kamruddin Tamboli, Javed Kamruddin Tamboli was mutated in the revenue records. The same is reflected vide mutation entry no. 8665.

(iii) Thereafter, by a Deed of Sale dated 4/2/2013 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1672/2013, the said Smt. Mumtaj kamruddin Tamboli and Mr. Javed Kamruddin Tamboli have absolutely sold and conveyed the said Survey Nos. 38/65 Baner unto and in favour of M/s. Pashankar Godse and Mahesh Associates for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 19237.

53. Survey No. 38 Hissa No. 1/90.

(i) By a Sale Deed dated 22/7/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 222/1985, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr.



Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 303.653 square meters out of Survey No. 38 unto and in favour of Mr. Shaikh Mubarak Maniksaheb for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1/90 was subdivided and Survey No. 38/1/90 was allotted to and the name of the said Mr. Shaikh Mubarak Maniksaheb was mutated in the revenue records with a remark that section 84C of the BT&AL Act are applicable. The same is reflected vide mutation entry no. 3246. It appears that by an Order bearing no. 84 C/SR/408/2006 dated 18/8/2006 passed by the Avval Karun, Tenancy Branch, it was held that the transaction under mutation entry no. 3246 was legal and hence the remark of section 84 mutated in the other rights column was deleted from the revenue records. The same is reflected vide mutation entry no. 14813.

(ii) Thereafter, by Development Agreement dated 9/2/2007 and registered with the office of the Sub Registrar Haveli No.19 at serial no. 1089/2007 the said Mr. Shaikh Mubarak Maniksaheb entrusted the development rights and authority to develop the said S. No. 38, Hissa No. 1/90 unto and in favour of Mr. Vilas Jagannath Kadam, Mr. Ganesh Gurupath Karande for consideration and on certain terms and conditions mentioned therein. Pursuant to the said Development Agreement dated 9/2/2007, the said Mr. Vilas Jagannath Kadam, Mr. Ganesh Gurupath Karande have also executed a Power of Attorney dated 9/2/2007 registered with the office of the Sub Registrar Haveli No. 19 at serial; no. 1090/2007 interalia vesting in the said Mr. Vilas Jagannath Kadam, Mr. Ganesh Gurupath Karande several powers and authorities pertaining to the said Survey No. 38/1/90.

(iii) Thereafter, by Sale Deed dated 16/9/2008 and registered with the office of the Sub Registrar Haveli No. 20 at serial no. 7962/2008, Mr. Shaikh Mubarak Maniksaheb, Mr. Vilas Jaganath Kadam, Mr Ganesh Gurupath Karande,

absolutely sold and conveyed unto and in favour of Mr. Balasaheb Baban Manmode and Mr. Vikas Vitthalrao Pawar, the said S. No. 38, Hissa No. 1/90 Baner for consideration and on the certain terms and condition mentioned therein. Pursuant thereto names of Mr. Balasaheb Baban Manmode and Mr. Vikas Vitthalrao Pawar was mutated in the revenue record. The same is reflected vide mutation entry no. 16192.

(iv) Thereafter, by a Deed of Sale dated 5/6/2012 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 6551, the said of Mr. Balasaheb Baban Manmode and Mr. Vikas Vitthalrao Pawar have absolutely sold and conveyed the said Survey Nos. 38/1/90 Baner unto and in favour of M/s. Pashankar Godse and Mahesh Associates for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 18832.

54. Survey No. 38 Hissa No. 1/115.

(i) By a Sale Deed dated 23/7/1984 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 216/1985, the said Mr. Narayan Rambhau Lande, Mr. Pravin Narayan Lande, Mr. Krishnaji Rambhau Lande, Mr. Ravindra Krishnaji Lande, Mr. Sagar Krishnaji Lande, Mr. Rahul Krishnaji Lande, Mr. Hanumant Krishnaji Lande, Mr. Arjun Rambhau Lande, Mr. Sachin Arjun Lande, Smt. Seetabai Rambhau Lande, Mrs. Yamuna Gajanan Tamhane and Mrs. Jijabai Pandit Kudale have absolutely sold and conveyed a portion admeasuring 506.088 square meters out of Survey No. 38 unto and in favour of Mrs. Sushma Dilip Raut for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 38/1/115 was subdivided and Survey No. 38/1/115 was allotted to and the name of the said Mrs. Sushma Dilip Raut was mutated in the revenue records along with a remark that section 84C of the BT&AL Act are applicable. The same is reflected vide mutation entry no. 4225. It appears that by an Order bearing no. 84 C/SR/809/2012 dated 29/11/2012 passed by the Avval Karun, Tenancy Branch, it was held that the transaction under mutation entry no. 4225



was legal and hence the remark of section 84 mutated in the other rights column was deleted from the revenue records. The same is reflected vide mutation entry no. 19158 .

