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Date : 16/02/2024

FORMAT - A

(Circular No. :- 28/2021)

To,
Maha RERA,
Pune.

LEGAL TITLE REPORT

Sub : Title Clearance Certificate in respect of

No.	Plot Area	Boundaries
(1) Survey No. 128/4A (Corresponding C.T.S. No. 4008 Part and 4009 Part),	225 Sq. Mtrs. i.e. 2.25 R	East : By property bearing Survey No. 128/5 West : By property bearing Survey No. 128/4B North : By remaining property out of Survey No. 128/4A South : By property bearing Survey No. 50/9
(2) Survey No. 128/4B, (Corresponding C.T.S. No. 4008 Part and 4009 Part)	275 Sq.Mtrs. i.e. 2.75 R	East : By property bearing Survey No. 128/4A West : By property of Mr. Balasaheb Nakhate North : By remaining property out of Survey No. 128/4B South : By property bearing Survey No. 50/9
(3) Survey No. 128/5, (Corresponding C.T.S. No. 4008 Part and 4009 Part)	600 Sq. Mtrs. i.e. 6R	East : By property bearing Survey No. 129/2 West : By property bearing Survey No. 128/4A North : By remaining property bearing Survey No.

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		128/5 South : By property bearing Survey No. 50/9
(4) Survey No. 129/1, (Corresponding C.T.S. No. 4019 Part and 4010 Part)	5192 Sq. Mtrs. i.e. 51.92 R	East : Property of Mr. Babu Nadhe West : M/s Aditya Ventures North : Property owned by Mr.Nivrutti Nakhate South : Property owned by Mr. Kokane
(5) Survey No. 129/2, (Corresponding C.T.S. No. 4019 Part and 4010 Part)	5458.84 Sq. Mtrs. 54.58.84 R	East : Property of Mr. Sudam Nakhate West : Mr. Shankar Nakhate North : Property by Nala South : Property owned by Mr. Kokane
(6) Survey No. 50, Hissa No. 9 (Corresponding C.T.S. No. 4003)	2900 Sq. Mtrs. i.e. 29 R	East : Property of Mr. Ram Kokane South : Property of Mr. Khule West : Property of Mr. Baliram Kokane North : Property of Mr. Nakhate
(7) Survey No.50, Hissa No. 10A, (Corresponding C.T.S. Nos. 4012 and 4013),	2250 Sq. Mtrs. i.e. 22.50 Aar	East : Survey No. 50/11A South : Part of Survey No. 45 West : Survey No. 50/10B North : Part of Survey No. 128 and 129
(8) Survey No.50, Hissa No. 10B (Corresponding C.T.S. No. 4004),	2200 Sq. Mtrs. i.e. 22 Aar	East : Survey No. 50/10A South : Part of Survey No. 45 West : Survey No. 50/9 North : Part of Survey No. 128 and 129
Aggregate Area	19100.84 Sq. Mtrs. i.e. 191.0084 R	

Situate of Village Rahatani, Taluka Haveli, District Pune and within the
registration District Pune, Sub Registrar Haveli and within the limits of

Pimpri Chinchwad Municipal Corporation, Pune. (Hereinafter the above mentioned properties are collectively referred as the **SUBJECT MATTER**).

1. I have investigated the title of the said property on the request of 1) **MR. DEEPAK KANTILAL SHAH, (PAN ALBPS 8786 M), (AADDHAR 5622 4446 6483)**, age 68 years, Occupation : Business and 2) **MR. MONISH SHYAM AGARWAL, (PAN AUSPA 6616 N), (AADDHAR 9717 7149 4460)**, age 31 years, Occupation : Business partners of **M/S. SMP NAMRATA ASSOCIATES, (PAN ABSFS 7285 A)** having office at CTS No. 448 Mangalwar Peth, Pune 411 011 being the owners/Promoters therein and peruse the following documents.

- a) The documents for the development of the subject property.
- b) 7/12 Extracts and Property Card Extracts of the subject property.
- c) Search Report for 30 years from 1994 to 2024 i.e. till today.
- d) Plans sanctioned by Pimpri Chinchwad Municipal Corporation along with Commencement Certificate issued by Pimpri Chinchwad Municipal Corporation.

2. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said subject properties. I am of the opinion that the title of **M/S. SMP NAMRATA ASSOCIATES** is clear, marketable and without any encumbrances.

Owner of the Land (Subject Matter) :-

- i. **M/S. SMP NAMRATA ASSOCIATES** are owners of Survey No. 128/4A (Corresponding C.T.S. No. 4008 Part and 4009 Part),
- ii. **M/S. SMP NAMRATA ASSOCIATES** are owners of Survey No. 128/4B, (Corresponding C.T.S. No. 4008 Part and 4009 Part)
- iii. **M/S. SMP NAMRATA ASSOCIATES** are owners of Survey No. 128/5, (Corresponding C.T.S. No. 4008 Part and 4009 Part)
- iv. **M/S. SMP NAMRATA ASSOCIATES** are owners of Survey No. 129/1, (Corresponding C.T.S. No. 4019 Part and 4010 Part)
- v. **M/S. SMP NAMRATA ASSOCIATES** are owners of Survey No. 129/2, (Corresponding C.T.S. No. 4019 Part and 4010 Part)
- vi. **M/S. SMP NAMRATA ASSOCIATES** are owners of Survey No. 50, Hissa No. 9 (Corresponding C.T.S. No. 4003)

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vii. **SHRI.NANDKUMAR ALIAS NANDU GABAJI KOKANE ALONG WITH MRS. USHA NANDU KOKANE, SHRI. HARSHAL NANDU KOKANE, 4) KU. YADNYAJA NANDU KOKANE AND 5) SMT. SAKHUBAI ALIAS KUSUM HANUMANT JAGDALE** are the owners of Survey No.50, Hissa No. 10A, (Corresponding C.T.S. Nos. 4012 and 4013) and **M/S. SMP NAMRATA ASSOCIATES** by virtue of the Development Agreement and Power of Attorney have absolute right to develop the property at Survey No.50, Hissa No. 10A, (Corresponding C.T.S. Nos. 4012 and 4013).

viii. **SHRI. NAVRANG SHANKARLAL KUMAVAT** is owner of 00 Hectare 17 Aar of land out of Survey No. 50/10B (Corresponding C.T.S. No. 4004), **SOU. SNEHA SHIVANAND PAWAR** is owner of 00 Hectare 02 Aar of land out of Survey No. 50/10B (Corresponding C.T.S. No. 4004) and **SOU. ALBINA LAWRENCE FERNANDES** is the owner of 00 Hectare 03 Aar of land out of Survey No. 50/10B (Corresponding C.T.S. No. 4004) and **M/S. SMP NAMRATA ASSOCIATES** by virtue of the Development Agreement and Power of Attorney have absolute right to develop the property at Survey No.50, Hissa No. 10B (Corresponding C.T.S. No. 4004).

Qualifying comments / remarks if any :- As per the flow of title report.

3. The report reflecting the flow of the title of said subject matter is enclosed herewith as annexure.

Place : Pune.

**NITIN JOSHI
ADVOCATE**

Date :

Encl : Annexure

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

FLOW OF THE TITLE OF THE SAID LAND /PROPERTY

**A) HISTORY OF PROPERTY "A" ADMEASURING 2.25R OUT OF
SURVEY NO 128/4A AT VILLAGE RAHATNI**

1. That the property Survey No. 128/4A admeasuring 00H 11R assessed at Rs. 00.59 being and lying at Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, originally belonged to Mr. Tulshiram Maruti Nakhate and others. Accordingly their names have been recorded in 7/12 extract as an owners thereof vide Mutation Entry No. 1047.
2. That the said owners Mr. Tulshiram Maruti Nakhate and others wanted to develop the property i.e. Survey No 128/4A admeasuring 00H 11 R being and lying at Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation but were unable to develop the same due to lack of technical knowledge and insufficient funds and hence entered into Development Agreement with Mr. Trilo Gurumukhdas Lalwani and Mrs. Lajwanti Gurumukhdas Lalwani for developing the above mentioned property and construct a multistoried building consisting of various flats, shops, etc. which agreement is registered with Sub-registrar Haveli No. XVIII at Serial No. 1200/2004 dated 27.12.2004 and also executed a Power of Attorney in favour of Mr. Trilo Gurumukhdas Lalwani and Mrs. Lajwanti Gurumukhdas Lalwani which Power of Attorney is registered with Sub-registrar Haveli No. XVIII at Serial No. 1201/2004 dated 27.12.2004 empowering him to do all acts, deeds, etc. in respect of the above mentioned property and to dispose of the flats constructed on the above mentioned property to various prospective purchasers and receive the sales proceeds thereof.
3. That Mr. Trilok Gurumukhdas Lalwani and Mrs. Lajwanti Gurumukhdas Lalwani were unable to develop the same due to lack of technical knowledge and insufficient funds and hence the original owners Mr Tulshiram Maruti Nakhate and others along with Shri Trilok Gurumukhdas Lalwani and Mrs. Lajwanti Gurumukhdas Lalwani have executed Development Agreement with Mr. Sanjay Chandanmal Jain for developing the above mentioned property and construct a multistoried building consisting of various flats, shops, etc. which agreement is registered with Sub-registrar Haveli No. V at Serial No.

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3932/2006 dated 08.05.2006 and also executed a Power of Attorney in favour of Mr. Sanjay Chandanmal Jain which Power of Attorney is registered with Sub-registrar Haveli No. V at Serial No. 3933/2006 dated 08.05.2006 empowering him to do all acts, deeds, etc. in respect of the above mentioned property and to dispose of the flats constructed on the above mentioned property to various prospective purchasers and receive the sales proceeds thereof.

4. Further the said Mr Tulshiram Maruti Nakhate and others along with Shri Trilok Gurumukhdas Lalwani and Mrs. Lajwanti Gurumukhdas Lalwani have executed Deed of Sale in favour of Mr. Sanjay Chandanmal Jain. which deed of sale is registered with Sub-registrar Haveli No. X at Serial No. 5752/2011 dated 04.02.2011 accordingly Mr. Sanjay Chandanmal Jain absolute owner of the property i.e. Survey No. 128/4A admeasuring 11 R at Village Rahatni.
5. That by virtue of Development Agreement and Power of Attorney and Sale Deed stated above Shri. Sanjay Chandanmal Jain sold the property A i.e. the property admeasuring 225 Sq. Mtrs. out of Survey No. 128/4A to M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal on 23.12.2013 and hence executed a Deed of Sale in favour of M/s Saj Developers which Deed of Sale is registered with Sub-Registrar Haveli No. X at Serial No. 14255/2013 dated 23.12.2013, Accordingly M/s. Saj Developers became absolute owner of the property A admeasuring 225 Sq. Mtrs. out of Survey No. 128/4A at Village Rahatni and their names has been recorded in 7/12 extract vide Mutation Entry No. 27811.
6. That M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal are absolute owners of property A admeasuring 225 Sq. Mtrs.out of Survey No. 128/4A, being and lying at Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation.
7. M/s. Saj Developers through its partners Mr. Dipak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal have applied to Registrar of Firm (ROF) Pune on 25.05.2016 and got the name of their firm changed from M/s. Saj Developers to M/s. SMP Namrata Associates. Accordingly name of M/s. Saj Developers has been changed to M/s. SMP Namrata Associates in 7/12 extract of the property A vide mutation entry No. 29286 dated 10.06.2016

B) HISTORY OF PROPERTY "B" ADMEASURING 275 SQ.MTRS. OUT OF SURVEY NO. 128/4B

1. That the property bearing Survey No. 128/4B admeasuring 00H 11R plus pot kharaba area admeasuring about 00H 01R totally admeasuring 00H 12R assessed at Rs. 00.59 being and lying at Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, originally belonged to Ms. Amruta Kondaji Nakhate and others. Accordingly her name has been recorded in 7/12 extract as an owner thereof.
2. That the said owner Mr. Amrut Kondaji Nakhate died leaving behind following legal heirs:
 - a. Mr. Vithoba Amrut Nakhate - Son
 - b. Mr. Vishnu Amrut Nakhate - Son

Accordingly their names have been recorded in 7/12 extract as an owners thereof vide Mutation Entry No. 406.

3. That out of the said owners Mr. Vishnu Amrut Nakhate died leaving behind following legal heirs:
 - a. Mr. Narayan Vishnu Nakhate - Son
 - b. Mr. Raghunath Vishnu Nakhate - Son
 - c. Mr. Changdev Vishnu Nakhate - Son

Accordingly their names have been recorded in 7/12 extract as an owners thereof vide Mutation Entry No. 1138.

4. That the said owners Mr. Narayan Vishnu Nakhate, Mr. Raghunath Vishnu Nakhate and Mr. Changdev Vishnu Nakhate executed Power of Attorney dated 10.03.2002 in favour of Mr. Balwant Rambhau Nakhate in respect of property bearing Survey No. 128/4B admeasuring 00H 11R + pot kharaba area admeasuring about 1R totally admeasuring 12R assessed at Rs. 00.59 being and lying at Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation.
5. That the said owners Mr. Narayan Vishnu Nakhate, Mr. Raghunath Vishnu Nakhate and Mr. Changdev Vishnu Nakhate through their Power of Attorney holder Mr. Balwant Rambhau Nakhate and others wanted to develop the property bearing Survey No. 128/4B admeasuring 00H 11R plus pot kharaba area admeasuring about 00H 01R totally admeasuring 00H 12R assessed at Rs. 00.59 being and lying at

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Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation but were unable to develop the same due to lack of technical knowledge and insufficient funds and hence entered into Development Agreement with Mr. Trilok Gurumukhdas Lalwani and Mrs. Lajwanti Gurumukhdas Lalwani for developing the above mentioned property and construct a multistoried building consisting of various flats, shops, etc. which agreement is registered with Sub-registrar Haveli No. XVIII at Serial No. 1230/2004 dated 28.12.2004 and also executed a Power of Attorney in favour of Mr. Trilok Gurumukhdas Lalwani and Mrs. Lajwanti Gurumukhdas Lalwani which Power of Attorney is registered with Sub-registrar Haveli No. XVIII at Serial No. 1231/2004 dated 28.12.2004 empowering him to do all acts, deeds, etc. in respect of the above mentioned property and to dispose of the flats constructed on the above mentioned property to various prospective purchasers and receive the sales proceeds thereof.

