

CHALLAN
MTR Form Number-6



GRN	MH013532499201819P	BARCODE			Date	22/03/2019-17:26:54	Form ID					
Department			Inspector General Of Registration									
Search Fee			TAX ID (If Any)									
Type of Payment			Other Items		PAN No.(If Applicable)							
Office Name			HVL15_HAVELI 15 JOINT SUB REGISTRAR		Full Name	Advocate Chandrakant Nanekar						
Location			PUNE									
Year			2018-2019 One Time		Flat/Block No.							
Account Head Details			Amount in Rs.	Premises/Building								
0030072201 SEARCH FEE			1500.00	Road/Street	Baner							
				Area/Locality	Pune							
				Town/City/District								
				PIN		4	1	1	0	4	5	
				Remarks (If Any)								
				Survey No. 35 Part And 36 Part Mundhwa Pune Search Fee of 30 Year i.e. 1989 to 2019								
				Amount In	One Thousand Five Hundred Rupees Only							
			1500.00	Words								
Payment Details		SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	10000502019032201643	2020946850410					
Cheque/DD No.				Bank Date	RBI Date	22/03/2019-17:27:46	Not Verified with RBI					
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID: Mobile No. : 9823011123
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 यादव चलन 'ट्राय अंड पेमेंट' नाऱ्ये नमुद कारणातारीच लाग आहे. इतर कारणातारी किंवा नोंदवणी न कर्यावाच्या दस्तीतारी लाग नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	iS-HVL15-	0007486579201819	22/03/2019-17:44:32	IGR022	1500.00
Total Defacement Amount					1,500.00



CHALLAN
MTR Form Number-6



GRN	MH007581677202021E	BARCODE			Date	28/11/2020-17:49:48	Form ID					
Department: Inspector General Of Registration			Payer Details									
Search Fee			TAX ID / TAN (If Any)									
Type of Payment: Other Items			PAN No.(If Applicable)									
Office Name: HVL21_HAVELI 21 JOINT SUB REGISTRAR			Full Name		Advocate Chandrakant Nanekar							
Location: PUNE												
Year: 2020-2021 One Time			Flat/Block No., Premises/Building		Baner							
Account Head Details												
0030072201 SEARCH FEE			Amount In Rs.	50.00	Road/Street	Baner						
					Area/Locality	Pune						
					Town/City/District							
					PIN	4	1	1	0	4		
			Remarks (If Any)									
			Survey No. 35 Part And 36 Part Mundhwa Pune PUNE 1YRS 2020									
			Amount In	Fifty Rupees Only								
			50.00	Words								
Payment Details			FOR USE IN RECEIVING BANK									
Cheque-DD Details			Bank CIN	Ref. No.	00040572020112826345	IKDAVEFSM0						
Cheque/DD No.			Bank Date	RBI Date	28/11/2020-05:51:02	Not Verified with RB						
Name of Bank			Bank-Branch		STATE BANK OF INDIA							
Name of Branch			Scroll No. , Date		334 , 01/12/2020							

Mobile No. : 9823011123

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
दरवार चलान 'डिफेस्ड अंड एमर्ट' साठे नव्युद कारणासाठी लागू आहे. इतर कारणासाठी किंवा नोंदवी न कारणासाठा व्यवस्थापनी लागू नव्ही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	iS-HVL15-	0003487771202021	01/12/2020-19:45:13	IGR022	50.00
Total Defacement Amount					50.00



