



**CHALLAN**  
**MTR Form Number-6**



GRN	MH013863097202122E	BARCODE			Date 01/03/2022-12:57:08	Form ID							
Department Inspector General Of Registration			Payer Details										
Search Fee			TAX ID / TAN (If Any)										
Type of Payment Other Items			PAN No.(If Applicable)										
Office Name HVL1_HAVELI NO1 SUB REGISTRAR			Full Name		Adv Mahesh S Mane								
Location PUNE													
Year 2021-2022 One Time			Flat/Block No.		S No 33 Hissa No 5K and Hissa No 4B								
Account Head Details					Premises/Building								
0030072201 SEARCH FEE			750.00	Road/Street	Mamurdi Pune								
				Area/Locality	Pune								
				Town/City/District									
				PIN	4	1	2	1	0	1			
				Remarks (If Any)									
				Search Fees of S No 33 Hissa No 5K and Hissa No 4B Mamurdi Pune									
				from year 1992 to 2022 of 30 years									
				Amount In	Seven Hundred Fifty Rupees Only								
Total			750.00	Words									
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK										
Cheque-DD Details			Bank CIN	Ref. No.	00040572022030181788			IK0BOENPX4					
Cheque/DD No.			Bank Date	RBI Date	01/03/2022-12:59:29			02/03/2022					
Name of Bank			Bank-Branch		STATE BANK OF INDIA								
Name of Branch			Scroll No. , Date		61 , 02/03/2022								

Department ID:

Mobile No. : 90115000297  
Department ID :  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
संसद चलान "ट्रस्ट ऑफ पर्मेट" ग्राह्य नमूद कारणासाठीच्या लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावाती लागू नाही.

Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURY, MUMBAI 02  
Date: 2024.07.11 11:18:40 IST  
Reason: GRAS Secure Document  
Location: India

MAHESH S. MANE

## Advocate

403, Austin Oaks, Near Kundan Estate,  
C.T.S. No. 959, Kate Wasti, Pimple Saudagar,  
Pune-411 027. ♦ Mob. : 9011560297



CHALLAN  
MTR Form Number-6



GRN	MH015837205202324E	BARCODE			Date	19/02/2024-11:58:36	Form ID				
Department			Inspector General Of Registration								
Search Fee			TAX ID / TAN (If Any)								
Type of Payment			Other Items		PAN No.(If Applicable)						
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR		Full Name	Adv Mahesh S Mane					
Location			PUNE								
Year			2023-2024 One Time		Flat/Block No.	S NO. 33					
Account Head Details			Amount In Rs.	Premises/Building							
0030072201 SEARCH FEE			100.00	Road/Street	Mamurdhi						
				Area/Locality	Pune						
				Town/City/District							
				PIN	4	1	1	0	3	3	
				Remarks (If Any)							
				Search Fees of S No. 33 Part Mamurdhi-Pune from year 2022 to 2024							
				Amount In	One Hundred Rupees Only						
Total			100.00	Words							
Payment Details			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	00040572024021953401	IK0CQLNEH1					
Cheque/DD No.		Bank Date	RBI Date	19/02/2024-11:57:27	20/02/2024						
Name of Bank		Bank-Branch	STATE BANK OF INDIA								
Name of Branch		Scroll No. , Date	51 , 20/02/2024								

Department ID : Mobile No. : 9011560297  
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
 ચલાન રજૂપ ઓફ પેરેન્ટ ગાંધે નગ્ન કારણાત્મકીય લાગુ આછે. ઇન્ટર કારણાત્મકી કિંબા નોંધપી ન કરાવાયા દ્વારાટી લાગુ નાથી.

Signature Not Verified

Digitally signed by DS  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURY, MUMBAI 02  
 Date: 2024-02-19 11:20:41 IST  
 Reason: GRAS Secure Document  
 Location: India

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Mobile 9011560297 Email – mmane788@gmail.com

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## **FORMAT A**

**(Circular No. 28/2021)**

**To,**

**MAHARERA**

**Mumbai**

## **LEGAL TITLE REPORT**

**SUB: Title Clearance Certificate with respect to S No. 33 Part having  
land area 00 H 88 R**

Situated at Village Mamurdi, Tal. - Haveli, Dist. Pune.

I have investigated the title of the said land on the request of **M/s.**  
**Yashada Vivanta Realty Pvt Ltd** and following documents, i.e.

**1) Description of the property:**

All that piece and parcel of land bearing S. Nos. as under:



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(A) S. No. 33/5C/1 area 15 R, S. No. 33/5C/2 area 2 R, S. No. 33/5C/20 area 2 R, S. No. 33/5C/21 area 2 R, S. No. 33/5C/23 area 3 R, S. No. 33/5C/24 area 2 R, S. No. 33/5C/30 area 2 R total area admeasuring 00 H 28 R

AND

(B) S. No. 33/5C/3 area 3 R, S. No. 33/5C/4 area 3 R, S. No. 33/5C/5 area 3 R, S. No. 33/5C/6 area 3 R, S. No. 33/5C/7 area 2 R, S. No. 33/5C/8 area 2 R, S. No. 33/5C/9 area 2 R, S. No. 33/5C/10 area 2 R, S. No. 33/5C/11 area 2 R, S. No. 33/5C/12 area 2 R, S. No. 33/5C/13 area 2 R, S. No. 33/5C/14 area 2 R, S. No. 33/5C/15 area 2 R, S. No. 33/5C/16 area 2 R, S. No. 33/5C/17 area 2 R, S. No. 33/5C/18 area 2 R, S. No. 33/5C/19 area 2 R, S. No. 33/5C/22 area 3 R, S. No. 33/5C/25 area 3 R, S. No. 33/5C/26 area 2 R, S. No. 33/5C/27 area 2 R, S. No. 33/5C/28 area 2 R, S. No. 33/5C/29 area 2 R, S. No. 33/4B/2 area 8 R, total area admeasuring 00 H 60 R