6. That Mr. Trilok Gurumukhdas Lalwani and Mrs. Lajwanti Gurumukhdas Lalwani were unable to develop the same due to lack of technical knowledge and insufficient funds and hence the original owners Mr. Narayan Vishnu Nakhate and others along with Shri Trilok Gurumukhdas Lalwani and Mrs. Lajwanti Gurumukhdas Lalwani have executed Development Agreement with Mr. Sanjay Chandanmal Jain for developing the above mentioned property and construct a multistoried building consisting of various flats, shops, etc. which agreement is registered with Sub-registrar Haveli No. V at Serial No. 3932/2006 dated 08.05.2006 and also executed a Power of Attorney in favour of Mr. Sanjay Chandanmal Jain which Power of Attorney is registered with Sub-registrar Haveli No. V at Serial No. 3933/2006 dated 08.05.2006 empowering him to do all acts, deeds, etc. in respect of the above mentioned property and to dispose of the flats constructed on the above mentioned property to various prospective purchasers and receive the sales proceeds thereof.
7. Further the said Mr Narayan Vishnu Nakhate and others along with Shri Trilok Gurumukhdas Lalwani and Mrs. Lajwanti Gurumukhdas Lalwani have executed Deed of Sale in favour of Mr. Sanjay Chandanmal Jain. which deed of sale is registered with Sub-registrar Haveli No. X at Serial No. 5753/2011 dated 04.02.2011 accordingly Mr. Sanjay Chandanmal Jain absolute owner of above mentioned property i.e. Survey No. 128/4B admeasuring 12 R at Village Rahatni.
8. That by virtue of Development Agreement and Power of Attorney and Sale Deed stated above Shri. Sanjay Chandanmal Jain sold the

property admeasuring 275 Sq. Mtrs. out of Survey No. 128/4B (i.e. the **PROPERTY B**) to M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal on 23.12.2013 and hence executed a Deed of Sale in favour of M/s Saj Developers which Deed of Sale is registered with Sub-Registrar Haveli No. X at Serial No. 14255/2013 dated 23.12.2013. Accordingly M/s. Saj Developers became absolute owner of the property B admeasuring 275 Sq. Mtrs. out of Survey No. 128/4B at Village Rahatni and their names has been recorded in 7/12 extract vide Mutation Entry No. 27811.

9. That M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal are absolute owners of property B admeasuring 275 Sq. Mtrs. out of Survey No. 128/4B, being and lying at Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation.
10. M/s. Saj Developers through its partners Mr. Dipak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal have applied to Registrar of Firm (ROF) Pune on 25.05.2016 and got the name of their firm changed from M/s. Saj Developers to M/s. SMP Namrata Associates. Accordingly name of M/s. Saj Developers has been changed to M/s. SMP Namrata Associates in 7/12 extract of the property B vide mutation entry No. 29286 dated 10.06.2016.
11. That M/s. SMP Namrata Associates applied to Maharashtra Real Estate Regulatory Authority Mumbai for implementing the Residential Scheme and constructed the multistoried building on some portion on the property B and accordingly the said authority has issued certificate bearing No. P52100018941 dated 17.12.2018 to that effect for constructing building of project namely Life 360 Phase 2 to be constructed on some portion of the property B.
12. By virtue of deeds stated above M/s. SMP Namrata Associates became absolute developer of the property B stated above and have sole and exclusive right to develop the said properties consisting of various flats, units, shops etc. and hence prepared a building plan and submitted to Pimpri-Chinchwad Municipal Corporation and got it sanctioned the said authority vide Commencement Certificate No. BP/Rahatni/ 100/ 2017 dated 07.09.2017 which is further revised vide Commencement Certificate No. BP/Rahatni/45/2018 dated 09.04.2018 which is further revised vide Commencement Certificate No. BP/Rahatni/Pra.47/78/2019 dated 20.11.2019 which is further revised vide Commencement Certificate No. BP/Rahatni/101/2018 dated 06.10.2018 which is further revised vide Commencement Certificate No. BP/Rahatni/17/2020 dated

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09.03.2020 which is further revised vide Commencement Certificate No. BP/Rahatni/16/2021 dated 31.03.2021 which is further revised vide Commencement Certificate No. BP/Rahatni/92/2021 dated 12.10.2021 completed the construction of building on some part of properties mentioned therein and obtained Part completion No. 199/2020 dated 03.07.2020 and Completion Certificate No. 447/2021 dated 14.10.2021. Further it has been seen that the said builder have sold the flats in the said building to various prospective purchasers and some of the flats are yet to be sold.

C. HISTORY OF PROPERTY "C" ADMEASURING 6R OUT OF SURVEY NO 128/5 AT VILLAGE RAHATNI

1. That the property bearing Survey No. 128/5 admeasuring 27 R plus pot kharaba area admeasuring about 00H 01R totally admeasuring 00H 28R assessed at Rs. 1.76 being and lying at Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, originally belonged to Mr. Shankar Dhondiba Nakhate and accordingly his name has been recorded in 7/12 extract as an owner thereof.
2. That the said owner Mr. Shankar Dhondiba Nakhate sold the land admeasuring 00H 06R out of Survey No. 128/5 (the property C) to Mr. Karunesh Sanjay Jain on 19.04.2012 and executed a Deed of Sale in favour of Mr. Karunesh Sanjay Jain which Deed of Sale is registered with Sub-Registrar Haveli No. XIX at Serial No. 4415/2012 dated 19.04.2012, originally belonged to Mr. Shankar Dhondiba Nakhate and accordingly his name has been recorded in 7/12 extract as an owner thereof vide Mutation Entry No. 27307.
3. That the said owner Mr. Karunesh Sanjay Jain sold the said property admeasuring 00H 06R out of Survey No. 128/5 i.e. property C to M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal on 21.12.2013 and hence executed a Deed of Sale in favour of M/s Saj Developers which Deed of Sale is registered with Sub-Registrar Haveli No. X at Serial No. 14247/2013 dated 21.12.2013, and further executed Power of Attorney in their favour which Power of Attorney is registered with Sub-Registrar Haveli No. X at Serial No. 14248/2013 dated 21.12.2013. Accordingly M/s. Saj Developers became absolute owner of the property C and their names has been recorded in 7/12 extract vide Mutation Entry No. 27810.
4. That M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal are absolute owners of property C admeasuring 00H 06R out of Survey No. 128/5, being and lying at

Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation.

5. M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal have applied to Registrar of Firm (ROF) Pune on 25.05.2016 and got the name of their firm changed from M/s. Saj Developers to M/s. SMP Namrata Associates. Accordingly name of M/s. Saj Developers has been changed to M/s. SMP Namrata Associates in 7/12 extract of the property C vide mutation entry No. 29286 dated 10.06.2016

D. HISTORY OF PROPERTY "D" ADMEASURING 51.92R OUT OF SURVEY NO 129/1 AT VILLAGE RAHATNI

1. That the property admeasuring 02 R out of Survey No. 129/1 admeasuring 75 R + pot kharaba admeasuring 02 R totally admeasuring 77 R assessed at Rs. 04.69 being and lying at Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, originally belonged to Mr. Dhanaji Lalaji Nakhate and Mr. Gangaram Sakharam Nakhate.
2. That Mr. Dhanaji Lalaji Nakhate and Mr. Gangaram Sakharam Nakhate partitioned the above mentioned property along with all other properties, and as per the partition properties bearing Survey No. 129/1 admeasuring 75 R + pot kharaba admeasuring 02 R totally admeasuring 77 R assessed at Rs. 04.69 being and lying at Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation came to the share of Mr. Dhanaji Lalaji Nakhate. Accordingly Mr. Dhanaji Lalaji Nakhate became absolute owner of the above mentioned property and his name has been recorded in 7/12 extract vide Mutation Entry No. 307.
3. That Mr. Dhanaji Lalaji Nakhate sold 1/5 share of his property to Mr. Sonba Dhanaji Nakhate vide Sale Deed. Accordingly name of Mr. Dhanaji Lalaji Nakhate became absolute owner of the property i.e. the 1/5 share of the above mentioned property and his name has been recorded in 7/12 extract vide Mutation Entry No. 337.
4. That Mr. Dhanaji Lalaji Nakhate expired on 04.06.1946 leaving behind following legal heirs:

a. Mr. Sonu Dhanaji Nakhate	Son
b. Mr. Babu Dhanaji Nakhate	Son
c. Mr. Moru Dhanaji Nakhate	Son

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d. Mr. Maruti Dhanaji Nakhate Son

Accordingly they became absolute owners of the above mentioned property and their names have been recorded in 7/12 extract vide Mutation Entry No. 467.

5. That Mr. Maruti Dhanaji Nakhate expired on 09.03.1948 leaving behind following legal heirs:

- a) Mr. Sonu Dhanaji Nakhate Brother
b) Mr. Babu Dhanaji Nakhate Brother
c) Mr. Moru Dhanaji Nakhate Brother

Accordingly they became absolute owners of the above mentioned property and their names have been recorded in 7/12 extract vide Mutation Entry No. 525.

6. That Mr. Sonu @ Sonba Dhanaji Nakhate expired on 20.12.1984 leaving behind following legal heirs:

- | | |
|-------------------------------------|----------|
| a. Mr. Prakash Sonu @ Sonba Nakhate | Son |
| b. Ms. Asha R Balwadkar | Daughter |
| c. Ms. Leela Dattatrya Gaikawad | Daughter |

Accordingly they became absolute owners of the above mentioned property and their names have been recorded in 7/12 extract vide Mutation Entry No. 2745.

7. That Ms. Leela @ Indubai Dattatrya Gaikawad expired on 09.09.2007 leaving behind following legal heirs:

- a. Mr. Vinod Dattatrya Gaikawad Son
b. Mr. Dyaneashwar Dattatrya Gaikawad Son
c. Ms. Nita Uttam Nikam Daughter

Accordingly they became absolute owners of the above mentioned property and their names have been recorded in 7/12 extract vide Mutation Entry No. 24014.

8. That Mr. Moru Dhanaji Nakhate expired leaving behind following legal heirs:

- | | |
|-----------------------------|-----|
| a. Mr. Sudam Moru Nakhate | Son |
| b. Mr. Shivram Moru Nakhate | Son |

Accordingly they became absolute owners of the above mentioned property and their names have been recorded in 7/12 extract vide Mutation Entry No. 3681.

9. That Mr. Babu @ Baburao Dhanaji Nakhate expired on 11.02.2000 leaving behind following legal heirs:

a. Ms. Dropadabai Babu @ Baburao Nakhate	Widow
b. Mr. Dattatrya Babu @ Baburao Nakhate	Son
c. Mr. Sakharam Babu @ Baburao Nakhate	Son
d. Mr. Vitthal Babu @ Baburao Nakhate	Son
e. Late Mr. Tukaram Babu @ Baburao Nakhate	Deceased Son
f. Ms. Gajrabai Tukaram Nakhate	Widow
g. Mr. Vinod Tukaram Nakhate	Grandson
h. Mr. Sunil Tukaram Nakhate	Grandson
i. Ms. Usha Nitin Thopte	Granddaughter

Accordingly they became absolute owners of the above mentioned property and their names have been recorded in 7/12 extract vide Mutation Entry No. 18944.

10. That Mr. Dattatrya Babu @ Baburao Nakhate and all other owners of the said land sold the said property admeasuring 77 R at Village Rahatni Tal: Haveli Dist: Pune to M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal on 04.06.2010 and hence executed Deed of Sale in favour of M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal which Deed of Sale is registered with Sub-Registrar Haveli No. XIX at Serial No. 5126/2010 dated 04.06.2010 and further executed Power of Attorney in their favour which Power of Attorney is registered with Sub-Registrar Haveli No. XIX at Serial No. 5127/2010 dated 04.06.2010. Accordingly M/s. Saj Developers became absolute owner of the above mentioned Property and their names has been recorded in 7/12 extract vide Mutation Entry No. 24466.
11. By virtue of above deeds M/s. Saj Developers has sole and exclusive right to develop the above mentioned Property consisting of various flats, units, shops etc. and hence prepared a building plan and submitted to Pimpri-Chinchwad Municipal Corporation and got it sanctioned the said authority vide Commencement Certificate No. BP/Rahatni/68/2013 dated 27.11.2013 which is further revised vide Commencement Certificate No. BP/Rahatni/47/2015 dated 20.07.2015 which is revised vide Commencement BP/ Layout/ Rahatni/ 88/2021 dated 05.10.2021 which is Revised vide Commencement No. BP/Layout/Rahatni/ 54/2023 dated 11.08.2023.
12. That M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal sold land admeasuring 25.08 R out of Survey No. 129/1 totally admeasuring 77 R to M/s. Akash Erectors Pvt. Ltd. through its Director Mr. Sanjay Chandanmal Jain on 21.12.2013 and hence executed Deed of Sale in favour of M/s. Akash Erectors Pvt. Ltd. through its Director Mr. Sanjay Chandanmal Jain which Deed of Sale is registered with Sub-Registrar Haveli No. X at Serial No. 14249/2013 dated 21.12.2013 and further executed Power of Attorney in their favour which Power of Attorney is

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registered with Sub-Registrar Haveli No. X at Serial No. 14254/2013 dated 21.12.2013. Accordingly M/s. Akash Erectors Pvt. Ltd. became absolute owners of the property admeasuring 25.08 R out of Survey No. 129/1 and their names have been recorded in 7/12 extract vide Mutation Entry No. 27824.