CHALLAN
MTR Form Number-6



GRN	MH004063584202122E	BARCODE			Date	28/07/2021-14:12:57	Form ID				
Department Inspector General Of Registration			Payer Details								
Search Fee			TAX ID / TAN (If Any)								
Type of Payment Other Items			PAN No.(If Applicable)								
Office Name HVL21_HAVELI 21 JOINT SUB REGISTRAR			Full Name		Adv Chandrakant Nanekar						
Location PUNE											
Year 2021-2022 One Time			Flat/Block No.		Baner						
Account Head Details			Premises/Building								
0030072201 SEARCH FEE			50.00	Road/Street	Baner						
				Area/Locality	Pune						
				Town/City/District							
				PIN	4	1	1	0	4	5	
				Remarks (If Any)							
				S.No.35 Part S.No.36 Part Mundhwa Pune 01YRS 2021							
				Amount In	Fifty Rupees Only						
			50.00	Words							
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	00040572021072686055	IK0BETXOY2					
Cheque/DD No.			Bank Date	RBI Date	28/07/2021-02:13:26			Not Verified with RBI			
Name of Bank			Bank-Branch		STATE BANK OF INDIA						
Name of Branch			Scroll No. , Date		208 , 27/07/2021						

Department ID : Mobile No. : 9823011123
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 संदर्भ चलान "टायप ऑफ पेमेंट" गाठ्ये नमूद करणाराताची लागू आहे. इवर काटणाराताची किंवा नोंदवारी न मानवाराता दरवाचारी लागू आही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	IS-HVL15-	0001998566202122	29/07/2021-12:07:00	IGR022	50.00
Total Defacement Amount					50.00



CHALLAN
MTR Form Number-6



GRN	MH000899647202223E	BARCODE			Date	22/04/2022-16:32:35	Form ID				
Department Inspector General Of Registration				Payer Details							
Search Fee				TAX ID / TAN (If Any)							
Type of Payment Other Items				PAN No.(If Applicable)							
Office Name HVL21_HAVELI 21 JOINT SUB REGISTRAR				Full Name		Adv Chandrakant Nanekar					
Location PUNE				Flat/Block No.		Baner					
Year 2022-2023 One Time				Premises/Building							
Account Head Details			Amount In Rs.	Road/Street		Baner					
0030072201 SEARCH FEE			50.00	Area/Locality		Pune					
				Town/City/District							
				PIN		4	1	1	0	4	5
				Remarks (If Any)							
				S.No.35 Part S.No.36 Part Mundhwa Pune 01YRS 2022.							
				Amount In		Fifty Rupees Only					
			50.00	Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	00040572022042265745	IK0BQNHQS6				
Cheque/DD No.				Bank Date	RBI Date	22/04/2022-04:33:24	Not Verified with RBI				
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		113 , 25/04/2022					

Department ID : Mobile No. : 9823011123
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सरकार चलान "राष्ट्रीय डिफेसेट" नाम्ये वर्गाद कारणातासाठी लागू आहे. इतर कारणातासाठी किंवा नोंदणी न करावयाच्या दस्तावतासाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	IS-HVL15-	0000514819202223	23/04/2022-19:14:20	IGR022	50.00
Total Defacement Amount					50.00



To,
Maha RERA

LEGAL TITLE REPORT

Subject : Title Clearance Certificate with respect of all those contiguous pieces and parcels of the lands, having area admeasuring 00 Hectare, 34 Ares, comprising of (1) Survey No. 35/1A/11, totally admeasuring 00 Hectare, 08 Ares, (2) Survey No. 35/1A/13, totally admeasuring 00 Hectare, 08 Ares, (3) an area admeasuring 00 Hectare, 01 Ares, carved out of Survey No. 35/1A/17, totally admeasuring 00 Hectare, 03 Ares, and (4) an area admeasuring 00 Hectare, 17 Ares, carved out of Survey No. 36/2A/16, totally admeasuring 00 Hectare, 27 Ares, all are lying, being and situate at revenue village – Mundhwa (Keshavnagar), Taluka – Pune City, District - Pune (Hereinafter for sake of brevity and convenience individually referred to as the 'said land' and collectively referred to as the 'said lands').