Hence A and B properties have total area 00 H 88 R

Situated at village Mamurdi Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune and bounded as follows:-

On Or Towards East	: By S. No.32 Part
On Or Towards West	: By S. No. 34 Part
On Or Towards North	: By 12 Mtrs. D P Road and S. No. 33 Part
On Or Towards South	: By S. No. 33 Part

Hereinafter referred as "Said Property"

## 2) The Documents of Allotment of Plot

a) Development Agreement (Registration No. 1059/2015 Sub Registrar Haveli No. 18) and Power of Attorney (Registration No. 1060/2015 Sub Registrar Haveli No. 18) dated 04.02.2006 with Index – II and Registration Office.



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- b) Sale Deed (Registration No. 16553/2023 Sub Registrar Haveli No. 14) Sub Registrar Haveli No. 14) dated 24.08.2023 with Index – II and Registration Office.
- c) Development Agreement (Registration No. 5423/2024 Sub Registrar Haveli No. 14) and Power of Attorney (Registration No. 5424/2024 Sub Registrar Haveli No. 14) dated 12.03.2024 with Index – II and Registration Office.
- d) Sale Deed (Registration No. 1061/2015 Sub Registrar Haveli No. 18) and Power of Attorney (Registration No. 1062/2015 Sub Registrar Haveli No. 18) dated 04.02.2006 with Index – II and Registration Office.
- e) Sale Deed (Registration No. 1063/2015 Sub Registrar Haveli No. 18) and Power of Attorney (Registration No. 1064/2015 Sub Registrar Haveli No. 18) dated 04.02.2006 with Index – II and Registration Office.
- f) Release Deed dated 01/01/2021 which is duly registered in the Office of Sub Registrar Haveli No. 26 at Sr. No. 5/2021.
- g) Sale Deed dated 27/03/2024 which is registered in the Office of Sub Registrar Haveli No. 14 vide registration No. 6784/2024.
- h) Development Agreement and Power of Attorney dated 09/06/2024 which is registered in the Office of Sub Registrar Haveli No. 25 vide registration No. 14372/2024 and 14373/2024 respectively.
- i) Development Agreement and Power of Attorney dated 09/06/2024 which is registered in the Office of Sub Registrar



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Haveli No. 25 vide registration No. 14374/2024 and 14375/2024  
respectively.

3) **7/12 Extract issued by the Gav Kamgar Talathi Mamurdi Pune and  
mutation entries.**

4) **Search Report of 30 Years from year 1994 to 2024.**

2- On perusal of the above mentioned documents and all other relevant  
documents relating to title of the said property I am of the opinion that

(A) S. No. 33/5C/1 area 15 R, S. No. 33/5C/2 area 2 R, S. No. 33/5C/20 area  
2 R, S. No. 33/5C/21 area 2 R, S. No. 33/5C/23 area 3 R, S. No. 33/5C/24  
area 2 R, S. No. 33/5C/30 area 2 R total area admeasuring 00 H 28 R

AND

(B) S. No. 33/5C/3 area 3 R, S. No. 33/5C/4 area 3 R, S. No. 33/5C/5 area 3  
R, S. No. 33/5C/6 area 3 R, S. No. 33/5C/7 area 2 R, S. No. 33/5C/8 area 2  
R, S. No. 33/5C/9 area 2 R, S. No. 33/5C/10 area 2 R, S. No. 33/5C/11 area  
2 R, S. No. 33/5C/12 area 2 R, S. No. 33/5C/13 area 2 R, S. No. 33/5C/14  
area 2 R, S. No. 33/5C/15 area 2 R, S. No. 33/5C/16 area 2 R, S. No.  
33/5C/17 area 2 R, S. No. 33/5C/18 area 2 R, S. No. 33/5C/19 area 2 R, S.  
No. 33/5C/22 area 3 R, S. No. 33/5C/25 area 3 R, S. No. 33/5C/26 area 2 R,  
S. No. 33/5C/27 area 2 R, S. No. 33/5C/28 area 2 R, S. No. 33/5C/29 area 2  
R, S. No. 33/4B/2 area 8 R, total area admeasuring 00 H 60 R

Hence A and B properties have total area 00 H 88 R

situated at village **Mamurdi** Pune within the limits of Pimpri Chinchwad  
Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli,  
Pune and the same are free from encumbrances and doubt and same are  
perfectly marketable and same is clear, marketable and without any  
encumbrances.



