

SUDHAKAR KALE & ASSOCIATES

SINCE - 1979

ADVOCATES & SOLICITORS

SUDHAKAR S. KALE

B.A. (Hons.), LL.B, LL.M.,
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"Ahinsa Apartments" 768/18, P.Y.C. Ground, Near Balbhim Mandir, Deccan,
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ADV. PRIYANKA KALE

B.S.L., LL.B, LL.M (London),
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FORMAT-A

(Circular No:-28/2021)

Date : 28/03/2023

To,

Maharashtra Real Estate Regulatory Authority
Bandra (E), Mumbai -400051.

LEGAL TITLE REPORT

Subject :- Title Clearance certificate with respect of Survey No. 90/1 admeasuring 01 Hectare 06 Ares, area admeasuring 00 Hectare 14.50 Ares out of Survey No. 90/2A admeasuring 00 Hectare 49.50 Ares, area admeasuring 00 Hectare 12.50 Ares out of Survey No.90/2B admeasuring 00 Hectare 49.50 Ares total area admeasuring 01 Hectare 33 Ares i.e. 13300 sq. mtrs. situated at Village Tathawade within the Registration District Pune, Sub-Registration District Haveli, Taluka – Mulshi and within the limits of Pimpri-Chinchwad Municipal Corporation. (hereinafter referred as the "Said Plot").

1/- 1/ We have investigated title of the Said Plot on request of M/s Rama Synergy Spaces, Partnership Firm, through its duly authorized partner Mr. Moti Udharam Panjabi being Developer/Promoter and following documents i.e.

- 1) Description of Said Plot/Property :- Survey No. 90/1 admeasuring 01 Hectare 06 Ares, area admeasuring 00 Hectare 14.50 Ares out of Survey No. 90/2A admeasuring 00 Hectare 49.50 Ares, area admeasuring 00 Hectare 12.50 Ares out of Survey No.90/2B admeasuring 00 Hectare 49.50 Ares total area admeasuring 01 Hectare 33 Ares i.e. 13300 sq. mtrs. situated at Village Tathawade within the Registration District Pune, Sub-Registration District Haveli, Taluka – Mulshi and within the limits of Pimpri-Chinchwad Municipal Corporation.
- 2) The documents of allotment of plot:- Said Plot is purchased property of M/s Rama Synergy Spaces.
- 3) 7/12 extract & Mutation Entry :- 7/12 extracts of Survey No.90/1, 90/2A & 90/2B Village Tathawade are available for years 1979-80 to 2018-19. Copies of Mutation Entry Nos. 137, 243, 479, 1081, 1160, 1199, 1214, 1267, 1917, 2075, 2683, 3416, 3805, 3808, 3922, 3944, 4021, 4171, 4695, 4759, 5363, 5437, 5450, 5596, 6168, 6315, 6453 and 6768.
- 4) Search for 30 years from 1994 till 18/03/2023:- The search for 30 years.

2/- On perusal of the abovementioned documents and all other relevant documents relating to the title of the Said Plot, I/we, am/are opinion that, the title of the following owner & Developer/Promoter is clear marketable and without any encumbrance.

Owner of Land :- Survey No.90/1, 90/2A & 90/2B Village Tathawade is owned by M/s Rama Synergy Spaces.

3/- The Report reflecting the Flow of the Title of the Land Owner & rights of the Developer/Promoter of the Said Plot.

Place : Pune,
Date : 28/03/2023,




Adv. Sudhakar S. Kale

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FLOW OF THE TITLE OF THE SAID LAND

Survey No.90/1, 90/2A & 90/2B Village Tathawade

- 1) 7/12 extract as on the date of application for registration.
- 2) Mutation Entry No. 137, 243, 479, 1081, 1160, 1199, 1214, 1267, 1917, 2075, 2683, 3416, 3805, 3808, 3922, 3944, 4021, 4171, 4695, 4759, 5363, 5437, 5450, 5596, 6168, 6315, 6453 and 6768.
- 3) Search for 30 years from 1994 till 18/03/2023 taken from Sub-Registrar office at : Search in Sub-Registrar Offices Mulshi & Haveli No. 1 to 28 and www.gov.igrmaharashtra.in by Adv. Anuradha D. Kadam
- 4) Any other relevant title:- (i) Sale Deed dated 13/12/1989 registered in the office of Sub-registrar, Maval in Book No. 1 at Serial No. 143 on 11/01/1991 (ii) Sale Deed dated 03/10/2001 registered in the office of Sub-Registrar Mulshi at Serial No.5393/2001, (iii) Declaration Deed dated 27/02/2006 registered at Serial No.1709/2006 cancelled earlier Sale Deed dated 03/10/2001 registered at Serial No.5393/2001 in the office of Sub-Registrar Paud Mulshi, (iv) Sale Deed dated 23/07/2004 registered in the office of Sub-Registrar Mulshi at Serial No.4183/2004, (v) Sale Deed dated 24/11/2006 registered in the office of Sub-Registrar Haveli No.20 at Serial No.8977/2006, (vi) Conveyance Deed is available for scrutiny and which shows that same is dated 31/05/2011 and same is registered in office of Sub-Registrar, Haveli No.8 at Serial No. 5446/2011 on 31/05/2011, (vii) Conveyance Deed dated 16/11/2011 and same is registered in office of Sub-Registrar, Haveli No.8 at Serial No. 11760/2011 on 18/11/2011, (viii) Conveyance Deed dated 14/07/2015 and same is registered in office of Sub-Registrar, Haveli No.15 at Serial No. 6488/2015 on 18/11/2011, (ix) Conveyance Deed dated 06/08/2018 registered in the office of Sub-registrar Haveli No.18 at Serial No. 10281 on 06/08/2018, (x) Mortgage Deed Without Possession dated 08/03/2021 which is registered in the office of Sub-Registrar Haveli No.18 at serial No. 4772 on 08/03/2021, (xi) Mortgage Deed Without Possession dated 22/06/2021 which is registered in the office of Sub-Registrar Haveli No.18 at serial No.9332 on 23/06/2021.
- 5) Encumbrance :- The M/s Rama Synergy Spaces herein has obtained project loan from Kotak Mahindra Investments Limited as per Mortgage Deed Without Possession dated 08/03/2021 which is registered in the office of Sub-Registrar Haveli No.18 at serial No. 4772 on 08/03/2021 and further for additional loan amount the Firm also executed further Mortgage Deed Without Possession dated 22/06/2021 which is registered in the office of Sub-Registrar Haveli No.18 at serial No.9332 on 23/06/2021 created charge of loan amount & interest thereon on the Said Entire Project.
- 6) No litigation

