



Circular No. 28/2021

To,
Maha RERA

LEGAL TITLE REPORT

Subject : Title Clearance Certificate with respect to all those pieces and parcels of the lands having area admeasuring 00 Hectare, 79.985 Ares, comprising of :

Survey No.	Total Area		Assessment		Subject Matter of this Report	
	Hectare	Ares	Rupees	Paise	Hectare	Ares
136/2	00	20	01	32	00	15.6925
136/3A	00	34	02	33	00	29.6925
136/3B	00	31	02	33	00	05.5
136/4	00	05	00	34	00	05
157/1	00	23	01	43	00	18
157/2	00	02	00	12	00	02
157/3	00	02	00	16	00	02
157/4	00	03	00	16	00	02.1

All are lying, being and situate at revenue Village – Pimple Saudagar, Taluka – Haveli, District – Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar Haveli (Pune) (hereinafter collectively referred as the 'said lands').

- 1) I have investigated the title of the said land on the request of Mr. Somnath Pandurang Kate, Partner of M/s. P. K. Group by referring the following documents i.e.:-



a) Description of the Land:

All those pieces and parcels of the lands having area admeasuring 00 Hectare, 79.985 Ares, comprising of :

Survey No.	Total Area		Assessment		Subject Matter of this Report	
	Hectare	Ares	Rupees	Paise	Hectare	Ares
136/2	00	20	01	32	00	15.6925
136/3A	00	34	02	33	00	29.6925
136/3B	00	31	02	33	00	05.5
136/4	00	05	00	34	00	05
157/1	00	23	01	43	00	18
157/2	00	02	00	12	00	02
157/3	00	02	00	16	00	02
157/4	00	03	00	16	00	02.1

All are lying, being and situate at revenue Village – Pimple Saudagar, Taluka – Haveli, District – Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar Haveli (Pune), which are jointly bounded as under:-

- On or towards the East : By 18 meter wide Road,
- On or towards the South : By Survey No. 136/5.
- On or towards the West : By land of Mr. Vasant Kate,
- On or towards the North : By land of Mr. Chandrakant Kate,

b) The documents of allotment of plot/land:-

1. Copies of 7/12 extracts and mutation entries thereon.





2. Copy of Deed of Sale dated 14/04/1944 which is registered in the office of Sub Registrar, Haveli No. 3 (Pune), at Sr. No. 911/1944.
3. Copy of Deed of Sale dated 25/06/1956 which is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 1056/1956.
4. Copy of Deed of Sale dated 20/12/1961, which is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 1678/1961.
5. Copy of Deed of Partition dated 08/09/1982, which is registered in the office of Sub Registrar, Haveli No. 1 (Pune) on 13/09/1982, at Sr. No. 4339/1982.
6. Copy of Deed of Partition dated 21/11/1989, which is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 17072/1989.
7. Copy of Deed of Release dated 04/06/2003, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 3480/2003.
8. Copy of Deed of Will dated 03/06/2003, which is registered in the office of Sub Registrar Haveli No. 5 (Pune) on 04/06/2003, at Sr. No. 3481/2003.
9. Copy of Deed of Simple Mortgage dated 28/11/2003, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 8147/2003.
10. Copy of Deed of Release dated 23/07/2004, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune) on 24/07/2004, at Sr. No. 6820/2004.
11. Copy of Deed of Release dated 23/11/2005 which is registered in the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 7211/2005.
12. Copy of Deed of Release dated 11/12/2006, which is registered in the office of Sub Registrar, Haveli No. 10 (Pune) on 12/12/2006, at Sr. No. 9593/2006.
13. Copy of Development Agreement dated 03/09/2007, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 7353/2007.
14. Copy of Power of Attorney dated 03/09/2007, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 7354/2007.



15. Copy of Development Agreement dated 05/09/2007, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune) on 06/09/2007, at Sr. No. 7404/2007.
16. Copy of Power of Attorney dated 05/09/2007, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune) on 06/09/2007, at Sr. No. 7405/2007.
17. Copy of Indemnity Bond dated 05/09/2007, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune) on 06/09/2007, at Sr. No. 7407/2007.
18. Copy of Deed of Release dated 12/09/2007, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 7647/2007.
19. Copy of Order dated 30/10/2007 passed by Collector, Pune in Appeal No. RTS/2/Appeal/166/2007.
20. Copy of Development Agreement dated 06/10/2007, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune) on 09/10/2007, at Sr. No. 8339/2007.
21. Copy of Power of Attorney dated 06/10/2007, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune) on 09/10/2007, at Sr. No. 8340/2007.
22. Copy of Development Agreement dated 06/12/2007, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 10167/2007.
23. Copy of Power of Attorney dated 06/12/2007, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 10168/2007.
24. Copy of Notice of Lis Pendens dated 13/02/2008, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 1185/2008.
25. Copy of Development Agreement dated 18/02/2008, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 1528/2008.
26. Copy of Power of Attorney dated 18/02/2008, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 1529/2008.





27. Copy of Supplementary Agreement and Confirmation Deed dated 16/07/2008, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 4919/2008.
28. Copy of Deed of Consent dated 12/02/2009, which is registered in the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 1416/2009.
29. Copy of Development Agreement dated 18/07/2009, which is registered in the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 2646/2009.
30. Copy of Power of Attorney dated 18/07/2009, which is registered in the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 2647/2009.
31. Copy of Deed of Sale dated 29/01/2010, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 1062/2010.
32. Copy of Deed of Sale dated 19/05/2010, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune) on 01/06/2010, at Sr. No. 5317/2010.
33. Copy of Deed of Sale dated 12/10/2010, which is registered in the office of Sub Registrar, Haveli No. 17 (Pune) on 19/10/2010, at Sr. No. 11637/2010.
34. Copy of Notice of Lis Pendens dated 18/10/2014, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 8202/2014.
35. Copy of Deed of Release dated 20/01/2015 which is registered in the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 610/2015.
36. Copy of Deed of Sale dated 08/06/2018, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune) on 11/06/2018, at Sr. No. 7562/2018.
37. Copy of Power of Attorney dated 08/06/2018, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune) on 11/06/2018, at Sr. No. 7563/2018.
38. Copy of Development Agreement dated 13/11/2019, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 19881/2019.



39. Copy of Power of Attorney dated 13/11/2019, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 19882/2019.
40. Copy of Development Agreement dated 13/11/2019, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 19890/2019.
41. Copy of Power of Attorney dated 13/11/2019, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 19892/2019.
42. Copy of Development Agreement dated 18/09/2020, which is registered in the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 9358/2020.
43. Copy of Power of Attorney dated 18/09/2020, which is registered in the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 9362/2020.
44. Copy of Development Agreement dated 23/09/2020 which is registered in the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 9617/2020.
45. Copy of Deed of Exchange dated 21/10/2020, which is registered in the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 7637/2020.
46. Copy of Power of Attorney dated 23/09/2020 which is registered in the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 9618/2020.
47. Copy of Development Agreement dated 28/09/2020, which is registered in the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 9874/2020.
48. Copy of Power of Attorney dated 28/09/2020, which is registered in the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 9875/2020.
49. Copy of Deed of Consent dated 08/10/2020, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 10717/2020.
50. Copy of Power of Attorney dated 08/10/2020, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 10719/2020.
51. Copy of Development Agreement dated 20/10/2020, which is registered in the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 11344/2020.
52. Copy of Power of Attorney dated 20/10/2020, which is registered in the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 11346/2020.





53. Copy of Deed of Consent dated 23/10/2020, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune) on 26/10/2020, at Sr. No. 11674/2020.
54. Copy of Power of Attorney dated 23/10/2020, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune) on 26/10/2020, at Sr. No. 11675/2020.
55. Copy of Development Agreement dated 23/02/2021, which is registered in the office of Sub Registrar, Haveli No. 18 (Pune) on 25/02/2021, at Sr. No. 3644/2021.
56. Copy of Power of Attorney dated 23/02/2021, which is registered in the office of Sub Registrar, Haveli No. 18 (Pune) on 25/02/2021, at Sr. No. 3645/2021.
57. Copy of Deed of Sale dated 28/12/2020, which is registered in the office of Sub Registrar, Haveli No. 24 (Pune) on 15/02/2021, at Sr. No. 3198/2021.
58. Copy of Deed of Sale dated 31/03/2022, which is registered in the office of Sub Registrar, Haveli No. 25 (Pune) on 28/04/2022, at Sr. No. 7667/2022.
59. Copy of Power of Attorney dated 26/04/2022, which is registered in the office of Sub Registrar, Haveli No. 25 (Pune) on 28/04/2022, at Sr. No. 7668/2022.

c) The 7/12 extract issued by Talathi/from Online Portal dated 13/05/2022 and the Mutation Entries bearing Nos. 666, 676, 724, 726, 886, 957, 1203, 1263, 1377, 1511, 1615, 1683, 1745, 1858, 2676, 2736, 2755, 3045, 3154, 3190, 3308, 3321, 3342, 3345, 3376, 3726, 3766, 3827, 3915, 3993, 4379, 4382, 4445, 4456, 4459, 4566, 4584, 4630, 4638, 4720, 4729, 4865 and 4908 thereon.

