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ADVOCATE  
Office Add- 501, 4<sup>th</sup> floor, Bonita,  
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**FORMAT-A**

To,  
MahaRERA  
PUNE.

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to all that **Plinth area admeasuring 656.23 sq.mt. and FSI admeasuring 5284.06 sq. mt. to be consumed thereon of building 7 ANSHUL** situated at Survey No. 7/4, 8/1, 8/4, 9/1, At Village- Bavdhan Bk., Taluka-Mulshi, District- Pune.

I have investigated the title of the said plot on the request of my client Deepak Vilasrao Jagtap designated partner of KARAN SANRAN ASSOCIATES, an association of persons, having its office at 501, Karan Tej Bonita, CTS No.1187/16, off Ghole Road, Shivajinagar, Pune 411005 (the said "OWNER and DEVELOPER").

- 1) Description of the Property** -Plinth area of Building 7 ANSHUL admeasuring 656.23 sq. mt. and FSI admeasuring 5284.06 sq. mt. to be consumed thereon as per Revised Commencement Certificate no. DP/BMU/Mou. Bavdhan Bk./Tal.Mulshi/S.N.7/4,8/1,8/4,9/1/Pr.Kr.1320/23-24/3024, dt.12/07/2024, of the said Project collectively admeasuring 181 Ares i.e. 18100 square metres bearing (i) Survey No. 7 Hissa No. 4 admeasuring 50 Ares, (ii) Survey No. 8 Hissa No. 1 admeasuring 8 Ares, (iii) Survey No. 8 Hissa No. 4 admeasuring 67 Ares and (iv) Survey No. 9 Hissa No. 1 admeasuring 56 Ares situate at village Bavdhan Budruk, Taluka Mulshi, District Pune and within the limits of the Gram Panchayat Bavdhan Budruk, Taluka Panchayat Samiti Mulshi and District Pune and within the jurisdiction of the Sub Registrar Haveli, Pune which is bounded by as follows:

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On or towards east	- Part of Sr. no. 9
On or towards south	- Amenity Space
On or towards west	- Part of Sr. No. 9
On or towards north	- Part of Sr. No. 8 and Ram river

as per sanction location plan.

## **2) Documents of Allotment of Plot-**

(i) Agreement for Development dated 30/4/2010, and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3952/2010, and Power of Attorney dated 30/4/2010 and registered with the office of the Sub Registrar Haveli No. 3952/2010.

(ii) Development Agreement dated 17/11/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8100/2006, read with the Supplementary Agreement dated 30/4/2010 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3954/2010 and Power of Attorney dated 17/11/2006 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8101/2006 and Power of Attorney dated 30/4/2010 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3955/2010.

(iii) Agreement for Development dated 30/4/2010, and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3952/2010 and Power of Attorney dated 30/4/2010 and registered with the office of the Sub Registrar Haveli No. 3952/2010.

(iv) Development Agreement dated 17/11/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8100/2006, read with the Supplementary Agreement dated 30/4/2010 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3954/2010 and Power of Attorney dated 17/11/2006 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8101/2006 and Power of Attorney dated 30/4/2010 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3955/2010.

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3) 7/12 issued by Talathi- Bavdhan Bk, Pune and Property card issued by Settlement Commissioner and Director of land Records, Pune.

4) Search Report for 30 years from 1993-2023.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of Owners and Developers is clear, marketable and without any encumbrances.

**3. Owners of the land-**

Survey No.	Area	Name of the Owners
7/4	50 Ares	Mr. Arun Sampatrao Patil
8/1	8 Ares	Mr. Anmol Ramesh Heda
8/4	67 Ares	Mr. Arvind Shamburao Sane (5 Ares)
		Mr. Mahindra Bansilal Lodha (9 Ares)
		Mr. Pankaj Popatlal Gadia (9 Ares)
		Mr. Vikas Shantilal Lodha (9 Ares)
		Mr. Prakash Shantilal Lodha (9 Ares)
		Mr. Jitendra Shantilal Lodha (9 Ares)
		Mr. Prashant Popatlal Gadia (9 Ares)
		Mr. Vijay Inderchand Jain (8 Ares)
9/1	56 Ares	Mrs. Saroj Ramesh Heda and Mrs. Sheela Jaykishan Jaju
<b>Total</b>	<b>181 Ares</b>	

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**4. Development Rights of the Land-**

Survey No.	Area	Name of the Developers
7/4	50 Ares	Karan Sanran Associates (AOP)
8/1	8 Ares	Karan Sanran Associates (AOP)
8/4	67 Ares	Karan Sanran Associates (AOP)
9/1	56 Ares	Karan Sanran Associates (AOP)
<b>Total</b>	<b>181 Ares</b>	

The report reflecting the flow of the title of the Owners and Developers on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date- 16/07/2024

  
ADVOCATE

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

Under the instructions from KARAN SANRAN ASSOCIATES, an association of persons, having its office at 501, Karan Tej Bonita, CTS No.1187/16, off Ghole Road, Shivajinagar, Pune 411005 through its partner Mr. Deepak Vilasrao Jagtap (the said Developer), I have caused the search and title to the said land, thereto. I have conducted search of Index-II register's from the available records in the office of Sub-Registrar Haveli No. 1 TO 27 and Index-II register's maintained at JDR office for the period of 30 years i.e. from 1992 (part) to till today.

1. **DESCRIPTION OF THE ENTIRE PROPERTY:**

- (i) All that piece and parcel of land bearing S.No. 7/4 totally admeasuring area 00 H 50 R assessed at Rs.00 Ps.08
- (ii) All that piece and parcel of land bearing S.No. 8/1 area admeasuring 00 H 6 R + Potkharaba 00H 02 R totally admeasuring 00 H 08 R assessed at Rs.00 Ps.08
- (iii) All that piece and parcel of land bearing S.No. 8/4 area admeasuring 00 H 56 R + Potkharaba 00 H 11 R totally admeasuring 00 H 67 R assessed at Rs.01 Ps.18
- (iv) All that piece and parcel of land bearing S.No. 9/1 area admeasuring 00 H 35 R + Potkharaba 00 H 21 R totally admeasuring 00 H 56 R assessed at Rs.01 Ps.47

All of the above properties are situated at Village- Bavdhan Budruk, Tal—Mulshi, Dist- Pune, within jurisdiction of Sub Registrar Taluka Haveli, Dist Pune (Herein referred to as "said Entire Property")

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#### **HISTORY OF FLOW OF TITLE OF LAND-**

a) The surname "Mali" and "Dudhale" are one and the same. The history and flow of each Survey No. and Hissa No. has been enumerated separately-

**b) Survey No. 7 Hissa No. 4-**

One Mr. Maruti Bapuji Mali and Mr. Laxman Mahadu Mali were the holders and owners of the said Survey No. 7/4 prior to the year 1941 as is reflected in the 7/12 extracts for the year 1941-42. The said Mr. Maruti Bapuji Mali expired intestate on 19/6/1964 leaving behind surviving his only son and legal heir Mr. Narayan Maruti Mali. Pursuant thereto the name of the said Mr. Narayan Maruti Mali was mutated in the revenue records pertaining to Survey No. 7/4 vide mutation entry no. 1101.

The said Mr. Laxman Mahadu Mali expired intestate on 26/1/1948 issueless and leaving behind his only legal heir Mr. Maruti Bapuji Mali (brothers son). Pursuant thereto the name of the said Mr. Laxman Mahadu Mali was deleted in the revenue records pertaining to Survey No. 7/4 vide mutation entry no. 1135.

The mutation entry no. 1178 pertains to Maharashtra State Weights and Measures Enforcement Act, 1958 and Indian Coinage Act, 1955 and is applicable to the entire village.

Pursuant to the order passed by the Tahasildar certain portions of Survey No. 7/4 was to be acquired for National Highway No. 4 and hence the said fact was noted in the other rights column in the revenue records. The same is reflected vide mutation entry no. 1198. It appears that the said portion out of Survey No. 7/4 was released from the acquisition for National Highway No. 4 and hence the remark of the fact of acquisition was deleted from the revenue records. The same is reflected vide mutation entry nos. 1370 and 1900.

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The said Mr. Narayan Maruti Mali expired intestate on 22/12/1987 leaving behind surviving his legal heirs namely (i) Mr. Rajaram Narayan Dudhale – son, (ii) Mr. Bajirao Narayan Dudhale – son, (iii) Mr. Gajanan Narayan Dudhale – son, (iv) Mrs. Sagunabai Laxman Kedari – daughter and (v) Mrs. Muktabai Rambhau Saikar – daughter. Pursuant thereto the names of the said Mr. Rajaram Narayan Dudhale, Mr. Bajirao Narayan Dudhale, and Mr. Gajanan Narayan Dudhale were mutated in the kabjedar column and the names of Mrs. Sagunabai Laxman Kedari and Mrs. Muktabai Rambhau Saikar were mutated in the other rights column in the revenue records pertaining to Survey No. 7/4 vide mutation entry no. 1652.

The said Dudhales prepared a private layout of plots of Survey No. 7/4 and sold the plots therein to various purchasers.