Date :- 28/03/2023


Adv. Sudhakar S. Kale



ANNEXURE- A

TITLE FLOW

1. It appears from 7/12 extract of the year 1930-31 to 1940-41 that Survey No.90/1 admeasuring 03 Acres 32 Gunthe having assessment 03 Rupaye 00 Aane 00 Pai situated at Village Tathawade, is owned and possessed by Mr. Shankar Laxman Navale and the 7/12 extract of the years 1930-21 to 1940-41, that Survey No.90/2A admeasuring area 02 Acre 01.50 Gunthe having assessment 01 Rupaye 10 Aane 00 Pai and Survey No.90/2B admeasuring area 02 Acre 01.50 Gunthe having assessment 01 Rupaye 10 Aane 00 Pai situated at Village Tathwade, Taluka Haveli was owned and possessed by one Bhutaji Dhondi Pawar.
2. Mutation Entry No. 137, Village Tathawade certified on 27/09/1933 shows that the Mr. Shankar Laxman Navale has kept the Survey No.90/1 alongwith 3 other properties as security for equitable mortgage with Tathwade Co-operative Society and accordingly the name of the aforesaid society is added to the other rights of column.
3. Mutation Entry No. 243, Village Tathawade certified in the year 1939 shows that, Shankar Laxman Navale got executed Tabe Gahan Kharedikhat dated 18/04/1939 for the properties Survey No. 90/2A and 90/2B from Muktaji Dhondi Pawar and accordingly name of Shankar Laxman Navale recorded in Revenue Record for aforesaid 2 properties by deleting name of Muktaji Dhondi Pawar.
4. Mutation Entry No. 479, Village Tathawade certified in the year 1950, shows that Tathawade Co-operative Housing Society has taken Survey No.90/1 alongwith 8 other properties by 'Ikrra Patra' from Mr. Shankar Laxman Navale.
5. Mutation Entry No. 1081, Village Tathawade certified in the year 1970, shows that The Maharashtra Weights and Measurement Act 1958 and Indian Coins Act 1955 and Aakarband alongwith Hissa Form No.12 issued by District Inspector Land Record, implemented for Village Tathawade and accordingly area and Aakar of all lands in Village was converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry the area and Aakar of the Survey No. 90 Hissa No. 1 admeasuring 03 Acre 32 Gunthas assessment 03 Rupees 00 Anna 00 Pai is converted as Survey No. 90 Hissa No.1 admeasuring 01 Hector 54 Ares, Assessment Rs.03.00 in the Revenue Record. The area and Akar of the Survey No. 90 Hissa No. 2A admeasuring area 02 Acre 01.50 Gunthe having assessment 01 Rupaye 10 Aane 00 Pai is converted as



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Survey No. 90 Hissa No. 2A admeasuring 00 Hector 82.50 Ares, Assessment Rs. 01.63 in Revenue Record. In pursuance of the aforesaid Mutation Entry the area and Akar of the Survey No. 90 Hissa No. 2B admeasuring area 02 Acre 01.50 Gunthe having assessment 01 Rupaye 10 Aane 00 Pai is converted as Survey No. 90 Hissa No. 2A admeasuring 00 Hector 82.50 Ares, Assessment Rs. 01.63 in Revenue Record.

6. Mutation Entry No. 1160, Village Tathawade certified on 21/01/1976 shows that, by Sale Deed dated 16/07/1974 Babu Muktaji Pawar purchased Survey No. 90/2A & 90/2B from Shankar Laxman Navale and accordingly name of the Purchaser recorded in Revenue Record under owner & possessor column for the aforesaid property by deleting name of the seller.

7. Mutation Entry No. 1199, Village Tathawade, shows that Shankar Laxman Navale expired on 05/12/1976 leaving behind as his legal heirs one son Raghunath Shankar Navale & one married daughter Sonabai Annaji Walhekar. Accordingly, name of Raghunath Shankar Navale was recorded as owner and possessor while name of married daughter Sonabai Annaji Walhekar was recorded in the other rights column for the properties stated in mutation entry by deleting name of the deceased which includes Survey No.90/1, Survey No.90/2A & Survey No.90/2B but in light of Mutation Entry No. 1160 Shankar Laxman Navale during his lifetime by sale deed dated 13/07/1974 sold Survey No. 90/2A and 90/2B to Babu Muktaji Pawar and hence in Revenue Record name of aforesaid heirs were not recorded for Survey No. 90/2A and 90/2B while giving the effect of Mutation Entry No. 1199.

8. Mutation Entry No. 1214, Village Tathawade, certified in the year 1977 shows that same is mutated in light of Kamijast Patra issued by Additional District Inspector Land Record issued in light of certain land acquired for Pune – Bombay Express Highway and accordingly area of the Survey No. 90/1 admesuring 01 Hector 54 Ares reduced to 01 Hector 06 Ares due to area admeasuring 00 Hector 48 Ares acquired, Survey No. 90/2A admeasuring 00 Hector 82.5 Ares reduced to 00 Hector 49.5 Ares due to area admeasuring 00 Hector 33 Ares acquired and Survey No. 90/2B admeasuring 00 Hector 82.5 Ares reduced to 00 Hector 49.5 Ares due to area admeasuring 00 Hector 33 Ares acquired and accordingly correction carried out in Revenue Record on 7/12 Extract.



9. Mutation Entry No. 1267, Village Tathawade, certified in the year 1979 shows that Raghunath Shankar Navale expired on 02/01/1979 leaving behind as his legal heirs wife Shantabai, two sons Balu & Babanrao and one married daughter Baby Sampat Walhekar. Accordingly, name of Balu Raghunath Navale (Karta of HUF) was recorded as owner and possessor while name of married daughter Baby Sampat Walhekar was recorded in the other rights column for the 20 properties stated in mutation entry by deleting name of the deceased which includes Survey No. 90/1.

10. Mutation Entry No. 1917, Village Tathawade certified in the year 1990, shows that, same was mutated on the basis of application along with the statement before Revenue Authority made by Babu Muktaji Pawar, being owner and possessor of Survey No.90/2A & Survey No. 90/2B to transfer the aforesaid properties in Revenue Record in the name of his 2 sons Narayan Baburao Pawar for 8 Ana Share and Maruti Baburao Pawar for 8 Ana Share and accordingly names of aforesaid sons were recorded for the aforesaid properties by deleting the name of Babu Muktaji Pawar.

11. Mutation Entry No. 2075, Village Tathawade, certified on 11/07/1991 shows that Rajendra Lalitkumar Agarwal by Sale Deed dated 13/12/1989 purchased Survey No.90/1 from Balu Raghunath Navale (for self and as Karta of HUF), Shantabai Raghunath Navale, Bansilal Raghunath Navale, Baby Sampat Walhekar and Sonabai Annaji Walhekar. Accordingly, name of Purchaser Rajendra Lalitkumar Agarwal recorded in Revenue Record for Survey No. 90/1 under owner and possessor column by deleting name of Balu Raghunath Navale (Karta of HUF) and name of Baby Sampat Walekar and Sonabai Annaji Vahule under other right column. Copy of Power of Attorney is available for the scrutiny and which shows that same is dated 05/07/1989 executed Shantabai Raghunath Navale, Bansilal Raghunath Navale, Baby Sampat Walhekar and Sonabai Annaji Walhekarin favour of Balu Raghunath Navale authorising him to sell aforesaid property to Rajendra Lalitkumar Agarwal and which has been executed and signed in front of Special Executive Magistrate, Pune City Sub Divison, Pune on 02/08/1989 and having Serial No. 817/1989 and further also authenticated before Sub registrar Haveli No. 2 and which is noted in Book No. 4 at Serial No. 646 on 02/08/1989. Copy of the aforesaid Sale Deed is available for the scrutiny and which shows that same is dated 13/12/1989 registered in the office of Sub registrar, Maval in Book No. 1 at Serial No. 143 on 11/01/1991 executed by Balu Raghunath Navale for self and as a constituted attorney of Shantabai Raghunath



Navale, Bansilal Raghunath Navale, Baby Sampat Walhekar and Sonabai Annaji Walhekar sold with possession property Survey No. 90/1 in favour of Rajendra Lalitkumar Agarwal.