1) I have investigated the title of the said land on the request of Mr. Prannay Arun Agrawal and Mr. Vipul Ashok Agarwal, Partners of M/s. Choice Lifestyle by referring the following documents i.e.:-

a) **DESCRIPTION OF THE LAND:** all those contiguous pieces and parcels of the lands, having area admeasuring 00 Hectare, 34 Ares, comprising of (1) Survey No. 35/1A/11, totally admeasuring 00 Hectare, 08 Ares, assessed at Rs. 00.40, (2) Survey No. 35/1A/13, totally admeasuring 00 Hectare, 08 Ares, assessed at Rs. 00.37, (3) an area admeasuring 00 Hectare, 01 Ares, carved out of Survey No. 35/1A/17, totally admeasuring 00 Hectare, 03 Ares, assessed at Rs. 00.14 and (4) an area admeasuring 00 Hectare, 17 Ares, carved out of Survey No. 36/2A/16, totally admeasuring 00 Hectare, 27 Ares, assessed at Rs. 00.70, all are lying, being and situate at revenue village – Mundhwa (Keshavnagar), Taluka – Pune City, District - Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which are jointly bounded as under:-

East	South	West	North
Survey No. 35/2	Road	Road	Survey Nos. 35/1A/8(p), 35/1A/17(p) & 36/2A/16(p)

b) **THE DOCUMENTS OF ALLOTMENT OF PLOTS/LANDS:-**

1. Copy of Deed of Sale dated 30/12/2020, which is registered in the office of Sub Registrar, Haveli No. 1 (Pune) on 02/03/2021, Sr. No. 2501/2021.
2. Copy of Deed of Sale dated 30/12/2020, which is registered in the office of Sub Registrar, Haveli No. 1 (Pune) on 02/03/2021, Sr. No. 2505/2021.
3. Copy of Deed of Exchange dated 29/09/2021, which is registered in the office of Sub Registrar, Haveli No. 4 (Pune), Sr. No. 12562/2021.

c) The 7/12 extracts issued by Talathi / received from Online Portal dated 31/05/2022 and the Mutation Entries bearing Nos. 3083, 3368, 3369, 4504, 8220, 12177, 14655, 14656, 14798 and 14871 thereon.

d) Search Report for 30 years from 1992 till 2022.

2) On perusal of above mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that the title of M/s. Choice Lifestyle is clear, marketable and without any encumbrances in respect of the said lands.

- a) Owner of the lands is: M/s. Choice Lifestyle,
- b) Qualifying comments/remarks if any - NA-.

3) The report reflecting the flow of title of M/s. Choice Lifestyle on the said lands is enclosed herewith as annexure.

Pune,
Dated : 31/05/2022,

Encl.: Annexure.




Chandrakant Naanekar,
Advocate.

FLOW OF TITLE OF THE SAID LANDS

1. It seems from the revenue record that, the land bearing Survey No. 35/1A, an area admeasuring 06 Acres was previously recorded in the name of Mr. Ashok Patilbuva Dhamdhere and the land bearing Survey No. 36/2A/2C, an area admeasuring 02 Acres was previously recorded in the name of Mr. Hira Gopala Kodre.
2. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands coming under Village - Mundhava have been converted into metric system. Effects of the same have been given to the 7/12 extracts the larger lands vide Mutation Entry No. 3083.
3. As per the Application given by Mr. Ashok Patilbuva Dhamdhere, the following names have been recorded to the record of rights of the land bearing Survey No. 35/1A.

Sr.No.	Name	Share in the land
1.	Mrs. Indubai Patilbuva Dhamdhere	1 Anne, 4 Pai
2.	Mr. Udaykumar Patilbuva Dhamdhere	1 Anne, 4 Pai
3.	Mr. Eknath Patilbuva Dhamdhere	1 Anne, 4 Pai
4.	Mr. Ashok Patilbuva Dhamdhere	12 Anne

Accordingly the names of said beneficiaries have been recorded to the record of rights of the aforesaid land vide Mutation Entry No. 3368.