By a Sale Deed 22/11/1991 and registered with the office of the Sub Registrar Mulshi at serial no. 318/1991, the said Mr. Rajaram Narayan Dudhale, Mr. Vitthal Rajaram Dudhale, Mr. Bajirao Narayan Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Gajanan Narayan Dudhale, Mrs. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau Saikar and Mr. Suryakant Govind Bhalerao have absolutely sold a portion admeasuring 4.3 Ares out of Survey No. 7/4 unto and in favour of Mr. Babu Marlapalle and Mrs. Lata Babu Marlapalle for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers was mutated in the revenue records vide mutation entry no. 2221.

By a Sale Deed 22/11/1991 and registered with the office of the Sub Registrar Mulshi at serial no. 319/1991, the said Mr. Rajaram Narayan Dudhale, Mr. Vitthal Rajaram Dudhale, Mr. Bajirao Narayan Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Gajanan Narayan Dudhale, Mrs. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau Saikar and Mr. Suryakant Govind Bhalerao have absolutely sold a portion admeasuring 1.9 Ares out of Survey No. 7/4 unto and in favour of Mrs. Jyoti Janardhan Bahulikar for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 2222.



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By a Sale Deed 22/11/1991 and registered with the office of the Sub Registrar Mulshi at serial no. 320/1991, the said Mr. Rajaram Narayan Dudhale, Mr. Vitthal Rajaram Dudhale, Mr. Bajirao Narayan Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Gajanan Narayan Dudhale, Mrs. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau Saikar and Mr. Suryakant Govind Bhalerao have absolutely sold a portion admeasuring 3.7 Ares out of Survey No. 7/4 unto and in favour of Mr. Rahul Sadanand Vadalakar for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 2223.

By a Sale Deed 22/11/1991 and registered with the office of the Sub Registrar Mulshi at serial no. 321/1991, the said Mr. Rajaram Narayan Dudhale, Mr. Vitthal Rajaram Dudhale, Mr. Bajirao Narayan Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Gajanan Narayan Dudhale, Mrs. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau Saikar and Mr. Suryakant Govind Bhalerao have absolutely sold a portion admeasuring 4.3 Ares out of Survey No. 7/4 unto and in favour of Manjunath Rao and Radhika Manjunath Rao for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers was mutated in the revenue records vide mutation entry no. 2224.

By a Sale Deed 22/11/1991 and registered with the office of the Sub Registrar Mulshi at serial no. 322/1991, the said Mr. Rajaram Narayan Dudhale, Mr. Vitthal Rajaram Dudhale, Mr. Bajirao Narayan Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Gajanan Narayan Dudhale, Mrs. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau Saikar and Mr. Suryakant Govind Bhalerao have absolutely sold a portion admeasuring 4.6 Ares out of Survey No. 7/4 unto and in favour of Mr. Ganesh Krishna Kostane for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2225.

By a Sale Deed 22/11/1991 and registered with the office of the Sub Registrar Mulshi at serial no. 323/1991, the said Mr. Rajaram Narayan Dudhale, Mr. Vitthal



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Rajaram Dudhale, Mr. Bajirao Narayan Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Gajanan Narayan Dudhale, Mrs. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau Saikar and Mr. Suryakant Govind Bhalerao have absolutely sold a portion admeasuring 2 Ares out of Survey No. 7/4 unto and in favour of Mr. Rajiv Vitthal Sagade for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 2226.

By a Sale Deed 22/11/1991 and registered with the office of the Sub Registrar Mulshi at serial no. 324/1991, the said Mr. Rajaram Narayan Dudhale, Mr. Vitthal Rajaram Dudhale, Mr. Bajirao Narayan Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Gajanan Narayan Dudhale, Mrs. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau Saikar and Mr. Suryakant Govind Bhalerao have absolutely sold a portion admeasuring 8.8 Ares out of Survey No. 7/4 unto and in favour of Smt. Sudha Vinayak Ganu for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 2227.

By a Sale Deed 22/11/1991 and registered with the office of the Sub Registrar Mulshi at serial no. 325/1991, the said Mr. Rajaram Narayan Dudhale, Mr. Vitthal Rajaram Dudhale, Mr. Bajirao Narayan Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Gajanan Narayan Dudhale, Mrs. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau Saikar and Mr. Suryakant Govind Bhalerao have absolutely sold a portion admeasuring 3.3 Ares out of Survey No. 7/4 unto and in favour of Mr. Anand Rangnath Bhalerao and Mrs. Jyoti Anand Bhalerao for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers was mutated in the revenue records vide mutation entry no. 2228.

By a Sale Deed 22/11/1991 and registered with the office of the Sub Registrar Mulshi at serial no. 326/1991, the said Mr. Rajaram Narayan Dudhale, Mr. Vitthal Rajaram Dudhale, Mr. Bajirao Narayan Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Gajanan Narayan Dudhale, Mrs. Sagunabai Laxman Kedari, Mrs. Muktabai

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Rambhau Saikar and Mr. Suryakant Govind Bhalerao have absolutely sold a portion admeasuring 9.9 Ares out of Survey No. 7/4 unto and in favour of Mr. Anand Rangnath Bhalerao, Smt. Sudha Vinayak Ganu, Mrs. Lata Babu Marlapalle, Mr. Babu Marlapalle, Manjunath Rao, Mrs. Radhika Manjunath Rao, Mr. Ganesh Krishna Kostane, Mr. Rajiv Vitthal Sagade, Mrs. Jyoti Janardhan Bahulikar, Mr. Rahul Sadanand Vavdakar and Mr. Suryakant Govind Bhalerao for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers was mutated in the revenue records vide mutation entry no. 2229.

By a Sale Deed 22/11/1991 and registered with the office of the Sub Registrar Mulshi at serial no. 327/1991, the said Mr. Rajaram Narayan Dudhale, Mr. Vitthal Rajaram Dudhale, Mr. Bajirao Narayan Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Gajanan Narayan Dudhale, Mrs. Sagunabai Laxman Kedari and Mrs. Muktabai Rambhau Saikar have absolutely sold a portion admeasuring 3.5 Ares out of Survey No. 7/4 unto and in favour of Mr. Suryakant Govind Bhalerao for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers was mutated in the revenue records vide mutation entry no. 2230.

The said Mr. Bajirao Narayan Dudhale expired intestate on 30/5/1997 leaving behind his legal heirs namely (i) Mr. Harishchandra Bajirao Dudhale – son, (ii) Mr. Baba Bajirao Dudhale – son and (iii) Smt. Tahnubai Bajirao Dudhale – widow. Pursuant thereto the names of the said legal heirs was mutated in the revenue records. Since the entire 50 Ares out of the said S No. 7/4 was already sold under various sale deed as referred to in mutation entry no. 2221 to 2230 as stated above the names of the said legal heirs were deleted vide mutation entry no. 2424

By a Development Agreement dated 3/4/2006 and registered with the office of the Sub Registrar Haveli No. 13 at serial no. 3972/2006, the said Mr. Suryakant Govind Bhalerao has entrusted the exclusive development rights pertaining to the said portion admeasuring 3.5 Ares out of Survey No. 7/4 unto and in favour of Mr. Arun Sampatrao Patil for consideration and on certain terms and conditions. Pursuant to the said Development Agreement, the said Mr. Suryakant Govind

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Bhalerao has also executed a Power of Attorney dated 3/4/2006 registered with the office of the Sub Registrar Haveli No. 13 at serial no. 3973/2006 in favour of Mr. Arun Sampatrao Patil interalia vesting him several powers and authorities to develop the portion admeasuring 3.5 Ares out of Survey No. 7/4.

By a Development Agreement dated 16/4/2007 and registered with the office of the Sub Registrar Haveli No. 20 at serial no. 3704/2007, the said Mr. Rahul Sadanand Vadalakar has entrusted the exclusive development rights pertaining to the said portion admeasuring 3.70 Ares plus undivided area of 0.90 Ares total 4.60 Ares out of Survey No. 7/4 unto and in favour of Mr. Arun Sampatrao Patil for consideration and on certain terms and conditions. Pursuant to the said Development Agreement, the said Mr. Rahul Sadanand Vadalakar has also executed a Power of Attorney dated 3/4/2006 registered with the office of the Sub Registrar Haveli No. 20 at serial no. 3705/2007 in favour of Mr. Arun Sampatrao Patil interalia vesting him several powers and authorities to develop the portion admeasuring 4.6 Ares out of Survey No. 7/4.

By a Development Agreement dated 26/11/2007 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 9065/2007, the said Mr. Ganesh Krishna Kotasane has entrusted the exclusive development rights pertaining to the said portion admeasuring 4.6 Ares plus undivided area of 1.1 Ares total 5.70 Ares out of Survey No. 7/4 unto and in favour of M/s. Skam Enterprises, a registered partnership firm for consideration and on certain terms and conditions. Pursuant to the said Development Agreement, the said Mr. Ganesh Krishna Kotasane has also executed a Power of Attorney dated 26/11/2007 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 9066/2007 in favour of the partners of M/s. Skam Enterprises interalia vesting him several powers and authorities to develop the portion admeasuring 5.70 Ares out of Survey No. 7/4.