12. Mutation Entry No. 2683, Village Tathawade certified on 27/12/1997 shows that, Babu Bhutaji Pawar expired on 13/11/1997 leaving behind as his legal heirs wife Repubai, 2 sons Narayan & Maruti and 2 married daughters Draupada Tukaram Kakade & Anjanabai Dnyanoba Barne. Accordingly names of all legal heirs were mutated under owners and possessors column in Revenue Record for the 8 properties stated in mutation entry which includes Survey No. 90/2A & 90/2B by deleting name of the deceased.

13. Mutation Entry No. 3416, Village Tathawade, certified in the year 2001 shows that Samit Nandkishore Agarwal and Pranita Manoj Agarwal have purchased from Rajendra Lalitkumar Agarwal area admeasuring 01 Hectare 04.50 Ares out of Survey No.90/1 admeasuring 01 Hectare 06 Ares by Sale Deed dated 03/10/2001. Accordingly, name of Purchasers Samit Nandkishore Agarwal and Pranita Manoj Agarwal mutated for the aforesaid property under owner and possessor column by deleting name of Rajendra Lalitkumar Agarwal. Copy of the Sale Deed is available for the scrutiny and which shows that same is dated 03/10/2001 same is registered in office of Sub Registrar, Maval at Serial No. 5393/2001 on 03/10/2001 executed by Rajendra Lalitkumar Agarwal in favour of Samit Nandkishore Agarwal and Pranita Manoj Agarwal for the aforesaid property.

14. Mutation Entry No. 3805, Village Tathawade certified on 29/03/2005 shows that Krushna Hanumant Mednekar & Ambadas Hanumant Mednekar have purchased 00 H 20.50 Ares out of Survey No.90/2B by Sale Deed dated 23/07/2004 registered at Serial No.4183/2004. Accordingly, name of purchaser is added to the revenue record for the aforesaid purchased area. Copy of the Sale Deed is available for the scrutiny and which shows that same is dated 20/07/2004 and same is registered in office of Sub Registrar, Mulshi at Serial No. 4183/2004 on 23/07/2004 executed by 1) Narayan Baburao Pawar, 2) Shrikrushna Narayan Pawar 3) Bajirao Narayan Pawar 4) Raju Narayan Pawar 5) Santosh Narayan Pawar 6) Maruti Baburao Pawar 7) Dipak Maruti Pawar 8) Draupada Tukaram Kakade 9) Anjanabai Dnyanoba Barne 10) Revubai Baburao Pawar in favour of Ambadas Hanumant Mednekar & Krushna Hanumant Mednekar for the aforesaid property.



15. Mutation Entry No. 3808, Village Tathawade certified on 26/04/2005 shows that Krushna Hanumant Mednekar and Ambadas Hanumant Mednekar have put up purchased area 00 H 20.50 Ares out of Survey No.90/2B as security for mortgage to the Seva Vikas Co-Operative Bank Ltd, Bhosari by Mortgage Deed dated 28/07/2004. Accordingly, name of the Seva Vikas Co-Operative Bank Ltd, Bhosari is added in the other rights column of the 7/12 extract for the aforesaid area. Copy of the Mortgage Deed is available for the scrutiny and which shows that same is dated 28/07/2004 and same is registered in office of Sub Registrar, Mulshi at Serial No. 4295 on 28/07/2004 executed by Ambadas Hanumant Mednekar & Krushna Hanumant Mednekar in favour of the Seva Vikas Co-Operative Bank Ltd, Bhosari for the aforesaid property.

16. Mutation Entry No. 3922, Village Tathawade, certified on 26/09/2005 shows that, same is mutated in light of Application of Rajendra Lalitkumar Agarwal with letter of Tathwade Co-operative Society and accordingly name of the Tathwade Co-operative Society is deleted from the other rights column for Survey No.90/1 and 3 other properties.

17. Mutation Entry No. 3944, Village Tathawade mutated on 28/07/2005 shows that, 1) Nandkumar Dattaray Godavar 2) Manohar Girmaji Padmavar 3) Dnyaneshwar Dattopant Mahajan 4) Vijaykumar Vyankat Mahajan 5) Malikarjun Vijaykumar Mahajan 6) Pujarao Ghanshyam Kalyankar 7) Laxmikant Vitthal Medevar & 8) Nelofer Yogendra Bhandari got executed Sathekhat dated 20/07/2004 having Document No.4110/04 for area admeasuring 00 Hectare 62 Ares out of Survey No.90/2A and 90/2B from 1) Narayan Baburao Pawar, 2) Maruti Baburao Pawar 3) Draupada Tukaram Kakade 4) Anjanabai Dnyanoba Barne 5) Revubai Baburao Pawar and agreed to purchase the same. The objection to the mutation entry was received and same was number Hakka Nond/SR/Tathawade/216/05 and same was rejected by Tahsildar Mulshi by passing order dated 31/12/2005 and mutation entry was certified on 20/04/2006 by Circle Officer and accordingly names of the aforesaid intending purchasers were recorded in other right column for the area admeasuring 00 Hectare 49.5 Ares out of Survey No. 90/2A & for area admeasuring 00 Hectare 12.5 Ares out of Survey No. 90/2B. Copy of the Sathekhat is available for scrutiny and which shows that same is dated 20/07/2004 executed by 1) Narayan Baburao Pawar 2) Maruti Baburao Pawar 3) Draupada Tukaram Kakade, 4) Anjanabai Dnyanoba



