

# ADV. NARESH A. POL

B.COM. LL.B.

Roll No MAH/561/1997

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Near Om Super Market, Shivajinagar.

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## **FORMAT-A**

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

### **FLOW OF THE TITLE OF THE SAID LAND**

#### **1) HISTORY OF S.NO.45/2**

- 1) On perusal of mutation entry bearing no.227, dated-22/07/1927, it appear that, Vishnu Ramji Balwadkar purchased the land bearing S.No.45/2 from Ramji Kondaj Balwadkar vide sale deed dated 02/06/1927.
- 2) On perusal of mutation entry bearing no.621, dated 15.03.1955, it appear that, Late Vishnu Ramji Balwadkar died on 10.02.1955, leaving behind his legal heirs son- Baburao, Waman and Nivrutti and name of Baburao Vishnu Balwadkar was mutated as a HUF of the family on the 7/12 extract of the said land.
- 3) On perusal of mutation entry bearing no.675, dated-15.03.1956, it appear that, Partition between co-owners Baburao Vishnu Balwadkar, Nivrutti Vishnu Balwadkar and Waman Vishnu Balwadkar and said land allotted to Mr.Baburao Vishnu Balwadkar and therefore name of Baburao Vishnu Balwadkar was mutated on the said land.
- 4) On perusal of Mutation Entry No:770, dated: 12.05.1969, it appear that, in accordance with the Maharashtra State Weights and Measurement Act 1958 and Indian Coinage Act 1955, the properties coming under village Balewadl have been converted into Metric System.
- 5) On perusal of mutation entry bearing No.2508, dated-14.08.1992, it appear that, Late Baburao Vishnu Balwadkar died on 13.07.1992, leaving behind his legal heir son- Ramchandra Baburao Balwadkar as only legal heir and therefore his name was mutated on the said land.
- 6) On perusal of **Development Agreement and Power of Attorney** dated- 06.12.2004, it appear that, Ramchandra Baburao Balwadkar and others transferred their development rights of said land admeasuring area 00 Hector 76 R in favour of Pankaj Real Estates Projects Pvt. Ltd. by Development Agreement and Power of Attorney dated-06.12.2004, which is registered in the Office of Sub Registrar Haveli No.15 at **Sr.No.54/2004 and 55/2004.**

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- 7) On perusal of **Joint Venture Agreement** dated- 20.10.2006, it appear that, **Pankaj Real Estates Projects Pvt. Ltd.** has transferred their development rights of said land admeasuring area 00 Hector 76 R in favour of **Eiffel Infocity Pvt. Ltd.** (**Eiffel Developers and Realtors Ltd.**) by **Joint Venture Agreement** dated-20.10.2006, which is registered in the Office of Sub Registrar Haveli at **Sr.No.7934/06.**
- 8) On perusal of **Developments Rights Assignment Deed and Power of Attorney** dated- 29.01.2008, it appear that, **Ramchandra Baburao Balwadkar** and others and **Pankaj Real Estates Projects Pvt. Ltd.** transferred their development rights of said land admeasuring area 00 Hector 76 R in favour of **Eiffel Developers and Realtors Ltd.** by **Developments Rights Assignment Deed and Power of Attorney** dated-29.01.2008, which is registered in the Office of Sub Registrar Haveli at **Sr.No.845/08 and 846/2008.**
- 9) On perusal of Mutation Entry No.**7110**, dated-18.07.2011, as per **Conveyance Deed** dated- 02.06.2011, it appear that, **Ramchandra Baburao Balwadkar** and others through their **Power of Attorney holder Eiffel Developers and Realtors Ltd.** and others sold their said land admeasuring area 00 Hector 14.69 R to **Nahar Homes LLP.** by **Conveyance Deed** dated-02.06.2011, which is registered in the Office of Sub Registrar Haveli No.13 at **Sr.No.4600/2011** and therefore name of the Purchaser **Nahar Homes LLP.** is mutated on the land bearing **S.No.45/2.**
- 10) On perusal of Mutatilon Entry No.**7246**, dated- 18.11.2011, as per **Conveyance Deed** dated- 03.10.2011, it appear that, **Ramchandra Baburao Balwadkar** and others through their **Power of Attorney holder Pankaj Real Estate Projects Pvt. Ltd.** through their **Power of Attorney holder Eiffel Developers and Realtors Ltd.** sold their said land admeasuring area 00 Hector 61.31 R to **Eiffel Developers and Realtors Ltd.** by **Conveyance Deed** dated-03.10.2011, which is registered in the Office of Sub Registrar Haveli No.17 at **Sr.No.10777/2011** and therefore name of the Purchaser **Eiffel Developers and Realtors Ltd.** is mutated on the land bearing **S.No.45/2.**
- 11) On perusal of **Exchange Deed** dated-26.04.2013, it appears that, **Xrbia Developers Ltd.** transferred their land bearing **S.No.45/2** area admeasuring **85.89 sq.mtrs.** to **Nahar Homes LLP.** vide **Exchange deed Sr.No.4217/2013**, dated-26.04.2013.
- 12) On perusal of Mutation Entry No.**8908**, dated- 06.08.2018, the said mutation entry is cancelled by Circle Officer because of technical problem, as per **Agreement for Exchange Deed** dated-18.11.2015, it appears that, **Nahar Homes LLP.** transferred their land bearing

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S.No.45/2 area admeasuring 196.24 Sq.mtrs. to Eiffel Landmarks Pvt. Ltd. vide Agreement for Exchange deed at **Sr.No.10735/2015**, dated-18.11.2015 and therefore name of Eiffel Landmarks Pvt. Ltd. is mutated on the land bearing S.No.45/2.

- 13) According to Confirmation Deed to Exchange Deed dated 20.01.2020, it appear that, Nahar Homes LLP has exchanged their land admeasuring area 1149 Sq.mtrs. with Eiffel Landmarks Pvt. Ltd. by Agreement to Exchange Deed and Power of Attorney dated-18.11.2015, Reg.No.10735/2015 and 10736/2015, the said transaction has been confirmed by the both the parties by Confirmation Deed dated 20.01.2020, Reg. No.1285/2020.(S.No.45/2)
- 14) On perusal of **Agreement for Sale and Power of Attorney** dated-01.02.2021, it appear that, Xrbia Developers Ltd. and with the consent of Shrivshankar Dnyanoba Balwadkar and others has agreed to transferred their rights of land bearing 1) S.No. 45/2, admeasuring area 2559.40 Sq. Mtr., 2) S.No. 45/3, admeasuring area 2380.54 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 926.66 Sq. Mtr., 4) S.No. 45/11/1, admeasuring area 1575.52 Sq. Mtr., 5) S.No. 45/10, admeasuring area 1391.36 Sq. Mtr., 6) S.No. 45/12, admeasuring area 622.23 Sq. Mtr., 7) S.No. 45/13, admeasuring area 383.52 Sq. Mtr. and 8) S.No. 45/4/1, admeasuring area 1128.53 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1225/2021 and 1226/2021.**
- 15) On perusal of **Agreement for Sale and Power of Attorney** dated-01.02.2021, it appear that, Eiffel Landmarks Pvt. Ltd. and with the consent of Nahar Homes LLP has agreed to transferred their rights of land bearing 1) S.No.45/2, admeasuring area 196.24 Sq. Mtr., 2) S.No. 45/4/2/2, admeasuring area 109.08 Sq. Mtr., 3) S.No. 45/12, admeasuring area 377.05 Sq. Mtr. and 4) S.No. 45/13, admeasuring area 298.24 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1264/2021 and 1265/2021.**
- 16) On perusal of **Agreement for Sale and Power of Attorney** dated-02.02.2021, It appear that, Nahar Homes LLP has agreed to transferred their rights of sanction Layout Plot No. 4 land bearing 1) S.No. 45/2, admeasuring area 568.83 Sq. Mtr., 2) S.No. 45/3, admeasuring area 344.75 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 157.14 Sq. Mtr., 4) S.No. 45/4/1, admeasuring area 159.26 Sq. Mtr. 5) S.No. 45/10, admeasuring area 263.06 Sq. Mtr., 6) S.No.

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45/11/1, admeasuring area 261.56 Sq. Mtr., 7) S.No. 45/12, admeasuring area 141.25 Sq. Mtr., 8) S.No. 45/13, admeasuring area 156.58 Sq. Mtr. and 8) S.No. 45/14/1, admeasuring area 55.99 Sq. Mtr., and area of High Density Housing land bearing 1) S.No. 45/2, admeasuring area 463.71 Sq. Mtr., 2) S.No. 45/3, admeasuring area 239.63 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 52.03 Sq. Mtr. and 4) S.No. 45/4/1, admeasuring area 54.15 Sq. Mtr. In favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-02.02.2021, which is registered in the Office of Sub Registrar Havell No.1 at **Sr.No.1266/2021 and 1267/2021.**

- 17) According to Sale Deed dated -08.04.2022, it appear that, **NAHAR HOMES LLP** has sold total admeasuring area 2917.94 Sq.mtrs. to Purchaser **NAHAR BROTHERS REALTORS PRIVATE LIMITED** which was agreed to sale by Agreement to Sale dated 02.02.2021, Reg. No. 1266/2021 by Sale dated- 08.04.2022, which is registered in the office of Sub Registrar Havell No.4 at Reg. No.6007/2022.

### 2) HISTORY OF S.NO.45/3

- 1) On perusal of mutation entry bearing no.193, it appears that, Late Gopala Sadu Balwadkar died leaving behind his legal heir son- Bhagu Gopala Balwadkar and therefore name of Bhagu Gopala Balwadkar was mutated on the said land.
- 2) On perusal of mutation entry bearing no.457, dated-20.03.1946, it appears that, Late Bhagujii Gopala Balwadkar died leaving behind his legal heir real cousin brother Bhau Hari Balwadkar and Gangaram Vitthu Balwadkar and name of Bhau Hari Balwadkar mutated as a HUF on the said land.
- 3) On perusal of mutation entry bearing no.735, dated -26.02.1965, it appear that, there was suit bearing no.55/1962 before Civil Judge Senior Division, Pune the appeal against the order in said suit bearing no.771/1963 and afterwards there was settlement between the parties and accordingly partition has been effected among co-owners of the land and as per the partition the land bearing S.No.45/3 has been allotted to Bhau Hari Balwadkar, Sahadu Hari Balwadkar and Gangaram Vitthoba Balwadkar.
- 4) On perusal of mutation entry bearing no.760, dated-23.11.1965, it appear that, Late Sahadu Hari Balwadkar died on 1/10/1965, leaving behind his legal heirs son-Mahatu Sahadu Balwadkar and daughters- Anjanabal Bahiroba Vajarkar and Shantabai Sahadu Balwadkar.

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- 5) On perusal of Mutation entry bearing no.1148, dated-17.07.1986, it appear that, Shri Namdev Bhau Balwadkar filed an application that his father Bhau Hari Balwadkar died on 10/10/1977, leaving behind his legal heirs son-Dattoba, Namdev, daughters- Sulochanabai Sadashiv Kedari, Samitrabai Bhiwa Sakhare and Battasabai Govind Bhondve. As per statement of daughters releasing their rights from the said land and therefore name of Sulochanabai Sadashiv Kedari, Samitrabai Bhiwa Sakhare and Battasabai Govind Bhondve were not mutated on the said land.
- 6) On perusal of Mutation entry bearing no.1483, dated- 20.05.1988, it appear that, Late Gangaram Vitthu Balwadkar died on 03.04.1984, leaving behind his legal heirs son- Baburao, Ramdas, daughter Muktabai Sonba Ghogare, Fulabai Dattoba Pathare, dead brother- Shivram Vitthu Balwadkar, Shankar Vitthu Balwadkar.
- 7) On perusal of Mutation entry bearing no.1498, dated 23/5/1988 it appear that, Late Shivram Vitthu Balwadkar died on 19/10/1963, leaving behind his legal heirs son-Laxman, Sopan, daughter Chandrabhaga Raghunath Waghire, Anjanabai Kundlik Kolekar and widow Anandabai Shivram Balwadkar.
- 8) On perusal of Mutation entry bearing no.1618, dated 8/10/1988 it appear that, Shankar Vitthoba Balwadkar died on 11/08/1988, leaving behind his legal heirs son-Manohar, Dinkar, Nivrutti, Manasaheb, daughter- Sindhubai Murlihar Devkar, Laxmibai Parasuram Devkar and Mrs.Shobha Martand More.
- 9) On perusal of Mutation entry bearing no.3511, dated- 24.10.1997, it appear that, Release Deed dated-22.09.1997, Sulochanabai Sadashiv Kedari, Samitrabai Bhiwa Sakhare and Battasabai Govind Bhondve were release their right of the said land in favour of Dattoba Bhau Balwadkar and Namdev Bhau Balwadkar by Release Deed dated- 22.09.1997, which is registered in the Office of Sub Registrar Havell at Sr.No.6342/1997.
- 10) On perusal of Mutation entry no.4680, dated-16.8.2000, it appear that, Late Dattoba Bhausahab Balwadkar died on 9/12/1999, leaving behind his legal heirs son-Rajaram Dattu Balwadkar, wife- Sonabai Dattu Balwadkar and daughter- Radhabai Govind Godambe.

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- 11) On perusal of Mutation entry bearing no.4894, dated 8/7/2001, it appear that, Late Baburao Gangaram Balwadkar died on 19.03.2001 and his wife Late Ulhasabai Baburao Balwadkar died on 20.03.2000, leaving behind their legal heirs son- Dnyanoba, daughter- Suman Arun Ghogare, Krusnabal Shantaram Pathare.
- 12) On perusal of Mutation entry bearing no.5202 dated 10/02/2003 it appear that, Shantabai Sadhu Balwadkar, Sangeeta Manumantrao Kadam, Anjanabai Bahiru Bajarkar, Sunanda Pandharinath Tambe released all their rights, title interest in the said land in favour of Mahadu Sadhu Balwadkar by Release Deed dated 26/09/1997, which is registered in the Office of Sub Registrar Haveli No.4 at Sr.No.6448/1997.
- 13) On perusal of Mutation entry bearing no.5524 dated 30/03/2005 it appear that, Late Fulabai Dattoba Pathare died on 21/08/1995 leaving behind her legal heirs son Shantram Dattoba Pathare and Laxman Dattoba Pathare.
- 14) On perusal of **Development Agreement and Power of Attorney** dated- 10.05.2005, Landowner Shri. Mahadu Sahadu Balwadkar and others transferred their development rights vide Development Agreement and Irrevocable General Power of Attorney dated- 10.5.2005, in respect of the said land bearing Survey No.45/3(part), an area admeasuring 00 Hectares 28.5 R, in favour of Pankaj Real Estate Projects Pvt. Ltd. which documents have been registered at **Sr.noa.3475/2005 and 3476/2005**, in the office of the Sub-Registrar, Haveli no.15, Pune.
- 15) On perusal of Mutation entry bearing no.5617 dated 09.09.2005, it appear that, Muktabai Sonba Ghogare, Late Fulabai Dattoba Pathare legal heirs Laxman Dattoba Pathare and Shantaram Dattoba Pathare released all their rights, title interest in the said land in favour of Ramdas Gangaram Balwadkar and Dnyanoba Baburao Balwadkar by Release Deed dated 02.02.2005, which is registered in the Office of Sub Registrar Haveli at **Sr.No.893/2005**.
- 16) On perusal of **Development Agreement and Power of Attorney** dated- 28.09.2005, Landowners Smt.Sonabai Dattoba Balwadkar and others transferred their development rights vide Development Agreement and Irrevocable General Power of Attorney dated- 28.09.2005, in respect of the said land bearing Survey No.45/3 (part),

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an area admeasuring 00 Hectares 14.25 R, in favour of Pankaj Real Estate Projects Pvt. Ltd., which documents have been registered at **Sr.nos.6142/2005 and 6143/2005**, in the office of the Sub-Registrar, Haveli no.15, Pune.

- 17) On perusal of Mutation entry bearing no.5718, dated 17/01/2006, it appear that, Late Namdev Bhau Balwadkar died on 8/07/2005, leaving behind his legal heirs widow Laxmibai, daughter- Manda Bharat Kedari, Kalpana Dnyaneshwar Sakhare.
- 18) On perusal of **Development Agreement and Power of Attorney** dated- 14.10.2005, Landowners Smt. Laxmibai Namdeo Balwadkar, Mrs. Manda Bharat Kedari and Mrs. Kalpana Dnyeshwar Sakhare has transferred their Developments rights by Development Agreement and Irrevocable General Power of Attorney dated 14/10/2005, in respect of the said land bearing Survey No.45/3(part), an area admeasuring 00 Hectares 14.25 R in favour of Pankaj Real Estate Projects Pvt. Ltd., which documents have been registered 28/12/2015 at **Sr.No.8104/2015 and 8105/2015**, in the office of the Sub-Registrar, Haveli no.15, Pune.
- 19) On perusal of **Joint Venture Agreement** dated- 20.10.2006, it appear that, Pankaj Real Estates Projects Pvt. Ltd. has transferred their development rights of said land admeasuring area 00 Hector 57 R in favour of Eiffel Infocity Pvt. Ltd. (Eiffel Developers and Realtors Ltd.) by Joint Ventura Agreement dated-20.10.2006, which is registered in the Office of Sub Registrar Haveli at **Sr.No.7934/06**.
- 20) On perusal of **Developments Rights Assignment Deed and Power of Attorney** dated- 29.01.2008, it appear that, Pankaj Real Estates Projects Pvt. Ltd. with the consent of Mahatu Sahadu Balwadkar and others, Sonabai Dattoba Balwadkar and others, Laxmibai Namdev Balwadkar and others transferred their development rights of said land admeasuring area 00 Hector 57 R in favour of Eiffel Developers and Realtors Ltd. by Developments Rights Assignment Deed and Power of Attorney dated-29.01.2008, which is registered in the Office of Sub Registrar Haveli at **Sr.No.845/08 and 846/2008**.
- 21) On perusal of Mutation entry bearing no.6450, dated 26.04.2009, It appear that, Late Ramdas Gangaram Balwadkar died on 23.12.2008, leaving behind his legal heirs wife-Skabal Ramdas Balwadkar, son-

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Tukaram Ramdas Balwadkar, Pandurang Ramdas Balwadkar,  
daughter- Sunita Suresh Kedari and Savita Sambhaji Gavari,

- 22) On perusal of Mutation entry bearing no.6761, dated 13.08.2010, it appear that, Late Laxman Shivram Balwadkar died on 28.03.2010, leaving behind his legal heirs wife- Kalavati Laxman Balwadkar, son- Vilas Laxman Balwadkar, Somnath Laxman Balwadkar, daughters- Ranjana Maruti Salunkhe, Sindhu Manohar Ghojge and Seeta Anil Waghare.
- 23) On perusal of mutation entry bearing no.6961, dated 15.01.2011, it appear that, Late Manoj Shankar Balwadkar died on 09.08.2009, leaving behind his legal heirs wife-Sulochana Manohar Balwadkar, Son- Shivaji Manohar Balwadkar, Son-Tanaji Manohar Balwadkar, Son-Sambhaji Manohar Balwadkar, Son-Netaji Manohar Balwadkar, Son-Dhanaji Manohar Balwadkar and daughter Kalpana Kantram Pathare.
- 24) On perusal of mutation entry bearing no.7002, dated 04.03.2011, it appear that, Vilas Laxman Balwadkar forself and as a guardian of Anuradha and Aniket, Smt. Kalabal Laxman Balwadkar, Rohini Vilas Balwadkar, Somnath Laxman Balwadkar forself and as a guardian of Shrawani and Prem, Geeta alias Mohini Somnath Balwadkar has sold their land area admeasuring 00 Hector 4.78 R to D.S. Kulkarni Developers by **Sale Deed** dated-21.02.2011, which is registered in the Office of Sub Registrar Haveli at **Sr.No.1691/2011**.
- 25) On perusal of Mutation Entry No.7118, dated-18.07.2011, as per Conveyance Deed dated- 02.06.2011, it appear that, Mahatu Sahadu Balwadkar and others, Sonabal Dattoba Balwadkar and others,, Laxmibai Namdev Balwadkar and others through their Power of Attorney holder Eiffel Developers and Realtors Ltd. and others sold their said land admeasuring area 00 Hector 15.7 R to Nahar Homes LLP. by **Conveyance Deed** dated-02.06.2011, which is registered in the Office of Sub Registrar Haveli No.13 at **Sr.No.4600/2011** and therefore name of the Purchaser Nahar Homes LLP. is mutated on the land bearing S.No.45/3.
- 26) On perusal of Mutation Entry No.7246, dated- 18.11.2011, as per Conveyance Deed dated-03.10.2011, it appear that, Shri. Mahatu Sahadu Balwadkar and others, Sonabal Dattoba Balwadkar and others, Laxmibai Namdev Balwadkar and others through their Power of Attorney holder Pankaj Real Estate Projects Pvt. Ltd. through their

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Power of Attorney holder Eiffel Developes and Realtors Ltd. sold their said land admeasuring area 00 Hector 41.3 R to Eiffel Developers and Realtors Ltd. by **Conveyance Deed** dated-03.10.2011, which is registered in the Office of Sub Registrar Haveli No.17 at **Sr.No.10777/2011** and therefore name of the Purchaser Eiffel Developers and Realtors Ltd. is mutated on the land bearing S.No.45/3.