13. That M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal are absolute owners of property OH 51.92 R out of Survey No. 129/1 totally admeasuring 00H 77 R, being and lying at Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation (i.e. the property D).
14. The said builder M/s. Saj Developers has sole and exclusive right to develop the property D consisting of various flats, units, shops etc. and hence prepared a building plan and submitted to Pimpri-Chinchwad Municipal Corporation and got it sanctioned the said authority vide Commencement Certificate No. BP/Rahatni/68/2013 dated 27.11.2013 which is further revised vide Commencement Certificate No. BP/Rahatni/47/2015 dated 20.07.2015. The property D bearing Survey No. 129 at Village Rahatni falls in residential zone and accordingly deputy engineer town planning and development authority has issued a zone certificate to that effect in writing on 04.02.2010
15. M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal have applied to Registrar of Firm (ROF) Pune on 25.05.2016 and got the name of their firm changed from M/s. Saj Developers to M/s. SMP Namrata Associates. Accordingly name of M/s. Saj Developers has been changed to M/s. SMP Namrata Associates in all 7/12 extract of the property D vide mutation entry No. 29286 dated 10.06.2016.
16. That the said builder M/s. SMP Namrata Associates has applied for permission from Maharashtra Pollution Control Board, and the said department has given permission/NOC for construction of building dated 04.08.2016.
17. That the said builder M/s. SMP Namrata Associates has applied for permission Environment Clearance Certificate from State Level Environment Impact Assessment Authority and the said department has given Environment Clearance Certificate for construction of building dated 25.01.2016 vide its letter No. SEAC-III-2014/CR-90/TC-3.
18. The said owners M/s. SMP Namrata Associates have applied to the Collector, Pune Revenue Branch for the permission to use the property D for construction of residential building i.e. Non-Agricultural use and in exercise of the powers vested in him U/S.44 of Maharashtra Land

Revenue Code 1966, the Addl. Collector, Pune is pleased to grant N.A. permission vide its Order No. PCMC/Sanad/SR/68/2015 dated 19.11.2015.

19. The said owners M/s. SMP Namrata Associates applied on 31.08.2015 to Secretary to Govt. of India Ministry of Defense Raksha Mantralay New Delhi for issuance of NOC from "Aviation Angle" for construction of building on property Survey No 129/1 At village of Rahatni and the said of authority has issued NOC for Construction on 11.01.2016 on writing vide its Order No. Air HQ/S. 17726/4/ATS (PC-MMVI) Diary No. 13/F/2016/D(Air-II) dated 11.01.2016.

E. HISTORY OF PROPERTY "E" OF ADMEASURING 54.58.84 R OUT SURVEY NO 129/2 AT VILLAGE RAHATNI

1. That the property bearing Survey No. 129/2 admeasuring 76R + Pot Kharaba 2R totally admeasuring 78R assed a Rs. 4.68 being and lying at Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, originally belonged to Mr. Dhanaji Lalaji Nakhate and Mr. Gangaram Sakharam Nakhate.
2. That Mr. Dhanaji Lalaji Nakhate and Mr. Gangaram Sakharam Nakhate partitioned the above mentioned property along with all other properties, and as per the partition property bearing Survey No. 129/2 admeasuring 76 R + pot kharaba admeasuring 02 R totally admeasuring 78 R assessed at Rs. 04.68, being and lying at Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation came to the share of Mr. Gangaram Sakharam Nakhate. Accordingly Mr. Gangaram Sakharam Nakhate became absolute owner of the above mentioned property and his name has been recorded in 7/12 extract vide Mutation Entry No. 307.
3. That Mr. Gangaram Sakharam Nakhate expired leaving behind Mr. Kondiba Gangaram Nakhate as his only legal heir. Accordingly Mr. Kondiba Gangaram Nakhate became absolute owner of the above mentioned property and his name has been recorded in 7/12 extract of the above mentioned property.
4. That Mr. Kondiba Gangaram Nakhate expired leaving behind following legal heirs:

a. Smt. Kalabai Kondiba Nakhate	Widow
b. Mr. Devram Kondiba Nakhate	Son
c. Mr. Anand Kondiba Nakhate	Son
d. Mr. Kisan Kondiba Nakhate	Son

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Accordingly they became absolute owners of the above mentioned property and their names have been recorded in 7/12 extract vide Mutation Entry No. 1008.

5. That Smt. Kalabai Kondiba Nakhate along with sons wanted to dispose of the above mentioned property and hence entered into unregistered Agreement to Sale on 13.04.1973 with Mr. Nathu Narayan Nadhe.

6. That Mr. Nathu Narayan Nadhe expired leaving behind following legal heirs:

- | | |
|----------------------------|-----|
| a. Mr. Kondiba Nathu Nadhe | Son |
| b. Mr. Mahadu Nathu Nadhe | Son |
| c. Mr. Sahadu Nathu Nadhe | Son |

7. That as stated above Mr. Nathu Narayan Nadhe expired and hence after receiving total consideration amount in respect of the above mentioned property Smt. Kalabai Kondiba Nakhate along with her sons executed registered Sale Deed on 10.02.1986 in favour of Mr. Kondiba Nathu Nadhe, Mr. Mahadu Nathu Nadhe and Mr. Sahadu Nathu Nadhe which Sale Deed is registered with Sub-Registrar Haveli No. 1 at Serial No. 1542/1986 dated 10.02.1986. Accordingly they became absolute owners of the above mentioned property and their names have been recorded in 7/12 extract vide Mutation Entry No. 3217.

8. That Mr. Kondiba Nathu Nadhe expired leaving behind following legal heirs:

- | | |
|-------------------------------|----------|
| a. Smt. Sitabai Kondiba Nadhe | Widow |
| b. Mr. Shankar Kondiba Nadhe | Son |
| c. Mr. Sampat Kondiba Nadhe | Son |
| d. Ms. Meena Ankush Waghire | Daughter |
| e. Ms. Puja Manohar Sutar | Daughter |

Accordingly they became absolute owners of the above mentioned property and their names have been recorded in 7/12 extract vide Mutation Entry No. 9467.

9. The said owners Smt. Sitabai Kondiba Nadhe and others along with their family members wanted to develop the above mentioned property but were unable to develop the same due to lack of technical knowledge and insufficient funds and hence entered into Development Agreement on 09.02.2004 with Mr. Vinod Ashok Gangwani, Mr. Sachin Ashok Gangwani , Mr. Hiranman Ashok Gangwani and Mr. Dilip Hethanand Gangwani for developing the above mentioned property and construct

multistoried buildings thereon consisting of various flats, shops, etc. which Development Agreement is registered with Sub-Registrar Haveli No. XIV at Serial No. 9676/2004 dated 09.10.2004 and also executed a Power of Attorney on 09.10.2004 in their favour which Power of Attorney is registered with Sub-Registrar Haveli No. XIV at Serial No. 9677/2004 dated 09.10.2004 and empowered them to develop the above mentioned property and construct multistoried buildings consisting of various flats/shops etc., and sell the same to various prospective purchasers of their choice and receive the sales proceeds thereof.

10. The said Developer Mr. Vinod Ashok Gangwani, Mr. Sachin Ashok Gangwani, Mr. Hiranman Ashok Gangwani and Mr. Dilip Hethanand Gangwani was unable to develop the above mentioned property and hence assigned their development rights in favour of M/s. Adi Ventures through its partner Mr. Dilip Satyapal Bhagwani and entered into Development Agreement on 05.05.2006 with M/s. Adi Ventures through its partner Mr. Dilip Satyapal Bhagwani for developing the above mentioned property and construct a building consisting of various flats, shops, etc. and also executed a Power of Attorney on 05.05.2006 in their favour which Power of Attorney is registered with Sub-Registrar Haveli No. V at Serial No. 3867/2006 dated 05.05.2006 and empowered them to develop the above mentioned property and construct a multistoried building consisting of various flats/shops etc., and sell the same to various prospective purchasers of their choice and receive the sales proceeds thereof.
11. That M/s. Adi Ventures through its partner Mr. Dilip Satyapal Bhagwani as Power of Attorney holder of original owners i.e. Smt. Sitabai Kondiba Nadhe and her family members sold the above mentioned property to M/s. Adi Ventures through its partner Mr. Dilip Satyapal Bhagwani and hence executed Deed of Sale in favour of M/s. Adi Ventures through its partner Mr. Dilip Satyapal Bhagwani which is registered with Sub-Registrar Haveli No. XVII at Serial No. 11289/2008 dated 05.05.2008. Accordingly M/s. Adi Ventures became absolute owner of the above mentioned property and their names has been recorded in 7/12 extract vide Mutation Entry No. 23392.
12. That M/s. Adi Ventures through its partner Mr. Dilip Satyapal Bhagwani sold the above mentioned property to M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal on 17.08.2010 and hence executed Deed of Sale in favour of M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal which Deed of Sale is registered with Sub-Registrar Haveli No. XIX at Serial No. 7673/2010 dated 17.08.2010

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and further executed Power of Attorney in their favour which Power of Attorney is registered with Sub-Registrar Haveli No. XVII at Serial No. 7674/2010 dated 17.08.2010. Accordingly M/s. Saj Developers became absolute owner of the above mentioned property and their names has been recorded in 7/12 extract vide Mutation Entry No. 24832.

13. By virtue of above deeds M/s. Saj Developers has sole and exclusive rights to develop the above mentioned property consisting of various flats, units, shops etc. and hence prepared a building plan and submitted to Pimpri-Chinchwad Municipal Corporation and got it sanctioned the said authority vide Commencement Certificate No. BP/Rahatni/68/2013 dated 27.11.2013 which is further revised vide Commencement Certificate No. BP/Rahatni/47/2015 dated 20.07.2015 Which is revised vide Commencement BP/Layout/Rahatni/88/2021 dated 05.10.2021. which is Revised vide Commencement No. BP/Layout/Rahatni/54/2023 dated 11.08.2023.
14. That M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal sold land admeasuring 23.41.16 R out of Survey No. 129/2 totally admeasuring 78 R to M/s. Akash Erectors Pvt. Ltd., through its Director Mr. Sanjay Chandanmal Jain on 21.12.2013 and hence executed Deed of Sale in favour of M/s. Akash Erectors Pvt. Ltd., through its Director Mr. Sanjay Chandanmal Jain which Deed of Sale is registered with Sub-Registrar Haveli No. X at Serial No. 14249/2013 dated 21.12.2013 and further executed Power of Attorney in their favour which Power of Attorney is registered with Sub-Registrar Haveli No. X at Serial No. 14254/2013 dated 21.12.2013. Accordingly M/s. Akash Erectors Pvt. Ltd. became absolute owners of the property admeasuring 23.41.16R out of Survey No. 129/2 and their names have been recorded in 7/12 extract vide Mutation Entry No. 27824.
15. That M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal are absolute owners of property 54.58.84R out of Survey No. 129/2 totally admeasuring 78 R, being and lying at Village Rahatni, Taluka Haveli, and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation (i.e. property E).
16. The said builder M/s. Saj Developers has sole and exclusive right to develop the property E consisting of various flats, units, shops etc. and hence prepared a building plan and submitted to Pimpri-Chinchwad Municipal Corporation and got it sanctioned the said authority vide Commencement Certificate No. BP/Rahatni/68/2013 dated 27.11.2013 which is further revised vide Commencement Certificate No.

BP/Rahatni/47/2015 dated 20.07.2015 Which is revised vide Commecement BP/Layout/Rahatni/88/2021 dated 05.10.2021 which is Revised vide Commencement No. BP/Layout/Rahatni/54/2023 dated 11.08.2023.

17. M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal have applied to Registrar of Firm (ROF) Pune on 25.05.2016 and got the name of their firm changed from M/s. Saj Developers to M/s. SMP Namrata Associates. Accordingly name of M/s. Saj Developers has been changed to M/s. SMP Namrata Associates in 7/12 extract of the property E vide mutation entry No. 29286 dated 10.06.2016.
18. The said owners M/s. SMP Namrata Associates applied on 31.08.2015 to Secretary to Govt of India Ministry of Defense Raksha Mantralay New Delhi for issuance of NOC from "Aviation Angle" for construction of building on property E Survey No 129/2 At village of Rahatni and the said of authority has issued NOC for Construction on 11.01.2016 on writing vide its Order No. Air HQ/S. 17726/4/ATS (PC-MMVI) Diary No. 13/F/2016/D (Air-II) dated 11.01.2016.
19. That the said builder has applied for permission from Maharashtra Pollution Control Board Mumbai, and the said department has given permission/NOC for construction of building dated 04.08.2016.vide its order No. format 1.0/BO/ROHQ/PN-27042-15/CE/CC-9695 dated 04.08.2016
20. That the said builder M/s. SMP Namrata Associates has applied for permission Environment Clearance Certificate from State Level Environment Impact Assessment Authority and the said department has given Environment Clearance Certificate for construction of building dated 25.01.2016 vide its letter No. SEAC-III-2014/CR-90/TC-3 dated 25.01.2016.
21. The said owners M/s. SMP Namrata Associates have applied to the Collector, Pune Revenue Branch for the permission to use the land for construction of residential building i.e. Non-Agricultural use and in exercise of the powers vested in him U/S.44 of Maharashtra Land Revenue Code 1966, the Addl. Collector, Pune is pleased to grant N.A. permission vide its Order No. PCMC/Sanad/SR/68/2015 dated 19.11.2015.

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F) HISTORY OF PROPERTY SURVEY NO 50/9 ADMEASURING 29 R AT VILLAGE RAHATNI:-

1. All that piece and parcel property bearing Survey No. 50 Hissa No. 9 admeasuring 29R assessed at rupees 2.11 paise being and lying at Village Rahatni, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation originally belonged to Mr. Kondiba Tukaram Kokane accordingly his name has been recorded in 7/12 extract vide mutation entry No. 364 as an absolute owner thereof.
2. That the said owner has expired on 26.11.1974 leaving behind him following legal heirs:

a. Mr. Laxman Kondiba Kokane	Son
b. Mr. Pandurang Kondiba Kokane	Son
c. Mr. Rambhau Kondiba Kokane	Son
d. Mr. Dattu Kondiba Kokane	Son
e. Mrs. Muktabai Shankar Nakhate	Daughter
f. Mrs. Sakhubai Namdeo Shinde	Daughter

Accordingly they became absolute owners of the above mentioned property and their names have been recorded in 7/12 extract vide mutation entry No. 1187 as an absolute owners thereof.