By a Development Agreement dated 28/1/2008 and registered with the office of the Sub Registrar Haveli No. 20 at serial no. 956/2008, the said Mr. Ganesh Krishna Kotasane with the consent, confirmation and directions of M/s. Skam

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Enterprises and the said M/s. Skam Enterprises have entrusted the exclusive development rights pertaining to the said portion admeasuring 4.6 Ares plus undivided area of 1.1 Ares total 5.70 Ares out of Survey No. 7/4 unto and in favour of Mr. Arun Sampatrao Patil for consideration and on certain terms and conditions. Pursuant to the said Development Agreement, the said Mr. Ganesh Krishna Kotasane has also executed a Power of Attorney dated 28/1/2008 registered with the office of the Sub Registrar Haveli No. 20 at serial no. 957/2008 in favour of Mr. Arun Sampatrao Patil interalia vesting him several powers and authorities to develop the portion admeasuring 5.70 Ares out of Survey No. 7/4.

By a Development Agreement dated 11/5/2007 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3799/2007, the said Mr. Rajiv Vitthal Sagade has entrusted the exclusive development rights pertaining to the said undivided portion admeasuring 1 Are out of Survey No. 7/4 unto and in favour of Mr. Rahul Ramesh Navgire for consideration and on certain terms and conditions. Pursuant to the said Development Agreement, the said Mr. Rajiv Vitthal Navgire has also executed a Power of Attorney dated 11/5/2007 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3800/2007 in favour of Mr. Rahul Ramesh Navgire interalia vesting him several powers and authorities to develop the portion admeasuring 1 Ares out of Survey No. 7/4.

By a Development Agreement dated 28/1/2008 and registered with the office of the Sub Registrar Haveli No. 20 at serial no. 959/2008, the said Mr. Rajiv Vitthal Sagade has with the consent, confirmation and directions of Mr. Rahul Ramesh Navgire and the said Mr. Rahul Ramesh Navgire have entrusted the exclusive development rights pertaining to the said undivided portion admeasuring 1 Are out of Survey No. 7/4 unto and in favour of Mr. Dilip Laxman Kurhadkar for consideration and on certain terms and conditions. Pursuant to the said Development Agreement, the said Mr. Rajiv Vitthal Sagade has also executed a Power of Attorney dated 28/1/2008 registered with the office of the Sub Registrar Haveli No. 20 at serial no. 960/2008 in favour of Mr. Dilip Laxman Kurhadkar interalia vesting him several

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powers and authorities to develop the portion admeasuring 1 Are out of Survey No. 7/4.

By a Development Agreement dated 13/4/2007 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3019/2007, the said Mrs. Jyoti Janardhan Bahulikar has entrusted the exclusive development rights pertaining to the said portion admeasuring 1.9 Ares plus undivided area admeasuring 1 Are total 2.9 Ares out of Survey No. 7/4 unto and in favour of Mr. Rahul Ramesh Navgire for consideration and on certain terms and conditions. Pursuant to the said Development Agreement, the said Mrs. Jyoti Janardhan Bahulikar has also executed a Power of Attorney dated 13/4/2007 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3020/2007 in favour of Mr. Rahul Ramesh Navgire interalia vesting him several powers and authorities to develop the portion admeasuring 2.9 Ares out of Survey No. 7/4.

By a Development Agreement dated 28/1/2008 and registered with the office of the Sub Registrar Haveli No. 20 at serial no. 961/2008, the said Mrs. Jyoti Janardhan Bahulikar has with the consent, confirmation and directions of Mr. Rahul Ramesh Navgire and the said Mr. Rahul Ramesh Navgire have entrusted the exclusive development rights pertaining to the said portion admeasuring 1.9 Ares plus undivided area of 1 Are total 2.9 Ares out of Survey No. 7/4 unto and in favour of Mr. Dilip Laxman Kurhadkar for consideration and on certain terms and conditions. Pursuant to the said Development Agreement, the said Mrs. Jyoti Janardhan Bahulikar has also executed a Power of Attorney dated 28/1/2008 registered with the office of the Sub Registrar Haveli No. 20 at serial no. 962/2008 in favour of Mr. Dilip Laxman Kurhadkar interalia vesting him several powers and authorities to develop the portion admeasuring 2.9 Ares out of Survey No. 7/4.

By a Development Agreement dated 11/5/2007 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3797/2007, the said Mr. Rajiv Vitthal Sagade has entrusted the exclusive development rights pertaining to the said portion admeasuring 2 Ares out of Survey No. 7/4 unto and in favour of M/s. Skam

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Enterprises, a registered partnership firm for consideration and on certain terms and conditions. Pursuant to the said Development Agreement, the said Mr. Rajiv Vitthal Sagade has also executed a Power of Attorney dated 11/5/2007 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3798/2007 in favour of the partners of M/s. Skam Enterprises interalia vesting him several powers and authorities to develop the portion admeasuring 2 Ares out of Survey No. 7/4.

By a Development Agreement dated 28/1/2008 (wrongly written as 28/11/2007) and registered with the office of the Sub Registrar Haveli No. 20 at serial no. 963/2008, the said Mr. Rajiv Vitthal Sagade with the consent, confirmation and directions of M/s. Skam Enterprises and the said M/s. Skam Enterprises have entrusted the exclusive development rights pertaining to the said portion admeasuring 2 Ares out of Survey No. 7/4 unto and in favour of Mr. Dilip Laxman Kurhadkar for consideration and on certain terms and conditions. Pursuant to the said Development Agreement, the said Mr. Rajiv Vitthal Sagade has also executed a Power of Attorney dated 28/1/2008 registered with the office of the Sub Registrar Haveli No. 20 at serial no. 964/2008 in favour of Mr. Dilip Laxman Kurhadkar interalia vesting him several powers and authorities to develop the portion admeasuring 2 Ares out of Survey No. 7/4.

By a Development Agreement dated 21/2/2008 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1494/2008, the said Mr. Suryakant Govind Bhalerao has entrusted the exclusive development rights pertaining to the said undivided portion admeasuring 0.87 Ares out of Survey No. 7/4 unto and in favour of Mr. Arun Sampatrao Patil for consideration and on certain terms and conditions. Pursuant to the said Development Agreement, the said Mr. Suryakant Govind Bhalerao has also executed a Power of Attorney dated 21/2/2008 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1495/2008 in favour of Mr. Arun Sampatrao Patil interalia vesting him several powers and authorities to develop the portion admeasuring 0.87 Ares out of Survey No. 7/4.



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By a Sale Deed dated 6/9/2008 and registered with the office of the Sub Registrar Haveli no. 2 at serial no.3105/2008, the said Smt. Sudha Vinayak Ganu, Mr. Anand Rangnath Bhalerao, Mrs. Jyoti Anand Bhalerao, Mr. Manjunath Rao, Mrs. Radhika Manjunath Rao, Mr. Babu Marlapalle and Mrs. Lata Babu Marlapalle have absolutely sold and conveyed an area admeasuring 29.43 Ares (including undivided area of 5.03 Ares) out of Survey No. 7/4 unto and in favour of Mr. Arun Sampatrao Patil for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser Mr. Arun Sampatrao Patil was mutated in the revenue records. The same is reflected vide mutation entry no. 4272.

By a Sale Deed dated 27/4/2010 and registered with the office of the Sub Registrar Haveli no. 19 at serial no. 3799/2010, the said Mrs. Jyoti Janardhan Bahulikar, Mr. Rajiv Vitthal Sagade and Mr. Ganesh Krishna Kostane as Vendors therein have with the consent, confirmation and directions of Mr. Dilip Laxman Kurhadkar as the Consenting Party therein and M/s. Skam Enterprises as the Confirming Party have collectively in terms of the various development agreements referred to above absolutely sold and conveyed an area admeasuring 11.60 Ares (including the undivided area of 4.87 Ares) out of Survey No. 7/4 unto and in favour of Mr. Arun Sampatrao Patil for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser Mr. Arun Sampatrao Patil was mutated in the revenue records. The same is reflected vide mutation entry no. 4907.

By a Sale Deed dated 20/12/2010 and registered with the office of the Sub Registrar Haveli no. 19 at serial no. 12325/2010, the said Mr. Suryakant Govind Bhalerao and Mr. Rahul Sadanand Vadalakar as Vendors therein have collectively in terms of the various development agreements referred to above absolutely sold and conveyed an area admeasuring 8.97 Ares (including the undivided area of 4.87 Ares) out of Survey No. 7/4 unto and in favour of Mr. Arun Sampatrao Patil for consideration and on certain terms and conditions. In terms of the said Sale Deed the name of the said purchaser Mr. Arun Sampatrao Patil is yet to be mutated in the revenue records.