27) On perusal of **Exchange Deed** dated-26.04.2013, It appears that, Nahar Homes LLP. transferred their land bearing S.No.45/3 area admeasuring 306.24 Sq.mtrs. to Xrbia Developers Ltd. vide **Exchange deed Sr.No.4217/2013**, dated-26.04.2013.

28) On perusal of Mutation Entry No.8174, dated- 06.07.2015, It appear that, as per Sale Deed dated 01.06.2011, It appear that, Mr. Sopan Shiyram Balwadkar and others has sold their land area admeasuring 00 Hector 14.49 R to Eiffel Landmarks Pvt. Ltd. by **Sale Deed** dated- 01.06.2011, which is registered in the Office of Sub Registrar Haveli No.15 at **Sr.No.4823/2011** and therefore name of the Purchaser Eiffel Landmarks Pvt. Ltd. is mutated on the land bearing S.No.45/3.

29) On perusal of Mutation Entry No.8908, dated- 06.08.2018, the said mutation entry is cancelled by Circle Officer because technical problem, it appear that, as per Agreement for Exchange Deed dated- 18.11.2015, it appears that, Nahar Homes LLP. transferred their land bearing S.No.45/3 area admeasuring 168.35 Sq.mtrs. to Eiffel Landmarks Pvt. Ltd. vide Agreement for **Exchange deed Sr.No.10735/2015**, dated-18.11.2015 and therefore name of Eiffel Landmarks Pvt. Ltd.

30) On perusal of **Sale Deed** dated-25.10.2016, It appears that, D.S. Kulkarni Developers Ltd. has sold their land admeasuring area 00 Hector 4.78 R to Xrbia Developers Ltd. by Sale Deed dated- 25.10.2016, which is registered in the office of Sub Registrar Haveli No.13 at **Sr.No.7885/2016. (s.No.45/3)**

31) According to **Conveyance Deed** dated- 08.12.2016, It appear that, Nahar Homes LLP. has transfered their amenities space area admeasuring area 2599.62 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.3 area admeasuring 347.87 Sq.mtr., 2)Survey No.45, Hissa No.4/2/2 area admeasuring 254.40 Sq.mtr., 3)Survey No.45, Hissa No.4/1 area admeasuring 307.42 Sq.mtr., 4)Survey No.45, Hissa

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No.10 area admeasuring 587.28 Sq.mtr. 5)Survey No.45, Hissa No.11/1 area admeasuring 535.63 Sq.mtr. 6)Survey No.45, Hissa No.12 area admeasuring 285.43 Sq.mtr. 7)Survey No.45, Hissa No.13 area admeasuring 281.59 Sq.mtr. and for 12 Meter D.P. Road admeasuring area 283.23 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.2 area admeasuring 72.04 Sq.mtr. 2)Survey No.45, Hissa No.3 area admeasuring 100.68 Sq.mtr. 3)Survey No.45, Hissa No.4/2/2 area admeasuring 49.72 Sq.mtr. 4)Survey No.45, Hissa No.4/1 area admeasuring 60.79 Sq.mtr. and for 30 mtrs. D.P. Road admeasuring area 795.98 sq.mtrs. from land bearing Survey No.45, Hissa No.5, all total admeasuring area 3678.83 sq.mtrs. to **Pune Municipal Corporation** by Conveyance Deed dated-08.12.2016 which is registered in the Office of Sub Registrar Haveli-16 at Sr.No.9643/2016

32) On perusal **Sale Deed and Power of Attorney** dated-18.04.2018, it appears that, landowner Dnyanoba Baburao Balwadkar and others has sold their land admeasuring area 00 Hector 4.75 R to Xrbia Developers Ltd. by Sale Deed and Power of Attorney dated-18.04.2018, which is registered in the office of Sub Registrar Haveli No.15 at **Sr.No.4990/2018 and 4991/2018.**

33) On perusal of **Exchange Deed** dated-29.11.2018, it appears that, Smt. Sitabal Ramdas Balwadkar and others has transferred their land bearing S.No.45/3 area admeasuring 498 sq.mtrs. to Xrbia Developers Ltd. vide Exchange deed **Sr.No.16328/2018.**

34) According to Confirmation Deed to Exchange Deed dated 20.01.2020, it appear that, Nahar Homes LLP has exchanged their land admeasuring area 1149 Sq.mtrs. with Eiffel Landmarks Pvt. Ltd. by Agreement to Exchange Deed and Power of Attorney dated-18.11.2015, Reg.No.10735/2015 and 10736/2015, the said transaction has been confirmed by the both the parties by Confirmation Deed dated 20.01.2020, Reg. No.1285/2020.(S.No.45/3)

35) On perusal of **Agreement for Sale and Power of Attorney** dated-01.02.2021, it appear that, Xrbia Developers Ltd. and with the consent of Shivshanker Dnyanoba Balwadkar and others has agreed to transferred their rights of land bearing 1) S.No. 45/2, admeasuring area 2559.40 Sq. Mtr., 2) S.No. 45/3, admeasuring area 2380.54 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 926.66 Sq. Mtr., 4) S.No. 45/11/1, admeasuring area 1575.52 Sq. Mtr., 5) S.No. 45/10, admeasuring area 1391.36 Sq. Mtr., 6) S.No. 45/12, admeasuring area

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622.23 Sq. Mtr., 7) S.No. 45/13, admeasuring area 383.52 Sq. Mtr. and 8) S.No. 45/4/1, admeasuring area 1128.53 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at Sr.No.1225/2021 and 1226/2021.

36) On perusal of **Agreement for Sale and Power of Attorney** dated-02.02.2021, it appear that, Nahar Homes LLP has agreed to transferred their rights of sanction Layout Plot No. 4 land bearing 1) S.No. 45/2, admeasuring area 568.83 Sq. Mtr., 2) S.No. 45/3, admeasuring area 344.75 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 157.14 Sq. Mtr., 4) S.No. 45/4/1, admeasuring area 159.26 Sq. Mtr. 5) S.No. 45/10, admeasuring area 263.06 Sq. Mtr., 6) S.No. 45/11/1, admeasuring area 261.56 Sq. Mtr., 7) S.No. 45/12, admeasuring area 141.25 Sq. Mtr., 8) S.No. 45/13, admeasuring area 156.58 Sq. Mtr. and 8) S.No. 45/14/1, admeasuring area 55.99 Sq. Mtr., and area of High Density Housing land bearing 1) S.No. 45/2, admeasuring area 463.71 Sq. Mtr., 2) S.No. 45/3, admeasuring area 239.63 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 52.03 Sq. Mtr. and 4) S.No. 45/4/1, admeasuring area 54.15 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-02.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at Sr.No.1266/2021 and 1267/2021.

37) According to Sale Deed dated -08.04.2022, it appear that, **NAHAR HOMES LLP** has sold total admeasuring area 2917.94 Sq.mtrs. to Purchaser **NAHAR BROTHERS REALTORS PRIVATE LIMITED** which was agreed to sale by Agreement to Sale dated 02.02.2021, Reg. No. 1266/2021 by Sale dated- 08.04.2022, which is registered in the office of Sub Registrar Haveli No.4 at Reg. No.6007/2022.

### 3) HISTORY OF S.NO.45/4/2/2

- 1) On personal of Mutation entry No.390, dated-15.06.1941, It appear that, Mr. Ganpat Gopala Balwadkar died on 6/04/1940, leaving behind his legal heirs sons- Tukaram and Barku Ganpat Balwadkar and grandson- Yashwant Kushaba represented by his mother Anusya. Accordingly the effect was given to the record of rights of the said land, anewari to the extent of 1/3<sup>rd</sup> each was also recorded.
- 2) On personal of Mutation entry No.781, dated-06.01.1970, It appear that, Late Barku Ganpat Balwadkar died on 07/08/1966, leaving behind his legal heirs sons-Babu Barku Balwadkar, Damu Barku Balwadkar, Gajanan Barku Balwadkar and Kashinath Barku Balwadkar, two married

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daughters-Mrs. Lahanubai Shripati Dalvi and Mrs. Gangubai Sopan Sakure. Accordingly the effect was given to the record of rights of the said land.

- 3) On personal of Mutation entry No.842, dated-01.01.1974, it appear that, Late Tukaram Ganpat Balwadkar died on year 1966, leaving behind his legal heirs sons- Mr. Bhiku, Bandu, Raghu and Bahiru Tukaram Balwadkar and married daughter-Mrs. Mathubai Bajirao Wable and Sundrabai Bhausaheb Urit, the other daughter Sundrabai Urit expired prior to 1966, i.e. during the life time of the father and therefore, her name was not recorded. Accordingly, the effect was given to the record of rights of the said land.
- 4) On personal of Mutation entry No.843, dated-01.01.1974, it appear that, That the above said owners mutually confirmed partition and actual independent and separate cultivation which took place earlier for a considerable period of time. In the said partition, Survey no.45/4, was divided into three parts i.e. Survey no.45/4/1, adm. 1 Acre 08 Gunthas, allotted to the share of Babu Barku Balwadkar, Survey no.45/4/2/1, adm. 24 R allotted to the share of Bhika Tukaram Balwadkar and Survey no. 45/4/2/2, admeasuring 00 Hectares 24 R was allotted to share of Mr.Bandu Tukaram Balwadkar.
- 5) On perusal of **Sale Deed** dated-24.09.1997, Mr. Bandu Tukaram Balwadkar and others sold out a separated piece of land admeasuring 00 Hectare 06 R from and out of the land bearing Survey no.45/4/2/2 to Mr. Kishor Srrang Saikar by way of Sale Deed, dated 24.09.1997, which document has been registered in the office of the Sub-Registrar, Havell no.4, Pune at **Sr. no.6391/1997**.
- 6) On perusal of mutation entry bearing no.4679, dated 16/08/2000, it appear that, Late Bandu Tukaram Balwadkar died on 24/04/1998, leaving behind his legal heirs son- Jayram Bandu Balwadkar, Vitthal Bandu Balwadkar, daughter-Janabai Vishwanath Urit, widow Andabai and therefore their names were mutated on the said land.
- 7) On perusal of **Development Agreement and Power of Attorney** dated- 13.04.2005, It appear that, Mr. Kishor Srrang Saikar has transferred his development rights by Development Agreement and Irrevocable General Power of Attorney dated 13.04.2005, in respect of the said land bearing Survey No.45/4/2/2 an area admeasuring 00 Hectares 06 R in favour of Pankaj Real Estate Projects Pvt. Ltd. which documents have been registered in the office of the Sub-Registrar, Havell no.15, Pune at **Sr.No.2929/2005 and 2930/2005**.

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- 8) On perusal of **Power of Attorney** dated-29.4.2005, it appear that, Jayram Bandu Balwadkar, Vitthal Bandu Balwadkar and Smt. Janabai Vishwanath Urit transferred their rights of said land to Mr. Subhash Laxman Kadam by Power of Attorney dated-29.04.2005, which is registered in the Office of Sub Registrar Haveli No.15, at **Sr.No.3269/2005**.
- 9) On perusal of **Power of Attorney** dated-19.01.2006, it appear that, Vitthal Bandu Balwadkar and others transferred their right of said land to Subhash Kadam and Associates Proprietor Subhash Laxman Kadam by Power of Attorney dated-19.01.2006 which is registered in the office of Sub Registrar Haveli No.15 at **Sr.No.477/2006**.
- 10) On perusal of **Development Agreement and Power of Attorney** dated-10.10.2006, it appear that, Subhash Kadam and Associates Proprietor Subhash Laxman Kadam and others transferred their development rights of said land admeasuring area 00 Hector 16 R to Mr. Rahul Rasiklal Nahar by Development Agreement and Power of Attorney dated-10.10.2006, which is registered in the office of Sub Registrar Haveli No.20 at **Sr.No.7538/2006 and 7539/2006**.
- 11) On perusal of **Power of Attorney** dated-10.10.2006, it appear that, Subhash Laxman Kadam transferred his right of said land to Mr. Rahul Rasiklal Nahar by Power of Attorney dated-10.10.2006 which is registered in the office of Sub Registrar Haveli No.20 at **Sr.No.7540/2006**.
- 12) On perusal of **Joint Venture Agreement** dated- 20.10.2006, It appear that, Pankaj Real Estates Projects Pvt. Ltd. has transferred their development rights of said land admeasuring area 00 Hector 06 R in favour of Eiffel Infocity Pvt. Ltd. (Eiffel Developers and Realtors Ltd.) by Joint Venture Agreement dated-20.10.2006, which is registered in the Office of Sub Registrar Haveli at **Sr.No.7934/06**.
- 13) On perusal of **Developments Rights Assignment Deed and Power of Attorney** dated- 29.01.2008, it appear that, Pankaj Real Estates Projects Pvt. Ltd. with the consent of Kishor Shrirang Saikar and Vitthal Bandu Balwadkar and others transferred their development rights of said land admeasuring area 00 Hector 22 R in favour of Eiffel Developers and Realtors Ltd. by Developments Rights Assignment Deed and Power of Attorney dated-29.01.2008, which is registered in the Office of Sub Registrar Haveli at **Sr.No.845/08 and 846/2008**.
- 14) On perusal of **Consent Deed** dated-31.07.2008, it appear that, Suryakant Bajirao Wabale son of Muthubai Bajirao Wabale has given his consent to deed and documents registered in the office of Sub Registrar

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Haveli No.15 and 19 at Sr.No.3147/2005, 7556/2005, 512/2005 and 845/2005 by Consent Deed dated-31.07.2008 which is registered in the office of Sub Registrar Haveli No.20 at **Sr.No.6621/2008**.

- 15) On perusal of **Power of Attorney** dated- 01.08.2008, it appear that, Shivaji Vishwanath Urit and others transferred their right of said land in favour of Mr. Rahul Rasiklal Nahar by Power of Attorney dated- 01.08.2008, which is registered in the Office of Sub Registrar Haveli No.9 at **Sr.No.6153/2008**.
- 16) On perusal of Mutation Entry No.7118, dated-18.07.2011, as per Conveyance Deed dated- 02.06.2011, it appear that, Kishor Shrirang Saikar, Vitthal Bandu Balwadkar and others through their Power of Attorney holder Eiffel Developers and Realtors Ltd. and others sold their said land admeasuring area 00 Hector 6.76 R to Nahar Homes LLP. by **Conveyance Deed** dated-02.06.2011, which is registered in the Office of Sub Registrar Haveli No.13 at **Sr.No.4600/2011** and therefore name of the Purchaser Nahar Homes LLP. is mutated on the land bearing S.No.45/4/2/2.
- 17) On perusal of Mutation Entry No.7246, dated- 18.11.2011, as per Conveyance Deed dated- 03.10.2011, it appear that, Vitthal Bandu Balwadkar and others through their Power of Attorney holder Pankaj Real Estate Projects Pvt. Ltd. through their Power of Attorney holder Eiffel Developers and Realtors Ltd. sold their said land admeasuring area 00 Hector 15.24 R to Eiffel Developers and Realtors Ltd. by **Conveyance Deed** dated-03.10.2011, which is registered in the Office of Sub Registrar Haveli No.17 at **Sr.No.10777/2011** and therefore name of the Purchaser Eiffel Developers and Realtors Ltd. is mutated on the land bearing S.No.45/4/2/2.
- 18) On perusal of **Exchange Deed** dated-26.04.2013, it appears that, Xrbia Developers Ltd. transferred their land bearing S.No.45/4/2/2 area admeasuring 220.35 sq.mtrs. to Nahar Homes LLP. vide Exchange deed **Sr.No.4217/2013**, dated-26.04.2013.
- 19) On perusal of **Confirmation Deed and Power of Attorney** dated- 23.10.2015, it appear that, Vitthal Bandu Balwadkar and others given consent to deeds and documents registered in the office of Sub Registrar Haveli No.15 and 20 registered at Sr.No.476/2006, 477/2006, 7538/2006, 7539/2006, 7540/2006, 8820/2015 and 8821/2015 to Mr. Rahul Rasiklal Nahar by Confirmation Deed and Power of Attorney dated- 23.10.2015, which is registered in the Office of Sub Registrar Haveli No.15 at **Sr.No.9994/2015 and 9995/2015**.