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



2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said lands, I am of the opinion that the title of Mr. Malhari Mahadu Kate, Mr. Somnath Pandurang Kate, Mr. Jagannath Pandurang Kate, M/s. P. K. Group, Mr. Narayan Sakharam Kate, Mr. Ananda Chimaji Zinzurde, Mr. Soma Chimaji Zinzurde, Smt. Suman Namdev Zinzurde, Mr. Ganesh Namdev Zinzurde, Mrs. Vandana Chandrakant Kate, Mrs. Kalpana Ravindra Jadhav, Smt. Kantabai Balkrishna Zinzurde, Mr. Mahendra Balkrishna Zinzurde, Mr. Mahesh Balkrishna Zinzurde and Mr. Onkar Chimaji Zinzurde with respect to their respective lands is clear, marketable and without any encumbrances.

a) Owners of the lands are:

1. Mr. Malhari Mahadu Kate is the owner of the lands bearing Survey No. 136/4, totally admeasuring 00 Hectare, 05 Ares and Survey No. 157/3, totally admeasuring 00 Hectare, 02 Ares and Mr. Somnath Pandurang Kate has valid right to develop the said lands.
2. Mr. Somnath Pandurang Kate is the owner of an area admeasuring 00 Hectare, 02.10 Ares from and out of the land bearig Survey No. 157/4, totally admeasuring 00 Hectare, 03 Ares.
3. Mr. Jagannath Pandurang Kate and Mr. Somnath Pandurang Kate are the owners of the land bearing Survey No. 157/2, totally admeasuring 00 Hectare, 02 Ares and an area admeasuring 00 Hectare, 05 Ares from and out of the land bearing Survey No. 157/1, totally admeasuring 00 Hectare, 23 Ares.
4. M/s. P. K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate is the owners of the lands an area admeasuring 00 Hectare, 15.6925 Ares from and out of the land bearing Survey No. 136/2, totally admeasuring 00 Hectare, 20 Ares and an area admeasuring 00 Hectare, 29.6925 Ares from and out of the land bearing Survey No. 136/3A, totally admeasuring 00 Hectare, 34 Ares.





5. Mr. Narayan Sakharam Kate is the owner of an area admeasuring 00 Hectare, 13 Ares from and out of the land bearing Survey No. 157/1, totally admeasuring 00 Hectare, 23 Ares and M/s. P. K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate has valid right to develop the said land.
6. Mr. Ananda Chimaji Zinzurde, Mr. Soma Chimaji Zinzurde, Smt. Suman Namdev Zinzurde, Mr. Ganesh Namdev Zinzurde, Mrs. Vandana Chandrakant Kate, Mrs. Kalpana Ravindra Jadhav, Smt. Kantabai Balkrishna Zinzurde, Mr. Mahendra Balkrishna Zinzurde, Mr. Mahesh Balkrishna Zinzurde and Mr. Onkar Chimaji Zinzurde are the owners of the land an area admeasuring 00 Hectare, 05.5 Ares from and out of the land bearing Survey No. 136/3B, totally admeasuring 00 Hectare, 31 Ares and M/s. P. K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate has got valid right to develop the said land.
7. Qualifying comments/remarks if any -NA-.

3) The report reflecting the flow of the title of Mr. Malhari Mahadu Kate, Mr. Somnath Pandurang Kate, Mr. Jagannath Pandurang Kate, M/s. P. K. Group, Mr. Narayan Sakharam Kate, Mr. Ananda Chimaji Zinzurde, Mr. Soma Chimaji Zinzurde, Smt. Suman Namdev Zinzurde, Mr. Ganesh Namdev Zinzurde, Mrs. Vandana Chandrakant Kate, Mrs. Kalpana Ravindra Jadhav, Smt. Kantabai Balkrishna Zinzurde, Mr. Mahendra Balkrishna Zinzurde, Mr. Mahesh Balkrishna Zinzurde and Mr. Onkar Chimaji Zinzurde on the said lands is enclosed herewith as annexure.

Pune,

Dated : 13/05/2022,



Chandrakant Naanekar,
Advocate.

Encl.: Annexure.

FLOW OF TITLE OF THE SAID LAND:-

A. In respect of the land bearing Survey No. 157/2:-

1. On perusal of revenue records it appears that the land bearing Survey No. 157/2, totally admeasuring 00 Acer, 02 Gunthe was previously standing in the names of Mr. Dhondiba Gopala Kate, Mr. Ganpati Gopala Kate and Mr. Kisan Gopala Kate and the name of Mr. Dhondiba Khandu Avhale was recorded to the column of other rights of the said land.
2. That the said Mr. Ganpati Gopala Kate died on 27/07/1947 leaving behind him 2 sons namely Mr. Ramchandra Ganpati Kate and Mr. Dnyanu Ganpati Kate through their natural guardian Smt. Laxmibai Ganpati Kate as his legal heirs. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 724.
3. That the said Mr. Dhondiba Gopala Kate expired on 12/10/1954 leaving behind him 4 sons namely Mr. Babu Dhondiba Kate, Mr. Shankar Dhondiba Kate, Mr. Eknath Dhondiba Kate and Mr. Raghunath Dhondiba Kate, brother namely Mr. Kisan Gopala Kate and legal heirs of pre-deceased brother namely Mr. Ramchandra and Dnyanu Ganpati Kate as his legal heirs. Accordingly the names of Mr. Babu Dhondiba Kate and Mr. Ramchandra Ganpati Kate have been recorded to the record of rights of the said land as Manager of Hindu Undivided Family, vide Mutation Entry No. 886. The said Mr. Raghunath Dhondiba Kate also died unmarried on 10/04/1967 leaving behind him the above mentioned legal heirs.
4. That in accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands / properties coming






under village Pimple Saudagar have been converted into metric system. Effect of the same effect has been given to the 7/12 extract of the said land vide Mutation Entry No. 1377.

5. As per the Affidavit sworn by Mr. Kisan Gopala Kate before the Hon'ble Special Judicial Magistrate, Pune, the name of his daughter Ms. Tulsabai Kisan Kate has been recorded to the records of rights of the said land vide Mutation Entry No. 1683.
6. The said Mr. Eknath Dhondiba Kate died on 12/02/1973 and his wife Anusayabai Eknath Kate also died on 09/06/1969 leaving behind them 3 sons namely Mr. Dattatray Eknath Kate, Mr. Sahadu Eknath Kate and Mr. Balu Eknath Kate and a daughter namely Mrs. Suman Tanaji Chondhe as their legal heirs. However effect of the same is not given to the record of rights of the said land.
7. The said Mrs. Tulsabai Kisan Kate died on 12/03/2001 leaving behind her husband namely Kisanrao alias Krushna Kondiba Padval, 2 sons namely Mr. Sachin Kisanrao alias Krishna Padval and Mr. Sandip Kisanrao alias Krishna Padval and a daughter namely Mrs. Rakhi Shankar Pawar as her legal heirs. However effect of the same is not given to the record of rights of the said land.
8. That the said Smt. Laxmibai Ganpat Kate expired on 07/08/1970 and Mas. Ramchandra Ganpat Kate expired without marriage leaving behind them Mr. Dnyanoba Ganpat Kate as their legal heirs. Effect of the same effect has been given to the 7/12 extract of the said land vide Mutation Entry No. 3726.