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## OWNERS OF THE LAND:

(1) S. No. 33/5C/1 area 15 R, S. No. 33/5C/2 area 2 R, S. No. 33/5C/20 area 2 R, S. No. 33/5C/21 area 2 R, S. No. 33/5C/23 area 3 R, S. No. 33/5C/24 area 2 R, S. No. 33/5C/30 area 2 R total area admeasuring 00 H 28 R	:	Mr. Vasant Khandu Kate and M/s. Sri Sri Developers through its Partners Mr. Suryakant Tukaram Jadhav.
S. No. 33/5C/3 area 3 R, S. No. 33/5C/4 area 3 R, S. No. 33/5C/5 area 3 R, S. No. 33/5C/6 area 3 R, S. No. 33/5C/7 area 2 R, S. No. 33/5C/8 area 2 R, S. No. 33/5C/9 area 2 R, S. No. 33/5C/10 area 2 R, S. No. 33/5C/11 area 2 R, S. No. 33/5C/12 area 2 R, S. No. 33/5C/13 area 2 R, S. No. 33/5C/14 area 2 R, S. No. 33/5C/15 area 2 R, S. No. 33/5C/16 area 2 R, S. No. 33/5C/17 area 2 R, S. No. 33/5C/18 area 2 R, S. No. 33/5C/19 area 2 R, S. No. 33/5C/22 area 3 R, S. No. 33/5C/25 area 3 R, S. No. 33/5C/26 area 2 R, S. No. 33/5C/27 area 2 R, S. No. 33/5C/28 area 2 R, S. No. 33/5C/29 area 2 R, S. No. 33/4B/2 area 8 R, total area admeasuring 00 H 60 R	:	Mrs. Manisha Sudam Pardeshi and Mr. Sudam Amarsing Pardeshi.

(2) Qualifying Remark if Any : M/s. Yashada Vivanta Realty Pvt Ltd Developers through Mr. Vasant Khandu Kate is a developer of the said property.

The report reflecting the flow of the title of the Owner/Developer - M/s. Yashada Vivanta Realty Pvt Ltd Developers on the said land is enclosed herewith as Annexure.

Enclosed - Annexure

Pune

Date - 19.07.2024

ADVOCATE

MAHESH S. MANE

Advocate

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## **FORMAT - A**

(Circular No. 28 / 2021)

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

All that piece and parcel of land bearing S. Nos. as under:

(A) S. No. 33/5C/1 area 15 R, S. No. 33/5C/2 area 2 R, S. No. 33/5C/20 area 2 R, S. No. 33/5C/21 area 2 R, S. No. 33/5C/23 area 3 R, S. No. 33/5C/24 area 2 R, S. No. 33/5C/30 area 2 R total area admeasuring 00 H 28 R

AND

(B) S. No. 33/5C/3 area 3 R, S. No. 33/5C/4 area 3 R, S. No. 33/5C/5 area 3 R, S. No. 33/5C/6 area 3 R, S. No. 33/5C/7 area 2 R, S. No. 33/5C/8 area 2 R, S. No. 33/5C/9 area 2 R, S. No. 33/5C/10 area 2 R, S. No. 33/5C/11 area 2 R, S. No. 33/5C/12 area 2 R, S. No. 33/5C/13 area 2 R, S. No. 33/5C/14 area 2 R, S. No. 33/5C/15 area 2 R, S. No. 33/5C/16 area 2 R, S. No. 33/5C/17 area 2 R, S. No. 33/5C/18 area 2 R, S. No. 33/5C/19 area 2 R, S. No. 33/5C/22 area 3 R, S. No. 33/5C/25 area 3 R, S. No. 33/5C/26 area 2 R, S. No. 33/5C/27 area 2 R, S. No. 33/5C/28 area 2 R, S. No. 33/5C/29 area 2 R, S. No. 33/4B/2 area 8 R, total area admeasuring 00 H 60 R

7/12 Extract issued by the Gav Kamgar Talathi Mamurdi Pune and mutation entries.

Search Report of 30 years from year 1994 to 2024.

Incident of S. No. 33/5C/1, 2, 20, 21, 23, 24, 30:

The property bearing Survey No. 33/5C was originally owned by Gangaram Ramji Nalakh as his self acquired property. Thereafter as per mutation entry no. 281 the name of Vithabai Gangaram Nalakh has been entered on 7/12 extract of S.No. 33/5C. The name of Rangu Ramji Nalakh has been entered on 7/12 extract vide mutation entry no. 304 as heir of Late



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Vithabai Gangaram Nalakh. That thereafter the name of Mahadu Bhivaji Raut has been entered on 7/12 extract vide mutation entry no. 311 as heir of Late Rangu Ramji Nalakh.

Thereafter Ashok Waman Pabalkar and Vijay Shankar Sahasrabuddhe purchased property bearing S. No. 33/5 from Mahadu Bhivaji Raut and the name of Ashok Waman Pabalkar and Vijay Shankar Sahasrabuddhe has been entered on 7/12 extract vide mutation entry no.580.

Thereafter as per registered partition deed the said S.No. 33/5 divided as S.No. 33/5A and S.No. 33/5B out of which S. No. 5A allotted to Ashok Waman Pabalkar and his name has been entered on 7/12 extract vide mutation entry no. 680.

Thereafter Gurumukh Aashiram Devnani purchased 00 H 80 R area out of S.No.33/5A from Ashok Waman Pabalkar vide registered Sale Deed dated 19/02/1981 and by said Sale Deed area admeasuring 00 H 80 R partitioned as S.No.33/5C = 00 H 80 R is ascertained to Gurumukh Aashiram Devnani – Purchaser and S.No.33/5A = 00 H 82.5 R is ascertained to Ashok Waman Pabalkar – Owner vide mutation entry no. 819.

Milind Harichandra Ghodekar purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/2 = 00 H 2R is ascertained to Milind Harichandra Ghodekar – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1037.

Madhav Shankar Tulpule purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/20 = 00 H



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2R is ascertained to Madhav Shankar Tulpule – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1055.

Pushpa Murlidhar Supekar purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/21 = 00 H 2R is ascertained to Pushpa Murlidhar Supekar – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1056.

Shivaji Baburao Nikam and Subhash Sadanand Durugkar purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/23 = 00 H 2R is ascertained to Shivaji Baburao Nikam and Subhash Sadanand Durugkar – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1058.