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- 20) On perusal of Mutation entry No. **8295**, dated- 31.12.2015, it appear that, By Sale Deed and Power of Attorney dated-19.09.2015, Vitthal Bandu Balwadkar and others through their power of attorney holder Subhash Kadam and Associates Proprietor Subhash Laxman Kadam sold their said land admeasuring area 00 Hector 16 R to Mr. Rahul Rasiklal Nahar by **Sale Deed and Power of Attorney** dated-19.09.2015, which is registered in the Office of Sub Registrar Haveli No.15 at **Sr.No.8820/2015 and 8821/2015**.
- 21) On perusal of Mutation entry No. **8328**, dated- 05.02.2016, it appear that, By Sale Deed and Power of Attorney dated-29.01.2016, Jayram Bandu Balwadkar and others sold their said land admeasuring area 00 Hector 8 R to Mr. Rahul Rasiklal Nahar by **Sale Deed and Power of Attorney** dated-29.01.2016, which is registered in the Office of Sub Registrar Haveli No.15 at **Sr.No.886/2016 and 887/2016**.
- 22) On perusal of Mutation entry No. **8908**, dated **29/08/2018**, this mutation entry is cancelled by Circle Officer. Agreement to Exchange Deed and Power of Attorney dated-18.11.2015, It appears that, Eiffel Landmark Pvt. Ltd. agreed to transfer their land bearing S.No.45/5, admeasuring area 12367.83 Sq.ft. i.e. 1149 Sq. Mtrs. to Nahar Homes LLP. and Nahar Homes LLP, agreed to transfer their land bearing S.No.45/13(p) admeasuring area 3210.36 Sq. ft. i.e. 298.24 Sq. Mtrs. and S.No.45/12(p) admeasuring area 4058.67 Sq. ft. i.e. 377.05 Sq. Mtrs. and S.No.45/4/2/2 admeasuring area 1174.15 Sq.ft. i.e. 109.08 Sq. Mtrs. by Agreement to Exchange Deed and Power of Attorney dated- 18.11.2015 which is registered in the Office of Sub Registrar Haveli No.15 at **Sr.No.10735/2015 and 10736/2015**, dated- 18.11.2015.
- 23) According to **Conveyance Deed** dated- 08.12.2016, it appear that, Nahar Homes LLP. has transfered their amenities space area admeasuring area 2599.62 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.3 area admeasuring 347.87 Sq.mtr., 2)Survey No.45, Hissa No.4/2/2 area admeasuring 254.40 Sq.mtr., 3)Survey No.45, Hissa No.4/1 area admeasuring 307.42 Sq.mtr., 4)Survey No.45, Hissa No.10 area admeasuring 587.28 Sq.mtr. 5)Survey No.45, Hissa No.11/1 area admeasuring 535.63 Sq.mtr. 6)Survey No.45, Hissa No.12 area admeasuring 285.43 Sq.mtr. 7)Survey No.45, Hissa No.13 area admeasuring 281.59 Sq.mtr. and for 12 Meter D.P. Road admeasuring area 283.23 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.2 area admeasuring 72.04 Sq.mtr. 2)Survey No.45, Hissa No.3 area admeasuring 100.68 Sq.mtr. 3)Survey No.45, Hissa No.4/2/2 area admeasuring 49.72 Sq.mtr. 4)Survey No.45, Hissa No.4/1 area admeasuring 60.79 Sq.mtr. and for 30 mtrs. D.P. Road admeasuring area 795.98 sq.mtrs. from land bearing Survey No.45, Hissa No.5, all total admeasuring area 3678.83 sq.mtrs. to **Pune Municipal Corporation** by

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Conveyance Deed dated-08.12.2016 which is registered in the Office of Sub Registrar Haveli-16 at Sr.No.9643/2016

- 24) According to Confirmation Deed to Exchange Deed dated 20.01.2020, it appear that, Nahar Homes LLP has exchanged their land admeasuring area 1149 Sq.mtrs. with Eiffel Landmarks Pvt. Ltd. by Agreement to Exchange Deed and Power of Attorney dated- 18.11.2015, Reg.No.10735/2015 and 10736/2015, the said transaction has been confirmed by the both the parties by Confirmation Deed dated 20.01.2020, Reg. No.1285/2020.(S.No.45/4/2/2)
- 25) On perusal of **Agreement for Sale and Power of Attorney** dated-01.02.2021, it appear that, Xrbia Developers Ltd. and with the consent of Shivshankar Dnyanoba Balwadkar and others has agreed to transferred their rights of land bearing 1) S.No. 45/2, admeasuring area 2559.40 Sq. Mtr., 2) S.No.45/3, admeasuring area 2380.54 Sq. Mtr., 3)S.No. 45/4/2/2, admeasuring area 926.66 Sq. Mtr., 4) S.No. 45/11/1, admeasuring area 1575.52 Sq. Mtr., 5) S.No. 45/10, admeasuring area 1391.36 Sq. Mtr., 6) S.No. 45/12, admeasuring area 622.23 Sq. Mtr., 7) S.No. 45/13, admeasuring area 383.52 Sq. Mtr. and 8) S.No. 45/4/1, admeasuring area 1128.53 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1225/2021 and 1226/2021.**
- 26) On perusal of **Agreement for Sale and Power of Attorney** dated-01.02.2021, it appear that, Eiffel Landmarks Pvt. Ltd. and with the consent of Nahar Homes LLP has agreed to transferred their rights of land bearing 1) S.No.45/2, admeasuring area 196.24 Sq. Mtr., 2) S.No. 45/4/2/2, admeasuring area 109.08 Sq. Mtr., 3) S.No. 45/12, admeasuring area 377.05 Sq. Mtr. and 4) S.No. 45/13, admeasuring area 298.24 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1264/2021 and 1265/2021.**
- 27) On perusal of **Agreement for Sale and Power of Attorney** dated-02.02.2021, it appear that, Nahar Homes LLP has agreed to transferred their rights of sanction Layout Plot No. 4 land bearing 1) S.No. 45/2, admeasuring area 568.83 Sq. Mtr., 2) S.No. 45/3, admeasuring area 344.75 Sq. Mtr., 3) S.No.45/4/2/2, admeasuring area 157.14 Sq. Mtr., 4) S.No. 45/4/1, admeasuring area 159.26 Sq. Mtr. 5) S.No. 45/10, admeasuring area 263.06 Sq. Mtr., 6) S.No. 45/11/1, admeasuring area 261.56 Sq. Mtr., 7) S.No. 45/12, admeasuring area 141.25 Sq. Mtr., 8) S.No. 45/13, admeasuring area 156.56 Sq. Mtr. and 8) S.No. 45/14/1, admeasuring area 55.99 Sq. Mtr., and area of High Density Housing land

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bearing 1) S.No. 45/2, admeasuring area 463.71 Sq. Mtr., 2) S.No. 45/3, admeasuring area 239.63 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 52.03 Sq. Mtr. and 4) S.No. 45/4/1, admeasuring area 54.15 Sq. Mtr. In favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-02.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1266/2021 and 1267/2021.**

- 28) According to Sale Deed dated -08.04.2022, it appear that, **NAHAR HOMES LLP** has sold total admeasuring area 2917.94 Sq.mtrs. to Purchaser **NAHAR BROTHERS REALTORS PRIVATE LIMITED** which was agreed to sale by Agreement to Sale dated 02.02.2021, Reg. No. 1266/2021 by Sale dated- 08.04.2022, which is registered in the office of Sub Registrar Haveli No.4 at Reg. No.6007/2022.

#### 4) HISTORY OF S.NO.45/11/1

- 1) On perusal of Mutation entry No.464, dated- 06.06.1946, it appear that, Late Jijaba Degadu Balwadkar died, leaving behind his legal heirs Shankar & Pandharinath Balwadkar and widow Laxmibai J. Balwadkar and therefore their names were mutated on the said land.
- 2) On perusal of Mutation entry No.705, dated- 09.10.1962, it appear that, as per the order passed by the Tenancy Awal Karkun in Case no. ALT/Balewadi/11/59, dt.31.3.1961, Shankar and Pandharinath Balwadkar were issued a certificate under Sec. 88C of BT & AL Act, 1948 and accordingly the effect was given to the record of rights of the said land.
- 3) On perusal of Mutation entry No.1472, dated- 13.05.1988, it appear that, Late Laxmibai J. Balwadkar died, leaving behind her legal heirs son- Shankar Balwadkar and Pandharinath Balwadkar and therefore name of Laxmibai Balwadkar was deleted from the said land.
- 4) On perusal of Mutation entry No.2036, dated- 06.10.1990, It appear that, Shankar Jijaba Balwadkar and others sold out land admeasuring 00 Hectare 14 R to Mr. C.P. Mohandas by **Sale Deed** dtd.7.4.1989, which is registered in the Office of Sub Registrar at Haveli at **Sr.No.5963/1989.**
- 5) On perusal of Mutation entry No.2037, dated- 06.10.1990, it appear that, original landowners Shankar Jijaba Balwadkar and others sold out area admeasuring 12.75 R to Mr. C.P. Mohandas by **Sale Deed** dated- 18.12.1989, which is registered in the Office of Sub Registrar at Haveli at **Sr.No.2929/1989.**
- 6) On perusal of Mutation entry No.2038, dated-06.10.1990, it appear that, Landowners Mrs.Vimal Shankar Balwadkar and others through their power of attorney holder C.P. Mohandas sold out an area admeasuring 00

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Hectare 1.25 R to Mrs. Tandra Roy and therefore name of purchaser was mutated on the said land.

- 7) On perusal of Mutation entry No.2065, dated-13.10.1990, it appear that, Shankar Jijaba Balwadkar and others sold out an area admeasuring 00 Hectare 2 R to Sadanand Mariyappa Pillay by Sale Deed dated-07.04.1989, which is registered in the Office of Sub Registrar Haveli at **Sr.No.5962/1989.**
- 8) On perusal of Mutation entry No.2264, dated-01.08.1991, it appear that, Shankar Jijaba Balwadkar and others sold out an area admeasuring 00 Hectare 4 R to C.P. Mohandas by Sale Deed dated-11.04.1991, which is registered in the Office of Sub Registrar Haveli at **Sr.No.5363/1991.**
- 9) On perusal of Mutation entry No.2299, dated-27.09.1991, it appear that, Shankar Jijaba Balwadkar and others sold out an area admeasuring 00 Hectare 0.75 R to Mr. C.P. Mohandas, by Sale Deed dtd.11/4/1991, which is registered in the Office of Sub Registrar Haveli **Reg.No.5362/1991.**
- 10) On perusal of **Development Agreement and Power of Attorney** dated- 19.04.2005, it appear that, Landowner Mr. Pandharinath Jijaba Balwadkar & others transferred their development rights of said land area admeasuring 00 Hectare 36.5 R in favour of Pankaj Real Estate Projects Pvt. Ltd. by Development Agreement and Irrevocable General Power of Attorney dated-19.04.2005, which is registered in the Office of Sub Registrar Haveli at **Sr.No.3073/2005 and 3074/2005.**
- 11) On perusal of **Development Agreement and Power of Attorney** dated- 28.06.2005, It appear that, landowner Mr. Shankar Jijaba Balwadkar and others transferred their development rights vide Development Agreement and Irrevocable General Power of Attorney dtd.28/6/2005, registered at **Sr.No.4409/2005 and 4410/2005** respectively, In the Office of Sub Registrar, Haveli No.15, Pune have given a separated area admeasuring 00 Hectare 38 R from and out of the said land of Survey No.45/11/1 to Pankaj Real Estate Projects Pvt. Ltd.
- 12) On perusal of **Joint Venture Agreement** dated- 20.10.2006, It appear that, Pankaj Real Estates Projects Pvt. Ltd. has transferred their development rights of said land admeasuring area 00 Hector 74.5 R in favour of Eiffel Infocity Pvt. Ltd. (Eiffel Developers and Realtors Ltd.) by Joint Venture Agreement dtd-20.10.2006, which is registered in the Office of Sub Registrar Haveli at **Sr.No.7934/06.**
- 13) On perusal of **Developments Rights Assignment Deed and Power of Attorney** dated-29.01.2008, it appear that, Pankaj Real Estates Projects Pvt. Ltd. with the consent of Shankar Jijaba Balwadkar and others,

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Pandhannath Jijaba Balwadkar and others transferred their development rights of said land admeasuring area 00 Hector 74.50 R in favour of Eiffel Developers and Realtors Ltd. by Developments Rights Assignment Deed and Power of Attorney dated-29.01.2008, which is registered in the Office of Sub Registrar Haveli at **Sr.No.845/08 and 846/2008**.

- 14) On perusal of Mutation Entry No.7118, dated-18.07.2011, as per Conveyance Deed dated- 02.06.2011, it appear that, Shankar Jijaba Balwadkar and others, Pandharinath Jijaba Balwadkar and others through their Power of Attorney holder Eiffel Developers and Realtors Ltd. and others sold their said land admeasuring area 00 Hector 21.17 R to Nahar Homes LLP. by **Conveyance Deed** dated-02.06.2011, which is registered in the Office of Sub Registrar Haveli No.13 at **Sr.No.4600/2011** and therefore name of the Purchaser Nahar Homes LLP. is mutated on the land bearing S.No.45/11/1.
- 15) On perusal of Mutation entry No.7246, dated- 18.11.2011, as per Conveyance Deed dated- 03.10.2011, Shankar Jijaba Balwadkar and others, Pandharinath Jijaba Balwadkar and others through their Power of Attorney holder Pankaj Real Estate Projects Pvt. Ltd. through Power of Attorney holder Eiffel Developers and Realtors Ltd. sold their said land admeasuring area 00 Hector 53.33 R to Eiffel Developers and Realtors Ltd. by **Conveyance Deed** dated-03.10.2011, which is registered in the Office of Sub Registrar Haveli No.17 at **Sr.No.10777/2011** and therefore name of the Purchaser Eiffel Developers and Realtors Ltd. is mutated on the land bearing S.No.45/11/1.
- 16) On perusal of **Exchange Deed** dated-26.04.2013, it appears that, Nahar Homes LLP. transferred their land bearing S.No.45/11/1 area admeasuring 620.18 sq.mtrs. to Xrbia Developers Ltd. vide Exchange deed **Sr.No.4217/2013**, dated-26.04.2013.
- 17) On perusal of **Sale Deed and Power of Attorney** dated- 26.04.2013, it appears that, Pandharinath Jijaba Balwadkar and others sold an area admeasuring 4 R of S.No.45/11/1 to Nahar Homes LLP. vide Sale Deed and Power of Attorney **No.4220/2013 and 4221/2013**, dated- 26.04.2013.
- 18) On perusal **Mutation entry No. 8907, dated- 28/08/2018**, this mutation entry is cancelled by Circle Officer. As per Agreement to Exchange Deed and Power of Attorney dated-18.11.2015, it appears that, Xrbia Developers Ltd. agreed to transfer their land bearing S.No.45/4/1, admeasuring area 7437.92 Sq.ft. i.e. 691 Sq. Mtrs. to Nahar Homes LLP. and Nahar Homes LLP. agreed to transfer their land bearing S.No.45/10(p) admeasuring area 1070.05 Sq. ft. i.e. 99.41 Sq. Mtrs. and S.No.45/11/1 admeasuring area 6367.87 Sq. ft. i.e. 591.58 Sq. Mtrs. by

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Agreement to Exchange Deed and Power of Attorney dated- 18.11.2015 which is registered in the Office of Sub Registrar Haveli No.15 at Sr.No.10732/2015 and 10733/2015, dated- 18.11.2015.

- 19) According to **Conveyance Deed** dated- 08.12.2016, it appear that, Nahar Homes LLP, has transferred their amenities space area admeasuring area 2599.62 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.3 area admeasuring 347.87 Sq.mtr., 2)Survey No.45, Hissa No.4/2/2 area admeasuring 254.40 Sq.mtr., 3)Survey No.45, Hissa No.4/1 area admeasuring 307.42 Sq.mtr., 4)Survey No.45, Hissa No.10 area admeasuring 587.28 Sq.mtr. 5)Survey No.45, Hissa No.11/1 area admeasuring 535.63 Sq.mtr. 6)Survey No.45, Hissa No.12 area admeasuring 285.43 Sq.mtr. 7)Survey No.45, Hissa No.13 area admeasuring 281.59 Sq.mtr. and for 12 Meter D.P. Road admeasuring area 283.23 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.2 area admeasuring 72.04 Sq.mtr. 2)Survey No.45, Hissa No.3 area admeasuring 100.68 Sq.mtr. 3)Survey No.45, Hissa No.4/2/2 area admeasuring 49.72 Sq.mtr. 4)Survey No.45, Hissa No.4/1 area admeasuring 60.79 Sq.mtr. and for 30 mtrs. D.P. Road admeasuring area 795.98 sq.mtrs. from land bearing Survey No.45, Hissa No.5, all total admeasuring area 3678.83 sq.mtrs. to **Pune Municipal Corporation** by Conveyance Deed dated-08.12.2016 which is registered in the Office of Sub Registrar Haveli-16 at Sr.No.9643/2016
- 20) On perusal of **Exchange Deed** dated-29.11.2018, it appears that, Xrbia Developers Ltd. has transferred their land bearing S.No.45/11/1 area admeasuring 184 sq.mtrs. to Smt. Sitabai Ramdas Balwadkar and others vide **Exchange deed Sr.No.16328/2018**, dated-29.11.2018.
- 21) On perusal of copy of **Exchange Deed and Power of Attorney** dated- 10.05.2019, it appears that, Xrbia Developers Ltd, has transferred their land bearing 1)S.No.45/14/1, admeasuring area 00 Hector 12.71 R 2)S.No.45/13, admeasuring area 00 Hector 5.22 R, 3)S.No.45/12, admeasuring area 00 Hector 4 R and 4)S.No.45/11/1, admeasuring area 00 Hector 03 R, i.e. total admeasuring area 00 Hector 24.93 R to Mr. Shivshankar Dnyanoba Balwadkar, Mrs. Varsha Shivshankar Balwadkar, Mr. Vishal Shivshankar Balwadkar and Mr. Tushar Shivshankar Balwadkar and against said land the landowners Mr. Shivshankar Dnyanoba Balwadkar, Mrs. Varsha Shivshankar Balwadkar, Mr. Vishal Shivshankar Balwadkar and Mr. Tushar Shivshankar Balwadkar has transferred their land bearing S.No.45/10, admeasuring area 00 Hector 24.93 R to Xrbia Developers Ltd. by **Exchange Deed and Power of Attorney** dated- 10.05.2019, at **Sr.No.7591/2019 and 7594/2019**.
- 22) According to **Confirmation Deed to Exchange Deed** dated 20.01.2020, it appear that, Nahar Homes LLP has exchanged their land admeasuring

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area 691 Sq.mtrs. with Xrbia Developers Ltd. by Agreement to Exchange Deed and Power of Attorney dated- 18.11.2015, Reg.No.10732/2015 and 10733/2015, the said transaction has been confirmed by the both the parties by Confirmation Deed dated 20.01.2020, Reg. No. 1286/2020. (S.No.45/11/1)

- 23) On perusal of **Agreement for Sale and Power of Attorney** dated- 01.02.2021, it appear that, Xrbia Developers Ltd. and with the consent of Shlvshankar Dnyanoba Balwadkar and others has agreed to transferred their rights of land bearing 1) S.No. 45/2, admeasuring area 2559.40 Sq. Mtr., 2) S.No. 45/3, admeasuring area 2380.54 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 926.66 Sq. Mtr., 4) S.No. 45/11/1, admeasuring area 1575.52 Sq. Mtr., 5) S.No. 45/10, admeasuring area 1391.36 Sq. Mtr., 6) S.No. 45/12, admeasuring area 622.23 Sq. Mtr., 7) S.No. 45/13, admeasuring area 393.52 Sq. Mtr. and 8) S.No. 45/4/1, admeasuring area 1128.53 Sq. Mtr. In favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1225/2021 and 1226/2021.**
- 24) On perusal of **Agreement for Sale and Power of Attorney** dated- 02.02.2021, it appear that, Nahar Homes LLP has agreed to transferred their rights of sanction Layout Plot No. 4 land bearing 1) S.No. 45/2, admeasuring area 568.83 Sq. Mtr., 2) S.No. 45/3, admeasuring area 344.75 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 157.14 Sq. Mtr., 4) S.No. 45/4/1, admeasuring area 159.26 Sq. Mtr. 5) S.No. 45/10, admeasuring area 263.06 Sq. Mtr., 6) S.No. 45/11/1, admeasuring area 261.56 Sq. Mtr., 7) S.No. 45/12, admeasuring area 141.25 Sq. Mtr., B) S.No. 45/13, admeasuring area 156.58 Sq. Mtr. and 8) S.No. 45/14/1, admeasuring area 55.99 Sq. Mtr., and area of High Density Housing land bearing 1) S.No. 45/2, admeasuring area 463.71 Sq. Mtr., 2) S.No. 45/3, admeasuring area 239.63 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 52.03 Sq. Mtr. and 4) S.No. 45/4/1, admeasuring area 54.15 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-02.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1266/2021 and 1267/2021.**
- 25) According to Sale Deed dated -08.04.2022, it appear that, **NAHAR HOMES LLP** has sold total admeasuring area 2917.94 Sq.mtrs. to Purchaser **NAHAR BROTHERS REALTORS PRIVATE LIMITED** which was agreed to sale by Agreement to Sale dated 02.02.2021. Reg. No. 1266/2021 by Sale dated- 08.04.2022, which is registered in the office of Sub Registrar Haveli No.4 at Reg. No.6007/2022.