Barne 5) Revubai Baburao Pawarin favour of 1) Nandkumar Dattaray Godavar 2) Manohar Girmaji Padmavar 3) Dnyaneshwar Dattopant Mahajan 4) Vijaykumar Vyankat Mahajan 5) Malikarjun Vijaykumar Mahajan 6) Pujarao Ghanshyam Kalyankar 7) Laxmikant Vitthal Medevar Nos.2 to 7 through their power of attorney holder Mr. Bhanudas Pandharinath Vattamvar 8) Nelofar Yogendra Bhandari for 00 Hector 62 Ares out of Survey No. 90/2A & 90/2B admeasuring 00 Hector 99 Ares and same is registered in office of Sub Registrar, Mulshi at Serial No. 4110/2004 on 20/07/2004. Copy of the Power of Attorney is available for scrutiny and which shows that same is dated 15/07/2004 executed by Manohar Girmaji Padmavar, Dnyaneshwar Dattopant Mahajan, Vijaykumar Vyankat Mahajan, Malikarjun Vijaykumar Mahajan, Pujarao Ghanshyam Kalyankar, Laxmikant Vitthal Medevar in favour of Mr. Bhanudas Pandharinath Vattamvar for purchasing the aforesaid property and same is registered in office of Sub Registrar, Nanded in Book No.4 at Serial No. 4154/2004 on 15/07/2004. Copy of the Order dated 31/12/2005 passed by Tahsildar Mulshi (Paud) in Case No./Hakka Nond/SR/Tathawade/216/2005 filed by Narayan Baburao Pawar and Maruti Baburao Pawar against 1) Draupadabai Tukaram Kakde 2) Anjanabai Dnyanoba Barane 3) Renutai Baburao Pawar 4) Nandkumar Dattaray Godavar 5) Manohar Girmaji Padmavar 6) Dnyaneshwar Dattopant Mahajan 7) Vijaykumar Vyankat Mahajan 8) Malikarjun Vijaykumar Mahajan 9) Pujarao Ghanshyam Kalyankar 10) Laxmikant Vitthal Medevar 11) Mr. Bhanudas Pandharinath Vattamvar 12) Nelofar Yogendra Bhandari for Mutation Entry No.3944 Village Tathawade for Survey No.90/2A & 90/2B claiming that, the transaction was not completed within 6 months as stated in Sathekhat and hence same is time barred and illegal and mutation of such Sathekhat cannot be taken in other right column for aforesaid property. Maruti Baburao Pawar and other 4 withdraw their objection without any condition and Narayan Baburao Pawar submitted is submission in writing which evidence. Tahsildar framed 3 issues 1) Whether the document is legally registered document? 2) Whether document being Sathekhat automatically cancelled if conditions therein not fulfilled and 3) What Final order?. The Document being Sathekhat is duly registered document, objection of Narayan Pawar is civil nature and as per Transfer of Property Act read with Section 17 of Registration Act, since document is legally



the Summons except Narayan Baburao Pawar, other defendants and Dipak Maruti Pawar show willingness to complete the transaction subject to payment of consideration and accordingly after receiving the consideration they have executed Confirmation Deed dated 02/12/2005 and same is registered in the office of Sub registrar, Haveli No. 9 at Serial No. 5361 on 02/12/2005.

Further it transpire that 1) Narayan Baburao Pawar 2) Shrikrishna Narayan Pawar 3) Bajirao Narayan Pawar 4) Raju Narayan Pawar 5) Santosh Narayan Pawar & 6) Sangita Sunil Jadhav executed Supplementary Development Agreement dated 06/03/2006 registered in the office of Sub Registrar, Haveli No. 09 at serial No. 1662 dated 06/03/2006 in favour of 1) Nandkumar Dattaray Godavar 2) Manohar Girmaji Padmavar 3) Dnyaneshwar Dattopant Mahajan 4) Vijaykumar Vyankat Mahajan 5) Malikarjun Vijaykumar Mahajan 6) Pujarao Ghanshyam Kalyankar 7) Laxmikant Vitthal Medevar & 8) Nelofar Yogendra Bhandari for the property Survey No. 90/2A admeasuring 00 Hector 49.5 Ares and area admeasuring 00 Hector 12.5 Ares out of Survey No. 90/2B admeasuring 00 Hector 49.5 Ares Total 00 Hector 62 Ares confirming transaction as per Development Agreement dated 02/12/2005 for their share. Further Narayan Baburao Pawar and his 5 Family members also executed Power of Attorney dated 06/03/2006 registered in the office of Sub Registrar, Haveli No. 09 at serial No. 1663 dated 06/03/2006 appointing 1) Nandkumar Dattaray Godavar 2) Manohar Girmaji Padmavar 3) Dnyaneshwar Dattopant Mahajan 4) Vijaykumar Vyankat Mahajan 5) Malikarjun Vijaykumar Mahajan 6) Pujarao Ghanshyam Kalyankar 7) Laxmikant Vitthal Medevar & 8) Nelofar Yogendra Bhandari as their constituted attorney to complete the transaction.

Further it transpire that 1) Narayan Baburao Pawar 2) Shrikrishna Narayan Pawar 3) Bajirao Narayan Pawar 4) Raju Narayan Pawar 5) Santosh Narayan Pawar & 6) Sangita Sunil Jadhav executed Confirmation Deed dated 06/03/2006 registered in the office of Sub Registrar, Haveli No. 09 at serial No. 1664 dated 06/03/2006 in favour of 1) Nandkumar Dattaray Godavar 2) Manohar Girmaji Padmavar 3) Dnyaneshwar Dattopant Mahajan 4) Vijaykumar Vyankat Mahajan 5) Malikarjun Vijaykumar Mahajan 6) Pujarao Ghanshyam Kalyankar 7) Laxmikant Vitthal Medevar & 8) Nelofar Yogendra Bhandari for the property Survey No. 90/2A admeasuring 00 Hector 49.5 Ares and area admeasuring 00 Hector 12.5 Ares out of Survey No. 90/2B admeasuring 00 Hector 49.5 Ares Total 00 Hector 62 Ares confirming transaction as



registered have to recorded in other right column and hence Mutation Entry No.3944 is certified.

Further it transpire that 1) Nandkumar Dattaray Godavar 2) Manohar Girmaji Padmavar 3) Dnyaneshwar Dattopant Mahajan 4) Vijaykumar Vyankat Mahajan 5) Malikarjun Vijaykumar Mahajan 6) Pujarao Ghanshyam Kalyankar 7) Laxmikant Vitthal Medevar & 8) Nelofar Yogendra Bhandari got executed Development Agreement dated 02/12/2005 registered in the office of Sub registrar, Haveli No. 9 at Serial No. 5368 on 03/12/2005 for the property Survey No. 90/2A admeasuring 00 Hector 49.5 Ares and area admeasuring 00 Hector 12.5 Ares out of Survey No. 90/2B admeasuring 00 Hector 49.5 Ares Total 00 Hector 62 Ares from 1) Maruti Baburao Pawar 2) Draupada Tukaram Kakade 3) Anjanabai Dnyanoba Barne 4) Revubai Baburao Pawar & 5) Dipak Maruti Pawar and agreed to purchase the same. Further 1) Maruti Baburao Pawar 2) Draupada Tukaram Kakade 3) Anjanabai Dnyanoba Barne 4) Revubai Baburao Pawar & 5) Dipak Maruti Pawar executed Power of Attorney dated 02/12/2005 registered in the office of Sub registrar, Haveli No. 9 at Serial No. 5369 on 03/12/2005 for the property Survey No. 90/2A admeasuring 00 Hector 49.5 Ares and area admeasuring 00 Hector 12.5 Ares out of Survey No. 90/2B admeasuring 00 Hector 49.5 Ares Total 00 Hector 62 Ares appointing 1) Nandkumar Dattaray Godavar 2) Manohar Girmaji Padmavar 3) Dnyaneshwar Dattopant Mahajan 4) Vijaykumar Vyankat Mahajan 5) Malikarjun Vijaykumar Mahajan 6) Pujarao Ghanshyam Kalyankar 7) Laxmikant Vitthal Medevar & 8) Nelofar Yogendra Bhandari as their constituted attorney to complete the transaction as per aforesaid Development Agreement dated 02/03/2005. Further 1) Maruti Baburao Pawar 2) Draupada Tukaram Kakade 3) Anjanabai Dnyanoba Barne 4) Revubai Baburao Pawar & 5) Dipak Maruti Pawar also executed Power of Attorney dated 02/12/2005 appointing Pandurang Dattatray Gadewar as their constituted attorney to obtain certain permissions as to the sanction layout, permission under Urban Land (Ceiling and Regulation) Act, 1976, etc. require for completing the transaction.