Sanjay Bhaskar Patil and Sunil Hiraman Fakatkar purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/24 = 00 H 2R is ascertained to Sanjay Bhaskar Patil and Sunil Hiraman Fakatkar – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1059.

Shalini Gulabrao Gavhane purchased 00 H 3 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 3 R partitioned as S.No.33/5C/30 = 00 H 3R is ascertained to Shalini Gulabrao Gavhane –



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Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1093.

All the above said transactions of Sale has been regularized by order passed by Tahasildar Haveli and remark on other rights column in 7/12 extract of Kulkayda Kalam '84K's Paatra has been deleted in respect of Survey No. 33 Hissa No. 5C/1, Survey No. 33 Hissa No. 5C/2, Survey No. 33 Hissa No. 5C/20, Survey No. 33 Hissa No. 5C/21, Survey No. 33 Hissa No. 5C/23, Survey No. 33 Hissa No. 5C/24, Survey No. 33 Hissa No. 5C/30 totally admeasuring about 00 H 28 R by respective ferfar nos.

Thereafter, Gurumukh Aashiram Devnani executed registered Development Agreement and Power of Attorney dated 08/08/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/1 area admeasuring 00 H 15 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 6488/2006 and 6489/2006 respectively on dated 02.09.2006.

Thereafter, Milind Harishchandra Ghodekar executed registered Development Agreement and Power of Attorney dated 25/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/2 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5841/2006 and 5842/2006 respectively on dated 26.07.2006.

Thereafter, the heirs of Madhav Shankar Tulpule i.e. Smt. Neelam Madhav Tulpule, Abhay Madhav Tulpule, Tejas Ajay Marathe executed registered Development Agreement and Power of Attorney dated 10/08/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal



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Jain in respect of property bearing S.No. 33/5C/20 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 6333/2006 and 6334/2006 respectively on dated 02.09.2006.

Thereafter, Pushpa Murlidhar Supekar executed registered Development Agreement and Power of Attorney dated 28/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S. No. 33/5C/21 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5938/2006 and 5939/2006 respectively on dated 28.07.2006.

Thereafter, Shivaji Babu Nikam and Subhash Sadanand Durugkar executed registered Development Agreement and Power of Attorney dated 27/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/23 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5921/2006 and 5922/2006 respectively on dated 28.07.2006.

Thereafter, Sanjay Bhaskar Patil and Manisha Sunil Fakatkar, Sarthak & Snehal Sunil Fakatkar executed registered Development Agreement and Power of Attorney dated 28/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/24 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5942/2006 and 5943/2006 respectively on dated 28.07.2006.



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Thereafter, Shalini Gulabrao Gavhane executed registered Development Agreement and Power of Attorney dated 27/02/2007 in favour of Ganesh Aatmaram Mokashi in respect of property bearing S. No. 33/5C/30 area admeasuring 00 H 3 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 1647/2007 and 1648/2007 respectively on dated 03.03.2007.

Thereafter, said M/s. Kumar Construction Company through its Partner Indarkumar Kesarimal Jain and Gurumukh Aasiram Devnani, Milind Harishchandra Ghodekar, Smt. Neelam Madhav Tulpule, Abhay Madhav Tulpule, Tejas Ajay Marathe, Pushpa Murlidhar Supekar, Shivaji Babu Nikam and Subhash Sadanand Durugkar, Sanjay Bhaskar Patil and Manisha Sunil Fakatkar for herself and guardian of Sarthak & Snehal Sunil Fakatkar, Shalini Gulabrao Gavhane, and through their Power of Attorney Holder Kevalkumar Kesarimal Jain and Indarkumar Kesarimal Jain executed registered Development Agreement and Power of Attorney dated 28/03/2007 in respect of property bearing S. No. 33/5C/1 to 33/5C/7 and S. No. 33/5C/9 to 33/5C/29 area admeasuring 00 H 75 R in favour of M/s. Labh Construction through its Partner Piyush Babubhai Savani and said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No. 5 vide registration no. 2809/2007 and 2810/2007 respectively on dated 16/04/2007.

Thereafter, Ganesh Aatmaram Mokashi executed registered Development Agreement and Power of Attorney dated 26/06/2007 in respect of property bearing S. No. 33/5C/30 area admeasuring 00 H 03 R in favour of M/s. Labh Construction through its Partner Piyush Babubhai Savani and said Development Agreement and Power of Attorney is registered in the Office of



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Sub Registrar Haveli No. 5 vide registration no. 5381/2007 and 5382/2007 respectively on dated 26/06/2007.

Thereafter, Gurumukh Aasiram Devnani, Milind Harishchandra Ghodekar, Smt. Neelam Madhav Tulpule, Abhay Madhav Tulpule, Tejas Ajay Marathe, Pushpa Murlidhar Supekar, Shivaji Babu Nikam and Subhash Sadanand Durugkar, Sanjay Bhaskar Patil, Manisha Sunil Fakatkar, Sarthak & Snehal Sunil Fakatkar, Shalini Gulabrao Gavhane, and through their Power of Attorney Holder Kevalkumar Kesaramal Jain and Indarkumar Kesaramal Jain, Ganesh Aatmaram Mokashi and their Power of Attorney Holder Labh Construction through its Partner Piyus Babubhai Savani executed registered Sale Deed dated 16/11/2011 in respect of property bearing S. No. 33/5C/1 to 33/5C/30 area admeasuring 00 H 80 R in favour of Pune Landmark Pvt. Ltd. through its Director Namrata Yogesh Somvanshi and said Sale Deed is registered in the Office of Sub Registrar Haveli No. 17 vide registration no. 12477/2011 on dated 16/11/2011.