3. That out of the said owners Mrs. Muktabai Shankar Nakhate and Mrs. Sakhubai Namdeo Shinde have released their rights in favour of their brother Mr. Mr. Laxman Kondiba Kokane, Mr. Pandurang Kondiba Kokane, Mr. Dattu Kondiba Kokane and Mr. Dattu Kondiba Kokane have by executing Affidavit on 20.12.1979. Accordingly their names have been deleted in 7/12 extract vide mutation entry No. 1417. That affidavit dated 20.12.1979 is not challenged since 20.12.1979 and accordingly the entry of said mutation is legal one.
4. That out of the said owner Mr. Pandurang Kondiba kokane has expired on 10.08.1981 leaving behind him legal heirs:

a. Mr. Kaluram Pandurang Kokane	Son
b. Mr. Lahu Pandurang Kokane	Son
c. Smt. Kusum Pandurang kokane	Widow
d. Mrs. Sangita Maruti Nakhate	Daughter

Accordingly they became absolute owners of $\frac{1}{4}$ share of Late Pandurang Kondiba Kokane of above mentioned property and their names have been recorded in 7/12 extract vide mutation entry No. 2347 as an absolute owners thereof.

5. That out of the said owner Smt. Kusum Pandurang Kokane has expired on 01.02.2010 leaving behind her legal heirs:

- | | |
|---------------------------------|----------|
| a. Mr. Kaluram Pandurang Kokane | Son |
| b. Mr. Lahu Pandurang Kokane | Son |
| c. Mrs. Sangita Maruti Nakhate | Daughter |

Accordingly they became absolute owners of the above mentioned property and their names have been recorded in 7/12 extract vide mutation entry No. 24257 as an absolute owners thereof.

6. That the said owners Mr. Laxman Kondiba Kokane, Mr. Rambhau Kondiba Kokane, Mr. Dattu Kondiba Kokane Mr. Kaluram Pandurang Kokane Mr. Lahu Pandurang Kokane and Mrs. Sangita Maruti Nakhate along with their family members have sold the above mentioned property Survey No. 50/9 admeasuring 29R at Village Rahatni to M/s. Saaj Developers a registered partnership firm through its partners Mr. Dipak Kantilal Shah and Mr. Shyam Jagdishprasad Agrawal by executing a registered Deed of Sale which is registered with Sub Registrar Haveli No. XIX at Serial No. 4609/2010 dated 20.05.2010. Accordingly M/s. Saaj Developers became absolute owners of the said property and their names have been recorded in 7/12 extract vide mutation entry No. 24465 as an absolute owners thereof.
7. M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal have applied to Registrar of Firm (ROF) Pune on 25.05.2016 and got the name of their firm changed from M/s. Saj Developers to M/s. SMP Namrata Associates. Accordingly name of M/s. Saj Developers has been changed to M/s. SMP Namrata Associates in all 7/12 extract of the properties vide mutation entry No. 29286 dated 10.06.2016.
8. That the property admeasuring 830 Sq. Mtrs. out of Survey Nos. 128/4A, 128/4B, 128/5, 129/1, 129/2, 130/4A, 130/4B, 130/1A/1, 130/1A/2, 130/1A/3, 130/1A/4, 130/1A/5, 131/1 and 131/2 129/1 and 129/2 has acquired by PCMC for 18 Mtrs. D.P. road and executed Tabapavati on 19.12.2016 which is registered with Sub Registrar Haveli No. V at Serial No. 9984/2016 dated 28.12.2016.

G) HISTORY OF PROPERTY SURVEY NO 50/10A (CORRESPONDING C.T.S. NOS. 4012 AND 4013), ADMEASURING ABOUT 00 HECTARE 22.50 AAR, VILLAGE RAHATANI:-

1. The survey number 50/10 was owned by Shri. Bahiru Kalu Kokane and Shri. Shankar Kalu Kokane for the share of 8 Anna each. The names of Shri. Bahiru Kalu Kokane and Shri. Shankar Kalu Kokane came to be recorded on the 7/12 Extract of the said survey number vide mutation entry no. 472. The said Shri. Shankar Kalu Kokane died on 25/07/1945 leaving behind his son viz. Ramchandra Shankar Kokane through his natural Guardian mother viz. Parvati Shankar Kokane. The name of Ramchandra Shankar Kokane through his

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natural Guardian mother viz. Parvati Shankar Kokane came to be recorded on the 7/12 Extract of said survey number vide mutation entry no. 524 dated 21/03/1948.

2. Thereafter, the provisions of the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 were made applicable to the entire village Rahatani and the areas were converted to metric system vide Mutation Entry No. 1008 dated 01/04/1969.
3. Thereafter the said Bahiru Kalu Kokane died leaving behind his son viz. Shri. Gabaji Bahiru Kokane, his daughter Sou. Bhikabai Bhagwan Shelke and his widow Smt. Sundarabai Bahiru Kokane as his legal heirs. The names of Shri. Gabaji Bahiru Kokane, Sou. Bhikabai Bhagwan Shelke and Smt. Sundarabai Bahiru Kokane came to be recorded on 7/12 Extract of the said Survey No. vide Mutation Entry No. 1518 dated 13/08/1980.
4. Thereafter, the said Sou. Bhikabai Bhagwan Shelke and Smt. Sundarabai Bahiru Kokane gave a statement and Affidavit before Hon'ble Tahasildar that they have released their right, title and interest in the said Survey Number in favour of Shri. Gabaji Bahiru Kokane. The said Gabaji Bahiru Kokane therefore gave an application Tahsildar, Haveli, Pune to remove the names of his sister Sou. Bhikabai Bhagwan Shelke and his mother Smt. Sundarabai Bahiru Kokane from the 7/12 Extract of the said Survey No. vide a Mutation Entry No. 1523 dated 23/09/1980 the names of Sou. Bhikabai Bhagwan Shelke and Smt. Sundarabai Bahiru Kokane came to be deleted from the 7/12 Extract of the said Survey No.
5. Thereafter, the said 1) Shri. Gabaji Bahiru Kokane and 2) Shri. Ramchandra Shankar Kokane gave an application on 03/04/1982 to Tahasildar, Haveli, Pune to the effect that there has been partition between them and the Hon'ble Tahasildar, Haveli, Pune passed an order in THY/Watap Case 43 / 81 dated 02/04/1982 and sub divided the said Survey No. 50/10 into two parts and the Survey No. 50/10A admeasuring about 00 Hectare 22.5 Aar, Assessment at Rs. 1.44 Paise was given to the share of Gabaji Bahiru Kokane and the Survey No. 50/10B admeasuring about 00 Hectare 22.5 Aar, Assessment at Rs. 1.43 Paise was given to the share of Ramchandra Shankar Kokane. Accordingly the two separate 7/12 extracts were opened and as per the Mutation Entry No. 1988 dated 23/04/1982, the said partition came to be recorded on the two separate 7/12 extracts for Survey No. 50/10A and Survey No. 50/10B and names of 1) Shri. Gabaji Bahiru Kokane and 2) Shri. Ramchandra Shankar Kokane were recorded thereon respectively.
6. As per the order of Tahasildar, Haveli, Pune bearing no. THY 2569/1985 Pune dated 26/08/1985 as well as order of Sub Divisional Officer, Sub Division,

Haveli, Pune bearing No. 7/85 dated 22/08/1985, mutation entry no. 1523 dated 23/09/1980 was cancelled and mutation entry no. 1518 dated 13/08/1980 was restored. Vide a Mutation Entry No. 3011 dated 05/09/1985, the said two orders were implemented on the 7/12 Extract of Property A and names of 1) Gabaji Bhairu Kokane, 2) Sou. Bhikabai Bhagwan Shelke, 3) Mrs. Sakhubai Hanumant Jagdale and 4) Sundrabai Bhairu Kokane.

7. Thereafter the said Gabaji Bahiru Kokane partitioned his lands between his family members vide a Partition Deed dated 19/12/1985 which is registered at Sr. No. 13387 and by an order of Hon'ble Tahasildar, Haveli, Pune bearing No. THO / RTS/SR/28/86 dated 16/01/1986, the said partition has been implemented vide Mutation Entry No. 3160 dated 23/01/1986 and the Property A was given to the son of Gabaji Bahiru Kokane viz. Shri. Nandkumar Gabaji Kokane.
8. The said Bhikubai Bhagwan Shelke died on 21/05/1983 leaving behind her son Bramhadas Bhagwan Shelke as her legal heir. The name of Shri. Bramhadas Bhagwan Shelke came to be mutated on 7/12 Extract of Property A vide Mutation Entry No. 20380 dated 24/05/2006.
9. The said Bramhadas Bhagwan Shelke executed a Deed of Release dated 19/06/2006 in favour of 1) Gabaji Bahiru Kokane, 2) Kamal Gabaji Kokane and 3) Shri. Nandkumar Gabaji Kokane which is registered at Sr. No. 5404 on 20/06/2006 at the office of Joint Sub Registrar, Haveli No. 6, Pune and released his right in the Property A in favour of Mr. Nandkumar Gabaji Kokane. The name of Bramhadas Bhagwan Shelke was removed from the 7/12 Extract of Property A vide Mutation Entry No. 20541 dated 17/07/2006.
10. 1) Shri. Nandu Gabaji Kokane, 2) Mrs. Usha Nandu Kokane, 3) Shri. Harshal Nandu Kokane, 4) Ku. Yadnyaja Nandu Kokane and 5) Smt. Sakhubai alias Kusum Hanumant Jagdale executed a registered Development Agreement in favour M/s. SMP Namrata Associates having its office at 448, Mangalwar Peth, Pune - 411 011 through its Partners viz. Mr. Jay Shailesh Shah and Mr. Monish Shyam Agarwal. The family members of Shri. Nandu Gabaji Kokane viz. 1) Shri. Gabaji Bhairu Kokane 2) Mrs. Kamal Gabaji Kokane, 3) Mrs. Chaya Shivaji Kalokhe, 4) Mrs. Savita Namdev Khutwad and 5) Mrs. Surekha Kaluram Murhe have given their consent to said Development Agreement. The said 1) Shri. Nandu Gabaji Kokane, 2) Mrs. Usha Nandu Kokane, 3) Shri. Harshal Nandu Kokane, 4) Ku. Yadnyaja Nandu Kokane and 5) Smt. Sakhubai alias Kusum Hanumant Jagdale along with 1) Shri. Gabaji Bhairu Kokane 2) Mrs. Kamal Gabaji Kokane, 3) Mrs. Chaya Shivaji Kalokhe, 4) Mrs. Savita Namdev Khutwad and 5) Mrs. Surekha Kaluram Murhe executed a Power of Attorney in favour of M/s. SMP Namrata Associates having its office at 448, Mangalwar Peth, Pune - 411 011 through its Partners viz. Mr. Jay Shailesh Shah and Mr. Monish Shyam Agarwal. The said Development Agreement and Power of Attorney are

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registered at Sr. Nos. 15404 and 15411 respectively on even date at the office of Joint Sub Registrar, Haveli No. 5, Pune. The said M/s. SMP Namrata Associates therefore hold the absolute development rights of Property A. The said property A bears corresponding C.T.S. Nos. 4012 and 4013.

H) HISTORY OF PROPERTY SURVEY NO 50/10B (CORRESPONDING C.T.S. NO. 4004), ADMEASURING ABOUT 00 HECTARE 17.00 AAR FROM OUT OF TOTAL LAND ADMEASURING ABOUT 00 HECTARE 22.50 AAR, VILLAGE RAHATANI:-

1. The survey number 50/10 was owned by Shri. Bahiru Kalu Kokane and Shri. Shankar Kalu Kokane for the share of 8 Anna each. The names of Shri. Bahiru Kalu Kokane and Shri. Shankar Kalu Kokane came to be recorded on the 7/12 Extract of the said survey number vide mutation entry no. 472. The said Shri. Shankar Kalu Kokane died on 25/07/1945 leaving behind his son viz. Ramchandra Shankar Kokane through his natural Guardian mother viz. Parvati Shankar Kokane. The name of Ramchandra Shankar Kokane through his natural Guardian mother viz. Parvati Shankar Kokane came to be recorded on the 7/12 Extract of said survey number vide mutation entry no. 524 dated 21/03/1948.
2. Thereafter, the provisions of the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 were made applicable to the entire village Rahatani and the areas were converted to metric system vide Mutation Entry No. 1008 dated 01/04/1969.
3. Thereafter the said Bahiru Kalu Kokane died leaving behind his son viz. Shri. Gabaji Bahiru Kokane, his daughter Sou. Bhikabai Bhagwan Shelke and his widow Smt. Sundarabai Bahiru Kokane as his legal heirs. The names of Shri. Gabaji Bahiru Kokane, Sou. Bhikabai Bhagwan Shelke and Smt. Sundarabai Bahiru Kokane came to be recorded on 7/12 Extract of the said Survey No. vide Mutation Entry No. 1518 dated 13/08/1980.
4. Thereafter, the said 1) Shri. Gabaji Bahiru Kokane and 2) Shri. Ramchandra Shankar Kokane gave an application on 03/04/1982 to Tahasildar, Haveli, Pune to the effect that there has been partition between them and the Hon'ble Tahasildar, Haveli, Pune passed an order in THY/Watap Case 43 / 81 dated 02/04/1982 and sub divided the said Survey No. 50/10 into two parts and the Survey No. 50/10A admeasuring about 00 Hectare 22.5 Aar, Assessment at Rs. 1.44 Paise was given to the share of Gabaji Bahiru Kokane and the Survey No. 50/10B admeasuring about 00 Hectare 22.5 Aar, Assessment at Rs. 1.43 Paise was given to the share of Ramchandra Shankar Kokane. Accordingly the two separate 7/12 extracts were opened and as per the Mutation Entry No. 1988 dated 23/04/1982, the said partition came to be recorded on the two separate 7/12 extracts for Survey No. 50/10A and Survey

No. 50/10B and names of 1) Shri. Gabaji Bahiru Kokane and 2) Shri. Ramchandra Shankar Kokane were recorded thereon respectively.