Further it transpire that Nandkumar Dattaray Godavar & other 7 filed Spl.C.S. No. 1260 of 2005 against 1) Narayan Baburao Pawar, 2) Maruti Baburao Pawar 3) Draupada Tukaram Kakade 4) Anjanabai Dnyanoba Barne 5) Revubai Baburao Pawar for specific performance as per Sathekhat dated 20/07/2004 and after receiving

A handwritten signature in black ink, appearing to read "SUDHAKAR S. KALE".

per Confirmation Deed dated 02/12/2005 for their share. Further Narayan Baburao Pawar and his 5 Family members also executed Power of Attorney dated 06/03/2006 registered in the office of Sub Registrar, Haveli No. 09 at serial No. 1665 dated 06/03/2006 appointing 1) Nandkumar Dattaray Godavar 2) Manohar Girmaji Padmavar 3) Dnyaneshwar Dattopant Mahajan 4) Vijaykumar Vyankat Mahajan 5) Malikarjun Vijaykumar Mahajan 6) Pujarao Ghanshyam Kalyankar 7) Laxmikant Vitthal Medevar & 8) Nelofar Yogendra Bhandari as their constituted attorney to complete the transaction.

18. Mutation Entry No. 4021, Village Tathawade, mutated on 03/03/2006 shows that Rajendra Lalitkumar Agarwal as per Declaration Deed dated 27/02/2006 registered at Serial No.1709/2006 cancelled earlier Sale Deed dated 03/10/2001 registered at Serial No.5393/2001 in the office of Sub-Registrar Paud Mulshi and since 23/03/2006 received objection accordingly same is number as Dispute Case No.354 same is decided by 23/08/2006 by passing order dated 23/08/2006 rejected the objection and in light of decision Mutation Entry was certified on 24/08/2006 and accordingly by deleting names of Samit Nandkishore Agarwal and Pranita Manoj Agarwal name of Rajendra Lalitkumar Agarwal mutated under owner & possessor column for Survey No.90/1. Copy of the Declaration Deed is available for the scrutiny and which shows that same is dated 27/02/2006 registered in the office of Sub-Registrar Haveli No.5 at Serial No.1709 on 27/02/2006. Copy of the Declaration Deed dated 27/02/2006 is available for scrutiny which shows that, same is dated 27/02/2006 registered in the office of Sub-Registrar Haveli No.5 in Book No.1 at Serial No.1709 on 27/02/2006 executed by Rajendra L. Agarwal being Declarant and to which Cancellation Deed dated 12/08/2002 is annexed. The Cancellation Deed shows that, same is executed by Samit Nandkishor Agarwal and Pranita Manoj Agarwal being First Party and Rajendra Lalitkumar Agarwal as a Second Party for cancellation of Sale Deed dated 03/10/2001 registered in the office of Sub-Registrar Mulshi at Serial No.5393 on 03/10/2001 for the property Survey No.90/1 admeasuring 01 Hectare 4.5 Ares but same was executed on stamp of Rs.100/- same was impounded U/S. 33 and deficit Stamp Duty of Rs.59900/- along with the penalty of Rs. 63495/- paid by Rajendra L. Agarwal on 10/02/2006 and accordingly Collector of Stamp Pune issued the certificate U/S.41 of the Bombay Stamp Act 1958. The Cancellation Deed is executed by the Parties thereto to cancel Sale Deed dated 03/10/2001 Registered in the office



of Sub-Registrar Mulshi at Serial No.5393 on 03/10/2001 for property Survey No.90/1 admeasuring 01 Hectare 4.5 Ares Village Tathawade. Copy of the order dated 23/08/2006 passed by Circle Officer Thergaon in Takrar Case No.354 Tathawade filed by Samit Nandkishore Agarwal and Pranita Nandkishore Agarwal against Rajendra Lalitkumar Agarwal claiming that Mutation Entry No.4021 should not be certified and same was reported by Talathi on 23/03/2006 to the Tahsildar Mulshi who transfer the same to the Circle Officer as per Order dated 10/04/2006. Circle Officer issued the notices to both Parties and who submitted their submissions in writing in which they have stated though claimants raise the objection, subsequently amicable settlement arrived between the Parties and the claimant have no objection to certify mutation entry. Accordingly Circle Officer passed order disposing the complaint and certified Mutation Entry No.4021.

19. Mutation Entry No. 4171, Village Tathawade mutated on 11/12/2006 shows that, Shell India Marketing through power of attorney holder Vineet Yogendra Tiwari has purchased area admeasuring 00 Hectare 35 Ares out of Survey No.90/2A and 90/2B by Sale Deed dated 24/11/2006 registered at Serial No.8977/2006 from 1) Maruti Baburao Pawar, 2) Narayan Baburao Pawar, 3) Repubai Baburao Pawar 4) Draupada Tukaram Kakade 5) Anjanabai Dnyanoba Barne 6) Dipak Maruti Pawar 7) Shrikrushna Narayan Pawar 8) Bajirao Narayan Pawar 9) Raju Narayan Pawar 10) Santosh Narayan Pawar 11) Sangita Sunil Jadhav through their power of attorney holder Pandurang Dattatray Godavar with consent of 1) Nandkumar Dattatray Godavar 2) Manohar Girmaji Padmavar 3) Dnyaneshwar Dattopant Mahajan 4) Vijaykumar Vyankat Mahajan 5) Malikarjun Vijaykumar Mahajan 6) Pujarao Ghanshyam Kalyankar 7) Laxmikant Vitthal Medevar & 8) Nelofar Yogendra Bhandari and for want of exact purchase area out of each Survey No.90/2A & 90/2B, since total area is stated 00 Hectare 35 Ares, the mutation entry cancelled on 21/07/2007. Copy of the aforesaid Sale Deed is available for scrutiny and which shows that same is dated 24/11/2006 registered in the office of Sub Registrar, Haveli No. 20 at Serial No. 8977 on 24/11/2006 1) Maruti Baburao Pawar, 2) Narayan Baburao Pawar, 3) Repubai Baburao Pawar 4) Draupada Tukaram Kakade 5) Anjanabai Dnyanoba Barne 6) Dipak Maruti Pawar 7) Shrikrushna Narayan Pawar 8) Bajirao Narayan Pawar 9) Raju Narayan Pawar 10) Santosh Narayan Pawar 11) Sangita Sunil Jadhav through their power of attorney holder Pandurang Dattatray



Godavar with consent of 1) Nandkumar Dattaray Godavar
2) Manohar Girmaji Padmavar 3) Dnyaneshwar Dattopant Mahajan 4) Vijaykumar Vyankat Mahajan 5) Malikarjun Vijaykumar Mahajan 6) Pujarao Ghanshyam Kalyankar 7) Laxmikant Vitthal Medevar & 8) Nelofar Yogendra Bhandari in favour of Shell India Marketing Private Limited through authorized representative Mr. Vineet Yogendra Tiwari for area admeasuring 3500 Sq.Mtr. i.e. 00 Hector 35 Ares out of area admeasuring 00 Hector 62 Ares out of Survey No. 90/2A + 2B, Village Tathawade. Plan annexed to the Sale Deed shows that on or towards the East there is highway and Survey No. 88, towards the South remaining part of Survey No. 90/2A+2B, Towards the West Survey No. 91/1 (it should be 90/1) and Towards the North National Highway No. 4 (Bombay – Pune Highway) & part of Survey No. 91 (part of Survey No. 91 is not adjusant to the Survey No. 90 towards North). It appears due to the aforesaid mistakes the name of the buyer company is not recorded in revenue record but at sight the same is not part of the present transaction i.e. for area admeasuring 27 Ares out of Survey No. 90/2A+2B.