9. By virtue of Development Agreement dated 03/09/2007, the said Mr. Baburao Dhondiba Kate, Mrs. Shantabai Baburao Kate, Mr. Balkrishna Baburao Kate, Ms. Vimal Balkrishna Kate, Mr. Anil Balkrishna Kate, Mrs. Meenakshi Anil Kate, Ms. Aryan Anil Kate, Mrs. Mangal Maruti Chandere, Mrs. Vandana Vitthal Ghogre, Mrs. Savita Satyavan Sasar, Miss. Rekha Balkrishna Kate, Mr. Sahebrao Baburao Kate, Mrs. Kusum Sahebrao Kate, Smt. Manisha Shrirang Kate, Ms. Shreyas Shrirang Kate, Ms. Om Shrirang Kate, Mrs. Manisha Hanumant Jagtap, Mrs. Kavita Eknath Nadhe, Mrs. Sarika Yogesh Pophale, Mr. Arjun Baburao Kate, Mrs. Sanjivani Arjun Kate, Mr. Amit Arjun Kate, Miss. Aparna Arjun Kate, Miss. Amruta Arjun Kate and Smt. Savitrbai Rambhau Jagtap have entrusted development rights in respect of the said land unto and in favour of M/s. G. K. Developers, through its Partner, Mr. Hari Nichaldas Jeswani. The said Development Agreement is registered in the office of Sub Registrar, Haveli No. 5 at Sr. No. 7353/2007.

Simultaneously, with the execution of the above mentioned Development Agreement the said owners have also executed Power of Attorney unto and in favor of the said developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney is registered in the office of Sub Registrar, Haveli No. 5 at Sr. No. 7354/2007.

10. By virtue of Development Agreement dated 05/09/2007, the said Mr. Kisanrao alias Krishna Dhondiba Padval, Mr. Sachin Kisanrao Padval, Mrs. Rajshree Sachin Padval, Mr. Sandeep Kisanrao Padval, Mrs. Saiyukta Sandeep Padval and Mrs. Rakhi Shankar Pawar have entrusted development rights in respect of the said land unto and in favour of Mr. Nilesh Popat Jagtap and M/s. G. K. Developers, through its Partner, Mr. Hari Nichaldas Jeswani. The said Development Agreement is registered in the office of Sub Registrar, Haveli No. 5 at Sr. No. 7404/2007.





Simultaneously, with the execution of the above mentioned Development Agreement the said owners have also executed Power of Attorney unto and in favor of said Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney is registered in the office of Sub Registrar, Haveli No. 5 at Sr. No. 7405/2007.

11. The said Mr. Nilesh Popat Jagtap and M/s. G. K. Developers, through its Partner, Mr. Hari Nichaldas Jeswani have given Indemnity Bond dated 05/09/2007 unto and in favour of Mr. Kisanrao alias Krishna Dhondiba Padval, Mr. Sachin Kisanrao Padval, Mrs. Rajshree Sachin Padval, Mr. Sandeep Kisanrao Padval, Mrs. Saiyukta Sandeep Padval and Mrs. Rakhi Shankar Pawar to disclose pending proceeding before Hon'ble Civil Judge, Junior Division, Pimpri in respect of the said land. The said Indemnity Band is registered in the office of Sub Registrar, Haveli No. 5 at Sr. No. 7407/2007.
12. By virtue of Deed of Release dated 12/09/2007, the said Mrs. Nirmala Motiram Vavale, Mrs. Maya alias Sumitra Rambhau Bhegde and Mrs. Chayya Kisan Gaikwad relinquished all their rights, title and/or interest in respect of the said land unto and in favour of Mr. Nandkumar Dnyanoba Kate and Mr. Balasaheb Dnyanoba Kate. The said Deed of Release is registered in the office of Sub Registrar, Haveli No. 5 (Pune) at Sr. No. 7647/2007.
13. By virtue of Development Agreement dated 06/12/2007, the said Mr. Dattatraya Eknath Kate, Mrs. Bebitai Dattatraya Kate, Mrs. Kavita Rajesh Dhore, Miss. Savita Dattatraya Kate, Miss. Sarika Dattatraya Kate, Miss. Ashwini Dattatraya Kate, Mr. Sadu alias Sahadu Eknath Kate, Mrs. Manda Sadu alias Sahadu Kate, Miss. Manisha Sadu alias Sahadu Kate,



Miss. Deepali Sadu alias Sahadu Kate, Mas. Prashant Sadhu alias Sahadu Kate, Mr. Balu Ekanth Kate and Smt. Suman Tanaji Chonde have entrusted development rights in respect of the land having area admeasuring 22.22 sq.mtrs., out of the said land unto and in favour of M/s. G. K. Developers, through its Partner, Mr. Hari Nichaldas Jeswani. The said Development Agreement is registered in the office of Sub Registrar, Haveli No. 5 in Sr. No. 10167/2007.

Simultaneously, with the execution of the above mentioned Development Agreement the said owners have also executed Power of Attorney unto and in favor of said developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 10168/2007.

14. One Special Civil Suit bearing No. 52 of 2008 has been instituted by Mr. Shri. Baburao alias Babu (elder) Dhondiba Kate and others against Mr. Dattatraya Eknath Kate and others before Hon'ble Civil Judge, Senior Division, Pune for Declaration, Partition, Injunction and other reliefs prayed therein. The said Plaintiff also executed the Notice of Lis Pendens dated 13/02/2008, which is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 1185/2008. However by virtue of Supplementary Agreement and Confirmation Deed dated 16/07/2008, the said Mr. Baburao alias Babu (elder) Dhondiba Kate, Mrs. Shantabai Baburao alias Babu (elder) Kate, Mr. Balkrishna Baburao alias Babu (elder) Kate, Mrs. Vimal Balkrishna Kate, Mr. Anil Balkrishna Kate, Mrs. Minakshi Anil Kate, Mas. Aaryan Anil Kate, Mrs. Mangal Maruti Chandere, Mrs. Vandana Vitthal Ghogare, Mrs. Savita Satyawan Sasar, Ms. Rekha Balkrishna Kate, Mr. Sahebrao Baburao alias Babu (elder) Kate, Mrs. Kusum Sahebrao Kate, Smt. Manisha Shirang Kate, Mas. Shreyas Shirang Kate, Mas. Om Shirang Kate, Mrs. Manisha Hanmant






Jagtap, Mrs. Kavita Eknath Nadhe, Mrs. Sarika Yogesh Pophale, Mr. Arjun Baburao alias Babu (elder) Kate, Mrs. Sanjeevani Arjun Kate, Shri. Amit Arjun Kate, Ms. Aparna Arjun Kate, Ms. Amruta Arjun Kate and Smt. Savitribai Rambhau Jagtap have withdrawal the said Civil Suit bearing No. 52 of 2008 and confirmed other/aforsaid documents executed and registered in favor of M/s G. K. Developers, through its Partner, Mr. Hari Nichaldas Jesawani. The said Supplementary Agreement and Confirmation Deed is registered in the office of Sub Registrar, Haveli No. 15 (Pune) at Sr. No. 4919/2008.

15. By the virtue of Development Agreement dated 18/07/2009, the said Mr. Nilesh Popat Jagtap with the consent of Mr. Kisanrao alias Krishna Dhondiba Padwal, Mr. Sachin Kishanrao Padwal, Mrs. Rajashree Sachin Padwal, Mr. Sandeep Kisanrao Padwal, Mrs. Sayunkta Sandeep Padwal, Mrs. Rakhi Shankar Pawar all are represented through their Power of Attorney holder, (1) M/s G. K. Developers through its Partners Mr. Hari Nichaldas Jesawani and (2) Mr. Nilesh Popat Jagtap entrusted development rights in respect of his share in the $\frac{1}{2}$ portion of the said land in favour of M/s. G. K. Developers, through its Partner, Mr. Hari Nichaldas Jeswani. The said Development Agreement is registered in the office of Sub Registrar, Haveli No. 18 (Pune) at Sr. No. 2646/2009.

Simultaneously, with the execution of the above mentioned Development Agreement the said erstwhile developer and owners have also executed Power of Attorney unto and in favor of M/s. G. K. Developers, through its Partner, Mr. Hari Nichaldas Jeswani, to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney is registered in the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 2647/2009.