5. The said Shri. Ramchandra Shankar Kokane, for himself and as Karta / Manager of Hindu Undivided Family for the legitimate needs of HUF, executed a registered Development Agreement and Power of Attorney in favour of Kushabhau Sadashiv Gahvane for the area of 00 Hectare 17 Aar from the Property B. The said Development Agreement and Power of Attorney are registered at Sr. Nos. 472 and 473 respectively on 24/01/2008 at the office of Joint Sub Registrar, Haveli No. 18, Pune. The said Shri. Kushabhau Sadashiv Gahvane sold the said 00 Hectare 17 Aar of land out of Property B to one Mr. Navrang Shankarlal Kumavat by a Sale Deed on the basis of said Development Agreement and Power of Attorney. The said Sale Deed is registered at Sr. No. 139/2010 on 04/01/2010 at the office of Joint Sub Registrar, Haveli No. 5, Pune. Thereafter as an abundant caution, the said Shri. Ramchandra Shankar Kokane along with his daughters viz. Sou. Rajani Tukaram Phuge, Mrs. Sangita Pandurang Gawali, Sou. Mangal Satish Gawali and Sou. Nutan Avinash Phuge executed a Deed of Confirmation dated 03/04/2010 in favour of Shri. Navrang Shankarlal Kumavat and accepted and confirmed the execution of the Sale Deed dated 04/01/2010 for the area of 00 Hectare 17 Aar. The said Deed of Confirmation is registered at sr. No. 4023 on 05/04/2010 at the office of Joint Sub Registrar, Haveli No. 17, Pune.
6. The said Shri. Ramchandra Shankar Kokane, for himself and as Karta / Manager of Hindu Undivided Family for the legitimate needs of HUF sold a piece of land admeasuring 00 Hectare 02 Aar to Sou. Sneha Shivanand Pawar vide a Sale Deed dated 06/03/2013 which is registered at Sr. No. 1780 on even date at the office of Joint Sub Registrar, Haveli No. 14, Pune. The said Sou. Sneha Shivanand Pawar executed a registered Development Agreement and Power of Attorney both dated 21/01/2014 in favour of Shri. Navrang Shankarlal Kumavat for the area of 00 Hectare 02 Aar from the Property B. The said Development Agreement and Power of Attorney are registered at Sr. Nos. 416 and 417 respectively on even date at the office of Joint Sub Registrar, Haveli No. 18, Pune.
7. The said Shri. Ramchandra Shankar Kokane, for himself and as Karta / Manager of Hindu Undivided Family for the legitimate needs of HUF sold a piece of land admeasuring 00 Hectare 03 Aar to Mrs. Albina Lawrence Fernandes vide a Sale Deed dated 06/03/2013 which is registered at Sr. No. 1779 on even date at the office of Joint Sub Registrar, Haveli No. 14, Pune. The said Mrs. Albina Lawrence Fernandes executed a registered Development Agreement and Power of Attorney both dated 19/10/2013 in favour of Shri. Navrang Shankarlal Kumavat for the area of 00 Hectare 03

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Aar from the Property B. The said Development Agreement and Power of Attorney are registered at Sr. Nos. 8714 and 8715 respectively on even date at the office of Joint Sub Registrar, Haveli No. 17, Pune.

8. Thereafter the said Mr. Navrang Shankarlal Kumavat for himself and as Power of Attorney Holder of Sou. Sneha Shivanand Pawar and Mrs. Albina Lawrence Fernandes executed a registered Development Agreement and Power of Attorney both dated 14/05/2021 in favour of M/s. SMP Namrata Associates for the development of Property B. The said Development Agreement and Power of Attorney are registered at Sr. Nos. 5208 and 5209 respectively on even date at the office of Joint Sub Registrar, Haveli No. 5, Pune.
9. Thereafter, Mr. Navrang Shankarlal Kumavat, Sou. Sneha Shivanand Pawar and Mrs. Albina Lawrence Fernandes, all in person, executed a Supplementary Agreement and Power of Attorney both dated 20/12/2022 to the original Development Agreement dated 14/05/2021 in favour of M/s. SMP Namrata Associates and confirmed the said Development Agreement as well as rearrangement of the consideration between them. The said Supplementary Agreement and Power of Attorney are registered at Sr. Nos. 23589 and 23590 respectively on 21/12/2022 at the office of Joint Sub Registrar, Haveli No. 5, Pune.
10. Thereafter, the said Shri. Ramchandra Shankar Kokane, his daughter and grandson viz. Sou. Sangita Pandurang Gawali and Shri. Mayur Pandurang Gawali along with Sou. Sneha Shivanand Pawar and Mrs. Albina Lawrence Fernandes executed a Deed of Confirmation and Power of Attorney both dated 18/04/2023 in favour of M/s. SMP Namrata Associates and accepted and confirmed all the documents executed and stated hereinabove the said Deed of Confirmation and Power of Attorney are registered at Sr. No. 7920 and 7921 respectively on even date at the office of Joint Sub Registrar, Haveli No. 5, Pune.
11. Thereafter, the said Shri. Ramchandra Shankar Kokane, his daughter viz. Sou. Nutan Avinash Phuge along with Sou. Sneha Shivanand Pawar and Mrs. Albina Lawrence Fernandes executed a Deed of Confirmation and Power of Attorney both dated 28/07/2023 in favour of M/s. SMP Namrata Associates and accepted and confirmed all the documents executed and stated hereinabove the said Deed of Confirmation and Power of Attorney are registered at Sr. No. 15561 and 15563 respectively on 31/07/2023 at the office of Joint Sub Registrar, Haveli No. 5, Pune. The said M/s. SMP Namrata Associates therefore hold the absolute development rights of Property H.
12. I have gone through copy of the Special Civil Suit No. 1730/2022 in the Court of Civil Judge, Senior Division, Pune filed by Shri. Ramchandra Shankar Kokane against Shri. Shivanand Krishna Pawar, Sou. Sneha Shivanand

Pawar, Shri. Lawrence S. Fernandes, Mrs. Albina Lawrence Fernandes, Shri. Navrang Shankarlal Kumawat, M/s. SMP Namrata Associates, Shri. Deepak Kantilal Shah, Shri. Jay Shailesh Shah and Shri. Monish Shyam Agarwal in respect of 05 Aar of land out of Property B for declaration, injunction and for cancellation of Sale Deeds. It is clarified that as per the terms of the above mentioned two Confirmation Deeds dated 18/04/2023 and 28/07/2023, the said Shri. Ramchandra Shankar Kokane has agreed to withdraw the said suit but the process of withdrawal is going on and the said suit is still pending. Since Shri. Ramchandra Shankar Kokane has agreed to withdraw the suit by executing two Deeds of Confirmation, the pendency of the suit does not affect the rights of the Developer M/s. SMP Namrata Associates.

13. I have gone through the copy of the Regular Civil Suit No. 123/2022 in the Court Civil Judge, Junior Division, Pimpri, Pune filed by Sou. Rajani Tukaram Phuge against Shri. Ramchandra Shankar Kokane, Shri. Ravindra H. Dube, Sou. Sneha Shivanand Pawar, Mrs. Albina Lawrence Fernandes, Shri. Navrang Shankarlal Kumawat, M/s. SMP Namrata Associates, Shri. Deepak Kantilal Shah, Shri. Jay Shailesh Shah, Shri. Monish Shyam Agarwal, Sou. Sangita Pandurang Gawali, Sou. Mangal Satish Gawali and Nutan Avinash Phuge for declaration, injunction, partition and separate possession by cancellation of all the documents mentioned hereinabove. It is clarified that the said Sou. Rajani Tukaram Phuge is one of the signatories to a Deed of Confirmation dated 03/04/2010 executed by Shri. Ramchandra Shankar Kokane along with his daughters in favour of Shri. Navrang Shankarlal Kumawat and accepted and confirmed the execution of the Sale Deed dated 04/01/2010 for the area of 00 Hectare 17 Aar and payment made by Mr. Navrang Kumawat to her. The said Deed of Confirmation is registered at sr. No. 4023 on 05/04/2010 at the office of Joint Sub Registrar, Haveli No. 17, Pune. In view of the above mentioned Deed of Confirmation Sou. Rajani Tukaram Phule has no right to claim any share in the area 00 Hectare 17 Aar out of the Property B. As such her claim may be restricted 00 Hectare 05 Aar of land out of Property B. It is further clarified that the said suit may be time barred and is very likely to be dismissed. The said Property B bears corresponding C.T.S. No. 4004.

I) THE EASEMENTARY RIGHT OF WAY FROM THE AMALGAMATED LAND FROM SURVEY NO. 128 (P), 129 (P) AND THE SAID PROPERTY:-

1. The said M/s. SMP Namrata Associates have executed an Agreement of Easement of Right of Way dated 07/11/2023 in favour of M/s. Legacy Life Spaces LLP and have granted easementary right of road on the land having 09 Mtr. Wide area running from West to East totally admeasuring 809 Sq. Mtrs. from the Northern side of the amalgamated land of Survey Nos. 128 (P), 129 (P) and the said property situated at Village Rahatani,

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Taluka Haveli, District Pune. The said Agreement of Easement of Right of Way is registered at Sr. No. 24224 on even date at the office Joint Sub Registrar, Haveli No. 19, District Pune. By the said Agreement, M/s. SMP Namrata Associates granted an Access to the M/s. Legacy Life Spaces LLP, their customers, clients, staff, employees, labourers, flat holders, contractors etc. from the said road to the lands situated at Survey No. 50/4, Survey No. 50/5, Survey No. 50/6, Survey No. 50/7, Survey No. 50/8, Survey No. 128/1/2C and Survey No. 128/3, Village Rahatani, Taluka Haveli, District Pune.

2. In said property, there is a Well and two temples. The ownership of the said Well and the said two temples and right to draw / use the water from the said Well shall always remain with the owners viz. Mr. Nandu Gabaji Kokane and his family of the Property A and previous owner viz. Ramchandra Shankar Kokane of Property B and they shall be allowed the access through the said property to the said Well and the Temples.

TENURE OF THE SAID LAND:-

The said property is situated in the limits of Pimpri Chinchwad Municipal Corporation and is in Residential Zone and therefore is buildable property. The said M/s. SMP Namrata Associates also hold the development rights in respect of Survey Nos. 50/9, 129/1, 129/2, 130/1A/1, 130/1A/2, 130/1A/3, 130/1A/4, 130/1A/5, 130/4A, 130/1B, 131/1, 131/2, 128/5, 128/4A and 128/4B.

The said M/s. SMP Namrata Associates have amalgamated the property G and H along with the properties A to F and have obtained sanction for amalgamation vide letter No. BP/Rahatani/54/2023 dated 11/08/2023 by Pimpri Chinchwad Municipal Corporation and the construction plans have been sanctioned in respect of the said amalgamated land vide Commencement Certificate No. BP/Rahatani/54/2023 dated 11/08/2023. The N.A. Permission has been granted by Hon'ble Collector, Pune vide his order bearing No. Jamin/NA/SR/475/2023 dated 21/09/2023.

SEARCH REPORT:-

Advocate Manoj Chaudhary has taken the search of Index II registers kept at the offices of Joint Sub Registrar, Haveli, Pune for 30 years i.e. from 1995 to 2024 (till date) in respect of Property A to F. He has submitted his search report dated 13/02/2024 to me in respect of Property A to F.

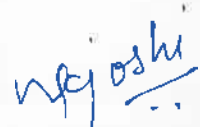
Advocate Prashant Arunrao Palve has taken search of Index II registers kept at the offices of Jt. Sub Registrar, Haveli, Pune for the 30 years i.e. from 1994 till 12/09/2023 in respect of the Property F and G. He has submitted his search report dated 12/09/2023 to me in respect of the Property F and G. Thereafter Advocate Manoj Chaudhary has taken the search from 13/09/2023 to

28/11/2023 in respect of the Property F and G. He has submitted his search report dated 28/11/2023 to me in respect of the Property F and G. Thereafter Advocate Manoj Chaudhary has taken the search from 29/11/2023 to 16/02/2024 in respect of the Property F and G. He has submitted his search report dated 16/02/2024 to me. Both of them have not found any detrimental entry in the said registers. The said search reports are subjected to the non-availability of the registers mentioned therein.

TITLE OPINION:-

On the basis of the above mentioned description and papers supplied to me, I am of the opinion that M/s. SMP Namrata Associates are the owners of property A to Property F. The said Shri. Nandkumar alias Nandu Gabaji Kokane along with Mrs. Usha Nandu Kokane, Shri. Harshal Nandu Kokane, 4) Ku. Yadnyaja Nandu Kokane and 5) Smt. Sakhubai alias Kusum Hanumant Jagdale are the owners of the Property G. The family members of Shri. Nandu Gabaji Kokane viz. 1) Shri. Gabaji Bhairu Kokane, 2) Mrs. Kamal Gabaji Kokane, 3) Mrs. Chaya Shivaji Kalokhe, 4) Mrs. Savita Namdev Khutwad and 5) Mrs. Surekha Kaluram Murhe have interest in the Property G though the 7/12 Extract of the Property G is in the name of Shri. Nandkumar alias Nandu Gabaji Kokane and are absolute Owners of the property G and M/s. SMP Namrata Associates by virtue of the abovementioned Development Agreement and Power of Attorney have absolute right to develop the property G. The said Shri. Navrang Shankarlal Kumavat is owner of 00 Hectare 17 Aar of land out of Property H, Sou. Sneha Shivanand Pawar is owner of 00 Hectare 02 Aar of land out of Property H and Sou. Albina Lawrence Fernandes is the owner of 00 Hectare 03 Aar of land out of Property H and M/s. SMP Namrata Associates by virtue of the abovementioned Development Agreement and Power of Attorney have absolute right to develop the property H.

My title opinion in respect of the said property is subject to the above mentioned documents.


ADVOCATE

Encl.