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### **5) HISTORY OF S.NO.45/10**

- 1) On perusal of Mutation Entry No.312, dated-15/02/1934, it appear that, Late Genu Bapu Balwadkar died, living behind his legal heir son- Kasiram Genu Balwadkar and therefore name Kasiram Genu Balwadkar was mutated on the said land.
- 2) On perusal of Mutation Entry No.696, dated-17.01.1963, it appears that, Shri Kashiram Genu Balwadkar has sold the said land to Shri Vitthal Gangaram Langhe and therefore name of Shri Vitthal Gangaram Langhe was mutated on the said land.
- 3) On perusal of Mutation Entry No.846, dated- 01.01.1974, it appears that, Shri Kashiram Genu Balwadkar and Shri Baburao Genu Balwadkar has purchase the said land from Shri Vitthal Gangaram Langhe and therefore name of Shri Kashiram Genu Balwadkar and Shri Baburao Genu Balwadkar were mutated on the said land.
- 4) On perusal of Mutation Entry No.847, dated- 01.01.1974, It appears that, Shri Kashiram Genu Balwadkar and Shri Baburao Genu Balwadkar has sold the said land to Shri Namdeo Genu Datar and therefore name of Shri Namdeo Genu Datar was mutated on the said land.
- 5) On perusal of Mutation Entry No.848, dated- 01.01.1974, it appears that, Shri Gyanoba Mahadu Balwadkar and Dnyanoba Mahadu Balwadkar has purchased the said land from Shri Namdeo Genu Datar and with the consent of Shri Kashiram Genu Balwadkar, Shri Baburao Genu Balwadkar and Shri Vitthal Gangaram Langhe and therefore name of Shri Gyanoba Mahadu Balwadkar and Dnyanoba Mahadu Balwadkar were mutated on the said land.
- 6) However it further appears from the 7/12 extracts and mutation that as per partition between Mr. Gynoba Mahadu Balwadkar and Dnyanoba Balwadkar the property bearing S.No.45/10 came to the share of Mr. Dnyoba Mahadu Balwadkar. By virtue of the said partition Mr. Dnyanoba Balwadkar became the owner of the property bearing admeasuring about 01 H. 19 R and is entitled to assign/same
- 7) On perusal of Mutation entry No.1002, dated- 20.06.1982, Order of Tahsildar bearing Order No, Jamin/ Vatap / Case/30/82, dated- 29.05.1982, the said land allotted to Shri Dnyanoba Mahadu Balwadkar

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by partition deed and therefore name of Shri Dnyanoba Mahadu Balwadkar was mutated on the said land.

- 8) On perusal of Mutation entry No.3312, dated-15.09.1997, by partition deed sr.no.1472/1994, dated- 25.02.1994, partition between 1) Shri. Dnyanoba Mahadu Balwadkar, 2) Shri.Pandurang Dnyanoba Balwadkar, 3) Shri. Balesaheb Dnyanoba Balwadkar, 4) Shri. Magan alias Shrirang Dnyanoba Balwadkar, 5) Shri. Shivshankar Dnyanoba Balwadkar, 6) Shri. Kisan Dnyanoba Balwadkar and 7) Smt. Leelabai Chintaman Nimhan the said land is allotted to Shri Magan alias Shrirang Dnyanoba Balwadkar area admeasuring 00 Hector 59.5 R and Shri Shivshankar Dnyanoba Balwadkar area admeasuring 00 Hector 59.5 R and therefore name of Shri Magan alias Shrirang Dnyanoba Balwadkar and Shri Shivshankar Dnyanoba Balwadkar and therefore their names were mutated on the said land.
- 9) On perusal of **Development Agreement and Power of Attorney** dated- 16.11.2007, it appear that, landowners Magan alias Shrirang Dnyanoba Balwadkar and Shivshankar Dnyanoba Balwadkar and others transferred their 50%-50% i.e. 27 R + 27 R land development rights by Development agreement and Power of Attorney dated- 16.11.2007 in favour of Pankaj Riddhi-Siddhi Promoters Pvt. Ltd. dated-16.11.2007, which is registered at **Sr. No.8660/2007 and 8661/2007**, regarding S.No.45/10 for area admeasuring 00 Hector 54 R.
- 10) On perusal of **Development Rights Assignment Deed and Power of Attorney** dated-29.01.2008, it appears that, Pankaj Riddhi-Siddhi Promoters Pvt. Ltd. with the consent of Magan alias Shrirang Dnyanoba Balwadkar and others has transferred their development rights in favour of Eiffel Developers and Realtors Ltd. by Development Rights Assignment Deed and Power of Attorney dated-29.01.2008, **Sr.No.845/08 and 846/2008**, regarding S.No.45/10 for area admeasuring 00 Hector 54 R.
- 11) On perusal of Mutation Entry No.7118, dated-18.07.2011, as per Conveyance Deed dated- 02.06.2011. it appears that, Magan alias Shrirang Dnyanoba Balwadkar and others through their Power of Attorney holder Eiffel Developers and Realtors Ltd. and others co-owners sold their land bearing S.No.45/10 area admeasuring 00 Hector 51.5 R to Nahar Homes LLP. vide Conveyance deed **Sr.No.4600/2012**, dated- 02.06.2011 and therefore name of the Purchaser Nahar Homes LLP. is mutated on the land bearing S.No.45/10.

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- 12) On perusal of Mutation entry No.7246, dated- 18.11.2011, as per Conveyance Deed dated- 03.10.2011, it appear that, Magan alias Shrirang Dnyanoba Balwadkar and others through Power of Attorney holder Pankaj Riddhi Siddhi Promoters and Developers through Power of Attorney holder Eiffel Developers and Realtors Ltd. sold their said land admeasuring area **00 Hector 2.5 R** to Eiffel Developers and Realtors Ltd. by Conveyance Deed dated-03.10.2011, which is registered in the Office of Sub Registrar Haveli No.17 at **Sr.No.10777/2011** and therefore name of the Purchaser Eiffel Developers and Realtors Ltd. is mutated on the land bearing S.No.45/10.
- 13) On perusal of **Exchange Deed** dated- 26.04.2013, it appears that, Eiffel Developers and Realtors Ltd. transferred their land bearing S.No.45/10 area admeasuring **00 Hector 2.5 R** to Nahar Homes LLP. vide Exchange deed **Sr.No.4217/2013**, dated-26.04.2013.
- 14) On perusal of **Joint Venture Agreement and Power of Attorney** dated- 17.05.2014, it appear that, Magan alias Shrirang Dnyanoba Balwadkar and others transferred their development rights of the said land admeasuring area **00 Hector 32.5 R** to Xrbia Developers Ltd. by Joint Venture Agreement and Power of Attorney dated-17.05.2014, which is registered in the Office of Sub Registrar Haveli No.21 at **Sr.No.2780/2014 and 2781/2014**.
- 15) On perusal of **Sale Deed** executed by Nahar Homes LLP. in favour of **Pune Municipal Corporation** dated- 28.11.2014 which is registered in the office of Sub-Registrar Haveli No.16 at Sr. No.9645/2014 of Survey No.45, Hissa No.10 area admeasuring 126.83 Sq.mtr., Survey No.45, Hissa No.13 area admeasuring 47.79 Sq.mtr., Survey No.45, Hissa No.14/5 area admeasuring 50.08 Sq.mtr., Survey No.44, Hissa No.7 area admeasuring 84.25 Sq.mtr. for 9 meter wide road. Survey No.45, Hissa No.6 area admeasuring 2989.83 Sq.mtr., Survey No.45, Hissa No.7 area admeasuring 160.51 Sq.mtr., Survey No.45, Hissa No.10 area admeasuring 685.43 Sq.mtr., Survey No.45, Hissa No.11/3 area admeasuring 7.77 Sq.mtr., Survey No.45, Hissa No.12 area admeasuring 84.91 Sq.mtr., Survey No.45, Hissa No.13 area admeasuring 216.65 Sq.mtr., Survey No.45, Hissa No.14 area admeasuring 466.12 Sq.mtr. for 30 meter wide road. Survey No.45, Hissa No.10 area admeasuring 116.32 Sq.mtr., Survey No.45, Hissa No.11 area admeasuring 123.4 Sq.mtr., Survey No.45, Hissa No.12 area admeasuring 88.22 Sq.mtr., Survey No.45, Hissa No.13 area admeasuring 100.45 Sq.mtr., Survey No.45, Hissa No.14 area admeasuring 152.28 Sq.mtr., Survey No.44, Hissa No.7 area admeasuring 280.64 Sq.mtr. for 18 meter wide road.

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Survey No.45, Hissa No.10 area admeasuring 104.5 Sq.mtr., Survey No.45, Hissa No.11 area admeasuring 96.14 Sq.mtr., Survey No.45, Hissa No.12 area admeasuring 48.14 Sq.mtr., Survey No.45, Hissa No.13 area admeasuring 51.18 Sq.mtr., Survey No.45, Hissa No.14 area admeasuring 108.16 Sq.mtr. for 18 meter wide road.

- 16) On perusal of **Agreement to Conveyance dated- 27.03.2015**, it appears that, Nahar Homes LLP. agreed to sale their land bearing Survey No.45, Hissa No.7 area admeasuring 170.44 Sq.mtr equivalent to 1834.61 sq. feet, Survey No.45,Hissa No. 10 area admeasuring 59.15 Sq.mtr equivalent to 636.69 sq. feet, Survey No.45, Hissa No. 11/2/5 area admeasuring 37.23 Sq.Mtr equivalent to 400.74 sq. feet, Survey No.45, Hissa No. 12/4/1 area admeasuring 25.246 Sq.Mtr equivalent to 271.76 sq. feet. to Ms. Leena Atmaram Prabhu and Ms. Purnima Atmaram Prabhu vide Agreement to Conveyance deed Sr.No. **2496/2015**, which is registered in the office of Sub-Registrar Haveli No.23 on 27.03.2015.
- 17) On perusal of **Mutation Entry No. 8217, dated 01/08/2015**, as per **Conveyance Deed dated- 06.07.2015**, it appears that, Nahar Homes LLP. has sold their land bearing Survey No.45, Hissa No. 7 area admeasuring 170.44 Sq.mtr equivalent to 1834.61 sq. feet. Survey No.45,Hissa No. 10 area admeasuring 59.15 Sq.mtr equivalent to 636.69 sq. feet, Survey No.45, Hissa No. 11/2/5 area admeasuring 37.23 Sq.Mtr equivalent to 400.74 sq. feet, Survey No.45, Hissa No. 12/4/1 area admeasuring 25.246 Sq.Mtr equivalent to 271.76 sq. feet. to Ms. Leena Atmaram Prabhu and Ms. Purnima Atmaram Prabhu vide Conveyance Deed Sr.No.**6813/2015**, which is registered in the office of Sub-Registrar Haveli No.8 on 06.07.2015 and therefore name of the Purchaser is mutated on the mentioned land.
- 18) On perusal **Mutation entry No. 8907, dated 28/08/2018**, this mutation entry is cancelled by Circle Officer. As per Agreement to Exchange Deed and Power of Attorney dated-**18.11.2015**, it appears that, Xrbla Developers Ltd. agreed to transfer their land bearing S.No.45/4/1, admeasuring area 7437.92 Sq.ft. i.e. 691 Sq. Mtrs. to Nahar Homes LLP. and Nahar Homes LLP. agreed to transfer their land bearing S.No.45/10(p) admeasuring area 1070.05 Sq. ft. i.e. 99.41 Sq. Mtrs. and S.No.45/11/1 admeasuring area 6367.87 Sq. ft. i.e. 591.58 Sq. Mtrs. by Agreement to Exchange Deed and Power of Attorney dated- **18.11.2015** which is registered in the Office of Sub Registrar Haveli No.15 at Sr.No.**10732/2015** and **10733/2015**, dated- **19.11.2015**.

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- 19) According to **Conveyance Deed** dated- 08.12.2016, it appear that, **Nahar Homes LLP.** has transfered their amenities space area admeasuring area 2599.62 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.3 area admeasuring 347.87 Sq.mtr., 2)Survey No.45, Hissa No.4/2/2 area admeasuring 254.40 Sq.mtr., 3)Survey No.45, Hissa No.4/1 area admeasuring 307.42 Sq.mtr., 4)Survey No.45, Hissa No.10 area admeasuring 587.28 Sq.mtr. 5)Survey No.45, Hissa No.11/1 area admeasuring 535.63 Sq.mtr. 6)Survey No.45, Hissa No.12 area admeasuring 285.43 Sq.mtr. 7)Survey No.45, Hissa No.13 area admeasuring 281.59 Sq.mtr. and for 12 Meter D.P. Road admeasuring area 283.23 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.2 area admeasuring 72.04 Sq.mtr. 2)Survey No.45, Hissa No.3 area admeasuring 100.68 Sq.mtr. 3)Survey No.45, Hissa No.4/2/2 area admeasuring 49.72 Sq.mtr. 4)Survey No.45, Hissa No.4/1 area admeasuring 60.79 Sq.mtr. and for 30 mtrs. D.P. Road admeasuring area 795.98 sq.mtrs. from land bearing Survey No.45, Hissa No.5, all total admeasuring area 3678.83 sq.mtrs. to **Pune Municipal Corporation** by **Conveyance Deed** dated-08.12.2016 which is registered in the Office of Sub Registrar Haveli-16 at Sr.No.9643/2016
- 20) On perusal of copy of **Sale Deed** and **Power of Attorney** dated- 10.05.2019, it appears that, **Mr. Shivshankar Dnyanoba Balwadkar, Mrs. Varsha Shivshankar Balwadkar, Mr. Vishal Shivshankar Balwadkar and Mr. Tushar Shivshankar Balwadkar** has sold their land admeasuring area **00 Hector 7.5 R** out of total admeasuring area 01 Hector 19 R of S.No.45/10 to **Xrbia Developers Ltd.** by **Sale Deed** dated-10.05.2019, which is registered in the office of Sub Registrar Haveli No.11 at **Sr.No.7592/2019 and 7596/2019.**
- 21) On perusal of copy of **Exchange Deed** and **Power of Attorney** dated- 10.05.2019, it appears that, **Xrbia Developers Ltd.** has transferred their land bearing 1)**S.No.45/14/1**, admeasuring area 00 Hector 12.71 R 2)**S.No.45/13**, admeasuring area 00 Hector 5.22 R, 3)**S.No.45/12**, admeasuring area 00 Hector 4 R and 4)**S.No.45/11/1**, admeasuring area 00 Hector 03 R, i.e. total admeasuring area 00 Hector 24.93 R to **Mr. Shivshankar Dnyanoba Balwadkar, Mrs. Varsha Shivshankar Balwadkar, Mr. Vishal Shivshankar Balwadkar and Mr. Tushar Shivshankar Balwadkar** and against said land the landowners **Mr. Shivshankar Dnyanoba Balwadkar, Mrs. Varsha Shivshankar Balwadkar, Mr. Vishal Shivshankar Balwadkar and Mr. Tushar Shivshankar Balwadkar** has transferred their land bearing **S.No.45/10**, admeasuring area 00 Hector 24.93 R to **Xrbia Developers Ltd.** by **Exchange Deed** and **Power of Attorney** dated- 10.05.2019, at **Sr.No.7591/2019 and 7594/2019.**

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- 22) According to Confirmation Deed to Exchange Deed dated 20.01.2020, it appear that, Nahar Homes LLP has exchanged their land admeasuring area 691 Sq.mtrs. with Xrbia Developers Ltd. by Agreement to Exchange Deed and Power of Attorney dated- 18.11.2015, Reg.No.10732/2015 and 10733/2015, the said transaction has been confirmed by the both the parties by Confirmation Deed dated 20.01.2020, Reg. No. 1286/2020. (S.No.45/10)
- 23) On perusal of **Agreement for Sale and Power of Attorney** dated- 01.02.2021, it appear that, Xrbia Developers Ltd. and with the consent of Shivshankar Dnyanoba Balwadkar and others has agreed to transferred their rights of land bearing 1) S.No. 45/2, admeasuring area 2559.40 Sq. Mtr., 2) S.No.45/3, admeasuring area 2380.54 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 926.66 Sq. Mtr., 4) S.No. 45/11/1, admeasuring area 1575.52 Sq. Mtr., 5) S.No. ~~45/10~~, admeasuring area 1391.36 Sq. Mtr., 6) S.No. 45/12, admeasuring area 622.23 Sq. Mtr., 7) S.No. 45/13, admeasuring area 383.52 Sq. Mtr. and 8) S.No. 45/4/1, admeasuring area 1128.53 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1225/2021 and 1226/2021.**
- 24) On perusal of **Agreement for Sale and Power of Attorney** dated- 02.02.2021, It appear that, Nahar Homes LLP has agreed to transferred their rights of sanction Layout Plot No. 4 land bearing 1) S.No. 45/2, admeasuring area 568.83 Sq. Mtr., 2) S.No. 45/3, admeasuring area 344.75 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 157.14 Sq. Mtr., 4) S.No. 45/4/1, admeasuring area 159.26 Sq. Mtr. 5) S.No. ~~45/10~~, admeasuring area 263.06 Sq. Mtr., 6) S.No. 45/11/1, admeasuring area 261.56 Sq. Mtr., 7) S.No. 45/12, admeasuring area 141.25 Sq. Mtr., 8) S.No. 45/13, admeasuring area 156.58 Sq. Mtr. and 8) S.No. 45/14/1, admeasuring area 55.99 Sq. Mtr., and area of High Density Housing land bearing 1) S.No. 45/2, admeasuring area 463.71 Sq. Mtr., 2) S.No. 45/3, admeasuring area 239.63 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 52.03 Sq. Mtr. and 4) S.No. 45/4/1, admeasuring area 54.15 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-02.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1266/2021 and 1267/2021.**
- 25) According to Sale Deed dated -08.04.2022, it appear that, **NAHAR HOMES LLP** has sold total admeasuring area 2917.94 Sq.mtrs. to Purchaser **NAHAR BROTHERS REALTORS PRIVATE LIMITED** which was agreed to sale by Agreement to Sale dated 02.02.2021, Reg. No. 1266/2021 by Sale dated- 08.04.2022, which is registered in the office of Sub Registrar Haveli No.4 at Reg. No.6007/2022.