20. Mutation Entry No. 4695, Village Tathawade mutated on 16/12/2008 shows that, Narayan Baburao Pawar and others through their power of attorney holder Nandkumar Dattaray Gadevar applied to Tahsildar with copy of sanction layout and Non-Agriculture permission bearing No.PMA/NA/SR/202/06 dated 10/11/2006 issued by Collector, Pune and accordingly Tahsildar Mulshi issued Letter No. JAMIN/KV/372/2008 dated 06/08/2008. Accordingly in light of sanction layout Survey No.90/2A & 90/2B amalgamated and sub-divided being Survey No.90/2A+2B/Plot No.1 admeasuring area 1752.53 sq.mtrs having assessment 00.57 possessed by Narayan Baburao and Other 4 and other rights Gadevar, Survey No.90/2A+2B/Plot No.2 admeasuring area 1573.89 sq.mtrs having assessment 00.51 possessed by Narayan Baburao and Other 4 and other rights Gadevar, Survey No.90/2A+2B/Open Space admeasuring area 476.00 sq.mtrs having assessment 00.16. Survey No.90/2A+2B/Amenity Space admeasuring area 714.00 sq.mtrs having assessment 00.23. Survey No.90/2A+2B/Internal Road admeasuring area 238.68 sq.mtrs having assessment 00.08. Survey No.90/2A+2B/Service Road admeasuring area 1444.90 sq.mtrs having assessment 00.47. But the aforesaid mutated entry was not certified due to bank encumbrance shown in other right column and accordingly same is cancelled on 04/06/2009. Copy of the Non-Agriculture Permission along with



sanction layout for Survey No.90/2A and 90/2B is available for scrutiny and which shows that, the layout sanctioned for area admeasuring 6200 sq.mtrs. being Southern Portion out of area admeasuring 9900 sq. mtrs. and sub-divided into Plot No.1 with open space admeasuring 2228.53 sq. mtrs. and Plot No.2 with amenity space admeasuring 2526.57 sq. mtrs. remaining area 1444.90 sq. mtrs. shown under 12 mtrs. wide service road. Non-Agriculture Permission is granted for Petrol Pump and Residential. Further copy of the sanction plan issued by assistant Director Town Planning dated 07/10/2006 for Plot No.1 and open space in available for scrutiny and which shows same is sanction for Petrol Pump.

21. Mutation Entry No. 4759, Village Tathawade certified on 04/06/2009, shows that, Anjanabai Dnyanoba Barne, Draupada Tukaram Kakade and Repubai Baburao Pawar have without any consideration released their rights in Survey No.90/2B and another property in favour of Narayan Baburao Pawar and Maruti Baburao Pawar by executing a Release Deed registered at Serial No.64/2009. Accordingly, names of Anjanabai Dnyanoba Barne, Draupada Tukaram Kakade and Reubai Baburao Pawar have been deleted in the revenue record for their share in Survey No.90/2B and another property. Copy of the Release Deed is available for scrutiny and which shows that same is dated 06/01/2009 and same is registered in office of Sub Registrar, Haveli No.5 at Serial No. 64/2009 on 06/01/2009 executed by Draupada Tukaram Kakade, Anjanabai Dnyanoba Barne & Reubai Baburao Pawar in favour of Narayan Baburao Pawar & Maruti Baburao Pawar for the aforesaid property.
22. Mutation Entry No. 5363, Village Tathawade certified on 28/03/2011, shows that, by Partition Deed dated 21/01/2011 registered at Serial No.684/11 at Haveli No.15 the area admeasuring 00 Hectare 10 Ares out of Survey No.90/2B and one another property is partitioned equally between Narayan Baburao Pawar and Maruti Baburao Pawar and accordingly, name of Narayan Baburao Pawar as owner and possessor for area admeasuring 00 Hectare 05 Ares out of Survey No.90/2B is recorded in revenue record and similarly, name of Maruti Baburao Pawar as owner and possessor of area admeasuring 00 Hectare 15 Ares out of Survey No.90/2B is recorded in the revenue record. Copy of the Partition Deed is available for scrutiny and which shows that same is dated 20/01/2011 and same is registered in office of Sub Registrar, Haveli No.15 at Serial No. 684/2011 on 21/01/2011 executed between Narayan Baburao Pawar and Maruti Baburao Pawar for the aforesaid property.



23. Mutation Entry No. 5437, Village Tathawade certified on 24/08/2011, shows that, Austin Land Developers Pvt. Ltd. through director Sunil Nair has purchased 00 H 14.50 Ares out of Survey No.90/2A and 00 Hectares 12.50 Ares out of Survey No.90/2B total area admeasuring 2700 sq.mtrs on 31/05/2011 from A)1) Narayan Baburao Pawar, 2) Shrikrushna Narayan Pawar 3) Bajirao Narayan Pawar 4) Raju Narayan Pawar 5) Santosh Narayan Pawar 6) Sangita Sunil Jadhav 7) Maruti Baburao Pawar 8)Deepak Maruti Pawar 9) Draupada Tukaram Kakade 10) Anjanabai Dnyanoba Barne 11) Revubai Baburao Pawar through their Power of Attorney holder Mr. Darius K. Khambatta B) 1) Nandkumar Dattaray Gadewar 2) Manohar Girmaji Padmavar 3) Dnyaneshwar Dattopant Mahajan 4)Vijaykumar Vyankati Mahajan 5)Malikarjun Vijaykumar Mahajan 6) Pujarao Ghanshyam Kalyankar 7)Laxmikant Vitthal Mediwar 8) Nelofar Yogendra Bhandari through their Power of Attorney Holder Mr. Darius K. Khambatta along with Confirming Party No. 1) Delta Corporation Ltd. through authorized signatory Mr. Arvind Nagar and Confirming Party No.2) Whitecity Merchantile Company Pvt. Ltd. through authorized signatory Mr. Tejindersingh Pannu having Sale Deed registered at Serial No.5446/1999 at Haveli No. 8. Accordingly, name of Purchaser mutated in revenue record for the aforesaid purchased area. Copy of the Conveyance Deed is available for scrutiny and which shows that same is dated 31/05/2011 and same is registered in office of Sub Registrar, Haveli No.8 at Serial No. 5446/2011 on 31/05/2011 executed 1) Narayan Baburao Pawar, 2) Shrikrushna Narayan Pawar 3) Bajirao Narayan Pawar 4) Raju Narayan Pawar 5) Santosh Narayan Pawar 6) Sangita Sunil Jadhav 7) Maruti Baburao Pawar 8)Deepak Maruti Pawar 9) Draupada Tukaram Kakade 10) Anjanabai Dnyanoba Barne 11) Revubai Baburao Pawar through their Power of Attorney holder Mr. Darius K. Khambatta as the Owners, 1) Nandkumar Dattaray Gadewar 2) Manohar Girmaji Padmavar 3) Dnyaneshwar Dattopant Mahajan 4)Vijaykumar Vyankati Mahajan 5)Malikarjun Vijaykumar Mahajan 6) Pujarao Ghanshyam Kalyankar 7)Laxmikant Vitthal Mediwar 8) Nelofar Yogendra Bhandari through their Power of Attorney Holder Mr. Darius K. Khambatta as the Grantors and 1) Delta Corporation Ltd. through authorized signatory Mr. Arvind Nagar as Confirming Party No.1 & 2) Whitecity Merchantile Company Pvt. Ltd. through authorized signatory Mr. Tejindersingh Pannu as the Confirming party No. 2 for the properties admeasuring 1450 sq. Mtrs out of Survey No. 90/2A & admeasuring 1250 Sq. Mtrs