4. The partition of the land bearing Survey No. 35/1A has been taken place amongst Mrs. Indubai Patilbuva Dhamdhere, Mr. Udaykumar Patilbuva Dhamdhere, Mr. Eknath Patilbuva Dhamdhere and Mr. Ashok Patilbuva Dhamdhere. As per the said partition, the aforesaid land has been distributed in the parties therein in the following manner:

Sr.No.	Survey No.	Area		Names of the Beneficiaries
		Acres	Gunthe	
1.	35/1A/1	04	20	Mr. Ashok Patilbuva Dhamdhere
2.	35/1A/2	00	20	Mr. Eknath Patilbuva Dhamdhere
3.	35/1A/3	00	20	Mr. Udayumar Patilbuva Dhamdhere
4.	35/1A/4	00	20	Mrs. Indubai Patilbuva Dhamdhere

Accordingly the names of parties therein have been recorded to the record of rights of the aforesaid land vide Mutation Entry No. 3369.

5. By virtue of Agreement dated 28/04/1987, Mr. Hira Gopala Kodre, Mrs. Sarubai Hira Kodre, Mr. Prakash Hira Kodre (for himself and natural guardian of Mas.





Yogesh Prakash Kodre) and Mrs. Minakshi Prakash Kodre have agreed to sale the land bearing Survey No. 36/2A/2C, an area admeasuring 00 Hectare, 81 Ares unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5342/1987.

6. By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhere (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhere), Mrs. Shalan Ashok Dhamdhere, Mr. Udaykumar Patilbuva Dhamdhere, Mrs. Indumati Patilbuva Dhamdhere, Mr. Patilbuva Balaji Dhamdhere, Mr. Eknath Patilbuva Dhamdhere, Mrs. Nandadevi Eknath Dhamdhere and Mr. Bharat Patilbuva Dhamdhere (for himself and natural guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhere and Ms. Urmila and Shital Bharat Dhamdhere) have agreed to sale an area admeasuring 00 Hectare, 20 Ares from and out of Survey No. 35/1A/3 unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5343/1987.
7. By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhere (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhere), Mrs. Shalan Ashok Dhamdhere, Mr. Udaykumar Patilbuva Dhamdhere, Mrs. Indumati Patilbuva Dhamdhere, Mr. Patilbuva Balaji Dhamdhere, Mr. Eknath Patilbuva Dhamdhere, Mrs. Nandadevi Eknath Dhamdhere and Mr. Bharat Patilbuva Dhamdhere (for himself and natural guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhere and Ms. Urmila and Shital Bharat Dhamdhere) have agreed to sale an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5344/1987.
8. By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhere (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhere), Mrs. Shalan Ashok Dhamdhere, Mr. Udaykumar Patilbuva Dhamdhere, Mrs. Indumati Patilbuva Dhamdhere, Mr. Patilbuva Balaji Dhamdhere, Mr. Eknath Patilbuva Dhamdhere, Mrs. Nandadevi Eknath Dhamdhere and Mr. Bharat Patilbuva Dhamdhere (for himself and natural guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhere and Ms. Urmila and Shital Bharat Dhamdhere) have agreed to sale an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5345/1987.

By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhere (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhere),



Mrs. Shalan Ashok Dhamdhere, Mr. Udaykumar Patilbuva Dhamdhere, Mrs. Indumati Patilbuva Dhamdhere, Mr. Patilbuva Balaji Dhamdhere, Mr. Eknath Patilbuva Dhamdhere, Mrs. Nandadevi Eknath Dhamdhere and Mr. Bharat Patilbuva Dhamdhere (for himself and natural guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhere and Ms. Urmila and Shital Bharat Dhamdhere) have agreed to sale an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5346/1987.