16. By virtue of Deed of Sale dated 29/01/2010, the said Mr. Baburao Dhondiba Kate, Mrs. Shantabai Baburao Kate, Mr. Balkrishna Baburao Kate, Mrs. Vimal Balkrishna Kate, Mr. Anil Balkrishna Kate, Mrs. Minakshi Anil Kate, Ms. Aaryan Anil Kate, Mrs. Mangal Maruti Chandere, Mrs. Vandana Vitthal Ghogare, Mrs. Savita Satyawan Sasar, Ms. Rekha Balkrishna Kate, Mr. Sahebrao Baburao Kate, Mrs. Kusum Sahebrao Kate, Smt. Manisha Shrirang Kate, Ms. Shreyas Shrirang Kate, Ms. Om Shrirang Kate, Mrs. Manisha Hanumant Jagtap, Mrs. Kavita Eknath Nadhe, Mrs. Sarika Yogesh Pophale, Shri. Arjun Baburao Kate, Mrs. Sanjeevani Arjun Kate, Mr. Amit Arjun Kate, Ms. Aparna Arjun Kate, Ms. Amruta Arjun Kate, Smt. Savitribai Rambhau Jagtap, Mr. Dattatraya Eknath Kate, Mrs. Babitai Dattatraya Kate, Mrs. Kavita Rajesh Dhore, Ms. Savita Dattatraya Kate, Ms. Sarika Dattatraya Kate, Ms. Ashwini Dattatraya Kate, Mr. Sadhu alias Sahadu Eknath Kate, Mrs. Manda Sadhu alias Sahadu Kate, Ms. Manisha Sadhu alias Sahadu Kate, Ms. Dipali Sadhu alias Sahadu Kate, Ms. Prashant Sadhu alias Sahadu Kate, Mr. Balu Eknath Kate, Smt. Suman Tanaji Chondhe, Mr. Kisanrao alias Krishna Dhondiba Padwal, Mr. Sachin Kisanrao Padwal, Mrs. Rajashree Sachin Padwal, Mr. Sandeep Kisanrao Padwal, Mrs. Sanyukta Sandeep Padwal and Mrs. Rakhi Shankar Pawar, all are represented through their Power of Attorney holder, Mr. Hari Nichaldas Jeswani, Partner of M/s. G.K.Developers, Mr. Dnyanoba Ganpat Kate, Mrs. Krishnabai Dnyanoba Kate, Mr. Nandkumar Dnyanoba Kate, Mrs. Jayshree Nandkumar Kate, Mr. Rahul Nandkumar Kate, Ms. Suwarna Nandkumar Kate, Ms. Sushma Nandkumar Kate, Ms. Manisha Nandkumar Kate, Mr. Balasaheb Dnyanoba Kate, Mrs. Sharda Balasaheb Kate, Mr. Nikhil Balasaheb Kate, Ms. Akshay Balasaheb Kate, Mrs. Nirmala Motiram Wawale, Mrs. Maya alias Sumitra Rambhau Bhegde and Mrs. Chayya Kisan Gaikwad with the consent of M/s. G. K. Developers, through its Partner, Mr. Hari Nichaldas Jeswani sold out the





said land unto and in favour of Mr. Jagannath Pandurang Kate and Mr. Somnath Pandurang Kate. The said Deed of Sale has been registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 1062/2010. Effect of the same effect has been given to the 7/12 extract of the said land vide Mutation Entry No. 3827.

17. By virtue of Deed of Sale dated 19/05/2010, Mr. Babu (younger) alias Shankar Dhondiba Kate, Mr. Dilip Babu Kate, Mrs. Subhadra Dilip Kate, Mst. Rohit Dilip Kate, Ms. Rohini Dilip Kate, Mr. Kisan Babu Kate, Ms. Sneha Kisan Kate, Ms. Sonal Kisan Kate, Mr. Ashok Babu Kate, Mrs. Jaya Ashok Kate, Ms. Priyanka Ashok Kate and Mas. Akshay Ashok Kate sold out 1/9th share in the said land unto and in favour of M/s. G. K. Developers, through its authorized Partner, Mr. Hari Nichaldas Jeswani. The said Deed of Sale is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 5317/2010. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 3766.
18. By virtue of Deed of Sale dated 12/10/2010, the said M/s G. K. Developers, through its Partner, Mr. Hari Nichaldas Jeswani sold an area admeasuring 22 sq.mtrs., out of the said land unto and in favour of Mr. Jagannath Pandurang Kate and Mr. Somnath Pandurang Kate. The said Deed of Sale is registered in the office of Sub Registrar, Haveli No. 17 (Pune) at Sr. No. 11637/2010. However effect of the same is not given to the record of rights of the said land.
19. Vide Order dated 05/04/2016 bearing No. HANO/SR/135/2015 passed by the Tahasildar, Pimpri Chinchwad, Pune the name of said Mr. Dhondiba Khandu Aawhale has been removed from the column of the other rights of the revenue records of the said land. Effect of the same effect has been given to the 7/12 extract of the said land vide Mutation Entry No. 4379.



20. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Pune accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Officer, Pune has certified the Mutation Entries bearing Nos. 4445 and 4584 to the effects.

B. In respect of the lands bearing Survey Nos. 136/2 and 136/3A:-

1. The lands bearing Survey No. 136/2, having area admeasuring 00 Acer 20 Gunthe and Survey No. 136/3, having area admeasuring 03 Acer 10 Gunthe were standing in the name of Mr. Laxman Sakharam Kate.
2. By virtue of Deed of Partition dated 08/09/1982, the partition in respect of the said lands along with their other lands has been taken place by and between Mr. Laxman Sakharam Kate, Mr. Vitthoba Sakharam Kate, Mr. Pandurang Sakharam Kate, Mr. Narayan Sakharam Kate and Mr. Sitaram Sakharam Kate. As per the said partition the lands (i) bearing Survey No. 136/2, totally admeasuring 00 Hectare, 20 Ares and (ii) an area admeasuring 00 Hectare, 34 Ares, carved out of Survey No. 136/3 have been allotted / given to the share of Mr. Pandurang Sakharam Kate. Area given to the share of Mr. Pandurang Sakharam Kate from Survey No. 136/3 has been allocated as Survey No. 136/3A. The said Deed of Partition is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 4339/1982. Accordingly the name of Mr. Pandurang Sakharam Kate has been recorded to the record of rights of the said lands vide Mutation Entry No. 1615.





3. The said Mr. Pandurang Sakharam Kate died on 07/03/2001 leaving behind him 2 sons namely Mr. Somnath Pandurang Kate and Mr. Jagannath Pandurang Kate, 3 daughters namely Mrs. Vijaya Bhusaheb Panmand, Mrs. Bebi Dnyaneshwar Kalapure and Mrs. Nanda Devidas Kaspate and a widow namely Bhimabai Pandurang Kate as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of said lands vide Mutation Entry No. 2676.

4. By virtue of Deed of Release dated 04/06/2003 the said Mrs. Vijaya Bhusaheb Panmand, Mrs. Bebi Dnyaneshwar Kalapure and Mrs. Nanda Devidas Kaspate relinquished all their rights, title and/or interest in respect of the said lands unto and in favor of Mr. Somnath Pandurang Kate and Mr. Jagannath Pandurang Kate. The said Deed of Release is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 3480/2003. The effect of same has been given to the record of rights of the said lands vide Mutation Entry No. 3045.

5. That by virtue of Will dated 03/06/2003 the said Smt. Bhimabai Pandurang Kate bequeathed her share in the said lands unto and in favor of Mr. Somnath Pandurang Kate and Mr. Jagannath Pandurang Kate. The said Will has been registered in the office of Sub Registrar, No. 5 (Pune) on 04/06/2003, at Sr.No. 3481/2003. The said Smt. Bhimabai Pandurang Kate died on 08/05/2019 and therefore the names of Mr. Somnath Pandurang Kate and Mr. Jagannath Pandurang Kate have been recorded to the record of rights of said lands vide Mutation Entry No. 4729.

6. By virtue of Deed of Simple Mortgage dated 28/11/2003, the said Mr. Somnath Pandurang Kate and Mr. Jagannath Pandurang Kate have mortgaged the land bearing Survey No. 136/2, having area admeasuring 00 Hectare 20 Ares unto and in favor of Baramati Sahakari Bank Limited,



Chichwad branch, Pune. The said Deed of Simple Martgage has been registered in the office of Sub Registrar, Haveli No. 5 (Pune) at Sr. No. 8147/2003.

7. The said Mr. Somnath Pandurang Kate and Mr. Jagnnath Pandurang Kate have repaid the entire amount of loan along with interest thereon to the Baramati Sahakari Bank Limited, Chichwad branch, Pune. Therefore the said Bank has executed Deed of Release dated 23/11/2005 in favor of the said Mr. Somnath Pandurang Kate and Mr. Jagnnath Pandurang Kate. The said Deed of Release has been registered in the office of Sub Registrar Haveli No. 17 (Pune), at Sr. No. 7211/2005.
8. By virtue of Deed of Sale dated 31/03/2022, the said Mr. Jagnnath Pandurang Kate and Mr. Somnath Pandurang Kate, with the consent of Mrs. Sangeeta Jagannath Kate and others sold out the said lands unto and in favor of M/s. P. K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate. The said Deed of Sale has been registered in the office of Sub Registrar, Haveli No. 25 (Pune) on 28/04/2022, at Sr.No. 7667/2022.