- 1) Search Report dated 13/02/2024 by Advocate Manoj Chaudhary
- 2) Search Fee paid vide GRN No. MH015355581202324P dated 09/02/2024, MH01535710722324P dated 09/02/2024, MH015360705202324P dated 09/02/2024, MH015528012202324P dated 14/02/2024, MH015528012202324P dated 13/02/2024 and MH015567907202324P dated 13/02/2024, issued by Joint District Registrar, Pune and

- 3) Search Fee Receipts vide Nos. 1113307896, 1113308022 and 1113308058 all dated 09/02/2024.
- 4) Search Report dated 12/09/2023 by Advocate Prashant Palve.
- 5) Search Fees Challan of Rs. 550/- GRN No. MH007907654202324E dated 10/09/2023 by Advocate Prashant Palve.
- 6) Search Receipt No. 1113073308 dated 10/11/2023 by Advocate Prashant Palve.
- 7) Search Report dated 28/11/2023 by Advocate Manoj Chaudhary
- 8) Search Fees Challan of Rs. 300/- GRN No. MH01152631202324P dated 28/11/2023 issued by Joint District Registrar, Pune.
- 9) Search Receipt No. 1113190897 dated 28/11/2023 issued by Joint District Registrar, Pune.
- 10) Search Report dated 16/02/2024 by Advocate Manoj Chaudhary
- 11) Search Fee Receipt vide GRN No. 15721911202324P, dated 16/02/2024 issued by Joint District Registrar, Pune and
- 12) Search Receipt vide No. 1113317675 dated 16/02/2024 issued by Joint District Registrar, Pune.

SEARCH REPORT

February 13, 2024

To,
Shri. Nitin K. Joshi,
Advocate
Shivajinagar, Pune

Ref:

- (1) ALL THAT PIECE AND PARCEL OF LAND bearing Survey No.128, Hissa No.4A, having corresponding City Survey No.4008 Part and 4009 Part, admeasuring about 00 Hectare 2.50 Aar out of total area of 00 Hectare 11 Aar assessed at Rs. 00-13 Paise situated of Village Rahatani, Taluka Haveli, District Pune and within the registration District Pune, Sub Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, Pune and bounded as under:

On or towards East : Survey No. 128/5,
On or towards South : Survey No. 50/9,
On or towards West : Survey No. 128/4B,
On or towards North : Part of Survey No.128/4A.

(Hereinafter referred to as '**PROPERTY A**')
S

- (2) ALL THAT PIECE AND PARCEL OF LAND bearing Survey No.128, Hissa No.4B, having corresponding City Survey No.4008 Part and 4009 Part, admeasuring about 00 Hectare 2.75 Aar out of total area of 00 Hectare 12 Aar assessed at Rs. 00-00 Paise situated of Village Rahatani, Taluka Haveli, District Pune and within the registration District Pune, Sub Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, Pune and bounded as under:

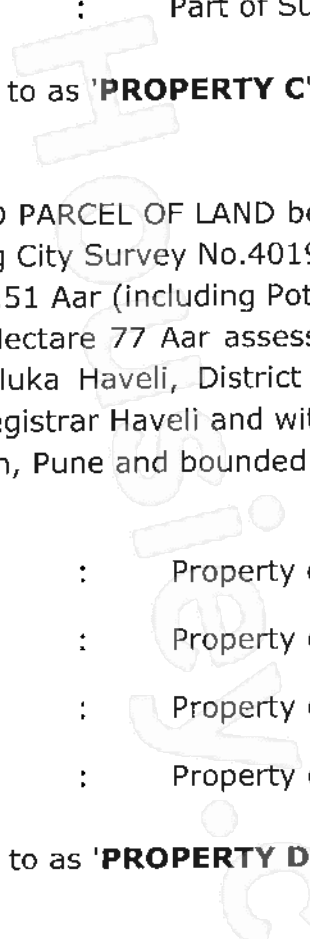
On or towards East : Survey No. 128/4A,
On or towards South : Survey No. 50/9,
On or towards West : Property owned by Balasaheb Nakhate,
On or towards North : Part of Survey No.128/4B.

(Hereinafter referred to as '**PROPERTY B**')
I

- (3) ALL THAT PIECE AND PARCEL OF LAND bearing Survey No.128, Hissa No.5, having corresponding City Survey No.4008 Part and 4009 Part, admeasuring about 00 Hectare 06 Aar out of total area of 00 Hectare 28 Aar assessed at

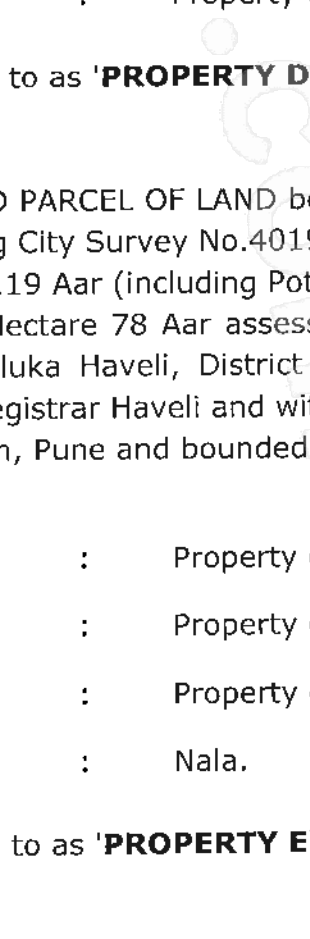
Rs. 00-39 Paise situated of Village Rahatani, Taluka Haveli, District Pune and within the registration District Pune, Sub Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, Pune and bounded as under:

On or towards East : Survey No. 129/2,
On or towards South : Survey No. 50/9,
On or towards West : Survey No.128/4A,
On or towards North : Part of Survey No.128/5.

(Hereinafter referred to as '**PROPERTY C**')


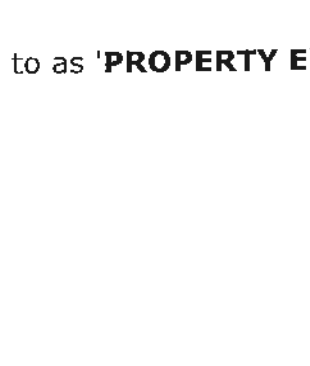
- (4) ALL THAT PIECE AND PARCEL OF LAND bearing Survey No.129, Hissa No.1, having corresponding City Survey No.4019 Part and 4010 Part, admeasuring about 00 Hectare 44.51 Aar (including Potkharaba of 00 Hectare 02 Aar) out of total area of 00 Hectare 77 Aar assessed at Rs. 02-00 Paise situated of Village Rahatani, Taluka Haveli, District Pune and within the registration District Pune, Sub Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, Pune and bounded as under:

On or towards East : Property owned by Babu Nadhe,
On or towards South : Property owned by Kokane,
On or towards West : Property owned by M/s.Aditya Ventures,
On or towards North : Property owned by Nivrutti Nakhate.

(Hereinafter referred to as '**PROPERTY D**')


- (5) ALL THAT PIECE AND PARCEL OF LAND bearing Survey No.129, Hissa No.2, having corresponding City Survey No.4019 Part and 4010 Part, admeasuring about 00 Hectare 47.19 Aar (including Potkharaba of 00 Hectare 02 Aar) out of total area of 00 Hectare 78 Aar assessed at Rs. 02-78 Paise situated of Village Rahatani, Taluka Haveli, District Pune and within the registration District Pune, Sub Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, Pune and bounded as under:

On or towards East : Property owned by Sudam Nakhate,
On or towards South : Property owned by Kokane,
On or towards West : Property owned by Shankar Nakhate,
On or towards North : Nala.

(Hereinafter referred to as '**PROPERTY E**')


- (6) ALL THAT PIECE AND PARCEL OF LAND bearing Survey No.50, Hissa No.9, having corresponding City Survey No.4003, admeasuring about 00 Hectare 29 Aar assessed at Rs. 02-11 Paise situated of Village Rahatani, Taluka Haveli, District Pune and within the registration District Pune, Sub Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, Pune and bounded as under:

On or towards East : Property owned by Ram Kokane,
On or towards South : Property owned by Khule,
On or towards West : Property owned by Baliram Kokane,
On or towards North : Property owned by Nakhate.

(Hereinafter referred to as '**PROPERTY F**'))

Hereinafter the said Property A, B, C, D, E and F, collectively, for the sake of brevity and convenience, are referred to as "**THE SAID PROPERTY**".

Sir,

1. As per your instructions, I have carried out search of Index-II in respect of the said Property, for the period from 1995 to 2024 (Both inclusive) i.e., for 30 years.
2. Therefore, subject to the registers not available in the office of Sub-Registrar Haveli, the same either having been sent for binding or in torn condition or not available, and on the basis of Index-II registers made available to me on official website www.igrmaharashtra.gov.in, subject to the website errors, in respect of the said Property, I found the following transactions with respect to the said Property:

A) WITH RESPECT TO PROPERTY A (S.No.128/4A):

- 1) Development Agreement executed by Mr. Tulshiram Maruti Nakhate and others in favour of Mr. Trilo Gurumukhdas Lalwani and Mrs. Lajwanti Gurumukhdas Lalwani which agreement is registered with Sub-registrar Haveli No. XVIII at Serial No. 1200/2004 dated 27.12.2004,
- 2) Development Agreement executed by Mr. Tulshiram Maruti Nakhate and others in favour of Mr. Sanjay Chandanmal Jain which agreement is

registered with Sub-registrar Haveli No. V at Serial No. 3932/2006 dated 08.05.2006,

- 3) Sale Deed executed by Mr. Tulshiram Maruti Nakhate and others in favour of Mr. Sanjay Chandanmal Jain which agreement is registered with Sub-registrar Haveli No. X at Serial No. 5752/2011 dated 04.02.2011,
- 4) Sale Deed executed by Mr. Sanjay Chandanmal Jain in favour of M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal which agreement is registered with Sub-registrar Haveli No. X at Serial No. 14255/2013 dated 23.12.2013,
- 5) Tabapavti executed by M/s. SMP Namrata Associates Through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal in favour of Pimpri Chinchwad Municipal Corporation through Dy. Chairperson of Town Planning, which is registered with Sub Registrar Haveli No. V at Serial No. 9984/2016 dated 28.12.2016.

B) WITH RESPECT TO PROPERTY B (S.No.128/4B):

- 1) Development Agreement executed by Mr. Narayan Vishnu Nakhate, Mr. Raghunath Vishnu Nakhate and Mr. Changdev Vishnu Nakhate through their Power of Attorney holder Mr. Balwant Rambhau Nakhate and others in favour of Mr. Trilok Gurumukhdas Lalwani and Mrs. Lajwanti Gurumukhdas Lalwani which agreement is registered with Sub-registrar Haveli No. XVIII at Serial No. 1230/2004 dated 28.12.2004,
- 2) Development Agreement executed by Mr Narayan Vishnu Nakhate and others in favour of Mr. Sanjay Chandanmal Jain which agreement is registered with Sub-registrar Haveli No. V at Serial No. 3932/2006 dated 08.05.2006,
- 3) Sale Deed executed by Mr Narayan Vishnu Nakhate and others in favour of Mr. Sanjay Chandanmal Jain which agreement is registered with Sub-registrar Haveli No. X at Serial No. 5753/2011 dated 04.02.2011,
- 4) Sale Deed executed by Mr. Sanjay Chandanmal Jain in favour of M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal which agreement is registered with Sub-registrar Haveli No. X at Serial No. 14255/2013 dated 23.12.2013,

- 5) Sale Deed executed by Mr. Karunesh Sanjay Jain in favour of M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal which agreement is registered with Sub-registrar Haveli No. X at Serial No. 14247/2013 dated 21.12.2013,
- 6) Tabapavti executed by M/s. SMP Namrata Associates Through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal in favour of Pimpri Chinchwad Municipal Corporation through Dy. Chairperson of Town Planning, which is registered with Sub Registrar Haveli No. V at Serial No. 9984/2016 dated 28.12.2016.

C) WITH RESPECT TO PROPERTY C (S.No.128/5):

- 1) Sale Deed executed by M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal in favour of M/s. Akash Erectors Pvt. Ltd which is registered with Sub-registrar Haveli No. X at Serial No. 14249/2013 dated 21.12.2013,
- 2) Tabapavti executed by M/s. SMP Namrata Associates Through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal in favour of Pimpri Chinchwad Municipal Corporation through Dy. Chairperson of Town Planning, which is registered with Sub Registrar Haveli No. V at Serial No. 9984/2016 dated 28.12.2016.

D) WITH RESPECT TO PROPERTY D (S.No.129/1):

- 1) Sale Deed executed by Mr. Dattatrya Babu @ Baburao Nakhate and others, in favour of M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal which agreement is registered with Sub-registrar Haveli No. XIX at Serial No. 5126/2010 dated 04.06.2010,
- 2) Sale Deed executed by M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal in favour of M/s. Akash Erectors Pvt. Ltd which is registered with Sub-registrar Haveli No. X at Serial No. 14249/2013 dated 21.12.2013,

- 3) Tabapavti executed by M/s. SMP Namrata Associates Through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal in favour of Pimpri Chinchwad Municipal Corporation through Dy. Chairperson of Town Planning, which is registered with Sub Registrar Haveli No. V at Serial No. 9984/2016 dated 28.12.2016,
- 4) Tabapavti executed by M/s. SMP Namrata Associates Through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal in favour of Pimpri Chinchwad Municipal Corporation through Dy. Chairperson of Town Planning, which is registered with Sub Registrar Haveli No. V at Serial No. 7044/2017 dated 04.10.2017.