Accordingly the name of the said Pune Landmark Pvt. Ltd. through its Director Namrata Yogesh Somvanshi has been entered on the 7/12 extract of the said property bearing S. No. 33/5C/1 to S. No. 33/5C/7 and S. No. 33/5C/9 to S. No. 33/5C/30 area admeasuring 00 H 79 R vide mutation entry no. 4835.

Thereafter, said Pune Landmark Pvt. Ltd. through its Director Namrata Yogesh Somvanshi have executed registered Development Agreement and Power of Attorney dated 04/02/2015 in favour of **M/s. Vivanta Realty through its Partners Mr. Vasant Khandu Kate** which is registered in the Office of Sub Registrar Haveli No. 18 vide registration No. 1059/2015 and 1060/2015 respectively.



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Thereafter, said Pune Landmark Pvt. Ltd. through its Director Namrata Yogesh Somvanshi with Consent of M/s. Vivanta Realty through its Partners Mr. Vasant Khandu Kate have executed registered Sale Deed dated 24/08/2023 in favour of **Mr. Vasant Khandu Kate and M/s. Sri Sri Developers through its Partners Mr. Suryakant Tukaram Jadhav** which is registered in the Office of Sub Registrar Haveli No. 14 vide registration No. 16553/2023 and accordingly the name of said owners **Mr. Vasant Khandu Kate and M/s. Sri Sri Developers through its Partners Mr. Suryakant Tukaram Jadhav** have been entered on 7/12 extract vide mutation entry no. 7509.

Thereafter, **Mr. Vasant Khandu Kate and M/s. Sri Sri Developers through its Partners Mr. Suryakant Tukaram Jadhav** have executed registered Development Agreement and Power of Attorney dated 12/03/2024 in respect with property mentioned in **Para 1 (A)** in favour of **M/s. Yashada Vivanta Realty Pvt. Ltd.** which is registered in the Office of Sub Registrar Haveli No. 14 vide registration No. 5423/2024 and 5424/2024 respectively.

#### Incident of S. No. 33/5C/3 to 19, 22, 25 & 26 to 29:

The property bearing Survey No. 33/5C was originally owned by Gangaram Ramji Nalakh as his self acquired property. Thereafter as per mutation entry no. 281 the name of Vithabai Gangaram Nalakh has been entered on 7/12 extract of S.No. 33/5C. The name of Rangu Ramji Nalakh has been entered on 7/12 extract vide mutation entry no. 304 as heir of Late Vithabai Gangaram Nalakh. That thereafter the name of Mahadu Bhivaji Raut has been entered on 7/12 extract vide mutation entry no. 311 as heir of Late Rangu Ramji Nalakh.

Thereafter Ashok Waman Pabalkar and Vijay Shankar Sahasrabuddhe purchased property bearing S. No. 33/5 from Mahadu Bhivaji Raut and the



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name of Ashok Waman Pabalkar and Vijay Shankar Sahasrabuddhe has been entered on 7/12 extract vide mutation entry no.580.

Thereafter as per registered partition deed the said S.No. 33/5 divided as S.No. 33/5A and S.No. 33/5B out of which S. No. 5A allotted to Ashok Waman Pabalkar and his name has been entered on 7/12 extract vide mutation entry no. 680.

Thereafter Gurumukh Aashiram Devnani purchased 00 H 80 R area out of S.No.33/5A from Ashok Waman Pabalkar vide registered Sale Deed dated 19/02/1981 and by said Sale Deed area admeasuring 00 H 80 R partitioned as S.No.33/5C = 00 H 80 R is ascertained to Gurumukh Aashiram Devnani – Purchaser and S.No.33/5A = 00 H 82.5 R is ascertained to Ashok Waman Pabalkar – Owner vide mutation entry no. 819.

Arun Sitaram Khachane and Avinash Puna Khachane purchased 00 H 3 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 3 R partitioned as S.No.33/5C/3 = 00 H 3 R is ascertained to Arun Sitaram Khachane and Avinash Puna Khachane – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1038.

Shashikala Raghunath Choudhari purchased 00 H 3 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 3 R partitioned as S.No.33/5C/4 = 00 H 3 R is ascertained to Shashikala Raghunath Choudhari – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1039.



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Arvind Krishna Modak purchased 00 H 3 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 3 R partitioned as S.No.33/5C/5 = 00 H 3 R is ascertained to Arvind Krishna Modak – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1040.

Eknath Ramkrishna Patil & Rajkamal Hanumant Raut purchased 00 H 3 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 3 R partitioned as S.No.33/5C/6 = 00 H 3 R is ascertained to Eknath Ramkrishna Patil & Rajkamal Hanumant Raut – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1041.

Ashok Bindumadhav Nadgir purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/7 = 00 H 2 R is ascertained to Ashok Bindumadhav Nadgir – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1042.

Nirmala Khullar purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/8 = 00 H 2 R is ascertained to Nirmala Khullar – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1043.

Dadasaheb Vitthalrao Urhe purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/9 = 00 H 2 R is ascertained to Dadasaheb Vitthalrao Urhe –



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Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1044.

Shankar Bapu Kate purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/10 = 00 H 2 R is ascertained to Shankar Bapu Kate – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1045.

Vimalabai Gangadhar Nalawade purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/11 = 00 H 2 R is ascertained to Vimalabai Gangadhar Nalawade – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1046.