10. By virtue of Agreement dated 28/04/1987, Mr. Ashok Patilbuva Dhamdhere (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhere), Mrs. Shalan Ashok Dhamdhere, Mr. Udaykumar Patilbuva Dhamdhere, Mrs. Indumati Patilbuva Dhamdhere, Mr. Patilbuva Balaji Dhamdhere, Mr. Eknath Patilbuva Dhamdhere, Mrs. Nandadevi Eknath Dhamdhere and Mr. Bharat Patilbuva Dhamdhere (for himself and natural guardian of Mas. Krishnakant and Hanumant Bharat Dhamdhere and Ms. Urmila and Shital Bharat Dhamdhere) have agreed to sale an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The said Agreement is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 5348/1987.
11. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Hira Gopala Kodre and Mrs. Sarubai Hira Kodre sold out the land bearing Survey No. 36/2A/2C, an area admeasuring 00 Hectare, 81 Ares unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16955/1987 and got registered on 09/12/1988 at Sr. No. 17077/1988.
12. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Bharat Patilbuva Dhamdhere (for himself and natural guardian of Mas. Krishnakant Bharat Dhamdhere, Mas. Hanumant Bharat Dhamdhere, Ms. Urmila Bharat Dhamdhere and Ms. Shital Bharat Dhamdhere), Mrs. Sindhumi Bharat Dhamdhere and Mr. Ashok Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16963/1987 and got registered on 09/12/1988 at Sr. No. 17085/1988.





13. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Eknath Patilbuva Dhamdhere Mrs. Nandadevi Eknath Dhamdhere and Mr. Ashok Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16964/1987 and got registered on 09/12/1988 at Sr. No. 17086/1988.
14. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Ashok Patilbuva Dhamdhere (for himself and natural guardian of Mas. Rahul, Atul and Sachin Ashok Dhamdhere) and Mrs. Shalan Ashok Dhamdhere sold out an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16965/1987 and got registered on 09/12/1988 at Sr. No. 17087/1988.
15. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Uday Patilbuva Dhamdhere and Mr. Ashok Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 20 Ares from and out of Survey No. 35/1A/3 unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16968/1987 and got registered on 09/12/1988 at Sr. No. 17088/1988.
16. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Uday Patilbuva Dhamdhere and Mr. Ashok Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 40 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. The said Deed of Sale is lodged for registration before Sub Registrar, Haveli No. 1 (Pune) at Sr.No. 16969/1987 and got registered on 09/12/1988 at Sr. No. 17089/1988.
17. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Eknath Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 08 Ares from and out of



Survey No. 35/1A/2/1 unto and in favor of Mr. Madhav Durgaram Dhume. The area sold has been allocated as Survey No. 35/1A/2/2. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 4236.

18. By virtue of Deed of Sale dated 23/12/1987, the said Mr. Ashok Patilbuva Dhamdhere sold out an area admeasuring 00 Hectare, 08 Ares from and out of Survey No. 35/1A/1 unto and in favor of Mr. Madhav Durgaram Dhume. The area sold has been allocated as Survey No. 35/1A/1/3. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 4237.
19. By virtue of Deed of Partition dated 21/02/1992, the partition in respect of the said lands along with their other lands has been taken place by and between Mr. Madhav Durgaram Dhume, Mr. Sandip Madhav Dhume, Mr. Milind Madhav Dhume, Mr. Pankaj Madhav Dhume, Mr. Bhalchandra Ramchandra Sule, Mr. Taranath Radhakrushana Kamat, Mr. Meghsham Kamlakar Apte and Mr. Rus Fram Balaporia. As per the said partition the lands bearing Survey No. 35/1A/1/2, an area admeasuring 00 Hectare, 10 Ares, Survey No. 35/1A/3, an area admeasuring 00 Hectare, 03 Ares, Survey No. 36/2A/2C, an area admeasuring 00 Hectare, 27 Ares have been allotted / given to the share of Mr. Pankaj Madhav Dhume. The said Deed of Partition is registered in the office of Sub Registrar, Haveli No. 3 (Pune), at Sr. No. P-1278/1992. While giving effect to the 7/12 extracts of the said lands, the Survey Nos. 35/1A/1/2, 35/1A/3 and 36/2A/2C have been changed to Survey Nos. 35/1A/1/2/7, 35/1A/3/4, 36/2A/2C/5, 35/1A/1/3 and 35/1A/2/2 respectively. Accordingly the names of Mr. Panakj Madhav Dhume and Mr. Madhav Durgaram Dhume have been recorded to the record of rights of the said lands vide Mutation Entry No. 4504.
20. Vide Order bearing No. RTS/7/12/Comp/1438/04 dated 21/10/2004 issued by Tahasildar, Pune City, Pune, the following changes have been made in the sub divisions / pot hissas of the said lands.