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### **6) HISTORY OF S.NO.45/12**

- 1) On perusal of Mutation Entry No.294, dated-30.09.1931, it appears that, Mahipati Mahadu Balwadkar died on 24.07.1931 leaving behind his legal heirs sib- Genu and Chondi.
- 2) On perusal of Mutation Entry No.363, dated-05.02.1938, it appears that, Genu Mahipati Balwadkar died on 02.02.1938 leaving behind his legal heirs son- Bhagu and widow Dagdabai.
- 3) On perusal of Mutation Entry No.376 dated-10.10.1939 It appears that, Dhondi Vitthu Balwadkar died on 31.07.1939 leaving behind his legal heirs son- Ramchandra, Ananda, Vithoba through guardian mother Mainabai.
- 4) On perusal of Mutation entry bearing no.500, dated-25/06/1949, it appear that, Bhau Genu Balwadkar sold the said land to Gangaram Vitthu Balwadkar vide sale deed dated-27/06/1949.
- 5) On perusal of Mutation entry bearing no.1483, dated 20/05/1988 it appear that, Late Gangaram Vitthu Balwadkar died on 3/04/1984, leaving behind his legal heirs son- Baburao Gangaram Balwadkar, Ramdas Gangaram Balwadkar, daughters-Muktabai Sonba Ghogare, Fulabai Dattoba Pathare, Brothers- Shivram and Shankar.
- 6) On perusal of Mutation entry bearing no.1934 dated 29/06/1990 it appear that, as per the order of Tahsildar bearing no.TAH/1467/1990 dated 6/06/1990 name of Vishnu Ramu Balwadkar has been deleted being poklist.
- 7) On perusal of Mutation entry bearing no.2064, dated 13/11/1990 it appear that, Shagun Dudeja through guardian mother Anju Dudeja, purchased the said land from Baburao Gangaram Balwadkar, Ramdas Gangaram Balwadkar, Tukaram Ramdas Balwadkar, Muktabai Sonba Ghogare, Fulabai Dattu Pathare, Pandurang Ramdas Balwadkar vide sale deed 10/1/1990 registered at Sr. No.545, and accordingly the land was divided in two parts and s.no.45/12/1 area 76.75 R was allotted to owners and 45/12/1/2 area 1.25 R was allotted to Purchaser.
- 8) On perusal of Mutation entry bearing no.2066, dated-13/11/1990, it appear that, Sadanand Maryappa Pillay purchased the said land from Baburao Gangaram Balwadkar, Ramdas Gangaram Balwadkar, Tukaram Ramdas Balwadkar, Muktabai Sonba Ghogare, Fulabai Dattu Pathare, Pandurang Ramdas Balwadkar through their Power of Attorney holder Mr. C. P. Mohandas vide sale deed- 7/4/1989, registered at Sr. No.14402,

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and accordingly the land was divided in two parts and s. no.45/12/1 area 75.75 R was allotted was allotted to owners and 45/12/1/3 to Purchaser.

- 9) On perusal of Mutation entry bearing no.2204, dated 18/03/1991, it appear that, Shri C. P. Mohandas purchased the said land from Baburao, Ramdas, Tukaram Ramdas Balwadkar, Smt Muktabai Sonba Ghogare, Sou Fulabai Dattu Pathare, Pandurang Ramdas Balwadkar, Dnyanoba Baburao Balwadkar vide sale deed dated 7/04/1989 registered at Sr. No. 16576 and due to sale deed the land was divided in two parts and S. No. 45/12/1 area 68.75 R was allotted to owners and 45/12/4 area to 7 R was allotted to purchaser.
- 10) On perusal of Mutation entry bearing no.2300, dated 27/9/1991 it appear that, Mrs. Neelam Kantilal Bharucha purchased the said land from Baburao Gangaram Balwadkar, Ramdas Gangaram Balwadkar, Tukaram Ramdas Balwadkar, Muktabai Sonba Ghogare, Fulabai Dattu Pathare, Pandurang Ramdas Balwadkar vide sale deed 11/04/1991 registered at Sr. No.5359, and accordingly the land was divided in two parts and s. no. 45/12/1 area 66 R was allotted to owners and 45/12/5 area 2.75 R was allotted to Purchaser.
- 11) On perusal of Mutation entry bearing no.2301, dated 27/09/1991, it appear that, Shri Suhas Gopala Tonapi purchased the said land from Baburao, Ramdas, Tukaram Ramdas Balwadkar, Smt Muktabai Sonba Ghogare, Sou Fulabai Dattu Pathare, Pandurang Ramdas Balwadkar, Dnyanoba Baburao Balwadkar with the consent of C. P. Mohandas vide sale deed dated 14/03/1991 registered at Sr. No.3764 and due to Sale Deed the land divided into two parts and s.no.45/12 area 65 R was allotted to owners and 45/12/6 area to 1 R was allotted to purchaser.
- 12) On perusal of Mutation entry bearing no.2302, dated 27/9/1991, it appear that, Mrs. Neelam Ramesh Vijan and Ramesh Narendranath Vijan purchased the said land from Baburao Gangaram Balwadkar, Ramdas Gangaram Balwadkar, Tukaram Ramdas Balwadkar, Muktabai Sonba Ghogare, Fulabai Dattu Pathare, Pandurang Ramdas Balwadkar and C. P. Mohandas vide sale deed 14/6/1991 registered at Sr.No.8223 and accordingly the land was divided in two parts and s. no. 45/12 area 63.96 R was allotted to owners and 45/12/7 area 1.04 R was allotted to Purchaser.
- 13) On perusal of Mutation entry bearing no.2303, dated 27/9/1991, it appear that, Shammi Satishkumar Bahal and Satishkumar Tarachand Bahal purchased the said land from Baburao Gangaram Balwadkar, Ramdas Gangaram Balwadkar, Tukaram Ramdas Balwadkar, Muktabai Sonba Ghogare, Fulabai Dattu Pathare, Pandurang Ramdas Balwadkar and C. P. Mohandas vide sale deed 05/07/1991 registered at Sr.No.9163,

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and accordingly the land was divided in two parts and s. no. 45/12 area 63.21 R was allotted to owners and 45/12/8 area 0.75 R was allotted to Purchaser.

- 14) On perusal of Mutation entry bearing no.2365, dated 14/11/1991, it appear that, Mrs. Tundra Roy purchased the said land from Baburao Gangaram Balwadkar, Ramdas Gangaram Balwadkar, Tukaram Ramdas Balwadkar, Muktabai Sonba Ghogare, Fulabai Dattu Pathare, Pandurang Ramdas Balwadkar vide sale deed 10/01/1990 registered at Sr. No.544, and accordingly the land was divided into two parts and s. no. 45/12/1 area 62.71 R was allotted to owners and 45/12/9 area 0.75 R was allotted to Purchaser.
- 15) On perusal of Mutation entry bearing no.2796, dated 22/06/1994 it appear that, Mrs.P.N. Awade purchased the said land area 2 R from Baburao Gangaram Balwadkar, Ramdas Gangaram Balwadkar, Tukaram Ramdas Balwadkar, Muktabai Sonba Ghogare, Fulabai Dattu Pathare, Pandurang Ramdas Balwadkar vide sale deed 18/03/1993.
- 16) On perusal of Mutation entry bearing no.4417, dated 03/10/1998, it appears that, Mrs. P. N. Awade purchased the said land area 2 R from Baburao Gangaram Balwadkar, Ramdas Gangaram Balwadkar, Tukaram Ramdas Balwadkar, Muktabai Sonba Ghogare, Fulabai Dattu Pathare and Pandurang Ramdas Balwadkar vide sale deed dated-18/03/1993.
- 17) On perusal of Mutation entry bearing no.4894, dated 8/7/2001 it appear that, Late Ulhasabai Baburao Balwadkar died on 20/03/2000, leaving behind her legal heir's son- Dnyanoba, daughter- Suman Arun Ghogare, Krunal Shantaram Pathare.
- 18) On perusal of Mutation entry bearing no.4995, dated 19/12/2001, it appear that, Mrs. Mugdha Pramod Nadekarni and Mis Chandrani Pramod Nadekarni purchased the said land area 1 R from Baburao Gangaram Balwadkar, Ramdas Gangaram Balwadkar, Tukaram Ramdas Balwadkar, Muktabai Sonba Ghogare, Fulabai Dattu Pathare, Pandurang Ramdas Balwadkar vide sale deed 25/03/1996 no.2131/1996.
- 19) On perusal of Mutation entry bearing no.5524, dated 30/03/2005, it appears that, Late Fulabai Dattoba Pathare died on 21/08/1995, leaving behind her legal heirs son- Shantram Dattoba Pathare, Laxman Dattoba Pathare.
- 20) On perusal of **Development Agreement and Power of Attorney** dated- 03.02.2005, It appears that, landowner Dnyanoba Balwadkar and others transferred their development rights by Development agreement and Power of Attorney dated- 03.02.2005, in favour of Pankaj Real Estate Projects Pvt. Ltd. which is registered at **Sr.No.897/2005** and

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**898/2005**, regarding S.No.45/12 for area admeasuring 00 Hecter 60.46 R.

- 21) On perusal of **Joint Venture Agreement** dated- 20.10.2006, It appear that, Pankaj Infrastructures Pvt. Ltd. has transferred their development rights of said land admeasuring area 00 Hecter 59.46 R in favour of Eiffel Infocity Pvt. Ltd. (Eiffel Developers and Realtors Ltd.) by Joint Venture Agreement dated-20.10.2006, which is registered in the Office of Sub Registrar Haveli at **Sr.No.7934/06**.
- 22) On perusal of **Development Rights Assignment Deed and Power of Attorney** dated- 29.01.2008, It appear that, Pankaj Real Estates Projects Pvt. Ltd. with the consent of Dnyanoba Baburao Balwadkar and others, Mugdha Pramod Nadkarni and Chandrani Pramod Nadkarni has transferred their development rights of said land admeasuring area **00 Hecter 60.46 R** in favour of Eiffel Developers and Realtors Ltd. by Development Rights Assignment Deed and Power of Attorney dated-29.01.2008, which is registered in the Office of Sub Registrar Haveli at **Sr.No.845/08 and 846/2008**.
- 23) On perusal of Mutation Entry No.7118, dated-18.07.2011, as per Conveyance Deed dated- 02.06.2011, It appear that, Mugdha Pramod Nadkarni, Chandrani Pramod Nadkarni, Dnyanoba Baburao Balwadkar and others through their Power of Attorney holder Eiffel Developers and Realtors Ltd. and others sold their said land admeasuring area **00 Hecter 9 R** to Nahar Homes LLP. by Conveyance Deed dated-02.06.2011, which is registered in the Office of Sub Registrar Haveli No.13 at **Sr.No.4600/2011** and therefore name of the Purchaser Nahar Homes LLP. is mutated on the land bearing S.No.45/12.
- 24) On perusal of Mutation entry No.7246, dated- 18.11.2011, as per Conveyance Deed dated- 03.10.2011, it appear that, Dnyanoba Baburao Balwadkar, through their Power of Attorney holder Pankaj Infrastructure Pvt. Ltd. through Power of Attorney holder Eiffel Developers and Realtors Ltd. sold their said land admeasuring area 00 Hecter 51.42 R to Eiffel Developers and Realtors Ltd by Conveyance Deed dated-03.10.2011, which is registered in the Office of Sub Registrar Haveli No.17 at **Sr.No.10777/2011** and therefore name of the Purchaser Eiffel Developers and Realtors Ltd. is mutated on the land bearing S.No.45/12.
- 25) On perusal of **Exchange Deed** dated-26.04.2013, it appears that, Xrbia Developers Ltd. transferred their land bearing S.No.45/12 area admeasuring 523.07 to Nahar Homes LLP. vide Exchange deed **Sr.No.4217/2013**, dated-26.04.2013.

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- 26) According to **Conveyance Deed** dated- 08.12.2016, it appear that, Nahar Homes LLP. has transferred their amenities space area admeasuring area 2599.62 sq mtrs. from land bearing 1)Survey No.45, Hissa No.3 area admeasuring 347.87 Sq.mtr., 2)Survey No.45, Hissa No.4/2/2 area admeasuring 254.40 Sq.mtr., 3)Survey No.45, Hissa No.4/1 area admeasuring 307.42 Sq.mtr., 4)Survey No.45, Hissa No.10 area admeasuring 587.28 Sq.mtr. 5)Survey No.45, Hissa No.11/1 area admeasuring 535.63 Sq.mtr. 6)Survey No.45, Hissa No.12 area admeasuring 285.43 Sq.mtr. 7)Survey No.45, Hissa No.13 area admeasuring 281.59 Sq.mtr. and for 12 Meter D.P. Road admeasuring area 283.23 sq.mtrs. from land bearing 1)Survey No.45, Hissa No 2 area admeasuring 72.04 Sq.mtr. 2)Survey No.45, Hissa No.3 area admeasuring 100.68 Sq.mtr. 3)Survey No.45, Hissa No.4/2/2 area admeasuring 49.72 Sq.mtr. 4)Survey No.45, Hissa No.4/1 area admeasuring 60.79 Sq.mtr. and for 30 mtrs. D.P. Road admeasuring area 795.98 sq.mtrs. from land bearing Survey No.45, Hissa No.5, all total admeasuring area 3678.83 sq.mtrs. to **Pune Municipal Corporation** by **Conveyance Deed** dated-08.12.2016 which is registered in the Office of Sub Registrar Havell-16 at Sr.No.9643/2016
- 27) On perusal of **Mutation entry No. 8908, dated 29/08/2018**, this mutation entry is cancelled by Circle Officer. Agreement to Exchange Deed and Power of Attorney dated-18.11.2015, it appears that, Eiffel Landmark Pvt. Ltd. agreed to transfer their land bearing S.No.45/5, admeasuring area 12367.83 Sq.ft. i.e. 1149 Sq. Mtrs. to Nahar Homes LLP. and Nahar Homes LLP. agreed to transfer their land bearing S.No.45/13(p) admeasuring area 3210.36 Sq. ft. i.e. 298.24 Sq. Mtrs. and S.No.45/12(p) admeasuring area 4058.67 Sq. ft. i.e. 377.05 Sq. Mtrs. and S.No.45/4/2/2 admeasuring area 1174.15 Sq.ft. i.e. 109.08 Sq. Mtrs. by Agreement to Exchange Deed and Power of Attorney dated-18.11.2015 which is registered in the Office of Sub Registrar Havell No.15 at Sr.No.10735/2015 and 10736/2015, dated- 18.11.2015.
- 28) On perusal of **Sale Deed** dated- 18.04.2018, it appear that, Xrbia Developers Ltd. has sold their land admeasuring area 00 Hector 1.73.76 R i.e. 173.76 Sq.ft. of land bearing S.No.45/12 and admeasuring area 00 Hector 1.26.24 R i.e. 126.24 Sq.ft. of land bearing S.No.45/13 to Dnyanoba Baburao Balwadkar by Sale Deed dated-18.04.2018, which is registered in the Office of Sub Registrar Havell No.15 registered at Sr.No.4994/2018.
- 29) On perusal of **Sale Deed with Consent** dated- 29.11.2018, It appear that, Smt. Sitabai Ramas Balwadkar, Mr. Tukaram Ramdas Balwadkar, Mrs. Sangeeta Tukaram Balwadkar, Mr. Rutik Tukaram Balwadkar, Mr. Gaurav Tukaram Balwadkar, Mr. Pandurang Ramdas Balwadkar, Mrs. Manisha Pandurang Balwadkar, Master Atharv Pandurang Balwadkar

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through his guardian Mr. Pandurang Ramdas Balwadkar, Ms. Akansha Pandurang Balwadkar through her guardian Mr. Pandurang Ramdas Balwadkar, Mrs. Sunita Suresh Kedari and Sou. Savita Sambhajl Gavare has given their consent to Sale Deed dated- 18.04.2018, which is registered at Sr.No.4994/2018 and sold their undivided share of S.No.45/12 admeasuring area 173.76 Sq.mtrs. and S.No.45/13 admeasuring area 126.24 Sq.mtrs. to Xrbia Developers Ltd. by Consent Deed dated- 29.11.2018, which is registered in the office of Sub registrar Haveli No.15 registered at **Sr.No.16326/2018**.

- 30) On perusal of **Exchange Deed** dated-29.11.2018, it appears that, Xrbia Developers Ltd. has transferred their land bearing S.No.45/12 area admeasuring 238 sq.mtrs. to Smt. Sitabai Ramdas Balwadkar and others vide Exchange deed **Sr.No.16328/2018**, dated-29.11.2018.
- 31) On perusal of copy of Exchange Deed and Power of Attorney dated- 10.05.2019, it appears that, Xrbia Developers Ltd. has transferred their land bearing 1)S.No.45/14/1, admeasuring area 00 Hector 12.71 R, 2)S.No.45/13, admeasuring area 00 Hector 5.22 R, 3)S.No.45/12, admeasuring area 00 Hector 4 R and 4)S.No.45/11/1, admeasuring area 00 Hector 03 R, i.e. total admeasuring area 00 Hector 24.93 R to Mr. Shivshankar Dnyanoba Balwadkar, Mrs. Varsha Shivshankar Balwadkar, Mr. Vishal Shivshankar Balwadkar and Mr. Tushar Shivshankar Balwadkar and against said land the landowners Mr. Shivshankar Dnyanoba Balwadkar, Mrs. Varsha Shivshankar Balwadkar, Mr. Vishal Shivshankar Balwadkar and Mr. Tushar Shivshankar Balwadkar has transferred their land bearing S.No.45/10, admeasuring area 00 Hector 24.93 R to Xrbia Developers Ltd. by Exchange Deed and Power of Attorney dated- 10.05.2019, at **Sr.No.7591/2019** and **7594/2019**.
- 32) According to Confirmation Deed to Exchange Deed dated 20.01.2020, it appear that, Nahar Homes LLP has exchanged their land admeasuring area 1149 Sq.mtrs. with Eiffel Landmarks Pvt. Ltd. by Agreement to Exchange Deed and Power of Attorney dated- 18.11.2015, Reg.No.10735/2015 and 10736/2015, the said transaction has been confirmed by the both the parties by Confirmation Deed dated 20.01.2020, Reg. No.1285/2020.(S.No.45/12)
- 33) On perusal of **Agreement for Sale and Power of Attorney** dated- 01.02.2021, it appear that, Xrbia Developers Ltd. and with the consent of Shivshankar Dnyanoba Balwadkar and others has agreed to transferred their rights of land bearing 1) S.No. 45/2, admeasuring area 2559.40 Sq. Mtr., 2) S.No. 45/3, admeasuring area 2380.54 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 926.66 Sq. Mtr., 4) S.No. 45/11/1, admeasuring area 1575.52 Sq. Mtr., 5) S.No. 45/10, admeasuring area 1391.36 Sq. Mtr., 6) S.No. **45/12**, admeasuring area 622.23 Sq. Mtr., 7)

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S.No. 45/13, admeasuring area 383.52 Sq. Mtr. and 8) S.No. 45/4/1, admeasuring area 1128.53 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1225/2021 and 1226/2021.**

34) On perusal of **Agreement for Sale and Power of Attorney** dated-01.02.2021, it appear that, Eiffel Landmarks Pvt. Ltd. and with the consent of Nahar Homes LLP has agreed to transferred their rights of land bearing 1) S.No.45/2, admeasuring area 196.24 Sq. Mtr., 2) S.No. 45/4/2/2, admeasuring area 109.08 Sq. Mtr., 3) S.No. **45/12**, admeasuring area 377.05 Sq. Mtr. and 4) S.No. 45/13, admeasuring area 298.24 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1264/2021 and 1265/2021.**

35) On perusal of **Agreement for Sale and Power of Attorney** dated-02.02.2021, it appear that, Nahar Homes LLP has agreed to transferred their rights of sanction Layout Plot No. 4 land bearing 1) S.No. 45/2, admeasuring area 568.83 Sq. Mtr., 2) S.No. 45/3, admeasuring area 344.75 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 157.14 Sq. Mtr., 4) S.No. 45/4/1, admeasuring area 159.26 Sq. Mtr. 5) S.No. 45/10, admeasuring area 263.06 Sq. Mtr., 6) S.No. 45/11/1, admeasuring area 261.56 Sq. Mtr., 7) S.No. **45/12**, admeasuring area 141.25 Sq. Mtr., 8) S.No. 45/13, admeasuring area 156.58 Sq. Mtr. and 8) S.No. 45/14/1, admeasuring area 55.99 Sq. Mtr., and area of High Density Housing land bearing 1) S.No. 45/2, admeasuring area 463.71 Sq. Mtr., 2) S.No. 45/3, admeasuring area 239.63 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 52.03 Sq. Mtr. and 4) S.No. 45/4/1, admeasuring area 54.15 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-02.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1266/2021 and 1267/2021.**

36) According to Sale Deed dated -08.04.2022, it appear that, **NAHAR HOMES LLP** has sold total admeasuring area 2917.94 Sq.mtrs. to Purchaser **NAHAR BROTHERS REALTORS PRIVATE LIMITED** which was agreed to sale by Agreement to Sale dated 02.02.2021, Reg. No. 1266/2021 by Sale dated- 08.04.2022, which is registered in the office of Sub Registrar Haveli No.4 at Reg. No.6007/2022.