out of Survey No. 90/2B being Plot No. 2 total admeasuring 2700 Sq. Mtrs. (including amenity space admeasuring 774 Sq. Mtrs, area admeasuring 173.14 Sq. Mtrs being area under service road and area admeasuring 238 Sq. Mtrs being area under internal road.).

Further it transpire that prior to Sale Deed dated 31/05/2011 registered in the office of Sub Registrar Haveli No. 8 at Serial No. 5446 on 31/05/2011, Nandkumar Dattatray Gadewar and other 7 being Grantors, Narayan Baburao Pawar alongwith his family members and Maruti Baburao Pawar alongwith his family members being Owners initiated negotiations and Pavuotti Finance and Investments Private Ltd shown interest and paid Rs. 70,00,000/- and thereafter for personal reason stop the negotiations and Fast Track impex Pvt. Ltd. have transaction and accordingly Nandkumar Dattatray Gadewar and other 7 being Grantors, Narayan Baburao Pawar alongwith his family members and Maruti Baburao Pawar alongwith his family members being Owners executed Agreement for Development dated 19/04/2007 registered in the office of Sub registrar, Haveli No. 8 at Serial No. 3369 on 19/04/2007 in favour of Fast Track impex Pvt. Ltd. and Pavuotti Finance and Investments Private Ltd also party to the aforesaid instrument. To complete the aforesaid transaction Nandkumar Dattatray Gadewar and other 7 being Grantors, Narayan Baburao Pawar alongwith his family members and Maruti Baburao Pawar alongwith his family members being Owners also executed irrevocable Power of Attorney dated 19/04/2007 registered in the office of Sub registrar, Haveli No. 8 at Serial No. 3369 on 19/04/2007 appointing Shri. Darius Khambata and/or M.S. Jasmina Madhani being nominee of developer Fast Track impex Pvt. Ltd. as their constituted attorney.

It is further transpire that Fast Track impex Pvt. Ltd. changed name of the company as Delta Hospitality Pvt. Ltd. U/s 21 of the Companies Act, 1956 and accordingly the Deputy Registrar of Companies issued Fresh Certificate of Incorporation Consequent Upon Change of Name on 13/03/2008 and accordingly name of the company is changed as Delta Hospitality Pvt. Ltd. Copy of the aforesaid Certificate is available for scrutiny.

It is further transpire that Delta Hospitality Pvt. Ltd. being Transferor Company with Delta Corporation Limited being Transferee Company made Company Scheme Petition No. 10 of 2010 before High Court Bombay and which is allowed on



26/02/2006 and accordingly Delta Hospitality Pvt. Ltd. transferred with asset being amalgamated in Delta Corporation Ltd.

24. Mutation Entry No. 5450, Village Tathawade, certified on 24/08/2011 shows that, Pavuotti Finance and Investments Private Ltd through authorized signatory Adil Khan by Sale Deed dated 23/06/2011 registered in the office of Sub-Registrar Haveli No.8 at Serial No.6301/2011 purchased with possession properties Survey No.90/1 admeasuring 01 Hectare 06 Ares, Survey No. 91/2 admeasuring 00 Hector 55 Ares, Survey No. 91/3 admeasuring 00 Hector 47 Ares, Survey No. 91/4 admeasuring 00 Hector 38 Ares, Survey No. 91/5 admeasuring 00 Hector 49 Ares & Survey No. 91/6 admeasuring 00 Hector 56 Ares from Rajendra Lalitkumar Agarwal and Shailendra Lalitkumar Agarwal and accordingly Pavuotti Finance & Investment Pvt. Ltd. through its authorized signatory Mr. Adil Khan is recorded in revenue record under owner and possessor column by deleting name of the aforesaid land owners. Copy of the Sale Deed is available for the scrutiny and which shows that same is dated 23/06/2011 and same is registered in office of Sub registrar, Haveli No. 8 in Book No. 1 at Serial No. 6301 on 23/06/2011 executed by Rajendra Lalitkumar Agarwal and Shailendra Lalitkumar Agarwal in favour of Pavuotti Finance & Investment Pvt. Ltd. through its authorized signatory Mr. Adil Khan for Survey No. 90/1 admeasuring 01 Hectare 06 Ares, Survey No. 91/2 admeasuring 00 Hector 55 Ares, Survey No. 91/3 admeasuring 00 Hector 47 Ares, Survey No. 91/4 admeasuring 00 Hector 38 Ares, Survey No. 91/5 admeasuring 00 Hector 49 Ares & Survey No. 91/6 admeasuring 00 Hector 56 Ares the aforesaid property.

25. Mutation Entry No. 5596, Village Tathawade certified on 23/01/2012 shows that, Pavuotti Finance and Investment Pvt. Ltd. through authorized signatory Hirshikesh Sathe has purchased 00 H 14.50 Ares out of Survey No.90/2A and 00 Hectares 12.50 Ares out of Survey No.90/2B total area admeasuring 2700 sq. mtrs by Sale Deed dated 18/11/2011 registered at Serial No.11760/2011 from Austin Land Developers Pvt. Ltd. through authorized signatory Sunil Nayar. Accordingly, name of Purchaser is mutated in the Revenue Record for the aforesaid purchased area by deleting name of the Vendor. Copy of the Conveyance Deed is available for scrutiny and which shows that same is dated 16/11/2011 and same is registered in office of Sub Registrar, Haveli No.8 at Serial No. 11760/2011 on 18/11/2011 executed by Austin Land Developers Pvt. Ltd in favour of Pavuotti Finance and Investment Pvt. Ltd. for the



aforesaid property and same is registered in office of Sub Registrar, Haveli No.8 at Serial No. 11760/2011 on 18/11/2011.

26. Mutation Entry No. 6168, Village Tathawade certified on 25/01/2017, shows that, Rohini Kishor Chavan and Shriniwas Chandrabhan Patil have purchased area admeasuring 00 Hectare 15.04 Ares out of Survey No.90/2B by Sale Deed dated 14/07/2015 registered at Serial No. 6488 from Ambadas Hanumant Medankar and Krushna Hanumnat Medankar. Accordingly, name of Purchasers are mutated in Revenue Record for the aforesaid purchased area and name of the Vendors are deleted. Copy of the Conveyance Deed is available for scrutiny and which shows that same is dated 14/07/2015 and same is registered in office of Sub Registrar, Haveli No.15 at Serial No. 6488/2015 on 18/11/2011 executed by Ambadas Hanumant Medankar and Krushna Hanumnat Medankar in favour of Rohini Kishor Chavan and Shriniwas Chandrabhan Patil for the aforesaid property.