Pursuant to the said Deed of Sale, the said Mr. Jagnnath Pandurang Kate, Mr. Somnath Pandurang Kate and others given Power of Attorney dated 26/04/2022 in favor of M/s. P. K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate thereby empowering them to do all the acts, deeds and things mentioned therein. The said Power of Attorney has been registered in the office of Sub Registrar, Haveli No. 25 (Pune) on 28/04/2022, at Sr.No. 7668/2022.





C. In respect of the land bearing Survey No. 136/3B:-

1. It seems from the revenue record that, the land bearing Survey No. 136/3, having area admeasuring 00 Acer, 31 Gunthe was previously standing in the name of Mr. Shivram Sakharam Ingwale.
2. By the virtue of Deed of Sale dated 14/04/1944 the said Mr. Shivram Sakharam Ingwale sold the said land unto and in favor of Mr. Babu Ravji Kate. The said Deed of Sale has been registerd in the office of Sub Registrar, Haveli No. 3 (Pune) at Sr. No. 911/1944. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 666.
3. By the virtue of Deed of Sale dated 25/06/1956, the said Mr. Babu Ravji Kate sold the said land unto and in favor of Mr. Chimaji Sadhu Zinjurde. The said Deed of Sale has been registerd in the office of Sub Registrar Haveli No. 1 (Pune) at Sr. No. 1056/1956. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 957.
4. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands coming under Village – Pimple Saudagar have been converted into metric system. Effects of the same have been given to the 7/12 extracts the said lands vide Mutation Entry No. 1377.
5. The said Mr. Chimaji Sadhu Zinjurde died on 27/10/1972 leaving behind him 5 sons namely Mr. Ananda Chimaji Zinjurde, Mr. Soma Chimaji Zinjurde, Mr. Namdev Chimaji Zinjurde, Mr. Balkrushna Chimaji Zinjurde and Mr. Onkar Chimaji Zinjurde, 2 daughters namely Mrs.



Jayvantabai Laxman Kate and Mrs. Drupadabai Sadhu Liman and a widow namely Smt. Parvatibai Chimaji Zinjurde as his legal heirs. It further seems that the said sisters have relinquished their rights unto and in favor of their brothers, therefore the names of said brothers have been recorded to the record of rights of the said land vide Mutation Entry No. 1511. Upon perusal of Affidavit dated 10/06/2021 it reveals that Smt. Parvatibai Chimaji Zinjurde also died on 11/03/1995 leaving behind her the above mentioned legal heirs.

6. The said Mr. Namdev Chimaji Zinjurde died on 20/03/2016 leaving behind him a son namely Mr. Ganesh Namdev Zinjurde, 2 daughters namely Mrs. Vandana Chandrakant Kate and Mrs. Kalpana Ravindra Jadhav and a widow namely Smt. Suman Namdev Zinjurde as his legal heirs. The names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 4382.
7. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Haveli, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Haveli, Pune accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Officer, Chinchwad, Pune has certified the Mutation Entry bearing No. 4456 to the effect.
8. The said Mr. Balkrushna Chimaji Zinjurde died on 14/10/2017 leaving behind him 2 sons namely Mr. Mahendra Balkrushna Zinjurde and Mr. Mahesh Balkrushna and a widow namely Smt. Kantabai Balkrushna Zinjurde as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 4566.





9. By virtue of Agreement of Development dated 18/09/2020, the said Smt. Kantabai Balkrushna Zinjurde, Mr. Mahendra Balkrushna Zinjurde (for himself and natural guardian of Mas. Harshvardhan and Miss. Anushka Mahendra Zinjurde), Mrs. Urmila Mahendra Zinjurde, Mr. Mahesh Balkrushna Zinjurde (for himself and natural guardian of Mas. Rajvardhan and Miss. Gauri Mahesh Zinjurde), Mrs. Chandrama Mahesh Zinjurde, Mr. Onkar Chimaji Zinjurde, Mrs. Shobha Onkar Zinjurde, Mr. Sunil Onkar Zinjurde (for himself and natural guardian of Mas. Rudrapratap Sunil Zinjurde), Mrs. Prajpta Sunil Zinjurde and Mrs. Smita Vishal Chandere entrusted development rights in respect of the land having area admeasuring 220 sq.mtrs., out of the said land unto and in favor of M/s. P. K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate. The said Development Agreement has been registered in the office of Sub-Registrar, Haveli No. 18 (Pune), at Sr. No. 9358/2020.

Simultaneously with the execution of aforesaid Development Agreement, the said Owners have given Power of Attorney unto and in favor of the said Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered in the office of Sub-Registrar, Haveli No. 18 (Pune), at Sr. No. 9362/2020.

10. By virtue of Agreement of Development dated 23/09/2020, the said Smt. Suman Namdev Zinjurde, Mr. Ganesh Namdev Zinjurde (for himself and natural guardian of Miss. Aarya and Mas. Ranjeet Ganesh Zinjurde), Mrs. Seema Ganesh Zinjurde, Mrs. Vandana Chandrakant Kate (before marriage : Ms. Vandana Namdev Zinjurde) and Mrs. Kalpana Ravindra Jadhav (before marriage : Ms. Kalpana Namdev Zinjurde) entrusted development rights in respect of the land having area admeasuring 110



sq.mtrs., out of the said land unto and in favor of M/s. P. K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate. The said Development Agreement has been registered in the office of Sub-Registrar, Haveli No. 18 (Pune), at Sr. No. 9617/2020.

Simultaneously with the execution of aforesaid Development Agreement, the said Owners have given Power of Attorney unto and in favor of the said Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered in the office of Sub-Registrar, Haveli No. 18 (Pune), at Sr. No. 9618/2020.

11. By virtue of Agreement of Development dated 28/09/2020, the said Mr. Soma Chimaji Zinjurde, Mrs. Laxmibai Soma Zinjurde, Mr. Raju Soma Zinjurde, Mrs. Vaishali Raju Zinjurde, Mr. Pratik Raju Zinjurde, Mr. Rutik Raju Zinjurde, Mr. Sanjay Soma Zinjurde (for himself and natural guardian of Mas. Sanket Sanjay Zinjurde), Mrs. Swati Sanjay Zinjurde, Miss. Supriya Sanjay Zinjurde, Mr. Dhananjay Soma Zinjurde (for himself and natural guardian of Miss. Janki and Mas. Uddhav Dhananjay Zinjurde) and Mrs. Vidhya Dhananjay Zinjurde entrusted development rights in respect of the land having area admeasuring 110 sq. mtrs., out of the said land unto and in favor of M/s. P. K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate. The said Development Agreement has been registered in the office of Sub-Registrar, Haveli No. 18 (Pune), at Sr. No. 9874/2020.

Simultaneously with the execution of aforesaid Development Agreement, the said Owners have given Power of Attorney unto and in favor of the said Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered in the office of Sub-Registrar, Haveli No. 18 (Pune), at Sr. No. 9875/2020.





12. By virtue of Deed of Consent dated 08/10/2020, Mrs. Lata Sanjay Balwadkar has given her consent to the Development Agreement and Power of Attorney both dated 28/09/2020. The said Deed of Consent is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 10717/2020.

Simultaneously, with the execution of the above mentioned Deed of Consent the said Mrs. Lata Sanjay Balwadkar has executed Power of Attorney unto and in favor of M/s. P. K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate, thereby empowering them to do all the acts, deeds, matters and things in respect of the said land mentioned therein. The said Power of Attorney is registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 10719/2020.

13. By virtue of Agreement of Development dated 20/10/2020, the said Mr. Aananda alias Baban Chimaji Zinjurde, Mrs. Sitabai Aananda Zinjurde, Mr. Vijay Baban Zinjurde (for himself and natural guardian of Mas. Mayur Vijay Zinjurde), Mrs. Aasha Vijay Zinjurde, Miss. Mayuri Vijay Zinjurde, Mr. Shashikant Ananda Zinjurde (for himself and natural guardian of Miss. Sakshi and Mas. Aditya Shashikant Zinjurde), Mrs. Savita Shashikant Zinjurde, Mr. Shankar Ananda Zinjurde (for himself and natural guardian of Mas. Sahil and Miss. Swanandi Shankar Zinjurde) and Mrs. Sharmila Shankar Zinjurde entrusted development rights in respect of the land having area admeasuring 110 sq.mtrs., out of the said land unto and in favor of M/s. P. K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate. The said Development Agreement has been registered in the office of Sub-Registrar, Haveli No. 18 (Pune), at Sr. No. 11344/2020.



Simultaneously with the execution of aforesaid Development Agreement, the said Owners have given Power of Attorney unto and in favor of the said Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered in the office of Sub-Registrar, Haveli No. 18 (Pune), at Sr. No. 11346/2020.