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By an Agreement for Development dated 30/4/2010, and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3952/2010, the said Mr. Arun Sampatrao Patil as Transferor therein has with the consent and confirmation of said Mr. Mahindra Bansilal Lodha, Mr. Pankaj Popatlal Gadia, Mr. Vikas Shantilal Lodha, Mr. Prakash Shantilal Lodha, Mr. Jitendra Shantilal Lodha, Mr. Prashant Popatlal Gadia and Mr. Vijay Inderchand Jain as Consenting Party have assigned, transferred and assigned unto and in favour of M/s. Karan Sanran Associates the exclusive development rights and authority to develop the said Survey Nos. 7/4 admeasuring 50 Ares and a portion admeasuring 51 Ares out of Survey No. 8/4 for consideration and on certain terms and conditions. Pursuant thereto the said Mr. Arun Sampatrao Patil and others have also executed a Power of Attorney dated 30/4/2010 and registered with the office of the Sub Registrar Haveli No. 3952/2010 in favour of the nominees of M/s. Karan Sanran Associates inter alia vesting in them several powers and authorities pertaining to Survey Nos. 7/4 admeasuring 50 Ares and a portion admeasuring 51 Ares out of Survey No. 8/4.

c) **Survey No. 8 Hissa No. 1-**

One Mr. Maruti Bapuji Mali (8 anna), Mr. Mahadu Dharma Mali (5 pai), Mr. Tukaram Sakharam Mali (2 anna), Mr. Gopala alias Govinda Sakharam Mali (1 anna 4 pai), Mr. Rama Dhondi Mali (2anna), Mr. Krishna Nama Mali (1 anna 5 pai), Smt. Tai Soma Mali (5 pai) and Mr. Kushba Babaji Mali (5 pai) were the holders and owners of the said Survey No. 8/1 prior to the year 1929 as is reflected in the revenue records.

The said Mr. Gopala Sakharam Mali expired intestate on 27/11/1930 leaving behind his two sons and legal heirs namely (i) Mr. Raghu Govinda Mali and (ii) Mr. Keru Govinda Mali. Pursuant thereto the name of the said Mr. Raghu Govinda Mali was mutated in the revenue records pertaining to Survey No. 8/1 vide mutation entry no. 210.

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The said Mr. Krishna Nama Mali expired intestate on or about the year 1930 leaving behind his son and legal heirs namely Mr. Mahadu Krishna Mali. Pursuant thereto the name of the said Mr. Mahadu Krishna Mali was mutated in the revenue records pertaining to Survey No. 8/1 vide mutation entry no. 219.

The said Mr. Tukaram Sakham Mali expired intestate on or about the year 1936 leaving behind his son and legal heir namely Mr. Shripati Tukaram Mali. Pursuant thereto the name of the said Mr. Shripati Tukaram Mali was mutated in the revenue records pertaining to Survey No. 8/1 vide mutation entry no. 317.

The same of Mr. Ranu Soma Dagade was mutated in the revenue records and the name of Smt. Tai Soma Mali was deleted from the revenue and the same is ascertained from the 7/12 extract. As per mutation entry no. 537 the said Mr. Soma Narayan Dagade (as informed being husband of Smt. Tai Soma Mali) expired intestate on or about the year 1946 leaving behind his son Mr. Ranu Soma Dagade and hence his name was mutated in the revenue records.

The name of said Mr. Shripati Tukaram Mali expired intestate on 20/10/1951 leaving behind his son Mr. Genu Shripati Mali as his legal heir and pursuant thereto the name Mr. Genu Shripati Mali was mutated in the revenue records pertaining to Survey No. 8/1 vide mutation entry nos. 736 and 767.

The said Mr. Kushaba Babaji Mali expired intestate on 27/9/1956 leaving behind his legal heirs namely (i) Mr. Sakham Kushaba Mali – son, (ii) Mr. Laxman Kushaba Mali – son, (iii) Smt. Anusaya Moru Bhumkar – daughter and (iv) Mr. Mahadu Dharma Mali – brothers son. Pursuant thereto the names of the said Mr. Sakham Kushaba Mali (1 pai), Mr. Laxman Kushaba Mali (1 pai), Smt. Anusaya Moru Bhumkar (1 pai) and Mr. Mahadu Dharma Mali (2 pai) were mutated in the revenue records pertaining to Survey No. 8/1 vide mutation entry no. 877.

The said Mr. Rama Dhondiba Mali expired intestate on 15/11/1958 leaving behind his legal heirs namely (i) Smt. Parubai Ananta Duhane – daughter and (ii) Smt. Taibai Rama Dudhale - widow. Pursuant thereto the name of the said Smt. Taibai

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Rama Dudhale was mutated in the revenue records pertaining to Survey No. 8/1 being head of the family vide mutation entry no. 910.

The said Mr. Maruti Bapuji Mali expired intestate on 19/6/1964 leaving behind his son and legal heir namely Mr. Narayan Maruti Mali. Pursuant thereto the name of the said Mr. Narayan Maruti Mali was mutated in the revenue records pertaining to Survey No. 8/1 vide mutation entry no. 1101.

The mutation entry no. 1178 pertains to Maharashtra State Weights and Measures Enforcement Act, 1958 and Indian Coinage Act, 1955 and is applicable to the entire village.

Pursuant to the order passed by the Tahasildar certain portions of Survey No. 8/1 was to be acquired for National Highway No. 4 and hence the said fact was noted in the other rights column in the revenue records vide mutation entry no. 1198. It appears that the said portion out of Survey No. 8/1 was released from the acquisition for National Highway No. 4 and hence the remark of the fact of acquisition was deleted from the revenue records vide mutation entry nos. 1370 and 1900.

The said Mr. Sakharan Kushaba Mali expired intestate on or about the year 1970 leaving behind his legal heirs namely (i) Mr. Murlidhar Sakharan Mali – son, (ii) Mr. Tukaram Sakharan Mali – son and (iii) Smt. Tanubai Sakharan Mali – widow. Pursuant thereto the names of the said legal heirs were mutated in the revenue records pertaining to Survey No. 8/1 vide mutation entry no. 1424.

The said Mr. Mahadu Krishna Mali expired intestate on 10/10/1982 leaving behind his legal heirs namely (i) Mr. Sopan Mahadu Mali – son, (ii) Mr. Shankar Mahadu Mali – son, (iii) Mr. Kisan Mahadu Mali – son, (iv) Mr. Tukaram Mahadu Mali – son, (v) Mr. Vitthal Sadhu Mali – grandson, (vi) Mr. Shivaji Sadhu Mali – grandson, (vii) Mr. Tanaji Sadhu Mali – grandson, (viii) Mr. Balu Vitthal Sadhu Mali – grandson, (ix) Mrs. Sushilabai Shivram Vaghule – granddaughter, (x) Mrs. Muktabai Sadhu Kudale – daughter, (xi) Mrs. Rakhmabai Pandurang Gaikwad – daughter, (xii) Smt. Rangubai Sadhu Dudhale – widow of predeceased son, (xiii) Smt. Sundarabai

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Mahadu Mali – widow. Pursuant thereto the names of the said legal heirs were mutated in the revenue records pertaining to Survey No. 8/1 vide mutation entry no. 1477.

The said Mr. Sopan Mahadu Mali expired intestate on 27/12/1985 leaving behind his legal heirs namely (i) Smt. Anjanabai Sopan Mali – widow, (ii) Mr. Shantaram Sopan Mali – son, (iii) Mr. Maruti Sopan Mali – son, (iv) Mrs. Ranjanabai Bhausaheb Chakankar – daughter, (v) Mrs. Kamal Dnyaneshwar Gaikwad – daughter and (vi) Mrs. Vatsalabai Mhasku Karamalkar – daughter. Pursuant thereto the names of the said legal heirs were mutated in the revenue records pertaining to Survey No. 8/1 vide mutation entry no. 1592.

The said Mr. Narayan Maruti Mali expired intestate on 22/12/1987 leaving behind his legal heirs namely (i) Mr. Rajaram Narayan Dudhale – son, (ii) Mr. Bajirao Narayan Dudhale – son, (iii) Mr. Gajanan Narayan Dudhale – son, (iv) Mrs. Sukanabai Laxman Kedari – daughter and (v) Mrs. Muktabai Rambhau Saykar – daughter. Pursuant thereto the names of the said legal heirs were mutated in the revenue records pertaining to Survey No. 8/1 vide mutation entry no. 1652.

The said Mr. Genu Shripati Dudhale expired intestate on 26/12/1988 leaving behind his legal heirs namely (i) Mr. Devram Genu Dudhale – son, (ii) Mr. Narayan Genu Dudhale – son, (iii) Mrs. Rakhamabai Pandurang Jadhav – daughter and (iv) Mrs. Managal Hanumant Hole – daughter. Pursuant thereto the names of the said legal heirs were mutated in the revenue records pertaining to Survey No. 8/1 vide mutation entry no. 1701.

By a Sale Deed dated 12/9/1988 and registered with the office of the Sub Registrar Mulshi at serial no. 84/1988, the said Mr. Raghu Govinda Dudhale alias Mali (for self and as karta and manager of the HUF) and others have absolutely sold transferred and conveyed the said Survey No. 8/1 unto and in favour of Mr. Rajkumar Tirthram Alok for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records pertaining to Survey No. 8/1 vide mutation entry no. 1795.

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By a Sale Deed dated 10/6/1996 and registered with the office of the Sub Registrar Mulshi, the said Mr. Rajkumar Tirthram Alok has absolutely sold transferred and conveyed the said Survey No. 8/1 unto and in favour of Mr. Anmol Ramesh Heda for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records pertaining to Survey No. 8/1 vide mutation entry no. 2473.