27. Mutation Entry No. 6315, Village Tathawade, Village Tathawade certified on 15/08/2016 shows that same is mutated in pursuance order dated 13/08/2016 issued by Sachin Mahadev Dhongre – REVSMMDM 7701, District Pune in light of Government Circular RajyaBhuabhilekh/Pra.kra./180/L-1 dated 07/05/2016 to correct the mistakes occurred while digitization.

- i) While Digitization for Survey No. 90/1 wrongly recorded Khata Kramak 2016 name Adil Khan, name Pavuotti Finance & Investment Pvt. Ltd. through authorized Signatory and same is corrected as Khata Kramak 2016 Pavuotti Finance & Investment Pvt. Ltd. through authorized signatory Adil Khan and deleted Khata Kramak 567 Rajendra Lalitkumar Agarwal and further in other right column deleted information 137, 479, 1199, 2015 & 3932 and further included Mutation Entry nos. 137, 479 & 3922.
- ii) While Digitization for Survey No. 90/2A wrongly recorded Khata Kramak 2657, name Hrishikesh Sathe Mutation Entry No.2683, Pavuotti Finance & Investment Pvt. Ltd. through authorized signatory area 0.1450 assessment 00.00 Potkharaba 00.00, Khata Kramak 2683 name Revubai Baburao Pawar assessment Rs.00.00 and same is corrected Khata Kramak 2657 Hrishikesh Sathe Mutation Entry No.5596, Pavuotti Finance & Investment Pvt. Ltd. through authorized signatory area 0.1400 assessment 0.60 Potkharaba 0.0050 Mutation Entry No.5596 Revubai Baburao Pawar assessment Rs.01.00.



28. Mutation Entry No. 6453, Village Tathawade, certified on 25/01/2017 shows that same is mutated in pursuance order dated 25/01/2017 issued by Sachin Mahadev Dhongre – REVSMMDM 7701, District Pune in light of Government Circular Rajya Bhuabilekh/Pra.kra./180/L-1 dated 07/05/2016 to correct the mistakes occurred while digitization.

- i) While Digitization for Survey No. 90/2A/2B/Internal Road wrongly recorded as Maruti Baburao Pawar Khata No.1039 area 00.00 assessment Rs.00.00 and same is corrected as Narayan Baburao Pawar Khata No.1039 area 238.6800 assessment Rs.00.08.
- ii) While Digitization for Survey No. 90/2A/2B/Open Space wrongly recorded as Maruti Baburao Pawar Khata No.1039 area 00.00 assessment Rs.00.00 and same is corrected as Narayan Baburao Pawar Khata No.1039 area 476.0000 assessment Rs.00.16.
- iii) While Digitization for Survey No. 90/2A/2B/Plot No.1 wrongly recorded as Maruti Baburao Pawar Khata No.1039 area 00.00 assessment Rs.00.00 and same is corrected as Narayan Baburao Pawar Khata No.1039 area 1752.5300 assessment Rs.00.57.
- iv) While Digitization for Survey No. 90/2A/2B/Plot No.2 wrongly recorded as Maruti Baburao Pawar Khata No.1039 area 00.00 assessment Rs.00.00 and same is corrected as Narayan Baburao Pawar Khata No.1039 area 1573.8900 assessment Rs.00.51.
- v) While Digitization for Survey No. 90/2A/2B/Service Road wrongly recorded as Maruti Baburao Pawar Khata No.1039 area 00.00 assessment Rs.00.00 and same is corrected as Narayan Baburao Pawar Khata No.1039 area 1444.9000 assessment Rs.00.47.
- vi) While Digitization for Survey No. 90/2B wrongly recorded name of Maruti Baburao Pawar Khata No.2665 was deleted.

29. Mutation Entry No. 6622, Village Tathawade, certified on 06/09/2017 shows that perusal of Fresh Certificate of Incorporation Consequent upon Change of Name dated 26/07/2013 issued by the Government of India, Ministry of Company Affairs, New Delhi, shows that Pavuotti Finance and Investments Private Ltd. which was originally incorporated on 03/01/1995 having Company Identification Number : U70100MH1995PTC084292 has changed its name to Pavuotti Real Estate Pvt. Ltd from 26/07/2013. Accordingly, old name Pavuotti Finance and Investments Private



Ltd is deleted and replaced with new name Pavuotti Real Estate Pvt. Ltd as owner and possessor for the 16 properties Survey No.90/1, 90/2A, 90/2B, 91/2, 91/3, 91/4, 91/5, 91/6, 91/7, 91/7/1, 91/7/2, 91/7/3, 91/7/4, 91/7/5, 91/7/6 & 91/7/7.

30. By Re-conveyance Deed dated 06/08/2018 against the full repayment of term loan facility by the borrower being Peninsula Land Limited to the lender being the L&T Finance Ltd. has re-conveyed the Survey No.90/1 admeasuring 01 Hectare 06 Ares out of the said property alongwith other mortgaged properties kept as security in favour of Pavuotti Real Estate Pvt. Ltd by releasing all charge and mortgage on the Said Property.

Copy of the aforesaid Re-conveyance Deed is available for scrutiny and which shows that, same is dated 06/08/2018 registered in the office of Sub-registrar Haveli No.18 at Serial No. 10280 on 06/08/2019 and is executed by L&T Finance Ltd in favour of Peninsula Land Limited and Pavuotti Real Estate Pvt. Ltd re-conveying Survey No.90/1 admeasuring 01 Hectare 06 Ares out of te Said Property alongwith other mortgaged properties in favour of Pavuotti Real Estate.

31. Mutation Entry No. 6768 Village Tathawade certified on 30/08/2018 shows that, by Conveyance Deed dated 06/08/2018 against the payment of full consideration the Said Firm has purchased with possession the Said Property from Pavuotti Real Estate Pvt. Ltd. Accordingly name of the aforesaid purchaser recorded for the Said Property under owners and possessors column in Revenue Record for the Said Property.

Copy of the aforesaid Conveyance Deed is available for scrutiny and which shows that, same is dated 06/08/2018 registered in the office of Sub-registrar Haveli No.18 at Serial No. 10281 on 06/08/2018 executed by Pavuotti Real Estate Pvt. Ltd. (formerly known as Pavuotti Finance and Investment Pvt. Ltd.) conveyed Said Larger Land with possession in favour of M/s. Rama Synergy Spaces i.e. Said Firm. Copy of the Power of Attorney dated 06/08/2018 registered in the office of Sub-registrar Haveli No.18 at Serial No. 10285 on 06/08/2018 executed by Pavuotti Real Estate Pvt. Ltd. (formerly known as Pavuotti Finance and Investment Pvt. Ltd.) appointing M/s. Rama Synergy Spaces i.e. Said Firm authorised to act through partner as the constituted attorney for by Pavuotti Real Estate Pvt. Ltd. (formerly known as Pavuotti Finance and Investment Pvt. Ltd.) to do all acts and things in respect of the Said Larger Land being the than owners of the same.