14. By virtue of Deed of Consent dated 23/10/2020, Mrs. Shevanta Vinod Chandere (before marriage : Shevanta Ananda Zinjurde) has given her consent to the Development Agreement and Power of Attorney both dated 20/10/2020. The said Deed of Consent is registered in the office of Sub Registrar, Haveli No. 15 (Pune) on 26/10/2020, at Sr. No. 11674/2020.

Simultaneously, with the execution of the above mentioned Deed of Consent the said Mrs. Shevanta Vinod Chandere (before marriage : Shevanta Ananda Zinjurde) has executed Power of Attorney unto and in favor of M/s. P. K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate, thereby empowering them to do all the acts, deeds, matters and things in respect of the said land mentioned therein. The said Power of Attorney is registered in the office of Sub Registrar, Haveli No. 15 (Pune) on 26/10/2020, at Sr. No. 11675/2020.

D. In respect of the lands bearing Survey No. 136/4 and 157/3:-

- I. On perusal of revenue record it reveals that the land bearing Survey No. 136/4, having area admeasuring 00 Acer, 05 Gunthe and land bearing Survey No. 157/3, having area admeasuring 00 Acer, 02 Gunthe were standing in the name of Mahadu Savlaram Kate.





2. The said Mr. Mahadu Savlaram Kate died on 22/12/1963 leaving behind him 3 sons namely Mr. Namdev Mahadu Kate, Mr. Sopan Mahadu Kate and Mr. Malhari Mahadu Kate and a daughter namely Mrs. Muktabai Govindrao Ranwade as his legal heirs. The said Mrs. Muktabai Govindrao Ranwade has given application to not record her name to record of rights of the said land. Accordingly the name of Mr. Namdev Mahadu Kate has been recorded to the record of rights of the said lands as a Manager of Hindu Undivided Family, vide Mutation Entry No. 1263.
3. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands coming under Village – Pimple Saudagar have been converted into metric system. Effects of the same have been given to the 7/12 extracts the said lands vide Mutation Entry No. 1377.
4. As per the application given by Mr. Suresh Sopan Kate the remark of HUF recorded before the name of Mr. Namdev Mahadu Kate has been removed and the names of (a) Mr. Namdev Mahadu Kate, (b) Mr. Malhari Mahadu Kate, (c) Mr. Suresh Sopan Kate and Smr. Yamunabai Sopan Kate, legal heirs of late Sopan Mahadu Kate are recorded to the record of rights of the said lands. However Mutation Entry No. 1745 to that effect has been rejected by the Circle Officer, Chinchwad for the reason mentioned therein.
5. By virtue of Deed of Partition dated 21/11/1989, the partition in respect of the said lands along with their other lands has been taken place by and between a) Mr. Namdev Mahadu Kate, b) legal heirs of late Sopan Maghadu Kate, i.e. Smt. Yamunabai Sopan Kate, Mr. Suresh Sopan Kate, Mrs. Kamal Baban Kadam, Mrs. Vimal Vishnu Pawar, Mrs. Suman Ramesh Sanas, Mrs. Alka Dnyaneshwar Thakur, Mrs. Ratan Vijay Thakur



and Mrs. Mangal Babasaheb Lande, c) Mr. Malhari Mahadu Kate and d) Mrs. Muktabai Govind Ranwade. As per the said partition the said lands have been allotted / given to the share of Mr. Malhari Mahadu Kate. The said Deed of Partition is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 17072/1989. Effect of the same have been given to the record of rights of the lands vide Mutation Entry No. 1858.

6. That as per the Order bearing No. ULC/10(3)/06 passed by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune on 21/11/2006, the said Mr. Sanjay Mahadu Kate holds surplus land in Survey No. 136/4, having area admeasuring 500 sq.mtrs. Effect of the same has been given to the column of other rights of the land bearing Survey No. 136/4 vide Mutation Entry No. 3308.
7. The said Mr. Namdev Mahadu Kate died on 22/05/2003 leaving behind him 3 sons namely Mr. Gulab Namdev Kate, Mr. Subhash Namdev Kate and Mr. Sanjay Namdev Kate, 3 daughters namely Mrs. Parvatibai Shantaram Chandere, Mrs. Hirabai Kisan Aamrale, Mrs. Shobha alias Pushpa Hanumant Bawale and a widow namely Smt. Savitribai Namdev Kate as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the land bearing Survey No. 136/4, vide Mutation Entry No. 3321.
8. The said Mr. Gulab Namdev Kate died on 04/04/2001 leaving behind him 2 daughters namely Mrs. Tejashree Laxman Dasgude and Mrs. Reshma Gulab Kate and a widow namely Smt. Chhaya Gulab Kate as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the land bearing Survey No. 136/4 vide Mutation Entry No. 3342.





9. That the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune vide Order bearing No. ULC/P-I/T-07/10(3)/2007 dated 14/09/2007 declared that the said Mr. Malhari Mahadu Kate holds excess land to the extent of 200 sq.mtrs., from and out of the land bearing Survey No. 157/3. Effect of the same has been given to the column of other rights of the land bearing Survey No. 157/3 vide Mutation Entry No. 3345.
10. That vide Order bearing No. ULC/T.No.15/S.R./66/11/ 446 passed by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune on 07/05/2011, the previous orders passed in respect of the said lands under Urban Land and Ceiling Act have been cancelled. Therefore the remark of excess lands under ULC Act mentioned in column of other rights of the said lands have been removed vide Mutation Entry No. 3915.
11. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Haveli, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Haveli, Pune accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Officer, Chinchwad, Pune has certified the Mutation Entries bearing Nos. 4445 and 4584 to the effects.
12. One Regular Civil Suit bearing No. 179 of 2014 is filed by Mrs. Chhaya Gulab Kate and others against Smt. Savitribai Namdev Kate and others before Hon'ble Civil Judge, Junior Division, Pimpri, at Pune for Partition and Permanent Injunction in respect of the land bearing Survey No. 136/4. The Plaintiffs in the said suit have also executed Notice of Lis Pendens dated 18/10/2014, which is registered before Sub Registrar, Haveli No. 5



(Pune), at Sr.No. 8202/2014. The said suit is subjudice before Hon'ble Court. However it is a matter of record and fact that by virtue of Deed of Partition dated 21/11/1989, the land bearing Survey No. 136/4, having area admeasuring 00 Hectare, 05 Ares has been given/allocated to the share of Mr. Malhari Mahadu Kate, hence the Plaintiffs and/or their pre-decessors have no right, title and/or interest remained in the land bearing Survey No. 136/4.

13. By the virtue of Deed of Release dated 20/01/2015 the Smt. Sunita Vilas Bhadale (daughter of Mr. Malhari Mahadu Kate) relinquished all her rights, title and/or interest in respect of the said lands unto and in favor of Mr. Malhari Mahadu Kate, Mr. Balu Malhari Kate, Mr. Ashok Malhari Kate and Mr. Santosh Malhari Kate. The said Deed of Release is registered in the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 610/2015.
14. As per the Order bearing No. HANO/155/SR/281/2018 passed by the Tahsildar, Haveli, Pune on 31/05/2019 the names of Mr. Subhash Namdev Kate, Mr. Sanjay Namdev Kate, Mrs. Parvatibai Shantaram Chandere, Mrs. Hirabai Kisan Aamrale, Mrs. Shobha alias Pushpa Hanumant Bavale, Smt. Savitribai Namdev Kate, Mrs. Tejashree Laxman Dasgude, Mrs. Reshma Gulab Kate and Smt. Chhaya Gulab Kate have been removed from the 7/12 extract of the land bearing Survey No. 136/4 and name of Mr. Malhari Mahadu Kate has been recorded to the record of rights of the said land. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 4720.
15. By virtue of Agreement of Development dated 13/11/2019, the said Mr. Malhari Mahadu Kate, Mr. Balasaheb Malhari Kate, Mrs. Jayshree Balasaheb Kate, Mr. Sagar Balasaheb Kate, Mrs. Puja Sagar Kate (before





marriage : Puja Kisan Wakadkar), Miss. Monika Balasaheb Kate, Mr. Mangesh Balasaheb Kate, Mr. Ashok Malhari Kate (for himself and natural guardian of Mas. Manoj Ashok Kate), Mrs. Rajshree Ashok Kate, Mr. Ketan Ashok Kate, Mrs. Kajal Prashant Shedage (before marriage : Kajal Ashok Kate), Mr. Santosh Malhari Kate (for himself and natural guardian of Mas. Yadnyesh and Mas. Durvansh Santosh Kate) and Mrs. Bhagyashree Santosh Kate entrusted development rights in respect of the land bearing Survey No. 136/4, totally admeasuring 00 Hectare 05 Ares unto and in favor of Mr. Somnath Pandurang Kate. The said Development Agreement has been registered in the office of Sub-Registrar, Haveli No. 15 (Pune), at Sr. No. 19881/2019.