By a Development Agreement dated 21/7/2006 and registered with the office of the Sub Registrar Haveli No. 13 at serial no. 5046/2006, the said Mr. Anmol Ramesh Heda has granted the exclusive development rights and authority to develop the said Survey No. 8/1 unto and in favour of Mr. Arun Sampatrao Patil for consideration and on certain terms and conditions. Pursuant to the Development Agreement, the said Mr. Anmol Ramesh Heda has executed a Power of Attorney dated 21/7/2006 and registered with the office of the Sub Registrar Haveli No. 13 at serial no. 5047/2006 in favour of Mr. Arun Sampatrao Patil inter alia vesting in him several powers and authorities to develop the said Survey No. 8/1.

By a Development Agreement dated 17/11/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8100/2006, read with the Supplementary Agreement dated 30/4/2010 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3954/2010, the said Mr. Arun Sampatrao Patil has with the consent and confirmation of Mr. Suryakant Govind Bhalerao, Mr. Anmol Ramesh Heda, Mrs. Saroj Ramesh Heda, Mrs. Sheela Jaykishan Jaju, Mr. Arvind Shambhuraao Sane, Mr. Mahendra Bansilal Lodha, Mr. Pankaj Popatlal Gadia, Mr. Vikas Shantilal Lodha, Mr. Prakash Shantilal Lodha, Mr. Jitendra Shantilal Lodha, Mr. Prashant Popatlal Gadia, Mr. Vijay Inderchand Jain have granted the exclusive development rights to develop 80 Ares of the said land mentioned therein comprising of the said Survey No. 8/1 unto and in favour of M/s. Karan Sanran Associates (AOP) for consideration and on certain terms and conditions. Pursuant thereto the said Mr. Arun Sampatrao Patil and others have executed a Power of Attorney dated 17/11/2006 registered with the office of the

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Sub Registrar Haveli No. 7 at serial no. 8101/2006 in favour of the nominees of M/s. Karan Sanran Associates interalia vesting in them several powers and authorities to develop the said portions of land mentioned therein comprising of the said Survey No. 8/1. Pursuant to the Supplementary Agreement the said Mr. Arun Sampatrao Patil and others have executed a Power of Attorney dated 30/4/2010 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3955/2010 in favour of the nominees of M/s. Karan Sanran Associates interalia vesting in them several powers and authorities to develop the said portions of land mentioned therein comprising of the said Survey No. 8/1.

**d) Survey No. 8 Hissa No. 4-**

One Mr. Maruti Bapuji Mali and Mr. Laxman Mahadu Mali were the holders and owners of the said Survey No. 8/4 prior to the year 1941 as is reflected in the 7/12 extracts for the year 1941-42.

The said Mr. Maruti Bapuji Mali expired intestate on 19/6/1964 leaving behind surviving his only son and legal heir Mr. Narayan Maruti Mali. Pursuant thereto the name of the said Mr. Narayan Maruti Mali was mutated in the revenue records pertaining to Survey No. 7/4 vide mutation entry nos. 1101 and 2423.

The said Mr. Laxman Mahadu Mali expired intestate on 26/1/26/1/1948 issueless and leaving behind his only legal heir Mr. Maruti Bapuji Mali (brothers son). Pursuant thereto the name of the said Mr. Laxman Mahadu Mali was deleted in the revenue records pertaining to Survey No. 7/4 vide mutation entry no. 1135.

The mutation entry no. 1178 pertains to Maharashtra State Weights and Measures Enforcement Act, 1958 and Indian Coinage Act, 1955 and is applicable to the entire village.

Pursuant to the order passed by the Tahasildar certain portions of Survey No. 8/4 was to be acquired for National Highway No. 4 and hence the said fact was noted in the other rights column in the revenue records vide mutation entry no. 1198. It appears that the said portion out of Survey No. 8/4 was released from the



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acquisition for National Highway No. 4 and hence the remark of the fact of acquisition was deleted from the revenue records vide mutation entry nos. 1370 and 1900.

The said Mr. Narayan Maruti Mali expired intestate on 22/12/1987 leaving behind surviving his legal heirs namely (i) Mr. Rajaram Narayan Dudhale – son, (ii) Mr. Bajirao Narayan Dudhale – son, (iii) Mr. Gajanan Narayan Dudhale – son, (iv) Mrs. Sagunabai Laxman Kedari – daughter and (v) Mrs. Muktabai Rambhau Saikar – daughter. Pursuant thereto the names of the said Mr. Rajaram Narayan Dudhale, Mr. Bajirao Narayan Dudhale, and Mr. Gajanan Narayan Dudhale were mutated in the kabjedar column and the names of Mrs. Sagunabai Laxman Kedari and Mrs. Muktabai Rambhau Saikar were mutated in the other rights column in the revenue records pertaining to Survey No. 8/4 vide mutation entry nos. 1652 and 2423.

The said Dudhales prepared a private layout of plots of Survey No. 8/4 and sold the plots therein to various purchasers.

By a Sale Deed 6/10/1993 and registered with the office of the Sub Registrar Mulshi at serial no. 2573/1993, the said Mr. Rajaram Narayan Dudhale, Mr. Vitthal Rajaram Dudhale, Mr. Bajirao Narayan Dudhale, Mr. Gajanan Narayan Dudhale, Mrs. Sagunabai Laxman Kedari and Mrs. Muktabai Rambhau Saikar have absolutely sold a portion admeasuring 53 Ares out of Survey No. 8/4 unto and in favour of Mr. Arvind Shamburao Sane for consideration and on certain terms and conditions. Pursuant thereto the name of the said Mr. Arvind Shamburao Sane was mutated in the revenue records vide mutation entry no. 1944 and 2000.

The said Mr. Bajirao Narayan Dudhale expired intestate on 30/5/1997 leaving behind his legal heirs namely (i) Mr. Harishchandra Bajirao Dudhale – son, (ii) Mr. Baba Bajirao Dudhale – son and (iii) Smt. Tanubai Bajirao Dudhale – widow. Pursuant thereto the names of the said legal heirs were mutated in the revenue records pertaining to Survey No. 8/4 vide mutation entry no. 2424.

By a Sale Deed 19/9/1997 and registered with the office of the Sub Registrar Mulshi at serial no. 4584/1997, the said Mr. Rajaram Narayan Dudhale, Smt.



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Tanubai Bajirao Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Babasaheb Bajirao Dudhale, Mr. Gajanan Narayan Dudhale have with the consent of Mr. Sandip Gajanan Dudhale, Mr. Rahul Gajanan Dudhale, Mrs. Rohini Kundalik Saykar, Mr. Subhada Jalinder Saykar, Mr. Sharad Hiranman Banekar, Ms. Devi Shivaji Hiverkar, Ms. Poornima Bajirao Dudhale, Smt. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau Saikar, Mr. Shankar Gajanan Dudhale and Mr. Vitthal Gajanan Dudhale, have absolutely sold a portion admeasuring 9 Ares out of Survey No. 8/4 unto and in favour of Mr. Mahindra Bansilal Lodha for consideration and on certain terms and conditions. Pursuant thereto the name of the said Mr. Mahindra Bansilal Lodha was mutated in the revenue records vide mutation entry no. 2543.

By a Sale Deed 19/9/1997 and registered with the office of the Sub Registrar Mulshi at serial no. 4585/1997, the said Mr. Rajaram Narayan Dudhale, Smt. Tanubai Bajirao Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Babasaheb Bajirao Dudhale, Mr. Gajanan Narayan Dudhale have with the consent of Mr. Sandip Gajanan Dudhale, Mr. Rahul Gajanan Dudhale, Mrs. Rohini Kundalik Saykar, Mr. Subhada Jalinder Saykar, Mr. Sharad Hiranman Banekar, Ms. Devi Shivaji Hiverkar, Ms. Poornima Bajirao Dudhale, Smt. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau Saikar, Mr. Shankar Gajanan Dudhale and Mr. Vitthal Gajanan Dudhale, have absolutely sold a portion admeasuring 9 Ares out of Survey No. 8/4 unto and in favour of Mr. Pankaj Popatlal Gadia for consideration and on certain terms and conditions. Pursuant thereto the name of the said Mr. Pankaj Popatlal Gadia was mutated in the revenue records vide mutation entry no. 2544.

By a Sale Deed 19/9/1997 and registered with the office of the Sub Registrar Mulshi at serial no. 4586/1997, the said Mr. Rajaram Narayan Dudhale, Smt. Tanubai Bajirao Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Babasaheb Bajirao Dudhale, Mr. Gajanan Narayan Dudhale have with the consent of Mr. Sandip Gajanan Dudhale, Mr. Rahul Gajanan Dudhale, Mrs. Rohini Kundalik Saykar, Mr. Subhada Jalinder Saykar, Mr. Sharad Hiranman Banekar, Ms. Devi Shivaji Hiverkar, Ms. Poornima Bajirao Dudhale, Smt. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau

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Saikar, Mr. Shankar Gajanan Dudhale and Mr. Vitthal Gajanan Dudhale, have absolutely sold a portion admeasuring 9 Ares out of Survey No. 8/4 unto and in favour of Mr. Vikas Shantilal Lodha for consideration and on certain terms and conditions. Pursuant thereto the name of the said Mr. Vikas Shantilal Lodha was mutated in the revenue records vide mutation entry no. 2545.