(ii) Mrs. Sushma Dilip Raut expired intestate on 26/6/1996 leaving behind her legal heirs namely Mr. Dilip Balkrishna Raut – husband, Jyoti Dattatray Karande – Daughter, Dipali Kundan Sangar – Daughter, Vanita Rajendra Yoge – Daughter, Ashwini Dilip Raut – Daughter, Trupti Ashok Karande – Daughter as her only legal heirs. Pursuant thereto names of Mr. Dilip Balkrishna Raut, Jyoti Dattatray Karande, Dipali Kundan Sangar, Vanita Rajendra Yoge, Ashwini Dilip Raut, Trupti Ashok Karande was mutated in the revenue records. The same is reflected vide mutation entry no. 19159.

(iii) Thereafter, by a Deed of Sale dated 28/1/2013 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1318/2013, the said of Mr. Dilip Balkrishna Raut, Jyoti Dattatray Karande, Dipali Kundan Sangar, Vanita Rajendra Yoge, Ashwini Dilip Raut, Trupti Ashok Karande, Mr. Mahadev Balkrishna Raut, Sarojini Mahadeo Raut, Mr. Pravin Mahadev Raut, Mr. Nachiket Mahadeo Raut, Priya Amol Sangar, Mr. Chandrakant Balkrishna Raut, Surekha Chandrakant Raut, Prachi Chandrakant Raut, Mr. Abhijeet Chandrakant Raut and Sonali Sachin Yoge have absolutely sold and conveyed unto and in favour of the said Survey Nos. 38/1/115 Baner unto and in favour of M/s. Pashankar Godse and Mahesh Associates for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 19238.

55) It appears that M/S. Pashankar Godse and Mahesh Associates have constructed Building No. A on the part of Plot No. A as per the sanctioned building plan by Pune Municipal Corporation have also completed the construction of Building No. A and have obtained Occupation Certificate from the Pune Municipal Corporation. The Said M/s Pashankar Godse and Mahesh Associates is reconstituted vide Deed of Partnership Deed dated 01/04/2022 and



thereby the name of M/s Pashankar Godse Associates is changed to M/s PGM Associates.

56) It appears that by a Development Agreement dated 01/01/2014 duly registered with the Office of Sub Registrar Haveli No. 16 at Serial No. 150/2024, the **M/s PGM Associates** (formerly known as M/s. Pashankar Godse and Mahesh Associates), a Partnership Firm duly registered under the provisions of the Indian Partnership Act 1932, having its principle place of business at Office No. 401, 4th Floor, Ashok Sankul II, Ashok Nagar, Range Hill Road, Pune, PAN : AAMFP0516G through the hands of its partners (1) Mr. Ajinkya Narayan Godse (2) Mr. Chandulal Khetaji Choudhary, (3) Mr. Vaijinath Mallikarjun Panure, (4) Mr. Kanhaiya Chandulal Choudhary, (5) Mr. Umesh Pukhraj Choudhary, (6) Mr. Prakash Chandulal Choudhary, (7) Mr. Ghanshyam C. Kirve, (8) Mr. Avinash Pundlik Kashikar, (9) Mr. Sajjan Jetharam Choudhary entrusted the development rights unto and in favour of **M/s. Ellanza Corp** a Partnership Firm duly registered under the provisions of the Indian Partnership Act 1932, having its principle place of business at Office No. 401, , 4th floor, Ashok Sankul-II, Ashok Nagar, Range Hills Road, Pune 411 007 PAN AAKFE3218N through the hands of its partners (1) Mr. Prakash Chandulal Choudhary, (2) Mr. Kanhaiya Chandulal Choudhary, and (3) Mr. Varad Vaijinath Panure with respect to the said Property for consideration and on the terms and conditions contained therein.