37) On perusal of **Sale Deed** dated- 17.03.2022, it appear that, Nahar Homes LLP has sold their land admeasuring area 00 Hector 1.13 R i.e. 113 Sq.ft. of land bearing S.No.45/12 and admeasuring area 00 Hector 1.87 R i.e. 187 Sq.ft. of land bearing S.No.45/13 to Dnyanoba Baburao

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Balwadkar by Sale Deed dated-17.03.2022, which is registered in the Office of Sub Registrar Haveli No.4 registered at Sr.No.4590/2022.

- 38) On perusal of Agreement to Sale and Power of Attorney dated-17.03.2022, it appear that, Dnyanoba Baburao Balwadkar has agreed to sale his land admeasuring area 00 Hector 1.73.76 R i.e. 173.76 Sq.ft. of land bearing S.No.45/12 and admeasuring area 00 Hector 1.26.24 R i.e. 126.24 Sq.ft. of land bearing S.No.45/13 to Xrbla Developers Ltd. by Agreement to Sale and Power of Attorney dated-17.03.2022, which is registered in the Office of Sub Registrar Haveli No.4 registered at Sr.No.4586/2022 and 4587/2022.

## 7) HISTORY OF S.NO.45/13

- 1) On perusal of mutation entry bearing no.387, dated 10/05/1941, it appear that, Khandu Dagdu Balwadkar purchased the said land from Maruti Ravaji Balwadkar for 15 years vide sale deed dated- 28/01/1941.
- 2) On perusal of mutation entry bearing no.420, dated 21/11/1944, it appear that, Khandu Dagdu Balwadkar purchased the said land from Maruti Ravji Balwadkar vide sale deed dated-12/11/1943.
- 3) On perusal of mutation entry bearing no.507, dated 30/05/1950, it appear that, Maruti Ravji Balwadkar purchased the said land from Khandu Dagadu Balwadkar vide sale deed dated-13/04/1948.
- 4) On perusal of mutation entry bearing no.1149, dated -19.07.1986, it appear that, Late Maruti Ravji Balwadkar died on 21/07/1956, leaving behind his legal heirs
  - A) Mr. Jangal alias Jagannath Maruti Balwadkar
  - B) Late Ramchandra Maruti Balwadkar (died on 07.05.1981)
    1. Mr. Nanderam Ramchandra Balwadkar
    2. Mr. Balu Ramchandra Balwadkar
    3. Smt. Fulabal Ramchandra Balwadkar
    4. Sou. Suman Kakade
    5. Sou. Bebi Bhegade
    6. Sou. Shobha Sakore
  - C) Late Shrihari Maruti Balwadkar (Predeceased)
    1. Mr. Mahadev Shrihari Balwadkar
    2. Mr.Vijay Shrihari Balwadkar
    3. Mr. Suresh Shrihari Balwadkar
    4. Mr. Rajendra Shrihari Balwadkar
    5. Shobha Vijay Waghire
    6. Smt. Sakhubai Shrihari Balwadkar
  - D) Late Nivrutti Maruti Balwadkar (Predeceased)

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1. Mr. Bharat Nivrutti Balwadkar
2. Mr. Machindranath Nivrutti Balwadkar
3. Ku. Vandana Nivrutti Balwadkar
4. Ku. Kanhowata Nivrutti Balwadkar
5. Sou. Bhagubai Nivrutti Balwadkar
6. Sou. Mangal Bibwe
7. Sou.Nirmala Salunke
8. Sarasvati Nivrutti Sakore
9. Sou. Indubal Mungse

However Mr. Jangal alias Jaggannath Maruti Balwadkar Died on 20.05.1988, leaving behind following legal heirs, which mutated on revenue records vide mutation entry No.2975, dated-28.02.1996.

1. Smt. Chandrabhaga Jaggannath Balwadkar
2. Mr. Sambhaji Jaggannath Balwadkar
3. Sou. Vimal Dyneshwar Shewale
4. Sou. Kamal Sudam Dhige
5. Sou. Suman Shankar Bhosale

- 5) On perusal of Mutation entry bearing no.2975 dated 28/02/1996, it appear that, Late Jaggannath Maruti Balwadkar died on 20/05/1988, leaving behind his legal heirs- widow Chandrabhaga, son Sambhaji, daughter- Vimal Dnyaneshwar Shewale, Kamal Sudam Dighe and Suman Shankar Bhosale.
- 6) On perusal of Mutation entry bearing no.5512, dated-16/03/2005, it appear that, Nandaram Ramchandra Balwadkar, Balaso Ramchandra Balwadkar obtained release deed dated 15/02/2005, registered at Sr. No. 1226 from their sister Fulabai Ramchandra Bahwadkar, Suman Hiranman Kakade, Baby Baban Bhegade, Shobha Balasaheb Sakore, Saswati Nivrutti Sakore, Indubal Narayan Mungse.
- 7) On perusal of Mutation entry bearing no.5513, dated 13/03/2005, it appear that, Bharat Nivrutti Balwadkar and Machindra Nivrutti Balwadkar obtained release deed dated 14/02/2005 registered at Sr No.1194 from their sister Bhagubai Nivrutti Balwadkar, Vandana Popat Sakhare, Kanhopatra Kisan Pawar, Mangal Keshav Bibwe and Nirmala Sampat Salunke.
- 8) On perusal of **Development Agreement and Power of Attorney** dated- 05.03.2007, it appear that, Landowners Sambhaji Jaggannath Balwadkar and others transferred their development rights by **Development agreement and Power of Attorney** dated- 05.03.2007 in

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favour of Pankaj Riddhi-Siddhi Promoters Pvt. Ltd. which is registered at **Sr. No.1737/2007 and 1738/2007**, regarding S.No.45/13 for area admeasuring 00 Hector 52.5 R.

- 9) On perusal of **Development Rights Assignment and Power of Attorney** dated- 29.01.2008, It appear that, Pankaj Real Estates Projects Pvt. Ltd. with the consent of Sambhaji Jaggannath Balwadkar and others has transferred their development rights of said land admeasuring area 00 Hector 52.50 R in favour of Eiffel Developers and Realtors Ltd. by **Development Rights Assignment and Power of Attorney** dated- 29.01.2008, which is registered in the Office of Sub Registrar Haveli at **Sr.No.845/08 and 846/2008**.
- 10) On perusal of Mutation Entry No.7118, dated-18.07.2011, as per Conveyance Deed dated- 02.06.2011, It appear that, Sambhaji Jaggannath Balwadkar and others through their Power of Attorney holder Eiffel Developers and Realtors Ltd. and others sold their said land admeasuring area 00 Hector 34.06 R to Nahar Homes LLP. by Conveyance Deed dated-02.06.2011, which is registered in the Office of Sub Registrar Haveli No.13 at **Sr.No.4600/2011** and therefore name of the Purchaser Nahar Homes LLP. is mutated on the land bearing S.No.45/13.
- 11) On perusal of Mutation entry No.7246, dated- 18.11.2011, as per Conveyance Deed dated- 03.10.2011, It appear that, Sambhaji Jagnath Balwadkar and others through their Power of Attorney holder Pankaj Riddhi Siddhi Promoters and Developers through Power of Attorney holder Eiffel Developers and Realtors Ltd. sold their said land admeasuring area 00 Hector 18.44 R to Eiffel Developers and Realtors Ltd. by Conveyance Deed dated-03.10.2011, which is registered in the Office of Sub Registrar Haveli No.17 at **Sr.No.10777/2011** and therefore name of the Purchaser Eiffel Developers and Realtors Ltd. is mutated on the land bearing S.No.45/13.
- 12) On perusal of **Exchange Deed** dated-26.04.2013, it appears that, Nahar Homes LLP. transferred their land bearing S.No.45/13 area admeasuring 152.89 sq.mtrs. to Xrbia Developers Ltd. vide Exchange deed **Sr.No.4217/2013**, dated-26.04.2013.
- 13) According to **Conveyance Deed** dated- 08.12.2016, It appear that, Nahar Homes LLP. has transfered their amenities space area admeasuring area 2599.62 sq.mtrs. from land bearing 1)Survey No.45,

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Hissa No.3 area admeasuring 347.87 Sq.mtr., 2)Survey No.45, Hissa No.4/2/2 area admeasuring 254.40 Sq.mtr., 3)Survey No.45, Hissa No.4/1 area admeasuring 307.42 Sq.mtr., 4)Survey No.45, Hissa No.10 area admeasuring 587.28 Sq.mtr. 5)Survey No.45, Hissa No.11/1 area admeasuring 535.63 Sq.mtr. 6)Survey No.45, Hissa No.12 area admeasuring 285.43 Sq.mtr. 7)Survey No.45, Hissa No.13 area admeasuring 281.59 Sq.mtr. and for 12 Meter D.P, Road admeasuring area 283.23 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.2 area admeasuring 72.04 Sq.mtr. 2)Survey No.45, Hissa No.3 area admeasuring 100.68 Sq.mtr. 3)Survey No.45, Hissa No.4/2/2 area admeasuring 49.72 Sq.mtr. 4)Survey No.45, Hissa No.4/1 area admeasuring 60.79 Sq.mtr. and for 30 mtrs. D.P Road admeasuring area- 795.98 sq.mtrs. from land bearing Survey No.45, Hissa No.5, all total admeasuring area 3678.83 sq.mtrs. to **Pune Municipal Corporation** by Conveyance Deed dated-08.12.2016 which is registered in the Office of Sub Registrar Haveli-16 at Sr.No.9643/2016.

14) On perusal **Sale Deed** dated- 18.04.2018, it appear that, Xrbla Developers Ltd. has sold their land admeasuring area 00 Hector 1.73.76 R i.e. 173.76 Sq.ft. of land bearing S.No.45/12 and admeasuring area 00 Hector 1.26.24 R i.e. 126.24 Sq.ft. of land bearing S.No.45/13 to Dnyanoba Baburao Balwadkar by Sale Deed dated-18.04.2018, which is registered in the Office of Sub Registrar Haveli No.15 registered at **Sr.No.4994/2018**.

15) On perusal of **Sale Deed with Consent** dated- 29.11.2018, It appear that, Smt. Sitabai Ramas Balwadkar, Mr. Tukaram Ramdas Balwadkar, Mrs. Sangeeta Tukaram Balwadkar, Mr. Rutik Tukaram Balwadkar, Mr. Gaurav Tukaram Balwadkar, Mr. Pandurang Ramdas Balwadkar, Mrs. Manisha Pandurang Balwadkar, Master Atharv Pandurang Balwadkar through his guardian Mr. Pandurang Ramdas Balwadkar, Ms. Akansha Pandurang Balwadkar through her guardian Mr. Pandurang Ramdas Balwadkar, Mrs. Sunita Suresh Kedari and Sou. Savita Sambhaji Gavare has given their consent to Sale Deed dated- 18.04.2018, which is registered at Sr.No.4994/2018 and sold their undivided share of S.No.45/12 admeasuring area 173.76 Sq.mtrs. and S.No.45/12 admeasuring area 126.24 Sq.mtrs. to Xrbla Developers Ltd. by Consent Deed dated- 29.11.2018, which is registered in the office of Sub registrar Haveli No.15 registered at **Sr.No.16326/2018**.

16) On perusal of **Joint Venture Agreement and Power of Attorney** dated- 14.02.2019, it appear that, Sambhaji Jaggannath Balwadkar and others has transferred their development rights of the land bearing S.No. 45/13 admeasuring area 00 Hector 12 R in favour of Xrbla Developers

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Ltd. by Joint Venture Agreement and Power of Attorney dated- 14.02.2019, which is registered in the Office of Sub Registrar Haveli No.19, which is registered at **Sr.No.2243/2019 and 2244/2019.**

- 17) On perusal **Sale Deed and Power of Attorney** dated- 14.02.2019, it appear that, Mr. Sambhaji Jagganath Balwadkar, Mrs. Anjali Sambhaji Balwadkar, Ms. Apurva Sambhaji Balwadkar, Ms. Payal Sambhaji Balwadkar and Mr. Prasanna Sambhaji Balwadkar has sold their land admeasuring area 00 Hector 03 R of land bearing S.No.45/13 to Xrbla Developers Ltd. by Sale Deed and Power of Attorney dated-14.02.2019, which is registered in the Office of Sub Registrar Haveli No.15 registered at **Sr.No.2391/2019 and 2392/2019.**
- 18) On perusal of Mutation Entry No.8908, date-06.08.2018, the said mutation entry is cancelled by Circle Officer because of technical problem, as per Agreement for Exchange Deed dated-18.11.2015, it appears that, Nahar Homes LLP. transferred their land bearing S.No.45/13 area admeasuring 298.24 sq.mtrs. to Eiffel Landmarks Pvt. Ltd. vide Agreement for Exchange deed and Power of Attorney **Sr.No.10735/2015 and 10736/2015, dated-18.11.2015.**
- 19) On perusal of **Exchange Deed** dated-29.11.2018, it appears that, Xrbla Developers Ltd. has transferred their land bearing S.No.45/13 area admeasuring 278 sq.mtrs. to Smt. Sitabai Ramdas Balwadkar and others vide Exchange deed **Sr.No.16328/2018, dated-29.11.2018.**
- 20) On perusal of copy of Exchange Deed and Power of Attorney dated- 10.05.2019, it appears that, Xrbla Developers Ltd. has transferred their land bearing 1)S.No.45/14/1, admeasuring area 00 Hector 12.71 R 2)S.No.45/13, admeasuring area 00 Hector 5.22 R, 3)S.No.45/12, admeasuring area 00 Hector 4 R and 4)S.No.45/11/1, admeasuring area 00 Hector 03 R, i.e. total admeasuring area 00 Hector 24.93 R to Mr. Shivshankar Dnyanoba Balwadkar, Mrs. Varsha Shivshankar Balwadkar, Mr. Vishal Shivshankar Balwadkar and Mr. Tushar Shivshankar Balwadkar and against said land the landowners Mr. Shivshankar Dnyanoba Balwadkar, Mrs. Varsha Shivshankar Balwadkar, Mr. Vishal Shivshankar Balwadkar and Mr. Tushar Shivshankar Balwadkar has transferred their land bearing S.No.45/10, admeasuring area 00 Hector 24.93 R to Xrbla Developers Ltd. by Exchange Deed and Power of Attorney dated- 10.05.2019, at **Sr.No.7591/2019 and 7594/2019.**

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- 21) According to Confirmation Deed to Exchange Deed dated 20.01.2020, it appear that, Nahar Homes LLP has exchanged their land admeasuring area 1149 Sq.mtrs. with Eiffel Landmarks Pvt. Ltd. by Agreement to Exchange Deed and Power of Attorney dated- 18.11.2015, Reg.No.10735/2015 and 10736/2015, the said transaction has been confirmed by the both the parties by Confirmation Deed dated 20.01.2020, Reg. No.1285/2020.(S.No.45/13).
- 22) On perusal of **Agreement for Sale and Power of Attorney** dated- 01.02.2021, It appear that, Xrbia Developers Ltd. and with the consent of Shivshankar Dnyanoba Balwadkar and others has agreed to transferred their rights of land bearing 1) S.No. 45/2, admeasuring area 2559.40 Sq. Mtr., 2) S.No.45/3, admeasuring area 2380.54 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 926.66 Sq. Mtr., 4) S.No. 45/11/1, admeasuring area 1575.52 Sq. Mtr., 5) S.No. 45/10, admeasuring area 1391.36 Sq. Mtr., 6) S.No. 45/12, admeasuring area 622.23 Sq. Mtr., 7) S.No. **45/13**, admeasuring area 383.52 Sq. Mtr. and 8) S.No. 45/4/1, admeasuring area 1128.53 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at Sr.No.1225/2021 and 1226/2021.
- 23) On perusal of **Agreement for Sale and Power of Attorney** dated- 01.02.2021, it appear that, Eiffel Landmarks Pvt. Ltd. and with the consent of Nahar Homes LLP has agreed to transferred their rights of land bearing 1) S.No.45/2, admeasuring area 196.24 Sq. Mtr., 2) S.No. 45/4/2/2, admeasuring area 109.08 Sq. Mtr., 3) S.No. 45/12, admeasuring area 377.05 Sq. Mtr. and 4) S.No. **45/13**, admeasuring area 298.24 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at Sr.No.1264/2021 and 1265/2021.
- 24) On perusal of **Agreement for Sale and Power of Attorney** dated- 02.02.2021, it appear that, Nahar Homes LLP has agreed to transferred their rights of sanction Layout Plot No. 4 land bearing 1) S.No. 45/2, admeasuring area 568.83 Sq. Mtr., 2) S.No. 45/3, admeasuring area 344.75 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 157.14 Sq. Mtr., 4) S.No. 45/4/1, admeasuring area 159.26 Sq. Mtr. 5) S.No. 45/10, admeasuring area 263.06 Sq. Mtr., 6) S.No. 45/11/1, admeasuring area 261.56 Sq. Mtr., 7) S.No. 45/12, admeasuring area 141.25 Sq. Mtr., 8) S.No. **45/13**, admeasuring area 156.58 Sq. Mtr. and 8) S.No. 45/14/1, admeasuring area 55.99 Sq. Mtr., and area of High Density Housing land

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bearing 1) S.No. 45/2, admeasuring area 463.71 Sq. Mtr., 2) S.No. 45/3, admeasuring area 239.63 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 52.03 Sq. Mtr. and 4) S.No. 45/4/1, admeasuring area 54.15 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-02.02.2021, which is registered in the Office of Sub Registrar Havell No.1 at **Sr.No.1266/2021 and 1267/2021.**

25) According to Sale Deed dated -08.04.2022, it appear that, **NAHAR HOMES LLP** has sold total admeasuring area 2917.94 Sq.mtrs. to Purchaser **NAHAR BROTHERS REALTORS PRIVATE LIMITED** which was agreed to sale by Agreement to Sale dated 02.02.2021, Reg. No. 1266/2021 by Sale dated- 08.04 2022, which is registered in the office of Sub Registrar Havell No.4 at Reg. No.6007/2022.