By a Sale Deed 19/9/1997 and registered with the office of the Sub Registrar Mulshi at serial no. 4587/1997, the said Mr. Rajaram Narayan Dudhale, Smt. Tanubai Bajirao Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Babasaheb Bajirao Dudhale, Mr. Gajanan Narayan Dudhale have with the consent of Mr. Sandip Gajanan Dudhale, Mr. Rahul Gajanan Dudhale, Mrs. Rohini Kundalik Saykar, Mr. Subhada Jalinder Saykar, Mr. Sharad Hiranman Banekar, Ms. Devi Shivaji Hiverkar, Ms. Poornima Bajirao Dudhale, Smt. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau Saikar, Mr. Shankar Gajanan Dudhale and Mr. Vitthal Gajanan Dudhale, have absolutely sold a portion admeasuring 9 Ares out of Survey No. 8/4 unto and in favour of Mr. Prakash Shantilal Lodha for consideration and on certain terms and conditions. Pursuant thereto the name of the said Mr. Prakash Shantilal Lodha was mutated in the revenue records vide mutation entry no. 2546.

By a Sale Deed 19/9/1997 and registered with the office of the Sub Registrar Mulshi at serial no. 4588/1997, the said Mr. Rajaram Narayan Dudhale, Smt. Tanubai Bajirao Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Babasaheb Bajirao Dudhale, Mr. Gajanan Narayan Dudhale have with the consent of Mr. Sandip Gajanan Dudhale, Mr. Rahul Gajanan Dudhale, Mrs. Rohini Kundalik Saykar, Mr. Subhada Jalinder Saykar, Mr. Sharad Hiranman Banekar, Ms. Devi Shivaji Hiverkar, Ms. Poornima Bajirao Dudhale, Smt. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau Saikar, Mr. Shankar Gajanan Dudhale and Mr. Vitthal Gajanan Dudhale, have absolutely sold a portion admeasuring 9 Ares out of Survey No. 8/4 unto and in favour of Mr. Jitendra Shantilal Lodha for consideration and on certain terms and conditions. Pursuant thereto the name of the said Mr. Jitendra Shantilal Lodha was mutated in the revenue records vide mutation entry no. 2547.

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By a Sale Deed 19/9/1997 and registered with the office of the Sub Registrar Mulshi at serial no. 4589/1997, the said Mr. Rajaram Narayan Dudhale, Smt. Tanubai Bajirao Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Babasaheb Bajirao Dudhale, Mr. Gajanan Narayan Dudhale have with the consent of Mr. Sandip Gajanan Dudhale, Mr. Rahul Gajanan Dudhale, Mrs. Rohini Kundalik Saykar, Mr. Subhada Jalinder Saykar, Mr. Sharad Hiranman Banekar, Ms. Devi Shivaji Hiverkar, Ms. Poornima Bajirao Dudhale, Smt. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau Saikar, Mr. Shankar Gajanan Dudhale and Mr. Vitthal Gajanan Dudhale, have absolutely sold a portion admeasuring 9 Ares out of Survey No. 8/4 unto and in favour of Mr. Prashant Popatlal Gadia for consideration and on certain terms and conditions. Pursuant thereto the name of the said Mr. Prashant Popatlal Gadia was mutated in the revenue records vide mutation entry no. 2548.

By a Sale Deed 19/9/1997 and registered with the office of the Sub Registrar Mulshi at serial no. 4550/1997, the said Mr. Rajaram Narayan Dudhale, Smt. Tanubai Bajirao Dudhale, Mr. Harishchandra Bajirao Dudhale, Mr. Babasaheb Bajirao Dudhale, Mr. Gajanan Narayan Dudhale have with the consent of Mr. Sandip Gajanan Dudhale, Mr. Rahul Gajanan Dudhale, Mrs. Rohini Kundalik Saykar, Mr. Subhada Jalinder Saykar, Mr. Sharad Hiranman Banekar, Ms. Devi Shivaji Hiverkar, Ms. Poornima Bajirao Dudhale, Smt. Sagunabai Laxman Kedari, Mrs. Muktabai Rambhau Saikar, Mr. Shankar Gajanan Dudhale and Mr. Vitthal Gajanan Dudhale, have absolutely sold a portion admeasuring 8 Ares out of Survey No. 8/4 unto and in favour of Mr. Vijay Inderchand Jain for consideration and on certain terms and conditions. Pursuant thereto the name of the said Mr. Vijay Inderchand Jain was mutated in the revenue records vide mutation entry no. 2549.

By an Agreement dated 15/11/1999, the said Mr. Mahindra Bansilal Lodha, Mr. Pankaj Popatlal Gadia, Mr. Vikas Shantilal Lodha, Mr. Prakash Shantilal Lodha, Mr. Jitendra Shantilal Lodha, Mr. Prashant Popatlal Gadia and Mr. Vijay Inderchand Jain had agreed to grant the development rights pertaining to an area admeasuring 62 Ares out of Survey No. 8/4 unto and in favour of Mr. Dattatraya Kondiba

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Chakankar for consideration and on certain terms and conditions. Pursuant thereto the said Mr. Mahindra Bansilal Lodha and others have also executed a Power of Attorney dated 15/11/1999 in favour of Mr. Dattatraya Kondiba Chakankar interalia vesting in him certain powers and authorities to develop the said area admeasuring 62 Ares out of Survey No. 8/4.

By a Development Agreement dated 12/4/2006 and registered with the office of the Sub Registrar Haveli No. 4 at serial no. 2135/2006, the said Mr. Mahindra Bansilal Lodha, Mr. Pankaj Popatlal Gadia, Mr. Vikas Shantilal Lodha, Mr. Prakash Shantilal Lodha, Mr. Jitendra Shantilal Lodha, Mr. Prashant Popatlal Gadia and Mr. Vijay Inderchand Jain have with the consent and confirmation of Mr. Dattatraya Kondiba Chakankar, Mrs. Jijabai Dattatraya Chakankar, Mr. Satish Dattatraya Chakankar and Mr. Atul Dattatraya Chakankar have granted the exclusive development rights and authority to develop an area admeasuring 62 Ares out of Survey No. 8/4 unto and in favour of Mr. Arun Sampatrao Patil for consideration and on certain terms and conditions. Pursuant thereto the said Mr. Mahindra Bansilal Lodha and others have also executed a Power of Attorney dated 12/4/2006 and registered with the office of the Sub Registrar Haveli No. 4 at serial no. 2136/2006 in favour of Mr. Arun Sampatrao Patil interalia vesting in him certain powers and authorities to develop the said area admeasuring 62 Ares out of Survey No. 8/4.

By a Development Agreement dated 25/8/2006 and registered with the office of the Sub Registrar Haveli No. 13 at serial no. 5690/2006, the said Mr. Arvind Shamburao Sane has granted the exclusive development rights and authority to develop an area admeasuring 5 Ares out of Survey No. 8/4 unto and in favour of Mr. Arun Sampatrao Patil for consideration and on certain terms and conditions. Pursuant thereto the said Mr. Arvind Shamburao Sane has executed a Power of Attorney dated 25/8/2006 and registered with the office of the Sub Registrar Haveli No. 13 at serial no. 5691/2006 in favour of Mr. Arun Sampatrao Patil interalia vesting in him certain powers and authorities to develop the said area admeasuring 5 Ares out of Survey No. 8/4.

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By a Development Agreement dated 17/11/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8100/2006, read with the Supplementary Agreement dated 30/4/2010 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3954/2010, the said Mr. Arun Sampatrao Patil has with the consent and confirmation of Mr. Suryakant Govind Bhalerao, Mr. Anmol Ramesh Heda, Mrs. Saroj Ramesh Heda, Mrs. Sheela Jaykishan Jaju, Mr. Arvind Shambhuroo Sane, Mr. Mahendra Bansilal Lodha, Mr. Pankaj Popatlal Gadia, Mr. Vikas Shantilal Lodha, Mr. Prakash Shantilal Lodha, Mr. Jitendra Shantilal Lodha, Mr. Prashant Popatlal Gadia, Mr. Vijay Inderchand Jain have granted the exclusive development rights to develop 80 Ares of the said land mentioned therein comprising of an area admeasuring 16 Ares out of Survey No. 8/4 unto and in favour of M/s. Karan Sanran Associates (AOP) for consideration and on certain terms and conditions. Pursuant thereto the said Mr. Arun Sampatrao Patil and others have executed a Power of Attorney dated 17/11/2006 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8101/2006 in favour of the nominees of M/s. Karan Sanran Associates interalia vesting in them several powers and authorities to develop the said portions of land mentioned therein comprising of an area admeasuring 16 Ares out of Survey No. 8/4. Pursuant to the Supplementary Agreement the said Mr. Arun Sampatrao Patil and others have executed a Power of Attorney dated 30/4/2010 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3955/2010 in favour of the nominees of M/s. Karan Sanran Associates interalia vesting in them several powers and authorities to develop the said portions of land mentioned therein comprising of an area admeasuring 16 Ares out of Survey No. 8/4.