Sr.No.	Old Survey Number	New Survey Number
1.	35/1A/1/2/7	35/1A/8
2.	35/1A/3/4	35/1A/17
3.	36/2A/2C/5	36/2A/16
4.	35/1A/1/3	35/1A/11
5.	35/1A/2/2	35/1A/13

Effects of the same have been given to the 7/12 extracts of the said lands vide Mutation Entry No. 8220.





21. The said Mr. Madhav Durgaram Dhume died on 13/05/2012 by executing a Will dated 14/07/2011. By the said will, the said deceased have bequeathed the lands bearing Survey No. 35/1A/1/3, totally admeasuring 08 Ares and Survey No. 35/1A/2/2, totally admeasuring 08 Ares unto and in favor of his sons Mr. Sandeep Madhav Dhume, Mr. Milind Madhav Dhume and Mr. Pankaj Madhav Dhume. Accordingly the names of said beneficiaries have been recorded to the record of rights of the aforesaid lands vide Mutation Entry No. 12177.
22. By virtue of Deed of Sale dated 30/12/2020, the said Mr. Pankaj Madhav Dhume sold out an area admeasuring 00 Hectare, 15 Ares, carved out of Survey No. 36/2A/16, totally admeasuring 00 Hectare, 27 Ares unto and in favor of M/s. Unique Realty, through its Partner, Abhishek Raj Agrawal. The said Deed of Sale is registered in the office of Sub Registrar, Haveli No. 1 (Pune) on 02/03/2021, Sr. No. 2501/2021. Accordingly the name of said Purchaser has been recorded to the record of rights of the said lands vide Mutation Entry No. 14655.

Simultaneously, with the execution of the above mentioned Sale Deed, the said owner has also executed Power of Attorney unto and in favor of Mr. Abhishek Raj Agrawal, Partner of M/s. Unique Realty, thereby empowering them to do all the acts, deeds, matters and things mentioned therein in respect of the said land. The said Power of Attorney is registered in the office of Sub registered in the office of Sub Registrar, Haveli No. 1 (Pune) on 02/03/2021, Sr. No. 2502/2021.

23. By virtue of Deed of Sale dated 30/12/2020, the said Mr. Sandeep Madhav Dhume, Mr. Milind Madhav Dhume and Mr. Pankaj Madhav Dhume sold out the lands, having area admeasuring 00 Hectare, 34 Ares, comprising of (1) an area admeasuring 00 Hectare, 12 Ares, carved out of Survey No. 36/2A/16, totally admeasuring 00 Hectare, 27 Ares, (2) Survey No. 35/1A/11, totally admeasuring 00 Hectare, 08 Ares, (3) Survey No. 35/1A/13, totally admeasuring 00 Hectare, 08 Ares, (4) an area admeasuring 00 Hectare, 05 Ares, carved out of Survey No. 35/1A/8, totally admeasuring 00 Hectare, 10 Ares and (5) an area admeasuring 00 Hectare, 01 Ares, carved out of Survey No. 35/1A/17, totally admeasuring 00 Hectare, 03 Ares unto and in favor of M/s. Choice Lifestyle, through its Partners, Mr. Prannay Arun Agrawal and Mr. Vipul Ashok Agarwal. The said Deed of Sale is registered in the office of Sub Registrar, Haveli No. 1 (Pune) on 02/03/2021, Sr. No. 2505/2021. Accordingly the name of said Purchaser has been recorded to the record of rights of the said lands vide Mutation Entry No. 14656.