26) On perusal of **Sale Deed** dated- 17.03.2022, it appear that, Nahar Homes LLP has sold their land admeasuring area 00 Hector 1.13 R i.e. 113 Sq.ft. of land bearing S.No.45/12 and admeasuring area 00 Hector 1.87 R i.e. 187 Sq.ft. of land bearing S.No.45/13 to Dnyanoba Baburao Balwadkar by Sale Deed dated-17.03.2022, which is registered in the Office of Sub Registrar Havell No.4 registered at **Sr.No.4590/2022.**

### **8) HISTORY OF S.NO.45/4/1**

- 1) On perusal of Mutation Entry bearing No.390, dated- 15.05.1941. It appears that Late Ganpat Gopala Balwadkar died on 06.04.2040 leaving behind his legal heirs Son- Tukaram Ganpat Balwadkar, Barku Ganpat Balwadkar, Grandson Yashwant Kushaba Balwadkar and therefore their names were mutated on the said land.
- 2) On perusal of Mutation Entry bearing No.781, dated- 06.01.1970, it appears that Late Barku Ganpat Balwadkar died on 07.08.1956 leaving behind his legal heirs Son- Babu Barku Balwadkar, Damu Barku Balwadkar, Gajanan Barku Balwadkar, Kashinath Barku Balwadkar, Daughter- Lahanubal Shripati Dalvi, Gangubai Sopan Sakure and therefore the name of his legal heirs were mutated on the said land.
- 3) On perusal of Mutation Entry bearing No.783, dated- 06.01.1970, it appears that Late Shripati Tukaram Balwadkar died leaving behind his legal heirs Son-Bajirao Shripati Balwadkar and wife-Yashodabai Shripati Balwadkar and therefore their names were mutated on the said land.
- 4) On perusal of Mutation Entry bearing No.842, dated- 01.01.1974, It appears that Late Tukaram Ganpat Balwadkar died in the year 1969

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leaving behind his legal heirs Son- Bhiku Tukaram Balwadkar, Bandu Tukaram Balwadkar, Raghu Tukaram Balwadkar, Bahiru Tukaram Balwadkar and Daughters- Mathubai Bajirao Wabale, Sundarabai Bhausaheb Bhurit and therefore their names were mutated on the said land.

- 5) On perusal of Mutation Entry bearing No.843, dated- 01.01.1974, it appears that, partition between co-owners namely Yashwant Kushaba Balwadkar, Babu Barku Balwadkar, Bhika Tukaram Balwadkar, Bandu Tukaram Balwadkar, Bahiru Tukaram Balwadkar, Raghu Tukaram Balwadkar and said land is allotted to Babu Barku Balwadkar and therefore name of Babu Barku Balwadkar is mutated on the said land and name of others co-owners were deleted from the said land.
- 6) On perusal of Mutation Entry bearing No.2666, dated- 01.10.1993, it appears that Late Baburao Barku Balwadkar died on 15.09.1993 leaving behind his legal heirs Wife- Sakhubai Baburao Balwadkar, sons- Chintaman Baburao Balwadkar, Bhausaheb Baburao Balwadkar, Daughter-Sou.Bhimabai Mahadu Gawali, Late Gajaraba Baburao Balwadkar and therefore their names were mutated on the said land.
- 7) On perusal of Mutation Entry bearing No.5567, dated- 11.06.2005, it appears that Late Drupadabai alias Lahanubai Shripati Dalvi died on 02.09.1984 leaving behind her legal heir son- Shri Chintaman Shripati Dalvi and therefore his name is mutated on the said land.
- 8) On perusal of Mutation Entry bearing No.5875, dated- 11.09.2006, it appears that by Release Deed dated- 08.09.2006, Gangubai Sopan Sakure Release her said land rights in the favour of the other co-owners namely Vishnu Kashinath Balwadkar, Chintaman Baburao Balwadkar, Bhausaheb Baburao Balwadkar, Ramdas Damu Balwadkar, Dattatray Damu Balwadkar, Suresh Damu Balwadkar, Sunil Damu Balwadkar, Machindra Gajanan Balwadkar, Anil Kashinath Balwadkar, Laxman Gajanan Balwadkar by Release Deed dated-08.09.2006, Sr.No.6455/2006 and therefore name of Gangubai Sopan Sakure is deleted from the said land.
- 9) On perusal of Mutation Entry bearing No.7483, dated- 01.08.2012, it appears that by Release Deed dated- 23.07.2012, Chintaman Shripati Dalvi Released his said land rights in the favour of other co-owners namely Laxman Gajanan Balwadkar, Chintaman Baburao Balwadkar, Ramdas Damu Balwadkar, Anil Kashinath Balwadkar by Release Deed dated- 23.07.2012, Sr.No.6409/2012 and therefore name of Chintaman Shripati Dalvi is deleted from the said land.

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- 10) On perusal of Mutation Entry No.8176, dated- 08.06.2015, it appears that, Sakhubal Baburao Balwadkar, Chintaman Baburao Balwadkar, Shobhana Chintaman Balwadkar, Sou. Alka Chintaman Balwadkar, Gayatri Kishore Bodke, Rohidas Chintaman Balwadkar, Bhausahab Baburao Balwadkar, Mangal Bhausahab Balwadkar, Somnath Bhausahab Balwadkar, Gauri Bhausahab Balwadkar, Bhimabai Mahadu Gawali, Parubai Damu Balwadkar, Ramdas Damu Balwadkar, Rupesh Ramdas Balwadkar, Durga Ramdas Balwadkar, Trupti Manoj Taras, Priti Ramdas Balwadkar, Dattatraya Damu Balwadkar, Akash Dattatraya Balwadkar, Shivani Dattatraya Balwadkar, Sunita Dattatraya Balwadkar, Suchita Prashant Vedhe, Suresh Damu Balwadkar, Akshda Suresh Balwadkar, Sandesh Suresh Balwadkar, Anjana Suresh Balwadkar, Sunil Damu Balwadkar, Sahil Sunil Balwadkar, Tanmay Sunil Balwadkar, Swati Sunil Balwadkar, Nanda Dashrath Bhintade, Chandrabhaga Arun Vedhe, Tarabai Gajanan Balwadkar, Laxman Gajanan Balwadkar, Pratiksha Laxman Balwadkar, Tulsabai Laxman Balwadkar, Pragati Dhanjay Lonkar, Adinath Laxman Balwadkar, Machindra Gajanan Balwadkar, Akshay Machindra Balwadkar, Ankita Machindra Balwadkar, Sangeeta Machindra Balwadkar, Ashwini Machindra Balwadkar, Janabai Kashinath Balwadkar, Anil Kashinath Balwadkar, Harshada Anil Balwadkar, Ajinkya Anil Balwadkar, Sunanda Anil Balwadkar, Vishnu Kashinath Balwadkar, Jay Vishnu Balwadkar, Sunita Vishnu Balwadkar, Vanita Raghunath Dhankude and Onkar Balasaheb Dabhade sold their land bearing S.No.45/4/1 admeasuring area 00 Hector 48.5 R to Xrbia Developers Ltd. by Sale Deed and Power of Attorney dated-28.11.2013, which is registered in the office of Sub Registrar Havell No.19 at **Sr.No.12255/2013 and 12257/2013**
- 11) On perusal of **Confirmation Deed** dated-28.11.2013, **Reg. at Sr.No.12932/2013**, it appear that, Bhausahab Baburao Balwadkar has given consent for his share of admeasuring area 00 Hector 4 R and Sale Deed and Power of Attorney dated-28.11.2013, Reg.No.12255/2013 and 12257/2013 which is registered between Xrbia Developers Ltd. and Sakhubal Baburao Balwadkar and others.
- 12) On perusal **Mutation entry No. 8907, dated 28/08/2018**, this mutation entry is cancelled by Circle Officer. As per Agreement to Exchange Deed and Power of Attorney dated-18.11.2015, it appears that, Xrbia Developers Ltd. agreed to transfer their land bearing S.No.45/4/1, admeasuring area 7437.92 Sq.ft. i.e. 691 Sq. Mtrs. to Nahar Homes LLP. and Nahar Homes LLP. agreed to transfer their land bearing S.No.45/10(p) admeasuring area 1070.05 Sq. ft. i.e. 99.41 Sq. Mtrs. and

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S.No.45/11/1 admeasuring area 6367.87 Sq. ft. i.e. 591.58 Sq. Mtrs. by Agreement to Exchange Deed and Power of Attorney dated- 18.11.2015 which is registered in the Office of Sub Registrar Haveli No.15 at Sr.No.10732/2015 and 10733/2015, dated- 18.11.2015.

- 13) According to **Conveyance Deed** dated- 08.12.2016, It appear that, Nahar Homes LLP. has transfered their amenities space area admeasuring area 2599.62 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.3 area admeasuring 347.87 Sq.mtr., 2)Survey No.45, Hissa No.4/2/2 area admeasuring 254.40 Sq.mtr., 3)Survey No.45, Hissa No.4/1 area admeasuring 307.42 Sq.mtr., 4)Survey No.45, Hissa No.10 area admeasuring 587.28 Sq.mtr. 5)Survey No.45, Hissa No.11/1 area admeasuring 535.63 Sq.mtr. 6)Survey No.45, Hissa No.12 area admeasuring 285.43 Sq.mtr. 7)Survey No.45, Hissa No.13 area admeasuring 281.59 Sq.mtr. and for 12 Meter D.P. Road admeasuring area 283.23 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.2 area admeasuring 72.04 Sq.mtr. 2)Survey No.45, Hissa No.3 area admeasuring 100.68 Sq.mtr. 3)Survey No.45, Hissa No.4/2/2 area admeasuring 49.72 Sq.mtr. 4)Survey No.45, Hissa No.4/1 area admeasuring 60.79 Sq.mtr. and for 30 mtrs. D.P. Road admeasuring area 795.98 sq.mtrs. from land bearing Survey No.45, Hissa No.5, all total admeasuring area 3678.83 sq.mtrs. to **Pune Municipal Corporation** by Conveyance Deed dated-08.12.2016 which is registered in the Office of Sub Registrar Haveli-16 at Sr.No.9643/2016

- 14) According to Confirmation Deed to Exchange Deed dated 20.01.2020, It appear that, Nahar Homes LLP has exchanged their land admeasuring area 691 Sq.mtrs. with Xrbla Developers Ltd. by Agreement to Exchange Deed and Power of Attorney dated- 18.11.2015, Reg.No.10732/2015 and 10733/2015, the said transaction has been confirmed by the both the parties by Confirmation Deed dated 20.01.2020, Reg. No. 1286/2020. (S.No.45/4/1)

- 15) On perusal of **Agreement for Sale and Power of Attorney** dated- 01.02.2021, It appear that, Xrbla Developers Ltd. and with the consent of Shivshankar Dnyanoba Balwadkar and others has agreed to transferred their rights of land bearing 1) S.No. 45/2, admeasuring area 2559.40 Sq. Mtr., 2) S.No. 45/3, admeasuring area 2380.54 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 926.66 Sq. Mtr., 4) S.No. 45/11/1, admeasuring area 1575.52 Sq. Mtr., 5) S.No. 45/10, admeasuring area 1391.36 Sq. Mtr., 6) S.No. 45/12, admeasuring area 622.23 Sq. Mtr., 7) S.No. 45/13, admeasuring area 383.52 Sq. Mtr. and 8) S.No. 45/4/1, admeasuring area 1128.53 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021,

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which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1225/2021 and 1226/2021.**

16) On perusal of **Agreement for Sale and Power of Attorney** dated-02.02.2021, it appear that, Nahar Homes LLP has agreed to transferred their rights of sanction Layout Plot No. 4 land bearing 1) S.No. 45/2, admeasuring area 568.83 Sq. Mtr., 2) S.No. 45/3, admeasuring area 344.75 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 157.14 Sq. Mtr., 4) S.No. 45/4/1, admeasuring area 159.26 Sq. Mtr. 5) S.No. 45/10, admeasuring area 263.06 Sq. Mtr., 6) S.No. 45/11/1, admeasuring area 261.56 Sq. Mtr., 7) S.No. 45/12, admeasuring area 141.25 Sq. Mtr., 8) S.No. 45/13, admeasuring area 156.58 Sq. Mtr. and 8) S.No. 45/14/1, admeasuring area 55.99 Sq. Mtr., and area of High Density Housing land bearing 1) S.No. 45/2, admeasuring area 463.71 Sq. Mtr., 2) S.No. 45/3, admeasuring area 239.63 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 52.03 Sq. Mtr. and 4) S.No. 45/4/1, admeasuring area 54.15 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-02.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1266/2021 and 1267/2021.**

17) According to Sale Deed dated -08.04.2022, it appear that, **NAHAR HOMES LLP** has sold total admeasuring area 2917.94 Sq.mtrs. to Purchaser **NAHAR BROTHERS REALTORS PRIVATE LIMITED** which was agreed to sale by Agreement to Sale dated 02.02.2021, Reg. No. 1266/2021 by Sale dated- 08.04.2022, which is registered in the office of Sub Registrar Haveli No.4 at Reg. No.5007/2022.

### 9) HISTORY OF S.NO.45/4/2/1

- 1) On personal of Mutation entry No.390, dated-15.06.1941, It appear that, Mr. Ganpat Gopala Balwadkar died on 6/04/1940, leaving behind his legs heirs sons- Tukaram and Barku Ganpat Balwadkar and grandson- Yashwant Kushaba represented by his mother Anusya. Accordingly the effect was given to the record of rights of the said land, anewari to the extent of 1/3<sup>rd</sup> each was also recorded.
- 2) On personal of Mutation entry No.781, dated- 06/01/1970, it appear that, Late Barku Ganpat Balwadkar died on 07/08/1966, leaving behind his legal heirs sons-Mr. Babu, Damu, Gajanan and Kashinath Barku Balwadkar, two married daughters-Mrs. Lahanubai Shripati Dalvi and Mrs. Gangubai Sopan Sakure. Accordingly the effect was given to the record of rights of the said land.

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- 3) On personal of Mutation entry No.842, dated-01.01.1974, it appear that, Late Tukaram Ganpat Balwadkar died on year 1966, leaving behind his legal heirs sons- Mr. Bhiku, Bandu, Raghu and Bahiru Tukaram Balwadkar and married daughter-Mrs. Mathubai Bajirao Wable and Sundrabai Bhausahab Urit, the other daughter Sundrabai Urit expired prior to 1966, i.e. during the life time of the father and therefore, her name was not recorded. Accordingly, the effect was given to the record of right of the said land.
- 4) On personal of Mutation entry No.843, dated-01.01.1974, it appear that, That the above said owners mutually confirmed partition and actual independent and separate cultivation which took place earlier for a considerable period of time. In the said partition, Survey no.45/4, was divided into three parts i.e. Survey no.45/4/1, adm. 1 Acre 08 Gunthas, allotted to the share of Babu Barku Balwadkar, Survey no.45/4/2/1, adm. 24 R allotted to the share of Bhika Tukaram Balwadkar and Survey no. 45/4/2/2, admeasuring 00 Hectares 24 R was allotted to share of Mr.Bandu Tukaram Balwadkar.
- 5) On personal of Mutation entry No.1940, dated-13.07.1990, it appear that, Late Bhika Tukaram Balwadkar died on 31.07.1984, leaving behind his legal heirs sons-Mr. Sawalaram, Sadashiv, Rajaram, Parshuram and Ranganath Bhika Balwadkar and two married daughters-Mrs. Kamal Devram Rakshe and Mrs. Venubai Ramdas Wable and therefore name of his legal heirs were mutated on the land bearing S.No.45/4/2/1.
- 6) On personal of Mutation entry No.1941, dated-13.07.1990, it appear that, Late Parshuram Bhikoba Balwadkar died on dated-30.11.1989, leaving behind his legal heirs son- Dhananjay Parshuram Balwadkar, Sachin Parshuram Balwadkar, daughter- Kundan Parshuram Balwadkar and wife- Nalini Parshuram Balwadkar and therefore their names were mutated on the said land.
- 7) On perusal of **Development Agreement and Power of Attorney** dated- 25.04.2005, It appear that, the landowners Mr. Sawalaram Bhikoba Balwadkar, Sadashiv Bhikoba Balwadkar, Rajaram Bhikoba Balwadkar, dead Parshuram legal heirs Nalini Parshuram Balwadkar and others and Ranganath Bhikoba Balwadkar and others has transferred their development rights by Development Agreement and Irrevocable General Power of Attorney dated 25.04.2005, in favour of Pankaj Real Estate Projects Pvt. Ltd. which documents have been registered in the office of the Sub-Registrar, Havell no.15, Pune at **Sr.No.3147/2005 and 3148/2005**. S.No.45/4/2/1 for admeasuring area 00 Hector 24 R.

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- 8) On perusal of **Joint Venture Agreement** dated- 20.10.2006, it appear that, Pankaj Real Estates Projects Pvt. Ltd. has transferred their development rights of said land admeasuring area 00 Hector 24 R in favour of Eiffel Infocity Pvt. Ltd. (Eiffel Developers and Realtors Ltd.) by Joint Venture Agreement dated-20.10.2006, which is registered in the Office of Sub Registrar Havelli at **Sr.No.7934/06**.
- 9) On perusal of **Developments Rights Assignment Deed and Power of Attorney** dated- 29.01.2008, it appear that, Pankaj Real Estates Projects Pvt. Ltd. with the consent of Savlaram Bhikoba Balwadkar and others transferred their development rights of said land admeasuring area 00 Hector 24 R in favour of Eiffel Developers and Realtors Ltd. by **Developments Rights Assignment Deed and Power of Attorney** dated- 29.01.2008, which is registered in the Office of Sub Registrar Havelli at **Sr.No.845/08 and 846/2008**.
- 10) On perusal of Mutation Entry No.7246, dated- 18.11.2011, as per Conveyance Deed dated-03.10.2011, it appear that, Savlaram Bhikoba Balwadkar and others through their Power of Attorney holder Pankaj Real Estate Projects Pvt. Ltd. through their Power of Attorney holder Eiffel Developes and Realtors Ltd. sold their said land admeasuring area 00 Hector 24 R to Eiffel Developers and Realtors Ltd. by **Conveyance Deed** dated-03.10.2011, which is registered in the Office of Sub Registrar Havelli No.17 at **Sr.No.10777/2011** and therefore name of the Purchaser Eiffel Developers and Realtors Ltd. is mutated on the land bearing S.No.45/4/2/1.