57) Pursuant thereto, the **M/s PGM Associates** (formerly known as M/s. Pashankar Godse and Mahesh Associates), a Partnership Firm duly registered under the provisions of the Indian Partnership Act 1932, having its principle place of business at Office No. 401, 4th Floor, Ashok Sankul II, Ashok Nagar, Range Hill Road, Pune, PAN : AAMFP0516G through the hands of its partners (1) Mr. Ajinkya Narayan Godse (2) Mr. Chandulal Khetaji Choudhary, (3) Mr. Vaijinath Mallikarjun Panure, (4) Mr. Kanhaiya Chandulal Choudhary, (5) Mr. Umesh Pukhraj Choudhary, (6) Mr. Prakash Chandulal Choudhary, (7) Mr. Ghanshyam C. Kirve, (8) Mr. Avinash Pundlik Kashikar, (9) Mr. Sajjan Jetharam Choudhary have

also executed a Power of Attorney dated 01/01/2024 in favour of (1) Mr. Prakash Chandulal Choudhary, (2) Mr. Kanhaiya Chandulal Choudhary, and (3) Mr. Varad Vaijinath Panure partners of **M/s. Ellanza Corp** containing various powers and authorities with respect to the Said Property. The Said Power of Attorney dated 01/01/24 is duly registered with the Office of Sub Registrar Haveli No. 16 at Serial No. 151/2024.

4. **A. Name of the Owners :**

Survey No.	Area in sq. mtrs	Name of the Owners
38/1 (p)	304	M/s. Pashankar Godse and Mahesh Associates
38/2	100	M/s. Pashankar Godse and Mahesh Associates
38/3	200	M/s. Pashankar Godse and Mahesh Associates
38/5	100	M/s. Pashankar Godse and Mahesh Associates
38/7	100	M/s. Pashankar Godse and Mahesh Associates
38/8	300	M/s. Pashankar Godse and Mahesh Associates
38/9	150	M/s. Pashankar Godse and Mahesh Associates
38/10	100	M/s. Pashankar Godse and Mahesh Associates
38/12	200	M/s. Pashankar Godse and Mahesh Associates
38/13	500	M/s. Pashankar Godse and Mahesh Associates
38/14	200	M/s. Pashankar Godse and Mahesh Associates
38/15	100	M/s. Pashankar Godse and Mahesh Associates
38/18	100	M/s. Pashankar Godse and Mahesh Associates
38/19	200	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/21	200	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/23	300	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/25	300	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/26	300	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/27	100	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/28	300	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/29	305	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/30	506	M/s PGM Associates (formerly known as M/s.



		Pashankar Godse and Mahesh Associates)
38/31	204	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/32	204	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/33	153	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/34	204	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/36	204	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/37	202	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/38	312	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/39	304	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/40	152	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/41	152	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/43	250	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/45	200	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/46	300	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/47	125	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/48	250	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/49	100	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/50	200	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/51	304	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/52	809	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/53	405	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/54	809	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/55	202	M/s PGM Associates (formerly known as M/s.



		Pashankar Godse and Mahesh Associates)
38/56	304	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/57	153	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/58	304	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/59	202	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/60	202	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/61	506	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/62	153	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/65	164	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/1/90	300	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)
38/1/115	506	M/s PGM Associates (formerly known as M/s. Pashankar Godse and Mahesh Associates)

B: Name of the Developer:- M/s. Ellanza Corp a Partnership Firm duly registered under the provisions of the Indian Partnership Act 1932, having its principle place of business at Office No. 401, , 4th floor, Ashok Sankul-II, Ashok Nagar, Range Hills Road, Pune 411 007

4. Sanctions and Permissions:

It appears that commencement certificate bearing No. CC/3583/2011, revised Commencement Certificate No.CC/3197/14 dated 31/12/2014, revised Commencement Certificate No.CC/1852/22 dated 19/10/2022 and revised Commencement Certificate No.CC/2367/22 dated 07/12/2022 the Pune Municipal Corporation have sanctioned the Lay out of the said lands and sanctioned building plan of the building to be constructed on the Said Property.



5. **Searches:**

i) Adv. Venkatesh has taken the search in the office of the Sub Registrar, Haveli for last 30 Years i.e. from 1994 to 2024 in the office of the Sub Registrar, Haveli and on the website of IGR Maharashtra and the GRN No. MH005898787202122E dated 06/09/2021 and Adv. Snehal Shelke and Adv Bhavana Shah have taken the search for last 3 Years i.e. from 2021 to 2024 in the office of the Sub Registrar, Haveli 1 to 27 and on the website of IGR Maharashtra and the GRN No. MH013457479202223E dated 09/01/2023 and the GRN No. MH014460802202324E dated 24/01/2024 with respect of the said property and on the official website of IGR Maharashtra.

ii) It is clarified that; this report is based on the searches carried out at the office of Sub Registrar Assurances and the documents and revenue records produced before me for my inspection.

iii) There are no litigations pending in respect of the said Property.