Balasaheb Vitthalrao Urhe purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/12 = 00 H 2 R is ascertained to Balasaheb Vitthalrao Urhe – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1047.

Nalini Arun Rade purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/13 = 00 H 2 R is ascertained to Nalini Arun Rade – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1048.



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Hanumantrao Subrao Zambare purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/14 = 00 H 2 R is ascertained to Hanumantrao Subrao Zambare – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1049.

Ravindra Appasaheb Ingavale and Shivaji Sitaram Shedge purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/15 = 00 H 2 R is ascertained to Ravindra Appasaheb Ingavale and Shivaji Sitaram Shedge – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1050.

Dnyandev Ganpat Kalaskar purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/16 = 00 H 2 R is ascertained to Dnyandev Ganpat Kalaskar – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1051.

Mahadev Aganu Dhage purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/17 = 00 H 2 R is ascertained to Mahadev Aganu Dhage – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1052.

Ramchandra Vinayakrao Gujar purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed



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and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/18 = 00 H 2 R is ascertained to Ramchandra Vinayakrao Gujar – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1053.

Tapan Ganeshdas purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/19 = 00 H 2 R is ascertained to Tapan Ganeshdas – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1054.

Purushottam Bhanudas Wagh purchased 00 H 3 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 3 R partitioned as S.No.33/5C/22 = 00 H 3 R is ascertained to Purushottam Bhanudas Wagh – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1057.

Sunil Ramchandra Girme purchased 00 H 3 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 3 R partitioned as S.No.33/5C/25 = 00 H 3 R is ascertained to Sunil Ramchandra Girme – Purchaser and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation entry no. 1060.

Khanderav Eknath Bayas and Shakuntala Sampatrap Shinde purchased 00 H 2 R area out of S.No.33/5K/1 from Gurumukh Aashiram Devnani vide registered Sale Deed and by said Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/26 = 00 H 2 R is ascertained to Khanderav Eknath Bayas and Shakuntala Sampatrap Shinde – Purchaser



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and balance area remains with Gurumukh Aashiram Devnani to S.No.33/5C/1  
vide mutation entry no. 1061.

Anusaya Ashok Kadam purchased 00 H 2 R area out of S.No.33/5K/1  
from Gurumukh Aashiram Devnani vide registered Sale Deed and by said  
Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/27 = 00 H 2  
R is ascertained to Anusaya Ashok Kadam – Purchaser and balance area  
remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation  
entry no. 1062.

Prakash Ganpat Kale purchased 00 H 2 R area out of S.No.33/5K/1  
from Gurumukh Aashiram Devnani vide registered Sale Deed and by said  
Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/28 = 00 H 2  
R is ascertained to Prakash Ganpat Kale – Purchaser and balance area  
remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation  
entry no. 1063.

Arun Shankar Ovhal purchased 00 H 2 R area out of S.No.33/5K/1  
from Gurumukh Aashiram Devnani vide registered Sale Deed and by said  
Sale Deed area admeasuring 00 H 2 R partitioned as S.No.33/5C/29 = 00 H 2  
R is ascertained to Arun Shankar Ovhal – Purchaser and balance area  
remains with Gurumukh Aashiram Devnani to S.No.33/5C/1 vide mutation  
entry no. 1064.

The transactions of Sale has been regularized by order passed by  
Tahasildar Haveli and remark on other rights column in 7/12 extract of  
Kulkayda Kalam '84K's Paatra has been deleted in respect of Survey No. 33  
Hissa No. 5C/3 to Survey No. 33 Hissa No. 5C/7, and Survey No. 33 Hissa  
No. 5C/9 to Survey No. 33 Hissa No. 5C/19, Survey No. 33 Hissa No. 5C/22,  
Survey No. 33 Hissa No. 5C/25 to Survey No. 33 Hissa No. 5C/29 totally



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admeasuring about 00 H 50 R by respective ferfar nos. mentioned in respective 7/12 extracts.

Thereafter, Smt. Nirmala Khullar executed registered Sale Deed dated 29/10/1996 in respect of property bearing S. No. 33/5C/8 area admeasuring 00 H 2 R in favour of Suresh Baban Gaikwad and said Sale Deed is registered in the Office of Sub Registrar Haveli No. 5 vide registration no. 8305/1996 on dated 29/10/1996.

Thereafter, Arun Sitaram Khachane and Avinash Puna Khachane executed registered Development Agreement and Power of Attorney dated 25/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/3 area admeasuring 00 H 3 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5849/2006 and 5850/2006 respectively on dated 26.07.2006.

Thereafter, Shashikala Raghunath Choudhari executed registered Development Agreement and Power of Attorney dated 25/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/4 area admeasuring 00 H 3 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5851/2006 and 5852/2006 respectively on dated 26.07.2006.

Thereafter, Arvind Krishna Modak executed registered Development Agreement and Power of Attorney dated 25/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/5 area admeasuring 00 H 3 R and accordingly said Development Agreement and Power of Attorney is registered in the



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Office of Sub Registrar Haveli No.14 vide registration no. 5827/2006 and 5828/2006 respectively on dated 26.07.2006.

Thereafter, Eknath Ramkrishna Patil & Rajkamal Hanumant Raut executed registered Development Agreement and Power of Attorney dated 25/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/6 area admeasuring 00 H 3 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5835/2006 and 5836/2006 respectively on dated 26.07.2006.

Thereafter, Ashok Bindumadhav Nadgir executed registered Development Agreement and Power of Attorney dated 25/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/7 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5855/2006 and 5856/2006 respectively on dated 26.07.2006.