## 10) HISTORY OF S.NO.45/14/1

- 1) On perusal of Mutation entry bearing no.533, dated-27/09/1952, it appear that, Khandu Dagadu Balwadkar died on 11/03/1952, leaving behind his legal heir's widow Venubai Khandu Balwadkar and brother Pandu Dagadu Balwadkar.
- 2) On perusal of Mutation entry bearing no.1885, dated 23/03/1990, it appear that, Pandurang Dagdu Balwadkar died 25 years before, leaving behind his legal heirs son- Chindha, Balasheb, widwo Parubai, daughter Ulhasabai Namdev Pawar, Babubai Maruti Sutar, Fulabai Hiranman Harpale.
- 3) On perusal of Mutation entry bearing no.2128, dated 13/03/1991 it appear that, Ramu Kondiba Shinde, Shivram Ramu Shinde purchased the said land admeasuring area 00 Hector 1 R from Venubai Khandu Balwadkar, Smt. Parubai, Chindha, Balu Pandurang Balwadkar, Ulhasabai N. Pawar, Maruti Sadhu Sutar, Smt. Babubai Maruti Sutar, Smt. Fulabai Nathu Galkwad, Dattatray Hanmant Tapkir, C. Shamsuddin vide Sale

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**Deed dated-4/12/1989 and accordingly the land divided 45/14/1 area 01 Hector 46 R with owner and 45/14/2 R to the Purchaser.**

- 4) On perusal of Mutation entry bearing no.2129, dated-13/01/1991, it appear that, Abhay P. Shende and Parshuram D. Shende purchased the said land admeasuring area 00 Hector 1.5 from Venubai Khandu Balwadkar, Smt. Parubai, Shri Chindha, Balu Pandurang Balwadkar, Ulhasabai N. Pawar, Maruti Sadhu Sutar, Smt. Babubai Maruti Sutar, Smt. Fulabai Nathu Gaikwad, Dattatray H. Tapkir, C. Shamsuddin vide Sale Deed dated- 01/01/1990 and accordingly the land was divided 45/14/1 area 01 Hector 44.5 R was allotted with owner and 45/14/3 was allotted to the Purchaser.
- 5) On perusal of Mutation entry bearing no.2130, dated-13/03/1991, It appear that, Uddhav Maruti Pawar purchased the said land admeasuring area 00 Hector 1 R from Venubai Khandu Balwadkar, Smt Parubai, Shri Chindha, Balu Pandurang Balwadkar, Ulhasabai N. Pawar, Maruti Sadhu Sutar, Smt. Babubai Maruti Sutar, Smt. Fulabai Nathu Gaikwad, Dattatray H. Tapkir, C. Shamsuddin vide Sale Deed dated- 01/01/1990 and accordingly the land divided 45/14/1 area 1 Hector 43.5 R was allotted with owner and 45/14/4 was allotted to the Purchaser.
- 6) On perusal of Mutation entry bearing no.2382, dated- 23/12/1991, It appear that, Shri C. P. Mohandas purchased the said land admeasuring area 00 Hector 10 from Venubai Khandu Balwadkar, Parubai Pandu Balwadkar, Chindha Pandu Balwadkar, Ulhasabai G. Pawar, Maruti Sadhu Sutar, Babubai Maruti Sutar, Smt Fulabai Nathu Gaikwad, Mohanabai Nathu Gaikwad, Dattatray Hanumant Tapkir, C. Shamsuddin vide sale deed dated- 21/02/1989, registered at Sr. no.3290, and accordingly due to this sale deed the land was divided in two parts i.e. 45/14/5 area 10 R and 45/14/1 area 1 Hector 42.5 R remained with the owners only.
- 7) On perusal of Mutation entry bearing no.2810, dated 19/10/1994, It appear that, Sou Savita Prakash Bendre purchased the portion of the said land admeasuring area 00 Hector 2 R from Venubai Khandu Balwadkar, Parubai Pandu Balwadkar, Chindha Pandu Balwadkar, Ulhasabai G. Pawar, Maruti Sadhu Sutar, Babubai Maruti Sutar, Smt. Fulabai Hiran Harpale vide Sale Deed dated- 05/08/1993.
- 8) On perusal of Mutation entry bearing no.3658, dated-06/11/1997, it appear that, Shri Aslam Khatib purchased the portion of the said land admeasuring area 00 Hector 8.5 R from Venubai Khandu Balwadkar, Parubai Pandu Balwadkar, Chindha Pandu Balwadkar, Ulhasabai G. Pawar, Maruti Sadhu Sutar, Babubai Maruti Sutar, Smt. Fulabai Nathu Gaikwad, Mohanabai Nathu Gaikwad, Dattatray Hanumant Tapkir, C.

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Shamsuddin vide Sale Deed dated-15/09/1994, registered at Sr. No. 5694.

- 9) On perusal of Mutation entry bearing no.3659, dated 06/11/1997, it appear that, Shri Krushna Sontakke purchased the portion of the said land admeasuring area 00 Hector 9 R from Venubai Khandu Balwadkar, Parubai Pandu Balwadkar, Chindha Pandu Balwadkar, Ulhasabai G Pawar, Maruti Sadhu Sutar, Babubai Maruti Sutar, Smt Fulabai Nathu Gaikwad, Mohanabai Nathu Gaikwad, Dattataray Hanumant Tapkir, C Shamsuddin vide sale deed dated 15/09/1994 registered at Sr. no. 5693.
- 10) On perusal of Mutation entry bearing no.3660 dated 06/11/1997 it appears that Shri C. Mussa purchased the portion of the said land admeasuring area 00 Hector 4.5 from Venubai Khandu Balwadkar, Parubai Pandu Balwadkar, Chindha Pandu Balwadkar, Ulhasabai G Pawar, Maruti Sadhu Sutar, Babubai Maruti Sutar, Smt Fulabai Nathu Gaikwad, Mohanabai Nathu Gaikwad, Dattataray Hanumant Tapkir, C. Shamsuddin vide sale deed dated 15/09/1994. registered at Sr. no.5692.
- 11) On perusal of Mutation entry bearing no.3661, dated 06/11/1997 it appear that, Shri C. Panchpageshan purchased the portion of the said land admeasuring area 00 Hector 9 R from Venubai Khandu Balwadkar, Parubai Pandu Balwadkar, Chindha Pandu Balwadkar, Ulhasabai G Pawar, Maruti Sadhu Sutar, Babubai Maruti Sutar, Smt Fulabai Nathu Gaikwad, Mohanabai Nathu Gaikwad, Dattataray Hanumant Tapkir, C. Shamsuddin vide sale deed dated 15/09/1994 registered at Sr. no.5695.
- 12) On perusal of Mutation entry bearing no.3761, dated 24/11/1997 It appear that, Sou Nanda Digamber Dhaktonde purchased the portion of the said land admeasuring area 00 Hector 2 R from Venubai Khandu Balwadkar, Parubai Pandu Balwadkar, Chindha Pandu Balwadkar, Ulhasabai G. Pawar, Maruti Sadhu Sutar, Babubai Maruti Sutar, Smt Fulabai Hiranman Harpale vide Sale Deed dated- 20/09/1993 at Sr.no.3634/1993.
- 13) On perusal of Mutation entry bearing no.4596, dated 15.12.1999, it appear that, Suman Ramrao Suknake purchased the portion of the said land admeasuring area 00 Hector 2 R from Venubai Khandu Balwadkar, Parubai Pandu Balwadkar, Chindha Pandu Balwadkar, Ulhasabai G. Pawar, Maruti Sadhu Sutar, Babubai Maruti Sutar, Smt Fulabai Hiranman Harpale vide Sale Deed dated- 29.06.1999, at Sr.no.5864/1995.
- 14) On perusal of Mutation entry bearing no.5196, dated 13/01/2003, it appear that, Smt. Mohanabai Nathu Gaikwad filed an application that their mother Venubai Khandu Balwadkar died on 1/1/2002, leaving

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- behind her legal heirs daughter- Fulabai Nathu Gaikwad, Smt. Mohanabai Nathu Gaikwad, Yashodabai @ Kalabai Hanumant Tapkir died on 23/02/1988 her legal heirs Duttaray H. Tapkir, accordingly it was taken on record.
- 15) On perusal of Mutation entry bearing no. **5269**, dated 17.09.2003, it appear that, Meena Rustum Tadvı purchased the portion of the said land admeasuring area 00 Hector 1.5 R from Panchpageshan vide Sale Deed dated-13.10.1995, at Sr.no.8822/1995.
- 16) On perusal of **Development Agreement and Power of Attorney** dated- 12.01.2005, it appears that, landowners Mr. Krishna Sontakke through his Power of Attorney holder C. Shamshuddin transferred his development rights by Development Agreement and Power of Attorney dated-12.01.2005 to Pankaj Real Estate Projects Pvt. Ltd. by Development Agreement and Power of Attorney dated- 12.01.2005, which is registered at **No.276/2005 and 277/2005** regarding land bearing S.No.45/14/1 admeasuring area 00 Hector 09 R.
- 17) On perusal of **Development Agreement and Power of Attorney** dated- 04.02.2005, It appears that, G. Panchpageshan transferred his development rights by Development Agreement and Power of Attorney dated- 04.02.2005, land bearing S.No.45/14/1 area admeasuring 00 Hector 7.5 R to Pankaj Real Estate Projects Pvt. Ltd. by Development Agreement and Power of Attorney dated- 04.02.2005, which is registered at **No.962/2005 and 963/2005**.
- 18) On perusal of **Development Agreement and Power of Attorney** dated- 06.04.2005, it appear that, landowner Mr. Khatib transferred his development rights of land bearing S.No.45/14/1 area admeasuring 00 Hector 8.5 R to Pankaj Real Estate Projects Pvt. Ltd. by Development Agreement and Power of Attorney dated- 06.04.2005, which is registered at **No.2780/2005 and 2781/2005**.
- 19) On perusal of **Development Agreement and Power of Attorney** dated- 20.10.2005, It appears that, landowner Savita Bendre transferred her development rights by Development Agreement and Power of Attorney dated- 20.10.2005 land bearing S.No.45/14/1 area admeasuring 00 Hector 2 R to Pankaj Real Estate Projects Pvt. Ltd. by Development Agreement and Power of Attorney dated- 20.10.2005, which is registered at **No.6627/2005 and 6628/2005**.
- 20) On perusal of **Development Agreement and Power of Attorney** dated- 25.10.2005, It appears that, landowner Nanda Dhaktonde transferred her development rights by Development Agreement and

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Power of Attorney dated- 25.10.2005 land bearing S.No.45/14/1 area admeasuring 00 Hector 2 R to Pankaj Real Estate Projects Pvt. Ltd. by Development Agreement and Power of Attorney dated- 25.10.2005, which is registered at No.6701/2005 and 6702/2005.

- 21) On perusal of **Joint Venture Agreement** dated- 20.10.2006, It appear that, Pankaj Real Estates Projects Pvt. Ltd. has transferred their development rights of said land admeasuring area 00 Hector 29 R In favour of Eiffel Infocity Pvt. Ltd. (Eiffel Developers and Realtors Ltd.) by Joint Venture Agreement dated-20.10.2006, which is registered in the Office of Sub Registrar Haveli at **Sr.No.7934/06**.
- 22) On perusal of **Development Rights Assignment Deed and Power of Attorney** dated-29.01.2008, it appears that, Pankaj Real Estates Projects Pvt. Ltd. with the consent of 1)Shrikrishna Sontakke for area admeasuring 00 Hector 9 R, 2)Savita Bendre for area admeasuring 00 Hector 2 R, 3)Mr. Khatib for area admeasuring 00 Hector 8.5 R, 4) Mr. Panchpageshan for area admeasuring 00 Hector 7.5 R, 5) Mrs. Nanda Dhaktonde for area admeasuring 00 Hector 2 R has transferred their development rights in favour of Eiffel Developers and Realtors Ltd. by Development Rights Assignment Deed and Power of Attorney dated-29.01.2008, at **Sr. No.845/08 and 846/2008**, of S.No.45/14/1 for area admeasuring 00 Hector 29 R.
- 23) On perusal of Mutation Entry No.7118, dated-18.07.2011, as per Conveyance Deed dated- 02.06.2011, It appears that, Shrikrushna Sontakke, Savita Prakash Bendre, Aslam Khatib, G. Panchpageshan, Nanda Dhaktonde through their Power of Attorney holder Eiffel Developers and Realtors Ltd. and others co-owners sold their land bearing S.No.45/14/1 area admeasuring 00 Hector 29 R to Nahar Homes LLP. vide Conveyance deed **Sr.No.4600/2012**, dated-02.06.2011 and therefore name of the Purchaser Nahar Homes LLP. is mutated on the land bearing S.No.45/14/1.
- 24) On perusal of **Sale Deed** dated-25.10.2016, It appears that, D.S. Kulkarni Developers Ltd. has sold their land admeasuring area 01 Hector 6.50 R to Xrbia Developers Ltd. by Sale Deed dated-25.10.2016 which is registered in the office of Sub Registrar Haveli No.13 at **Sr.No.7885/2016** and therefore name of the Purchser is mutated on the land bearing S.No.45/14/1.
- 25) On perusal of **Mortgage Deed and Reconveyance of Mortgage Deed** dated- 25.03.2008 and 19.04.2011, it appear that, Eiffel Developers and Realtors Ltd. availed loan from Housing and Urban Development Corporation Limited on S.No.44/5 and others by Mortgage Deed dated-

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29.03.2008 at Sr.No.2908/2008 and paid by Reconveyance of Mortgage Deed dated-19.04.2011, at Sr.No.3876/2011.

26) On perusal of copy of Exchange Deed and Power of Attorney dated-10.05.2019, it appears that, Xrbia Developers Ltd. has transferred their land bearing 1)S.No.45/14/1, admeasuring area 00 Hector 12.71 R, 2)S.No.45/13, admeasuring area 00 Hector 5.22 R, 3)S.No.45/12, admeasuring area 00 Hector 4 R and 4)S.No.45/11/1, admeasuring area 00 Hector 03 R, i.e. total admeasuring area 00 Hector 24.93 R to Mr. Shivshankar Dnyanoba Balwadkar, Mrs. Varsha Shivshankar Balwadkar, Mr. Vishal Shivshankar Balwadkar and Mr. Tushar Shivshankar Balwadkar and against said land the landowners Mr. Shivshankar Dnyanoba Balwadkar, Mrs. Varsha Shivshankar Balwadkar, Mr. Vishal Shivshankar Balwadkar and Mr. Tushar Shivshankar Balwadkar has transferred their land bearing S.No.45/10, admeasuring area 00 Hector 24.93 R to Xrbia Developers Ltd. by Exchange Deed and Power of Attorney dated-10.05.2019, at Sr.No.7591/2019 and 7594/2019.

27) On perusal of Mutation Entry No. 8915, dated 06/02/2019, it appears that, as per order of Sub Divisional Officer, Maval-Mulashi, Pune, bearing order No. Criminal/Kavi/583/2018, dated 08/06/2018 and Notification of Maharashtra Government Home Department Extraordinary Part Four B, Extraordinary No. 120 to 121, dated 05/05/2018, on property of D.S.Kulkarni and others forfeiture charge of Maharashtra Depositors Protection Act, 1999 (Financial Institute) is mutated on the other right column of Survey No. 45/14/1.

28) However, Xrbia Developers Ltd. has filed MPID Misc. Appln. No.48/2019 against above mentioned mutation entry No. 8915, dated 06/02/2019 and same is decided on 07.10.2021 by Honorable Additional Sessions Judge, Pune and said land bearing S. No. 45/14/1 is release from attachment Notification No. EOF-1217/C.R.646/Pol-13 dated 05.05.2018, Sr. No. In Notification 06 and 07.

### **29) Joint Development Agreement:-**

1. By and under a Joint Development Agreement dated December 24, 2021 registered at Serial No. 14451 of 2021 (i) Xrbia Developers Limited through its authorized signatory Kishore Pandurang Hindgaonkar, (ii) Nahar Brothers Realtors Private Limited represented through its authorized signatory Rahul Rasiklal Nahar granted development rights in respect of Property 1 and property 2 as mentioned in the Schedule hereinbelow in favour of Kasturi Spaces Private Limited through its authorized signatory Bharat Agarwal, for the consideration and on the terms and conditions contained therein.
2. By and under a Power of Attorney dated December 24, 2021 registered at Serial No. 14452 of 2021 (i) Xrbia Developers Limited through its authorized signatory Kishore Pandurang Hindgaonkar, (ii) Nahar Brothers

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Realtors Private Limited represented through its authorized signatory Rahul Rasiklal Nahar granted various powers in respect of Property No. 1 and Property No. 2 as mentioned in the Schedule hereinafter in favour of Kasturi Spaces Private Limited through its authorized signatory Bharat Agarwal, on the terms and conditions contained therein.

## SCHEDULE

### Description of the Property No. 1

All that pieces or parcels of land or ground bearing following Survey Nos. situate, lying and being at Village Balewadi, Taluka Haveli, District Pune

Sr. No.	Survey No.	Area (sq.mtrs)
1	45/2	1,065.44
2	45/3	1,718.08
3	45/4/1	1,090.18
4	45/4/2/1	292.72
5	45/4/2/2	631.83
6	45/10	1,969.52
7	45/11/1	1,605.28
8	45/12	1,138.24
9	45/13	769.85
10	45/14/1	3425.02
	Total	13706.16

### Description of the Property No. 2

All that pieces or parcels of land or ground bearing following Survey Nos. situate, lying and being at Village Balewadi, Taluka Haveli, District Pune

Sr. No.	Survey No.	Area (sq.mtrs)
1	45/2	3,491.17
2	45/3	2,725.29
3	45/4/1	1,287.79
4	45/4/2/1	.....
5	45/4/2/2	1,192.88
6	45/10	1,654.42
7	45/11/1	1,837.09
8	45/12	1,140.53
9	45/13	838.34
	Total	14167.5

All that pieces or parcels of land or ground measuring 27873.66 sq.mtrs out land bearing Survey No.45 (parts) situate, lying and being at Village Balewadi, Taluka Haveli, District Pune.

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### **30) DOCUMENTS**

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation entries of said Land.
- 3) Search report for 30 years from 1977 to 2022 taken from Sub-Registrar office at Havell.
- 4) Any other relevant title
  - 1) Public Notice dated-03.03.2008 and No Objection Certificate dated-20.03.2008 of Adv. R.N. Gambhire which is published in daily "Prabhat" news paper. (S.No.45/3)
  - 2) Public Notice dated-15.02.2011 and No Objection Certificate dated-01.03.2011 of Adv. Neelima Pandit which is published in daily "Kesari" news paper. (S.No.45/12, 45/2, 45/3, 45/4/2/1 and 45/4/2/2)
  - 3) Public Notice dated-17.02.2011 and No Objection Certificate dated-01.03.2011 of Adv. Neelima Pandit which is published in daily "Kesari" news paper. (S.No.45/13)
  - 4) Public Notice dated-17.02.2011 and No Objection Certificate dated-01.03.2011 of Adv. Neelima Pandit which is published in daily "Kesari" news paper. (S.No. 45/11/1, 45/10)
  - 5) Public Notice dated-27.04.2013 and No Objection Certificate dated-10.05.2013 of Adv. Naresh Pol which is published in daily "Kesari" news paper. (S.No.45/4/1)
  - 6) Public Notice dated-02.02.2019 and No Objection Certificate dated-10.02.2019 of Adv. Daulat Raut which is published in daily "Kesari" news paper. (S.No.45/3)
  - 7) Public Notice Published in daily Marathi newspaper "Prabhat" by Adv.Rajiv Patel of S.No.45/5 and 45/14/1.
  - 8) Public Notice no objection certificate dated-05.11.2019 by Adv.Rajiv Patel of S.No.45/5 and 45/14/1.

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- 5) Litigation if any: - Reg. Civil Suit No.264/2011, filed before Hon'ble Pune Civil Court and Writ Petition No 5983/2011 filed before Hon'ble High Court Mumbai is pending for partition and declaration against co-member of Parvatibal Pawar regarding land bearing Survey No. 45/11/1.

### 32) CHANGE NAME CERTIFICATE:

- 1) On perusal of Certificate of Registration on conversion dated-14.05.2007, it appears that, Eiffel Infocity Pvt. Ltd. company has converted into Eiffel Developers And Realtors Pvt. Ltd. by certificate of registration on conversion dated-14.05.2007.
- 2) On perusal of Certificate of Registration on conversion dated-18.12.2007, it appears that, Eiffel Developers And Realtors Pvt. Ltd company has converted into Eiffel Developers And Realtors Ltd. by certificate of registration on conversion dated-18.12.2007.
- 3) On perusal of Certificate of Registration on conversion dated-21.06.2012, it appears that, Eiffel Developers And Realtors Ltd. company has converted into Xrbia Developers Ltd. by certificate of registration on conversion dated-21.06.2012.

Date : 30.08.2022.

*Law*  
Naresh A. Pol  
Advocate