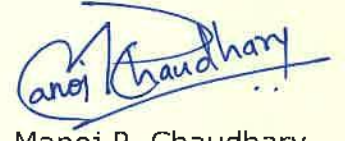
E) WITH RESPECT TO PROPERTY E (S.No.129/2):

- 1) Development Agreement executed by Smt. Sitabai Kondiba Nadhe and others in favour of Mr. Vinod Ashok Gangwani, Mr. Sachin Ashok Gangwani, Mr. Hiranman Ashok Gangwani and Mr. Dilip Hethanand Gangwani which Development Agreement is registered with Sub-Registrar Haveli No. XIV at Serial No. 9676/2004 dated 09.10.2004,
- 2) Sale Deed executed by M/s. Adi Ventures through its partner Mr. Dilip Satyapal Bhagwani in favour of M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal which agreement is registered with Sub-Registrar Haveli No. XIX at Serial No. 7673/2010 dated 17.08.2010,
- 3) Sale Deed executed by M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal in favour of M/s. Akash Erectors Pvt. Ltd which is registered with Sub-registrar Haveli No. X at Serial No. 14249/2013 dated 21.12.2013,
- 4) Tabapavti executed by M/s. SMP Namrata Associates Through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal in favour of Pimpri Chinchwad Municipal Corporation through Dy. Chairperson of Town Planning, which is registered with Sub Registrar Haveli No. V at Serial No. 9984/2016 dated 28.12.2016,
- 5) Tabapavti executed by M/s. SMP Namrata Associates Through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal in favour of Pimpri Chinchwad Municipal Corporation through Dy. Chairperson of

Town Planning, which is registered with Sub Registrar Haveli No. V at Serial No. 7044/2017 dated 04.10.2017.

F) WITH RESPECT TO PROPERTY F (S.No.50/9):

- 1) Sale Deed executed by Mr. Laxman Kondiba Kokane, Mr. Rambhau Kondiba Kokane, Mr. Dattu Kondiba Kokane Mr. Kaluram Pandurang Kokane Mr. Lahu Pandurang Kokane and Mrs. Sangita Maruti Nakhate in favour of M/s. Saj Developers through its partners Mr. Deepak Kantilal Shah and Mr. Shyam Jagdishprasad Agarwal which is registered with Sub Registrar Haveli No. XIX at Serial No. 4609/2010 dated 20.05.2010.
3. Except transactions mentioned above, I did not find any other transaction relating to the said Property for the said Period.



Manoj P. Chaudhary

Advocate

Enclosed:

- (i) Search Fee paid vide GRN No. MH015355581202324P dated 09.02.2024, MH015357107202324P dated 09.02.2024, MH015360705202324P dated 09.02.2024, MH015528012202324P dated 13.02.2024, MH015528012202324P dated 13.02.2024 and MH015567907202324P dated 13.02.2024, issued by Joint District Registrar, Pune and
- (ii) Search Receipts vide No. 1113307896, 1113308022 and 1113308058, all dated 09.02.2024.



DEFACED
₹575.00
DEFACED
Total

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0008113964202324	09/02/2024-14:55:49	IGR002	575.00
Total Defacement Amount					575.00



DEFACED
₹ 575.00
DEFACED

NOTE:- This statement is valid for the period mentioned in type of payment only. Not valid for other reasons or circumstances. सदन चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा मोदणी न करावयाच्या दस्तासाठी लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0008111284202324	09/02/2024-14:07:10	IGR002	575.00
Total Defacement Amount					575.00



DEFACED
₹300.00
DEFACED
Total

Department ID : 476810162 Mobile No. : 8007267022
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चतान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0008198443202324	13/02/2024-12:51:01	IGR002	300.00
Total Defacement Amount					300.00



DEFACED
₹ 575.00
DEFACED

Challan Defaced Details

Print Date 13-02-2024 05:32:42



DEFACED
₹ 300.00
Total DEFACED

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0008221767202324	13/02/2024-17:48:01	IGR002	300.00
Total Defacement Amount					300.00



CHALLAN
MTR Form Number-6

[illegible]

Department ID : 476810162

Mobile No. : 8007267022

Department ID : 476810162
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

NOTE:- This challan is valid for reason mentioned in type of payment only. Not valid for other reasons or unregistered document सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Chaitin Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0008198443202324	13/02/2024-12:51:01	IGR002	300.00
Total Defacement Amount					300.00

MH015357107202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 Feb 2024	Receipt	Receipt no.: 1113308022
	Name of the Applicant :	Manoj Chaudhary
	Details of property of which document has to be searched :	Dist :Pune Village :Rahatani S.No/CTS No/G.No. : 129
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH015357107202324P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/fmSearchChallanWithOutReg.php'.		

MH015355581202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 Feb 2024	Receipt	Receipt no.: 1113307896
	Name of the Applicant :	Manoj Chaudhary
	Details of property of which document has to be searched :	Dist:Pune Village :Rahatani S.No/CTS No/G.No. : 128
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH015355581202324P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

MH015360705202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 Feb 2024	Receipt	Receipt no.: 1113308058
	Name of the Applicant :	Manoj Chaudhary
	Details of property of which document has to be searched :	Dist :Pune Village :Rahatani S.No/CTS No/G.No. : 50
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH015360705202324P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/firmSearchChallanWithOutReg.php'.		

PRASHANT ARUNRAO PALVE

ADVOCATE

SEARCH REPORT

Shri. Nitin K. Joshi Sir

Advocate

Address : B- 10, Lawyers Chambers,
Shivajinagar, Pune 411005

I have carried out search of property more particularly described in the schedule as mentioned hereinafter.

I have paid search fees of Rs.200/- vide online payment bearing GRN No. MH007907865202324E Dated 10/09/2023 and of Rs. 550/- bearing GRN No. MH007907654202324E vide Receipt No. Dated 10/09/2023 to carry out Search and Investigation of below mentioned Property for year 1994 to 2023 (Both inclusive) i.e. for 30 Years.

Description of the Property-

All that piece and parcel of the land bearing Survey No.50 Hissa No. 10 A admeasuring about 00 Hectare 22.50 Ares i.e Said Property No.1 and Survey No.50 Hissa No. 10 B admeasuring about 00 Hectare 22.50 Ares i.e Said Property No.2 situated at Village Rahatani Taluka Haveli Dist. Pune, within the limit of Pimpri Chinchwad Municipal Corporation Pune and within the jurisdiction of sub-registrar Haveli. (For sake of convenience and brevity herein after referred to as "the said property").

Period of Search:

From year 1994 to 2023 (Both inclusive) i.e. for 30 Years.

Details of Search:

The details of the said search and my observation on the basis of the search are as follows:

Prashant Arunrao Palve
Advocate
MAH/4159/2010
Mch:- 9922418354
8149418354
Ems: adv.palvefirm@gmail.com

Prashant Arunrao Palve
Advocate
MAH/4159/2010
Mch:- 9922418354
8149418354
Ems: adv.palvefirm@gmail.com

Flat No E -908, Neo City Phase 1, Gat No.735, Near JSPM

University, Bakori Road, Wagholi Taluka Haveli Pune 412207

Mobile No. 9922418354 / 8149418354

Email.Id : adv.palvefirm@gmail.com

PRASHANT ARUNRAO PALVE

ADVOCATE

Period of search from year 1994 to 2001:

I have caused search to be carried out in the Office of Sub-Registrar Haveli for the period 1994 to 2001.

I have carried out search of Index II Registers kept in the office of Sub-Registrar Haveli. However most of the Index II Registers of this period are missing and those available for search are partly torn, pages are missing, and also not readable. During search of this kind of available record I have not come across any entries with respect to the said property.

Period of search from year 2002 to 2023

I have carried out online search for the year 2002 to 2023 through Index II search facility available on IGR department portal.

During my search I have come across some entries with respect to the said property which are separately annexed with this report as "Annexure I".


This search report is on the basis of the availability of Registers kept in the office of Sub Registrar of Assurances, Haveli, at the time of actual inspection as well as availability of the record made available on the IGR departmental portal at the time of online search.

During my search except entries as stated in the "Annexure I" attached herewith, I have not come across any other entry pertaining to the said property.

Hence, This Search Report.

Place: Pune.

Date: 12/09/2023


Prashant A. Palve
Prashant Arunrao Palve
Advocate

MAH/4159/2010
Mob:- 9922418354

Flat No E.-908, Neo City Phase 1, Gate No. 735, Near ISPM

University, Bakori Road, Wagholi Taluka Haveli Pune 412207

Mobile No. 9922418354 / 8149418354

Email.Id : adv.palvefirm@gmail.com

ANNEXURE - 1

- **1994 :** No Entry Found
- **1995 :** No Entry Found
- **1996 :** No Entry Found
- **1997 :** No Entry Found
- **1998 :** No Entry Found
- **1999 :** No Entry Found
- **2000 :** No Entry Found
- **2001 :** No Entry Found
- **2002 :** No Entry Found
- **2003 :** No Entry Found
- **2004 :** No Entry Found
- **2005 :** No Entry Found
- **2006 :** a) Power of Attorney dated 14/09/2006 executed by Mr. Ramchandra Shankar Kokane in favour of Lawrence S. Fernandes. The said Power of Attorney is registered at Sr. No. 7279 respectively on even date at the office of Joint Sub Registrar, Haveli No. 5, Pune.
b) Power of Attorney dated 14/09/2006 executed by Mr. Ramchandra Shankar Kokane in favour of Shivanand Krishna Powar. The said Power of Attorney is registered at Sr. No. 7280 respectively on even date at the office of Joint Sub Registrar, Haveli No. 5, Pune.
- **2007 :** No Entry Found
- **2008 :** a) Development Agreement dated 24/01/2008 executed by Mr. Ramchandra Shankar Kokane in favour of Kushabhau Sadashiv Gavhane. The said Development Agreement is registered at Sr. No. 472 on even date at the office of Joint Sub Registrar, Haveli No. 18, Pune.


Prashant Arunrao Palve
Advocate

MAN/4150/7510
E-20-002-100150
81-1-14

Encl. adv.palve@rediffmail.com

b) Power of Attorney dated 24/01/2008 executed by Mr. Ramchandra Shankar Kokane in favour of Kushabhau Sadashiv Gavhane. The said Power of Attorney is registered at Sr. No. 473 respectively on even date at the office of Joint Sub Registrar, Haveli No. 18, Pune.

• **2009 :** No Entry Found

• **2010 :** **a)** The Sale Deed dated 04/01/2010 executed by Mr. Kushabhau Sadashiv Gavhane for the sale of the said 00 Hectare 17 Aar of land out of Property No.2 to one Mr. Navrang Shankarlal Kumavat which is registered at Sr. No. 139/2010 on 04/01/2010 at the office of Joint Sub Registrar, Haveli No. 5, Pune.

b) Deed of Confirmation dated 03/04/2010 executed by Mr. Ramchandra Shankar Kokane along with his daughters viz. Sou. Rajani Tukaram Phuge, Mrs. Sangita Pandurang Gawali, Sou. Mangal Satish Gawali and Sou. Nutan Avinash Phuge in favour of Mr. Navrang Shankarlal Kumavat which is registered at sr. No. 4023 on 05/04/2010 at the office of Joint Sub Registrar, Haveli No. 17, Pune.

• **2011 :** ___ No Entry Found

• **2012 :** ___ No Entry Found

• **2013 :** **a)** Sale Deed dated 06/03/2013 executed by Mr. Ramchandra Shankar Kokane, in respect of land admeasuring 00 Hectares 02 Aar in favour of Sou. Sneha Shivanand Pawar which is registered at Sr. No. 1780 on even date at the office of Joint Sub Registrar, Haveli No. 14, Pune.

Prashant Arunrao Palve
Advocate

Palve

MAH/0159/2010
M/S - 002/11954

b) Sale Deed dated 06/03/2013 executed by Mr. Ramchandra Shankar Kokane, in respect of land admeasuring 00 Hectares 03 Aar in favour of Mrs. Albina Lawrence Fernandes which is registered at Sr. No. 1779 on even date at the office of Joint Sub Registrar, Haveli No. 14, Pune.

c) Development Agreement dated 19/10/2013 executed by Mrs. Albina Lawrence Fernandes in favour of Mr. Navrang Shankarlal Kumavat for the area of 00 Hectare 03 Aar from the Property No.2 which is registered at Sr. No. 8714 respectively on even date at the office of Joint Sub Registrar, Haveli No. 17, Pune.

d) Power of Attorney dated 19/10/2013 executed by Mrs. Albina Lawrence Fernandes in favour of Mr. Navrang Shankarlal Kumavat for the area of 00 Hectare 03 Aar from the Property No.2 which is registered at Sr. No. 8715 respectively on even date at the office of Joint Sub Registrar, Haveli No. 17, Pune.

- **2014 :** a) Development Agreement and Power of Attorney dated 21/01/2014 executed by Sou. Sneha Shivanand Pawar in favour of Mr. Navrang Shankarlal Kumavat for the area of 00 Hectare 02 Aar from the Property B which are registered at Sr. Nos. 416 and 417 respectively on even date at the office of Joint Sub Registrar, Haveli No. 18, Pune.

- **2015 :** No Entry Found
- **2016 :** No Entry Found
- **2017 :** No Entry Found
- **2018 :** No Entry Found
- **2019 :** No Entry Found
- **2020 :** No Entry Found

Prashant Arunrao Palve
Advocate

Palve

MAH/4159/2010
P. No. 9577418351
61 00 1

Email: jjv.palvetum@gmail.com

• 2021 :

a) Development Agreement dated 07/12/2021 executed by 1) Shri. Nandu Gabaji Kokane, 2) Mrs. Usha Nandu Kokane, 3) Shri. Harshal Nandu Kokane, 4) Ku. Yadnyaja Nandu Kokane, 5) Smt. Sakhubai alias Kusum Hanumant Jagdale, 6) Shri. Gabaji Bhairu Kokane 7) Mrs. Kamal Gabaji Kokane, 8) Mrs. Chaya Shivaji Kalokhe, 9) Mrs. Savita Namdev Khutwad and 10) Mrs. Surekha Kaluram Murhe in favour M/s. SMP Namrata Associates through its Partners viz. Mr. Jay Shailesh Shah and Mr. Monish Shyam Agarwal for the development of Property No.1 which is registered at Sr. No. 15404 on even date at the office of Joint Sub-Registrar, Haveli No.5, Pune.

b) The Power of Attorney dated 07/12/2021 executed by 1) Shri. Nandu Gabaji Kokane, 2) Mrs. Usha Nandu Kokane, 3) Shri. Harshal Nandu Kokane, 4) Ku. Yadnyaja Nandu Kokane, 5) Smt. Sakhubai alias Kusum Hanumant Jagdale, 6) Shri. Gabaji Bhairu Kokane 7) Mrs. Kamal Gabaji Kokane, 8) Mrs. Chaya Shivaji Kalokhe, 9) Mrs. Savita Namdev Khutwad and 10) Mrs. Surekha Kaluram Murhe in favour M/s. SMP Namrata Associates through its Partners viz. Mr. Jay Shailesh Shah and Mr. Monish Shyam Agarwal for the development of Property No.1 which is registered at Sr. No. 15411 on even date at the office of Joint Sub-Registrar, Haveli No.5, Pune.

c) Development Agreement dated 14/05/2021 executed by Mr. Navrang Shankarlal Kumavat for himself and as Power of Attorney Holder of Sou. Sneha Shivanand Pawar and Mrs. Albina Lawrence Fernandes in favour of M/s. SMP

Prashant Arunrao Palve
Advocate

Palve

Namrata Associates for the development of Property No.2 which is registered at Sr. No. 5208 respectively on even date at the office of Joint Sub Registrar, Haveli No. 5, Pune.

d) Power of Attorney dated 14/05/2021 executed by Mr. Navrang Shankarlal Kumavat for himself and as Power of Attorney Holder of Sou. Sneha Shivanand Pawar and Mrs. Albina Lawrence Fernandes in favour of M/s. SMP Namrata Associates for the development of Property No.2 which is registered at Sr. No. 5209 respectively on even date at the office of Joint Sub Registrar, Haveli No. 5, Pune.