Thereafter, Dadasaheb Vitthalrao Urhe executed registered Development Agreement and Power of Attorney dated 25/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/9 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5837/2006 and 5838/2006 respectively on dated 26.07.2006.

Thereafter, Shankar Bapu Kate executed registered Development Agreement and Power of Attorney dated 27/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of



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property bearing S.No. 33/5C/10 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5899/2006 and 5900/2006 respectively on dated 27.07.2006.

Thereafter, Vimalabai Gangadhar Nalawade executed registered Development Agreement and Power of Attorney dated 25/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/11 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5853/2006 and 5854/2006 respectively on dated 26.07.2006.

Thereafter, Balasaheb Vitthalrao Urhe executed registered Development Agreement and Power of Attorney dated 25/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/12 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5839/2006 and 5840/2006 respectively on dated 26.07.2006.

Thereafter, Nalini Arun Rade executed registered Development Agreement and Power of Attorney dated 25/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/13 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5847/2006 and 5848/2006 respectively on dated 26.07.2006.

Thereafter, Hanumantrao Subrao Zambare executed registered Development Agreement and Power of Attorney dated 25/07/2006 in favour of



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M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/14 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5897/2006 and 5898/2006 respectively on dated 27.07.2006.

Thereafter, Ravindra Appasaheb Ingavale and Shivaji Sitaram Shedge executed registered Development Agreement and Power of Attorney dated 25/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/15 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5830/2006 and 5831/2006 respectively on dated 26.07.2006.

Thereafter, Dnyandev Ganpat Kalaskar executed registered Development Agreement and Power of Attorney dated 27/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/16 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5940/2006 and 5941/2006 respectively on dated 28.07.2006.

Thereafter, Mahadev Aganu Dhage executed registered Development Agreement and Power of Attorney dated 26/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/17 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 6058/2006 and 6059/2006 respectively on dated 01.08.2006.



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Thereafter, Ramchandra Vinayakrao Gujar executed registered Development Agreement and Power of Attorney dated 27/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/18 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5927/2006 and 5928/2006 respectively on dated 28.07.2006.

Thereafter, Tapan Ganeshdas executed registered Development Agreement and Power of Attorney dated 27/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/19 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5908/2006 and 5909/2006 respectively on dated 27.07.2006.

Thereafter, Purushottam Bhanudas Wagh executed registered Development Agreement and Power of Attorney dated 28/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/22 area admeasuring 00 H 3 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5933/2006 and 5934/2006 respectively on dated 28.07.2006.

Thereafter, Sunil Ramchandra Girme executed registered Development Agreement and Power of Attorney dated 28/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/25 area admeasuring 00 H 3 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5919/2006 and 5920/2006 respectively on dated 28.07.2006.



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Thereafter, Shakuntala Sampatrav Shinde and heirs of Late Khanderao Eknath Bayas i.e. Hema Khanderao for self and guardian of Nirmala Khanderao Bayas and Santosh Khanderao Bayas executed registered Development Agreement and Power of Attorney dated 31/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/26 area admeasuring 00 H 3 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 6335/2006 and 6336/2006 respectively on dated 02.09.2006.

Thereafter, Anusaya Ashok Kadam executed registered Development Agreement and Power of Attorney dated 01/08/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/27 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 6055/2006 and 6056/2006 respectively on dated 01.08.2006.

Thereafter, Prakash Ganpat Kale executed registered Development Agreement and Power of Attorney dated 27/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/28 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No.14 vide registration no. 5906/2006 and 5907/2006 respectively on dated 27.07.2006.

Thereafter, Arun Shankar Ovhal executed registered Development Agreement and Power of Attorney dated 31/07/2006 in favour of M/s. Kumar Company through its Partner Indarkumar Kesarimal Jain in respect of property bearing S.No. 33/5C/29 area admeasuring 00 H 2 R and accordingly said Development Agreement and Power of Attorney is registered in the



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Office of Sub Registrar Haveli No.14 vide registration no. 6461/2006 and 6462/2006 respectively on dated 02.09.2006.

Thereafter, said M/s. Kumar Construction Company through its Partner Indarkumar Kesaramal Jain and Arun Sitaram Khachane and Avinash Puna Khachane, Shashikala Raghunath Choudhari, Arvind Krishna Modak, Eknath Ramkrishna Patil & Rajkamal Hanumant Raut, Ashok Bindumadhav Nadgir, Dadasaheb Vitthalrao Urhe, Shankar Bapu Kate, Vimalabai Gangadhar Nalawade, Balasaheb Vitthalrao Urhe Nalini Arun Rade, Hanumantrao Subrao Zambare, Ravindra Appasaheb Ingavale and Shivaji Sitaram Shedge, Dnyandev Ganpat Kalaskar, Mahadev Aganu Dhage, Ramchandra Vinayakrao Gujar, Tapan Ganeshdas, Purushottam Bhanudas Wagh, Sunil Ramchandra Girme, Shakuntala Sampatrap Shinde and heirs of Late Khanderao Eknath Bayas i.e. Hema Khanderao for self and guardian of Nirmala Khanderao Bayas and Santosh Khanderao Bayas, Anusaya Ashok Kadam, Prakash Ganpat Kale, Arun Shankar Ovhal through their Power of Attorney Holder Kevalkumar Kesaramal Jain and Indarkumar Kesaramal Jain executed registered Development Agreement and Power of Attorney dated 28/03/2007 in respect of property bearing S. No. 33/5C/1 to 33/5C/7 and S. No. 33/5C/9 to 33/5C/29 area admeasuring 00 H 75 R in favour of M/s. Labh Construction through its Partner Piyush Babubhai Savani and said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No. 5 vide registration no. 2809/2007 and 2810/2007 respectively on dated 16/04/2007.