6. It is further clarified that, for the purpose of issuance of this report I have assumed (i) the right, constitution, deeds or legal capacity of all the persons to execute documents mentioned herein, genuineness of all signatures and authenticity of all documents submitted to me as original, (ii) the accuracy and completeness of all the factual representations made in the documents (iii) physical areas of the Said Property or portion thereof on the basis of the revenue records made available and information provided to me by my client.

Hence, this Report accordingly.

All the documents are returned herewith.


Swapnil Abhyankar
Advocate





CHALLAN
MTR Form Number-6



GRN	MH005898787202122E	BARCODE	[Barcode]		Date	06/09/2021-13:12:43	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee			TAX ID / TAN (if Any)				
	Other Items			PAN No.(if Applicable)				
Office Name	HVL23_HAVELI 23 JOINT SUB REGISTRAR			Full Name	Adv Venkatesh Dasa			
Location	PUNE			Flat/Block No.				
Year	2021-2022 From 01/01/1991 To 06/09/2021			Premises/Bulding				
Account Head Details		Amount In Rs.		Road/Street				
0630072201 SEARCH FEE		750.00		Area/Locality				
				Town/City/District				
				PIN				
				Remarks (if Any)	Search fee for 30 years of S No 38 Baner Haveli Pune			
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332021090614012	2701040530	
Cheque/DD No.				Bank Date	RBI Date	06/09/2021-13:13:46	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9767218342

चालन 'टाइप ऑफ पेमेंट' नस्ये ललुद कारणसालील सलु आदे. इसर कारणसालील कलसु नोदणु न कसलवसलसु दलसलसाली दसलु नाली.



CHALLAN
MTR Form Number-6



GRN	MH013457479202223E	BARCODE	[Barcode]		Date	09/01/2023-15:13:45	Form ID				
Department				Inspector General Of Registration							
Payer Details											
* Search Fee				TAX ID / TAN (If Any)							
Type of Payment Other Items				PAN No.(if Applicable)							
Office Name				HVL1_HAVELINO1 SUB REGISTRAR		Full Name			Adv Snehal Shelke		
Location				PUNE							
Year				2022-2023 From 01/01/2021 To 09/01/2023		Flat/Block No.					
Account Head Details				Amount In Rs.		Premises/Building					
0030072201 SEARCH FEE				75.00		Road/Street					
						Area/Locality					
						Town/City/District					
						PIN					
						Remarks (If Any)					
						Search fee for three year of S No 38 Baner Pune					
						Amount In			Seventy Five Rupees Only		
Total				75.00		Words					
Payment Details				IDBI BANK					FOR USE IN RECEIVING BANK		
Cheque/DD Details				Bank CIN		Ref. No.		69103332023010916976		2786735776	
Cheque/DD No.				Bank Date		RBI Date		09/01/2023-15:16:21		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :

Mobile No. : 9890458720

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलान "टाइप ऑफ पैमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा मोदणी न करावयाच्या दस्त्यासाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH014460602202324E	BARCODE			Date	24/01/2024-14:39:11	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		Adv Bhavana Shah			
HVL1_HAVELI NO1 SUB REGISTRAR									
Location				Flat/Block No.					
PUNE									
Year				Premises/Building					
2023-2024 From 01/01/2023 To 24/01/2024									
Account Head Details			Amount In Rs.		Road/Street				
0030072201 SEARCH FEE			50.00						
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Search fee for 2 years for S No 38 Baner Pune				
					Amount in Words				
					Fifty Rupees Only				
Total			50.00						
Payment Details				FOR USE IN RECEIVING BANK					
IDBI BANK				Bank CIN		Ref. No.		69103332024012416552 2850143672	
Cheque/DD Details				Bank Date		RBI Date		24/01/2024-14:40:49 Not Verified with RBI	
Cheque/DD No.				Bank-Branch		IDBI BANK			
Name of Bank				Scroll No. , Date		Not Verified with Scroll			
Name of Branch									

Department ID :

Moblie No. 9890458720

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावेजासाठी लागू नाही.