Simultaneously with the execution of aforesaid Development Agreement, the said Owners have given Power of Attorney unto and in favor of the said Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered in the office of Sub-Registrar, Haveli No. 15 (Pune), at Sr. No. 19882/2019.

16. By virtue of Agreement of Development dated 13/11/2019, the said Mr. Malhari Mahadu Kate, Mr. Balasaheb Malhari Kate, Mrs. Jayshree Balasaheb Kate, Mr. Sagar Balasaheb Kate, Mrs. Puja Sagar Kate (before marriage : Puja Kisan Wakadkar), Miss. Monika Balasaheb Kate, Mr. Mangesh Balasaheb kate, Mr. Ashok Malhari Kate (for himself and natural guardian of Mas. Manoj Ashok Kate), Mrs. Rajashree Ashok Kate, Mr. Ketan Ashok Kate, Mrs. Kajal Prashant Shedage (before marriage : Kajal Ashok Kate), Mr. Santosh Malhari Kate (for himself and natural guardian of Mas. Yadnyesh and Mas. Durvansh Santosh Kate) and Mrs. Bhagyashree Santosh Kate entrusted development rights in respect of the land bearing Survey No. 157/3, totally admeasuring 00 Hectare 02 Ares unto and in favor of Mr. Somnath Pandurang Kate. The said Development



Agreement has been registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 19890/2019.

Simultaneously with the execution of aforesaid Development Agreement, the said Owners have given Power of Attorney unto and in favor of the said Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered in the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 19892/2019.

E. In respect of the land bearing Survey No. 157/1:-

1. On perusal of the revenue records it appears that the land bearing Survey No. 157/1, totally admeasuring 00 Acer, 23 Gunthe was previously recorded in the name of Mr. Dagadu Balu Kate.
2. That the said Mr. Dagadu Balu Kate expired on 07/12/1947 leaving behind him a wife Smt. Radhabai Dagadu Kate as his legal heir. Accordingly the name of said legal heir has been recorded to the record of rights of said land vide Mutation Entry No. 726.
3. By virtue of Deed of Sale dated 20/12/1961, Smt. Radhabai Dagadu Kate sold out the said land unto and in favour of Mr. Laxman Sakharam Kate. The said Deed of Sale has been registered in the office of Sub Registrar, Haveli No. 1 (Pune) at Sr. No. 1678/1961. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 1203.
4. That in accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands / properties coming under village Pimpale Saudagar have been converted into metric system.






Effect of the same effect has been given to the 7/12 extract of the said land vide Mutation Entry No. 1377.

5. By virtue of Deed of Partition dated 08/09/1982, the partition in respect of the said land along with their other lands has been taken place by and between Mr. Laxman Sakharam Kate, Mr. Vitthoba Sakharam Kate, Mr. Pandurang Sakharam Kate, Mr. Narayan Sakharam Kate and Mr. Sitaram Sakharam Kate. As per the said partition the said land has been allotted / given to the share of Mr. Narayan Sakharam Kate. The said Deed of Partition is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 4339/1982. Accordingly the name of Mr. Narayan Sakharam Kate has been recorded to the record of rights of the said land vide Mutation Entry No. 1615.

6. That as per the Order bearing No. ULC/10(3)/06 passed by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune on 21/11/2006, the said Mr. Narayan Sakharam Kate holds surplus land in Survey No. 157/1, having area admeasuring 2300 sq.mtrs. Effect of the same has been given to the column of other rights of the land bearing Survey No. 157/1 vide Mutation Entry No. 3308.

7. That vide Order bearing No. ULC/T.No.15/S.R./66/11/446 passed by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune on 07/05/2011, the previous order passed in respect of the said land under Urban Land and Ceiling Act has been cancelled. Therefore the remark of excess land under ULC Act mentioned in column of other rights of the said land has been removed vide Mutation Entry No. 3915.



8. By virtue of Deed of Exchange dated 21/10/2020 the said Mr. Narayan Sakharam Kate conveyed/transferred an area admeasuring 00 Hectare, 05 Ares out of the land bearing Survey No. 157/1 in favour of Mr. Somnath Pandurang Kate and Mr. Jagannath Pandurang Kate. The said Deed of Exchange has been registered in the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 7637/2020. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 4865.

9. By virtue of Development Agreement dated 23/02/2021, the said Mr. Narayan Sakharam Kate, Mrs. Vimal Narayan Kate, Mr. Jaynath Narayan Kate, Mrs. Surekha Jaynath Kate, Mas. Rohit Jaynath Kate, Miss. Puja Jaynath Kate, Mr. Santosh Narayan Kate, Mrs. Seema Santosh Kate, Mas. Gaurav Santosh Kate, Miss. Komal Santosh Kate and Mrs. Manda Suresh Avhale (before marriage : Manda Narayan Kate) have entrusted development rights in respect of land having area admeasuring 00 Hectare 13 Ares out of the said land unto and in favour of M/s. P. K. Group, through its Partners, Mr. Somnath Pandurang Kate and Mr. Rohan Jagannath Kate. The said Development Agreement is registered in the office of Sub Registrar, Haveli No. 18 (Pune) on 25/02/2021, at Sr. No. 3644/2021.

Simultaneously, with the execution of the above mentioned Development Agreement the said owners have also executed Power of Attorney unto and in favor of said developer, to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney is registered in the office of Sub Registrar, Haveli No. 18 (Pune) on 25/02/2021, at Sr. No. 3645/2021.





F. In respect of the land bearing Survey No. 157/4:-

1. On perusal of the Mutation Entry No. 464, it appears that the land bearing Survey No. 157/4, having an area admeasuring 00 Acer, 03 Gunthe was recorded in the name of Mr. Appa Bhagaji Kate.
2. That Mr. Appa Bhagaji Kate expired leaving behind him 02 sons Mr. Maruti Appa Kate and Mr. Nivrutti Appa Kate as his legal heirs. Accordingly the names of said Mr. Maruti Appa Kate has been recorded to the record of rights of the said land as Manager of Hindu Undivided Family, vide Mutation Entry No. 676.
3. That in accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands / properties coming under village Pimpale Saudagar have been converted into metric system. Effect of the same effect has been given to the 7/12 extract of the said land vide Mutation Entry No. 1377.
4. That the said Mr. Nivrutti Appa Kate expired on 26/04/1988 leaving behind him 3 sons Mr. Sanjay Nivrutti Kate, Mr. Dattatraya Nivrutti Kate and Mr. Bhavesh Nivrutti Kate, a daughter Mrs. Anjanabai Dashrath Pawar and a wife Smt. Vithabai Nivrutti Kate as his legal heirs. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 2736.
5. That the remark of Manger of Hindu Undivided Family before the name of Mr. Maruti Appa Kate has been removed and name of Mr. Nivrutti Appa Kate has been recorded along with Mr. Maruti Appa Kate vide Order bearing No. HANO/KAIVI/442/2002 dated 22/03/2002 passed by the



Tahasildar, Haveli, Pune. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 2755.

6. By virtue of Deed of Release dated 23/07/2004, the said Mrs. Anjana Dashrath Pawar has relinquished all her rights, title and/or interest in the said land in favour of Mr. Sanjay Nivrutti Kate, Mr. Dattatraya Nivrutti Kate and Mr. Bhavesh Nivrutti Kate. The said Deed of Release is registered in the office of Sub Registrar, Haveli No. 5 (Pune) at Sr. No. 6820/2004. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 3154.
7. That the said Mr. Maruti Appa Kate expired on 11/12/2005 leaving behind him a son Mr. Krishna Maruti Kate, 2 daughters Mrs. Bhamabai Mukundrao Nadhe and Mrs. Laxmi Shankar Tope and a wife Smt. Dwarkabai Maruti Kate as his legal heirs. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 3190.
8. By virtue of Deed of Release dated 11/12/2006, the said Mrs. Bhamabai Mukundrao Nadhe (before marriage : Bhamabai Maruti Kate) and Mrs. Laxmi alias Vithabai Shankar Tope (before marriage : Vithabai Maruti Kate) relinquished all their rights, title and/or interest in respect of the area admeasuring 01.5 Ares out of the Survey No. 157/4 unto and in favour of Mr. Krishna Maruti Kate. The said Deed of Release is registered in the office of Sub Registrar, Haveli No. 10 (Pune), at Sr. No. 9593/2006. It further reveals that the name of Mr. Krishna Maruti Kate was recorded to the record of rights of the said land by Will. Therefore vide Order dated 30/10/2007 passed by Additional Collector, Pune in Appeal No. RTS/2/Appeal/166/2007, the names of said sisters have been removed from the 7/12 extracts of the said land. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 3376.