By an Agreement for Development dated 30/4/2010, and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3952/2010, the said Mr. Arun Sampatrao Patil as Transferor therein has with the consent and confirmation of said Mr. Mahindra Bansilal Lodha, Mr. Pankaj Popatlal Gadia, Mr. Vikas Shantilal Lodha, Mr. Prakash Shantilal Lodha, Mr. Jitendra Shantilal Lodha, Mr.

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Prashant Popatlal Gadia and Mr. Vijay Inderchand Jain as Consenting Party have assigned, transferred and assigned unto and in favour of M/s. Karan Sanran Associates the exclusive development rights and authority to develop the said Survey Nos. 7/4 admeasuring 50 Ares and a portion admeasuring 51 Ares out of Survey No. 8/4 for consideration and on certain terms and conditions. Pursuant thereto the said Mr. Arun Sampatrao Patil and others have also executed a Power of Attorney dated 30/4/2010 and registered with the office of the Sub Registrar Haveli No. 3952/2010 in favour of the nominees of M/s. Karan Sanran Associates interalia vesting in them several powers and authorities pertaining to Survey Nos. 7/4 admeasuring 50 Ares and a portion admeasuring 51 Ares out of Survey No. 8/4.

**e) Survey No. 9 Hissa No. 1-**

One Mr. Maruti Bapuji Mali (8 anna), Mr. Mahadu Dharma Mali (5 pai), Mr. Tukaram Sakharam Mali (1 anna 4 pai), Mr. Gopala alias Govinda Sakharam Mali (1 anna 4 pai), Mr. Rama Dhondi Mali (2anna), Mr. Krishna Nama Mali (1 anna 5 pai), Smt. Tai Soma Mali (6 pai) and Mr. Kushba Babaji Mali (5 pai) were the holders and owners of the said Survey No. 9/1 prior to the year 1929 as is reflected in the revenue records.

The said Mr. Gopala Sakharam Mali expired intestate on 27/7/1930 leaving behind his two sons and legal heirs namely (i) Mr. Raghu Govinda Mali and (ii) Mr. Keru Govinda Mali. Pursuant thereto the name of the said Mr. Raghu Govinda Mali was mutated in the revenue records pertaining to Survey No. 9/1 vide mutation entry no. 210.

The said Mr. Krishna Nama Mali expired intestate on or about the year 1930 leaving behind his son and legal heirs namely Mr. Mahadu Krishna Mali. Pursuant thereto the name of the said Mr. Mahadu Krishna Mali was mutated in the revenue records pertaining to Survey No. 9/1 vide mutation entry no. 219.

The said Mr. Tukaram Sakharam Mali expired intestate on or about the year 1936 leaving behind his son and legal heir namely Mr. Shripati Tukaram Mali.



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Pursuant thereto the name of the said Mr. Shripati Tukaram Mali was mutated in the revenue records pertaining to Survey No. 9/1 vide mutation entry no. 317.

The name of Mr. Ranu Soma Dagade was mutated in the revenue records and the name of Smt. Tai Soma Mali was deleted from the revenue and is ascertained from the 7/12 extract. it is clarified that as per mutation entry no. 537 the said Mr. Soma Narayan Dagade (as informed being husband of Smt. Tai Soma Mali) expired intestate on or about the year 1946 leaving behind his son Mr. Ranu Soma Dagade and hence his name was mutated in the revenue records.

The name of said Mr. Shripati Tukaram Mali expired intestate on 20/10/1951 leaving behind his son Mr. Genu Shripati Mali as his legal heir and pursuant thereto the name Mr. Genu Shripati Mali was mutated in the revenue records pertaining to Survey No. 9/1 vide mutation entry nos. 736 and 767.

The said Mr. Kushaba Babaji Mali expired intestate on 27/9/1956 leaving behind his legal heirs namely (i) Mr. Sakharam Kushaba Mali – son, (ii) Mr. Laxman Kushaba Mali – son, (iii) Smt. Anusaya Moru Bhumkar – daughter and (iv) Mr. Mahadu Dharma Mali – brothers son. Pursuant thereto the names of the said Mr. Sakharam Kushaba Mali (1 pai), Mr. Laxman Kushaba Mali (1 pai), Smt. Anusaya Moru Bhumkar (1 pai) and Mr. Mahadu Dharma Mali (2 pai) were mutated in the revenue records pertaining to Survey No. 9/1 vide mutation entry no. 877.

The said Mr. Rama Dhondiba Mali expired intestate on 15/11/1958 leaving behind his legal heirs namely (i) Smt. Parubai Ananta Duhane – daughter and (ii) Smt. Taibai Rama Dudhale - widow. Pursuant thereto the name of the said Smt. Taibai Rama Dudhale was mutated in the revenue records pertaining to Survey No. 9/1 being head of the family vide mutation entry no. 910.

The said Mr. Maruti Bapuji Mali expired intestate on 19/6/1964 leaving behind his son and legal heir namely Mr. Narayan Maruti Mali. Pursuant thereto the name of the said Mr. Narayan Maruti Mali was mutated in the revenue records pertaining to Survey No. 9/1 vide mutation entry no. 1101.



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The mutation entry no. 1178 pertains to Maharashtra State Weights and Measures Enforcement Act, 1958 and Indian Coinage Act, 1955 and is applicable to the entire village.

Pursuant to the order passed by the Tahasildar certain portions of Survey No. 9/1 was to be acquired for National Highway No. 4 and hence the said fact was noted in the other rights column in the revenue records vide mutation entry no. 1198. It appears that the said portion out of Survey No. 9/1 was released from the acquisition for National Highway No. 4 and hence the remark of the fact of acquisition was deleted from the revenue records vide mutation entry nos. 1370 and 1900.

The said Mr. Narayan Maruti Mali expired intestate on 22/12/1987 leaving behind his legal heirs namely (i) Mr. Rajaram Narayan Dudhale – son, (ii) Mr. Bajirao Narayan Dudhale – son, (iii) Mr. Gajanan Narayan Dudhale – son, (iv) Mrs. Sukanabai Laxman Kedari – daughter and (v) Mrs. Muktabai Rambhau Saykar – daughter. Pursuant thereto the names of the said legal heirs were mutated in the revenue records pertaining to Survey No. 9/1 vide mutation entry no. 1652.

The said Mr. Ranu Soma Dagade expired intestate on 9/5/1985 leaving behind his legal heirs namely (i) Smt. Yamunabai Ranu Dagade – widow, (ii) Mr. Bhagwan Ranu Dagade – son, (iii) Mr. Raju Ranu Dagade – son, (iv) Smt. Takhubai Ranu Dagade – daughter, (v) Ms. Bharati Ranu Dagade – daughter and (vi) Ms. Meena Ranu Dagade – daughter. Pursuant thereto the names of the said legal heirs were mutated in the revenue records pertaining to Survey No. 9/1 vide mutation entry no. 1656.

The said Mr. Genu Shripati Dudhale expired intestate on 26/12/1988 leaving behind his legal heirs namely (i) Mr. Devram Genu Dudhale – son, (ii) Mr. Narayan Genu Dudhale – son, (iii) Mrs. Rakhamabai Pandurang Jadhav – daughter and (iv) Mrs. Managal Hanumant Hole – daughter. Pursuant thereto the names of the said legal heirs were mutated in the revenue records pertaining to Survey No. 9/1 vide mutation entry no. 1701.

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By a Sale Deed dated 12/9/1988 and registered with the office of the Sub Registrar Mulshi at serial no. 83/1988, the said Mr. Raghu Govinda Dudhale alias Mali (for self and as karta and manager of the HUF) and others have absolutely sold transferred and conveyed the said Survey No. 9/1 unto and in favour of Mrs. Saroj Ramesh Heda and Mrs. Sheela Jaykishan Jaju for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers were mutated in the revenue records pertaining to Survey No. 9/1 vide mutation entry no. 1796.

By a Development Agreement dated 21/7/2006 and registered with the office of the Sub Registrar Haveli No. 13 at serial no. 5048/2006, the said Mrs. Saroj Ramesh Heda and Mrs. Sheela Jaykishan Jaju have granted the exclusive development rights and authority to develop the said Survey No. 9/1 unto and in favour of Mr. Arun Sampatrao Patil for consideration and on certain terms and conditions. Pursuant to the Development Agreement, the said Mrs. Saroj Ramesh Heda and Mrs. Sheela Jaykishan Jaju have executed a Power of Attorney dated 21/7/2006 and registered with the office of the Sub Registrar Haveli No. 13 at serial no. 5049/2006 in favour of Mr. Arun Sampatrao Patil inter alia vesting in him several powers and authorities to develop the said Survey No. 9/1.