Simultaneously, with the execution of the above mentioned Sale Deed, the said owner has also executed Power of Attorney unto and in favor of Mr. Prannay Arun Agrawal and Mr. Vipul Ashok Agarwal Partners, of M/s. Choice Lifestyle, thereby empowering him to do all the acts, deeds, matters and things mentioned therein in respect of the said lands. The said Power of Attorney is registered in the office of Sub Registrar, Haveli No. 1 (Pune) on 02/03/2021, Sr. No. 2506/2021.



24. By the virtue of Deed of Exchange dated 29/09/2021 the said M/s. Unique Realty, through its Partner, Mr. Abhishek Raj Agrawal transferred / conveyed / assigned the land having area admeasuring 00 Hectare, 05 Ares, carved out of Survey No. 36/2A/16, totally admeasuring 00 Hectare, 27 Ares unto and in favor of M/s. Choice Lifestyle, through its Partners, Mr. Prannay Arun Agrawal and Mr. Vipul Ashok Agarwal and in exchange of same the same M/s. Choice Lifestyle, through its Partner, Mr. Prannay Arun Agrawal and Mr. Vipul Ashok Agarwal also transferred / conveyed / assigned land having area admeasuring 00 Hectare, 05 Ares, carved out of Survey No. 35/1A/8, totally admeasuring 00 Hectare, 10 Ares unto and in favor of M/s. Unique Realty, through its Partner, Mr. Abhishek Raj Agrawal. The said Deed of Exchange has been registered in the office of Sub Registrar, Haveli No. 4 (Pune), Sr. No. 12562/2021. The Mutation Entry bearing No. 14798 to that effect has been prepared by the Gaon Kamgar Talathi, Mundhwa. However, the same has been rejected by the Circle Officer, Yerwada for the reason mentioned therein. Thereafter the Mutation Entry bearing No. 14871 has been certified by the Circle Officer, Yerwada and the effect of said Deed of Exchange has been given to the record of rights of the said lands.

4. The said Owner / Promoter i.e. M/s. Choice Lifestyle decided to construct multistoried building/s upon the said lands and therefore obtained Commencement Certificate bearing No. CC/0241/22 dated 02/05/2022 from the Pune Municipal Corporation to that effect.

5. The Tahsildar, Pune City, Pune vide Order bearing No. Land/SR/27/2022 dated 13/05/2022 given permission to the said Owner / Promoter i.e. M/s. Choice Lifestyle to use the said lands for Non Agricultural purpose.

PAPER NOTICE:-

I have caused to publish Paper Notices in daily Prabhat and The Indian Express Newspapers on 06/01/2021 to invite objection (if any) in respect of the said lands. In this context I would like to mention here that, during the notice period, I have not received any objection from anybody.

Sr. No.

- 1) 7/12 extracts dated 31/05/2022.
- 2) Mutation Entries bearing Nos. 3083, 3368, 3369, 4504, 8220, 12177, 14655, 14656, 14798 and 14871 thereon.
- 3) Search Report for 30 years from 1992 to 2022 taken by by obtaining Challans bearing GRN Nos. MH013532499201819P, MH007581677202021E, MH004063584202122E and MH000899647202223E dated 22/03/2019,





28/11/2020, 26/07/2021 and 22/04/2022 from the office of Sub Registrar, Haveli No. 15 and 21 (Pune) respectively.

- 4) Any other relevant title - NA-
- 5) Litigations, if any : -NA-

Pune,
Dated : 31/05/2022,




Chandrakant Naanekar,
Advocate.
51 Mundhva 35-36 Choice Lifestyle - Puna

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