9. That the said Mr. Krishna Maruti Kate expired on 24/11/2011 leaving behind him 2 sons Mr. Kaustubh Krishna Kate and Mr. Madhusudan Krishna Kate, 2 daughters Ms. Megha Krishna Kate and Ms. Ms. Nilam Krishna Kate and a wife Smt. Manisha Krishna Kate as his legal heirs. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 3993.
10. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Pune accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Officer, Pune has certified the Mutation Entry bearing No. 4459 to the effect.
11. By virtue of Development Agreement dated 06/10/2007, the said Mrs. Bhamabai Mukundrao Nadhe, Mr. Umesh Mukundrao Nadhe, Mr. Pramod Mukundrao Nadhe, Mrs. Ujjwala Deepak Ghadge, Mrs. Vaijayanta Nitin Navghane, Mrs. Laxmi Shankar Tope, Mr. Parimal Shankar Tope and Mrs. Pallavi Balasaheb Datir (Patil) have entrusted development rights in respect of land having area admeasuring 01.5 Ares out of the Survey No. 157/4 unto and in favour of M/s. Aswani Associates, through its Partner, Mr. Shreechand Shamandas Aswani. The said Development Agreement is registered at the office of Sub Registrar, Haveli No. 5 (Pune) at Sr. No. 8339/2007.

Simultaneously, with the execution of the above mentioned Development Agreement the said Mrs. Bhamabai Mukundrao Nadhe, Mr. Umesh Mukundrao Nadhe, Mr. Pramod Mukundrao Nadhe, Mrs. Ujjwala Deepak



Ghadge, Mrs. Vaijayanta Nitin Navghane, Mrs. Laxmi Shankar Tope, Mr. Parimal Shankar Tope and Mrs. Pallavi Balasaheb Dahir (Patil) have also executed Power of Attorney unto and in favor of M/s. Aswani Associates, through its Partner, Mr. Shreechand Shamandas Aswani, to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney is registered in the office of Sub Registrar, Haveli No. 5 (Pune) at Sr. No. 8340/2007.

12. By virtue of Development Agreement dated 18/02/2008, the said Smt. Vithabai Nivrutti Kate, Mr. Sanjay Nivrutti Kate, Mrs. Mangal Sanjay Kate, Ms. Shweta Sanjay Kate, Ms. Ashwini Sanjay Kate, Ms. Guddhi Sanjay Kate, Mr. Dattatrya Nivrutti Kate, Mrs. Aasha Dattatrya Kate, Mas. Ganesh Dattatraya Kate, Ms. Mohini Dattatraya Kate, Mr. Bhavesh Nivrutti Kate, Mrs. Seema Bhavesh Kate, Mas. Sourabh Bhavesh Kate and Mas. Mandar Bhavesh Kate have entrusted development rights in respect of the land having area admeasuring 01.5 Ares out of the Survey No. 157/4 unto and in the favour of M/s. Aaswani Associates, through its Partner, Mr. Anil Shamandas Aaswani. The said Development Agreement is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 1528/2008.

Simultaneously, with the execution of the above mentioned Development Agreement the said Smt. Vithabai Nivrutti Kate, Mr. Sanjay Nivrutti Kate, Mrs. Mangal Sanjay Kate, Ms. Shweta Sanjay Kate, Ms. Ashwini Sanjay Kate, Ms. Guddhi Sanjay Kate, Mr. Dattatrya Nivrutti Kate, Mrs. Aasha Dattatrya Kate, Mas. Ganesh Dattatraya Kate, Ms. Mohini Dattatraya Kate, Mr. Bhavesh Nivrutti Kate, Mrs. Seema Bhavesh Kate, Mas. Sourabh Bhavesh Kate and Mas. Mandar Bhavesh Kate have also executed Power of Attorney unto and in favor of M/s. Aswani Associates through its Partner Mr. Shreechand Shamandas Aswani, to do all the acts,






deeds, matters and things mentioned therein. The said Power of Attorney is registered in the office of Sub Registrar, Haveli No. 5 (Pune) at Sr. No. 1529/2008.

13. By virtue of Deed of Consent dated 12/02/2009, Mrs. Anjana Dashrath Pawar has given her consent to the Deed of Release dated 24/07/2004. The said Deed of Consent is registered in the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 1416/2009.

14. The said Mr. Maruti Appa Kate already expired on 11/12/2005 and his wife Smt. Dwarkabai Maruti Kate also expired on 19/06/2008 leaving behind them 2 daughters Mrs. Bhamabai Mukundrao Nadhe and Mrs. Laxmi Shankar Tope and deceased son Mr. Krishna Maruti Kate through his legal heirs Mr. Kausthubh Krushna Kate, Mr. Madhusudan Krushna Kate, Ms. Nilam Krushna Kate, Ms. Megha Krushna Kate and Smt. Manisha Krushna Kate. However as per unregistered Will and Writ Petition bearing No. 193/2017, only the names of Smt. Manisha Krishna Kate, Ms. Megha Krishna Kate, Ms. Nilam Krishna Kate, Mr. Kausthubh Krishna Kate and Mr. Madhusudan Krishna Kate have been recorded to the record of rights of the said land. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 4630.

15. By virtue of Deed of Sale dated 08/06/2018, the said Smt. Manisha Krishna Kate, Ms. Madhusudan Krishna Kate and Ms. Nilam Krishna Kate alias Mrs. Nilam Rakesh Kand sold out an area admeasuring 60 sq. meters out of the said land unto and in favour of Mr. Somnath Pandurang Kate. The said Deed of Sale is registered in the office of Sub Registrar, Haveli No. 15 (Pune) on 11/06/2018, at Sr. No. 7562/2018. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 4638.



Simultaneously with the execution of aforesaid Deed of Sale, the said Owners have given Power of Attorney unto and in favor of the said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered in the office of Sub-Registrar, Haveli No. 15 (Pune) on 11/06/2018, at Sr. No. 7563/2018.

16. By virtue of Deed of Sale dated 28/12/2020, the said Smt. Vithabai Nivrutti Kate, Mr. Sanjay Nivrutti Kate, Mrs. Mangal Sanjay Kate, Ms. Shweta Sanjay Kate, Ms. Ashwini Sanjay Kate, Ms. Guddhi Sanjay Kate, Mr. Dattatray Nivrutti Kate, Mrs. Aasha Dattatray Kate, Mas. Ganesh Dattatray Kate, Ms. Mohini Dattatray Kate, Mr. Bhavesh Nivrutti Kate, Mrs. Seema Bhavesh Kate, Mas. Sourabh Bhavesh Kate and Mas. Mandar Bhavesh Kate, through their Power of Attorney holder, M/s. Aaswani Associates, through its Partner, Mr. Anil Shamandas Aaswani sold out an area admeasuring 00 Hectare 01.5 Ares out of the said land unto and in favour of Mr. Somnath Pandurang Kate. The said Deed of Sale is registered in the office of Sub Registrar, Haveli No. 24 (Pune) on 15/02/2021, at Sr. No. 3198/2021. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 4908.

Sr.No.

- 1) 7/12 Extract dated 13/05/2022.
- 2) Mutation Entry Nos. 666, 676, 724, 726, 886, 957, 1203, 1263, 1377, 1511, 1615, 1683, 1745, 1858, 2676, 2736, 2755, 3045, 3154, 3190, 3308, 3321, 3342, 3345, 3376, 3726, 3766, 3827, 3915, 3993, 4379, 4382, 4445, 4456, 4459, 4566, 4584, 4630, 4638, 4720, 4729, 4865 and 4908 thereon.





- 3) Search Report for 30 years from 1992 to 2022 taken by obtaining Receipts bearing Nos. 1560 dated 30/06/2012 and 902 dated 02/12/2013 and Challans bearing GRN Nos. MH006267672202021E dated 28/10/2020, MH012291361202021P dated 26/02/2021, MH012475691202122E dated 01/02/2022, MH006267113202021E dated 28/10/2020, MH012292162202021P dated 26/02/2021 and MH012475936202122E dated 01/02/2022 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 : 13/05/2022,



Chandrakant Naanekar,
Advocate.