By a Development Agreement dated 17/11/2006 and registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8100/2006, read with the Supplementary Agreement dated 30/4/2010 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3954/2010, the said Mr. Arun Sampatrao Patil has with the consent and confirmation of Mr. Suryakant Govind Bhalerao, Mr. Anmol Ramesh Heda, Mrs. Saroj Ramesh Heda, Mrs. Sheela Jaykishan Jaju, Mr. Arvind Shambhuroo Sane, Mr. Mahendra Bansilal Lodha, Mr. Pankaj Popatlal Gadia, Mr. Vikas Shantilal Lodha, Mr. Prakash Shantilal Lodha, Mr. Jitendra Shantilal Lodha, Mr. Prashant Popatlal Gadia, Mr. Vijay Inderchand Jain have granted the exclusive development rights to develop 80 Ares of the said land mentioned therein comprising of the said Survey No. 9/1 unto and in favour of M/s. Karan Sanran Associates (AOP) for consideration and on certain terms and

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conditions. Pursuant thereto the said Mr. Arun Sampatrao Patil and others have executed a Power of Attorney dated 17/11/2006 registered with the office of the Sub Registrar Haveli No. 7 at serial no. 8101/2006 in favour of the nominees of M/s. Karan Sanran Associates interalia vesting in them several powers and authorities to develop the said portions of land mentioned therein comprising of the said Survey No. 9/1. Pursuant to the Supplementary Agreement the said Mr. Arun Sampatrao Patil and others have executed a Power of Attorney dated 30/4/2010 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3955/2010 in favour of the nominees of M/s. Karan Sanran Associates interalia vesting in them several powers and authorities to develop the said portions of land mentioned therein comprising of the said Survey No. 9/1.

f) In these circumstances the Consenting Party as stated below are the owners of and otherwise well and sufficiently entitled to and/or entitled to the said land more particularly described in the First Schedule hereunder written and hereinafter referred to as “the said land” viz.

Survey No.	Area	Name of the Owners
7/4	50 Ares	Mr. Arun Sampatrao Patil
8/1	8 Ares	Mr. Anmol Ramesh Heda
8/4	67 Ares	Mr. Arvind Shamburao Sane (5 Ares)
		Mr. Mahindra Bansilal Lodha (9 Ares)
		Mr. Pankaj Popatlal Gadia (9 Ares)
		Mr. Vikas Shantilal Lodha (9 Ares)
		Mr. Prakash Shantilal Lodha (9 Ares)
		Mr. Jitendra Shantilal Lodha (9 Ares)
		Mr. Prashant Popatlal Gadia (9 Ares)
		Mr. Vijay Inderchand Jain (8 Ares)
9/1	56 Ares	Mrs. Saroj Ramesh Heda and Mrs. Sheela Jaykishan Jaju

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**(A)** In the aforesaid circumstances the Consenting Party are the owners of and otherwise well and sufficiently seized and possessed of and entitled to the said land more particularly described in the First Schedule hereunder written and hereinafter referred to as "the said land" and the Promoters are entitled to develop the said land.

**(B)** The Promoters herein have appointed M/s. G M Architects, having office at: Plot no. 2, Suvidha House, Kshipra Society, Karvenagar, Pune-411052, as its Architects and G. A. Bhilare Consultants Pvt. Ltd., having office at Gaurinandan, Shantishila Society, Law College Road, Erandwane, Pune 411004 as its Structural Engineer for the preparation of the drawings and structural design of the building/s which is/are under construction on the said land and have agreed to accept their professional services and supervision. The Promoters herein have reserved right to change aforesaid Architects and Engineers before the completion of the building/s.

**(C)** The Promoters have obtained the following permissions and sanctions from various authorities for the development of the said land and the same are enumerated hereunder:-

- (i) The Collectorate, Pune in consultation with Town Planning Authority, Pune has sanctioned the building plans in respect of the proposed buildings to be constructed on the said land vide its order PMA/NA/SR/334/2007 dated 7/11/2008, PMA/NA/SR/189/2009 dated 2/8/2010, PMA/NA/SR/330/10 dated 3/11/2010, PMA/NA/SR/527/2010 dated 16/2011, PMA/NA/SR/154/2013 dated 18/10/2013 and PMA/NA/SR/370/2014 dated 11/11/2014 have sanctioned the building plans and revisions thereof and also granted permission for non-agriculture use of the said land.

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- (ii) The Pune Metropolitan Regional Development Authority (PMRDA) vide Commencement Certificate bearing No. BMU/133/15-16/Bavdhan/sno. 7/4, 8/1,8/4,9/1 dated 2/12/2016 and BMU/1234/18-19/Bavdhan/sno. 7/4, 8/1,8/4,9/1 dated 24/07/2020 has revised the building plans
- (iii) The Environment Department, Government of Maharashtra vide its Order bearing No. SEAC-2212/CR-30/TC-11 dated 10/4/2014 has accorded the Environmental Clearance for the project being developed on the said land.
- (iv) The Pune Metropolitan Regional Development Authority (PMRDA) vide Completion Certificate bearing No. DP/BMU/MOU. BAVDHAN BU/S NO 7/4 AND OTHERS/PR. KR.133/16-17 dated 17/06/2016 has granted the Completion Certificate in respect of Wing No. "A" and all tenements therein.
- (v) The Pune Metropolitan Regional Development Authority (PMRDA) vide Completion Certificate bearing No. BMU/MOU. BAVDHAN BU/S NO 7/4 AND OTHERS/PR. KR.133/15-16 dated 10/07/2017 has granted the Completion Certificate in respect of Wing No. "B" and all tenements therein.
- (vi) The Pune Metropolitan Regional Development Authority (PMRDA) vide Completion Certificate bearing No. BMU/MOU. BAVDHAN BU/S NO 7/4 AND OTHERS/PR. KR.133/15-16 dated 25/07/2018 has granted the Completion Certificate in respect of Wing No. "C" and all tenements therein.
- (vii) The Pune Metropolitan Regional Development Authority (PMRDA) vide Revised Commencement Certificate no. DP/BMU/Mou. Bavdhan Bk./Tal.Mulshi/S.N.7/4,8/1,8/4,9/1/Pr.Kr.1320/23-24/3024, dt.12/07/2024, has revised the building plans.

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5. I have caused to take search of the said property in the relevant office of Sub Registrar, Haveli Pune for last 30 Years from the period of 1994 (part)-till today did not notice any transaction contrary to the interest of the said developer/owner of the said property in the available index II register.

**6. OPINION:**

- The said KARAN SANRAN ASSOCIATES, an association of persons, represented by its partner Mr. Deepak Vilasrao Jagtap being the Owners as well as Developers of the said land are entitled to develop the said land, by constructing a new 7 ANSHUL building comprising of independent blocks, commonly known as "ownerships scheme" and dispose the same to any intending purchaser except units retain by the owners and the said land is Free from all Encumbrances.

**LITIGATION IF ANY-**

NIL.

**SCHEDULE-1**

(description of the said "entire Land")

All those pieces and parcels of land or ground collectively admeasuring 181 Ares i.e. 18100 square metres bearing (i) Survey No. 7 Hissa No. 4 admeasuring 50 Ares, (ii) Survey No. 8 Hissa No. 1 admeasuring 8 Ares, (iii) Survey No. 8 Hissa No. 4 admeasuring 67 Ares and (iv) Survey No. 9 Hissa No. 1 admeasuring 56 Ares situate at village Bavdhan Budruk, Taluka Mulshi, District Pune and within the limits of the Gram Panchayat Bavdhan Budruk, Taluka Panchayat Samiti Mulshi and District Pune and within the jurisdiction of the Sub Registrar Haveli, Pune.

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**SCHEDULE-2**

(description of the said project "7 ANSHUL")

Plinth admeasuring 656.23 sq.mt. of Building 7 ANSHUL and FSI to be consumed thereon admeasuring 5284.06 sq.mt. as per Revised Commencement Certificate no. DP/BMU/Mou. Bavdhan Bk./Tal.Mulshi/S.N.7/4,8/1,8/4,9/1/Pr.Kr.1320/23-24/3024, dt.12/07/2024 in the said Project out of the entire land collectively admeasuring 181 Ares i.e. 18100 square metres bearing (i) Survey No. 7 Hissa No. 4 admeasuring 50 Ares, (ii) Survey No. 8 Hissa No. 1 admeasuring 8 Ares, (iii) Survey No. 8 Hissa No. 4 admeasuring 67 Ares and (iv) Survey No. 9 Hissa No. 1 admeasuring 56 Ares situate at village Bavdhan Budruk, Taluka Mulshi, District Pune and within the limits of the Gram Panchayat Bavdhan Budruk, Taluka Panchayat Samiti Mulshi and District Pune and within the jurisdiction of the Sub Registrar Haveli, Pune, together with fixtures, fittings, facilities, amenities, exclusive facility (if specifically agreed to), and together with easements, appurtenances, ingress, egress, incidental and ancillary things thereto, and as delineated in the floor map annexed hereto and which is bounded as follows-

On or towards east	- Part of Sr. no. 9
On or towards south	- Amenity Space
On or towards west	- Part of Sr. No. 9
On or towards north	- Part of Sr. No. 8 and Ram river

as per sanction location plan.

Punc

Date: 16/07/2024

  
Advocate

**Prathamesh P. Shinde**  
**B. Sc., L.L.M.**  
**ADVOCATE**