▪ **2022 :** **a)** Supplementary Agreement dated 20/12/2022 to the original Development Agreement dated 14/05/2021 executed by Mr. Navrang Shankarlal Kumavat, Sou. Sneha Shivanand Pawar and Mrs. Albina Lawrence Fernandes, in favour of M/s. SMP Namrata Associates which is registered at Sr. No. 23589 respectively on 21/12/2022 at the office of Joint Sub Registrar, Haveli No. 5, Pune.

b) Power of Attorney dated 20/12/2022 to the original Development Agreement dated 14/05/2021 executed by Mr. Navrang Shankarlal Kumavat, Sou. Sneha Shivanand Pawar and Mrs. Albina Lawrence Fernandes, in favour of M/s. SMP Namrata Associates which is registered at Sr. No. 23590 respectively on 21/12/2022 at the office of Joint Sub Registrar, Haveli No. 5, Pune.

■ 2023 :

a) Deed of Confirmation dated 18/04/2023 executed by Mr. Ramchandra Shankar Kokane, his daughter and grandson viz. Sou. Sangita Pandurang Gawali and Mr. Mayur Pandurang Gawali along with Sou. Sneha Shivanand Pawar and Mrs. Albina Lawrence Fernandes in favour of M/s. SMP Namrata Associates which is registered at Sr. No. 7920 respectively on even date at the office of Joint Sub Registrar, Haveli No. 5, Pune.

b) Power of Attorney dated 18/04/2023 executed by Mr. Ramchandra Shankar Kokane, his daughter and grandson viz. Sou. Sangita Pandurang Gawali and Mr. Mayur Pandurang Gawali along with Sou. Sneha Shivanand Pawar and Mrs. Albina Lawrence Fernandes in favour of M/s. SMP Namrata Associates which is registered at Sr. No. 7921 respectively on even date at the office of Joint Sub Registrar, Haveli No. 5, Pune.

c) Deed of Confirmation dated 28/07/2023 executed by Mr. Ramchandra Shankar Kokane, his daughter viz. Sou. Nutan Avinash Phuge along with Sou. Sneha Shivanand Pawar and Mrs. Albina Lawrence Fernandes in favour of M/s. SMP Namrata Associates which is registered at Sr. No. 15561 respectively on 31/07/2023 at the office of Joint Sub Registrar, Haveli No. 5, Pune.

d) Power of Attorney dated 28/07/2023 executed by Mr. Ramchandra Shankar Kokane, his daughter viz. Sou. Nutan Avinash Phuge along with Sou. Sneha Shivanand Pawar and Mrs. Albina Lawrence Fernandes in favour of M/s. SMP Namrata Associates which is registered at Sr. No. 15563 respectively on 31/07/2023 at the office of Joint Sub Registrar, Haveli No. 5, Pune.

Prashant Arunrao Paive
Advocate

MAH/4120/23

Mo: 9820111111

U: 9820111111

Email: prashantpaive@gmail.com

stgxbk

PROSECUTION

100-100M

modellingunitsseq.vb. 1.003

PRASHANT ARUNRAO PALVE

ADVOCATE

SEARCH REPORT

Shri. Nitin K. Joshi Sir

Advocate

Address : B- 10, Lawyers Chambers,
Shivajinagar, Pune 41105

I have carried out search of property more particularly described in the schedule as mentioned hereinafter.

I have paid search fees of Rs.200/- vide online payment bearing GRN No. MH007907865202324E Dated 10/09/2023 and of Rs. 550/- bearing GRN No. MH007907654202324E vide Receipt No. Dated 10/09/2023 to carried out Search and Investigation of below mentioned Property for year 1994 to 2023 (Both inclusive) i.e. for 30 Years.

Description of the Property-

All that piece and parcel of the land bearing Survey No.50 Hissa No. 10 A admeasuring about 00 Hectare 22.50 Ares i.e Said Property No.1 and Survey No.50 Hissa No. 10 B admeasuring about 00 Hectare 22.50 Ares i.e Said Property No.2 situated at Village Rahatani Taluka Haveli Dist Pune, within the limit of Pimpri Chinchwad Municipal Corporation Pune and within the jurisdiction of sub-registrar Haveli. *(For sake of convenience and brevity herein after referred to as "the said property")*.

Period of Search:

From year 1994 to 2023 (Both inclusive) i.e. for 30 Years.

Details of Search:

The details of the said search and my observation on the basis of the search are as follows:

Palve PA

PRASHANT ARUNRAO PALVE

ADVOCATE

Period of search from year 1994 to 2001:

I have caused search to be carried out in the Office of Sub-Registrar Haveli for the period 1994 to 2001.

I have carried out search of Index II Registers kept in the office of Sub-Registrar Haveli. However most of the Index II Registers of this period are missing and those available for search are partly torn, pages are missing, and also not readable. During search of this kind of available record I have not come across any entries with respect to the said property.

Period of search from year 2002 to 2023

I have carried out online search for the year 2002 to 2023 through Index II search facility available on IGR department portal.

During my search I have come across some entries with respect to the said property which are separately annexed with this report as "Annexure I".

This search report is on the basis of the availability of Registers kept in the office of Sub Registrar of Assurances, Haveli, at the time of actual inspection as well as availability of the record made available on the IGR departmental portal at the time of online search.

During my search except entries as stated in the "Annexure I" attached herewith, I have not come across any other entry pertaining to the said property.

Hence, This Search Report.

Place: Pune.

Date: 12 /09/2023


Prashant A. Palve



CHALLAN
MTR Form Number-6



GRN	MH007907654202324E	BARCODE	10/09/2023-15:27:46		Form ID
Department			Inspector General Of Registration		
Search Fee			Payer Details		
Type of Payment			Other Items		
Office Name			PND1_JT DISTT REGISTRAR PUNE URBAN		
Location			PUNE		
Year			2023-2024 One Time		
Account Head Details			Amount In Rs.		
0030072201 SEARCH FEE			550.00		
Flat/Block No.			PRASHANT ARUNRAO PALVE		
Premises/Building					
Road/Street					
Area/Locality					
Town/City/District					
PIN					
Remarks (If Any)					
Amount In			Five Hundred Fifty Rupees Only		
Total			550.00		
Words					
Payment Details			UNION BANK OF INDIA		
FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN		
Ref. No.			02901792023091010707		
519964094					
Cheque/DD No.			Bank Date		
RBI Date			10/09/2023-15:31:15		
Not Verified with RBI					
Name of Bank			Bank-Branch		
UNION BANK OF INDIA					
Name of Branch			Scroll No. , Date		
Not Verified with Scroll					

Department ID : 571432762
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

Palve A

MH007907654202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Sep 2023	Receipt	Receipt no.: 1113073308
	Name of the Applicant :	PRASHANT ARUNRAO PALVE
	Details of property of which document has to be searched :	Dist :Pune Village :Rahatani S.No/CTS No/G.No. : 50
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH007907654202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frnSearchChallanWithOutReg.php '.		

Palve

esiey.com

SEARCH REPORT

November 28, 2023

To,
Shri. Nitin K. Joshi,
Advocate
Shivajinagar, Pune

Ref:

- (1) ALL THAT PIECE AND PARCEL OF LAND bearing Survey No.50, Hissa No. 10A, admeasuring about 00 Hectare 22.50 Aar assessed at Rs. 01-44 Paise situated of Village Rahatani, Taluka Haveli, District Pune and within the registration District Pune, Sub Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, Pune and bounded as under:

On or towards East : Survey No. 50/11A
On or towards South : Part of Survey No. 45
On or towards West : Survey No. 50/10B
On or towards North : Part of Survey No. 128 and 129

(Hereinafter referred to as '**PROPERTY A**') .

- (2) ALL THAT PIECE AND PARCEL OF LAND, admeasuring about 00 Hectare 22 Aare from out of total land bearing Survey No.50, Hissa No. 10B, admeasuring about 00 Hectare 22.50 Aar assessed at Rs. 01-43 Paise situated of Village Rahatani, Taluka Haveli, District Pune and within the registration District Pune, Sub Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, Pune and bounded as under:

On or towards East : Survey No. 50/10A
On or towards South : Part of Survey No. 45
On or towards West : Survey No. 50/9
On or towards North : Part of Survey No. 128 and 129

(Hereinafter referred to as '**PROPERTY B**')

Hereinafter the said Property A and Property B collectively, for the sake of brevity and convenience, are referred to as "**THE SAID PROPERTY**".

Sir,



1. As per your instruction, I took e-search on www.igrmaharashtra.gov.in of Index-II in respect of the said Property, for the period from 13.09.2023 till 28.11.2023.
1. Therefore, my search is on the basis of Index-II made available to me on the official website www.igrmaharashtra.gov.in in respect of the said Property.
2. During my search, I found only one transaction of an Agreement of Easement of Right of Way dated 07.11.2023 executed between M/s. SMP Namrata Associates having its office at 448, Mangalwar Peth, Pune - 411 011 through its Partners viz. Mr. Deepak Kantilal Shah and Mr. Monish Shyamlal Agarwal and M/s. Legacy Lifespaces LLP having its office at Office No.406, Rainbow Plaza, Shivar Chowk, Rahatani, Pune 411 017 through its Partner Mr. Roshan Kishanchand Ramnani registered with the Jt-Sub-Registrar, Haveli No.19 at Serial No.24224/2023 on 07.11.2023 in respect of 9 mtr. Wide access road from part of the said Property.
3. Except transaction mentioned above, I did not find any other transaction relating to the said Property for the said Period.


Manoj P. Chaudhary

Advocate

Enclosed:

- (i) Search Fee Receipt vide GRN No. MH011523631202324P, dated 28.11.2023 issued by Joint District Registrar, Pune and
- (ii) Search Receipt vide No. 1113190897 dated 28.11.2023.

MH011523631202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
28 Nov 2023	Receipt	Receipt no.: 1113190897
	Name of the Applicant :	Manoj Chaudhary
	Details of property of which document has to be searched :	Dist :Pune Village :Rahatani S.No/CTS No/G.No. : 50
	Period of search :	From :2023 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH011523631202324P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

SEARCH REPORT

February 16, 2024

To,
Shri. Nitin K. Joshi,
Advocate
Shivajinagar, Pune

Ref:

- (1) ALL THAT PIECE AND PARCEL OF LAND bearing Survey No.50, Hissa No. 10A, admeasuring about 00 Hectare 22.50 Aar assessed at Rs. 01-44 Paise situated of Village Rahatani, Taluka Haveli, District Pune and within the registration District Pune, Sub Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, Pune and bounded as under:

On or towards East : Survey No. 50/11A
On or towards South : Part of Survey No. 45
On or towards West : Survey No. 50/10B
On or towards North : Part of Survey No. 128 and 129

(Hereinafter referred to as '**PROPERTY A**')
PROPERTY A

- (2) ALL THAT PIECE AND PARCEL OF LAND, admeasuring about 00 Hectare 22 Aare from out of total land bearing Survey No.50, Hissa No. 10B, admeasuring about 00 Hectare 22.50 Aar assessed at Rs. 01-43 Paise situated of Village Rahatani, Taluka Haveli, District Pune and within the registration District Pune, Sub Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, Pune and bounded as under:

On or towards East : Survey No. 50/10A
On or towards South : Part of Survey No. 45
On or towards West : Survey No. 50/9
On or towards North : Part of Survey No. 128 and 129

(Hereinafter referred to as '**PROPERTY B**')
PROPERTY B

Hereinafter the said Property A and Property B collectively, for the sake of brevity and convenience, are referred to as "**THE SAID PROPERTY**".

Sir,

1. As per your instruction, I took e-search on www.igrmaharashtra.gov.in of Index-II in respect of the said Property, for the period from 29.11.2023 till 16.02.2024.

1. Therefore, my search is on the basis of Index-II made available to me on the official website www.igrmaharashtra.gov.in in respect of the said Property.
2. During my search, I did not find any transactions with respect to the said Property for the said Period.



Manoj P. Chaudhary

Advocate

Enclosed:

- (i) Search Fee Receipt vide GRN No. MH015721911202324P, dated 16.02.2024 issued by Joint District Registrar, Pune and
- (ii) Search Receipt vide No. 1113317675 dated 16.02.2024.



Department ID : 684851199
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.
Mobile No. : 8007267022

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0008309158202324	16/02/2024-07:53:35	IGR002	300.00
Total Defacement Amount					300.00

MH015721911202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
16 Feb 2024	Receipt	Receipt no.: 1113317675
	Name of the Applicant :	Manoj Chaudhary
	Details of property of which document has to be searched :	Dist :Pune Village :Rahatani S.No/CTS No/G.No. : 50
	Period of search :	From :2023 To :2024
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH015721911202324P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/vlews/frnSearchChallanWithOutReg.php'.		