Thereafter, Suresh Baban Gaikwad executed registered Development Agreement and Power of Attorney dated 29/08/2007 in respect of property bearing S. No. 33/5C/8 area admeasuring 00 H 02 R in favour of M/s. Labh Construction through its Partner Piyush Babubhai Savani and said Development Agreement and Power of Attorney is registered in the Office of



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Sub Registrar Haveli No. 5 vide registration no. 7165/2007 and 7166/2007 respectively on dated 29/08/2007.

Thereafter, Arun Sitaram Khachane and Avinash Puna Khachane, Shashikala Raghunath Choudhari, Arvind Krishna Modak, Eknath Ramkrishna Patil & Rajkamal Hanumant Raut, Ashok Bindumadhav Nadgir, Dadasaheb Vitthalrao Urhe, Shankar Bapu Kate, Vimalabai Gangadhar Nalawade, Balasaheb Vitthalrao Urhe Nalini Arun Rade, Hanumantrao Subrao Zambare, Ravindra Appasaheb Ingavale and Shivaji Sitaram Shedge, Dnyandev Ganpat Kalaskar, Mahadev Aganu Dhage, Ramchandra Vinayakrao Gujar, Tapan Ganeshdas, Purushottam Bhanudas Wagh, Sunil Ramchandra Girme, Shakuntala Sampatrap Shinde and heirs of Late Khanderao Eknath Bayas i.e. Hema Khanderao for self and guardian of Nirmala Khanderao Bayas and Santosh Khanderao Bayas, Anusaya Ashok Kadam, Prakash Ganpat Kale, Arun Shankar Ovhal, Suresh Baban Gaikwad and their Power of Attorney Holder Labh Construction through its Partner Piyush Babubhai Savani executed registered Sale Deed dated 16/11/2011 in respect of property bearing S. No. 33/5C/1 to 33/5C/30 area admeasuring 00 H 80 R in favour of Pune Landmark Pvt. Ltd. through its Director Namrata Yogesh Somvanshi and said Sale Deed is registered in the Office of Sub Registrar Haveli No. 17 vide registration no. 12477/2011 on dated 16/11/2011.

Accordingly the name of the said Pune Landmark Pvt. Ltd. through its Director Namrata Yogesh Somvanshi has been entered on the 7/12 extract of the said property bearing S. No. 33/5C/1 to S. No. 33/5C/7 and S. No. 33/5C/9 to S. No. 33/5C/30 area admeasuring 00 H 79 R vide mutation entry no. 4835.

Thereafter, said Pune Landmark Pvt. Ltd. through its Director Namrata Yogesh Somvanshi have executed registered Sale Deed and Power of Attorney dated 04/02/2015 in favour of **Amarsing Rajaram Pardeshi** and



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Vivek Gopal Joshi which is registered in the Office of Sub Registrar Haveli No. 18 vide registration No. 1061/2015 and 1062/2015 respectively.

## Incident of S. No. 33/4B/2:

That the property bearing S No. 33/4 was originally owned by Mr. Mahadu Waghu Donege, said Mahadu Waghu Donege sold said property to Sakharam Dagdu Jadhav as per Sale Deed dated 30/03/1937.

That it is found that Mr. Ramchandra Genu Raut was protected tenant in said property. Thereafter it is found that, as per mutation entry no. 253 the names of tenants namely Ramchandra Genu Raut and Shankar Sawlaram Raut deleted from 7/12 extract due to they are not cultivating said land since last 2 years.

Thereafter owner namely Mr. Sakharam Dagdu Jadhav and others sold said property to Dattu Mahadu Taras as per Sale Deed dated 21/07/1966.

Thereafter as per mutation entry no. 565 owner namely Dattu Mahadu Taras sold area 1 H 24 R in favour of Balkrishna Babaji Sanglikar as per Sale Deed dated 26/11/1971, and as per said Sale Deed said area 1 H 24 R recorded as S No. 33/4B/1.

Thereafter owner Balkrishna Babaji Sanglikar sold area admeasuring 00 H 8 R to Mahendrakour Pratapsingh Behali and accordingly new number allotted to said area as S No. 33/4B/2 and said Sale Deed is registered is registered in the Office of Sub Registrar Haveli No.1 at Sr. No.1622/1973 on dated 08/08/1973, and her name entered on 7/12 extract as per mutation entry no. 615.

Thereafter said owner Mahendrakour Pratapsingh Behali sold said area to Rahul Jagannath Hegade as per Sale Deed dated 30/11/2013 and as



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per said Sale Deed name of **Rahul Jagannath Hegade** entered on 7/12 extract.

Thereafter said **Rahul Jagannath Hegade** sold said property and executed registered Sale Deed and Power of Attorney dated 04/02/2015 in favour of **Amarsing Rajaram Pardeshi and Vivek Gopal Joshi** which is registered in the Office of Sub Registrar Haveli No. 18 vide registration No. 1063/2015 and 1064/2015 respectively and accordingly as per Said Sale Deed name of said owners **Amarsing Rajaram Pardeshi and Vivek Gopal Joshi** have been entered on 7/12 extract vide mutation entry No. 5544.

Thereafter owner namely Late **Amarsing Rajaram Pardeshi** died on 11/05/2020 and accordingly names of his heirs namely **Bayajabai Amarsing Pardeshi, Suresh Amarsing Pardeshi, Sudam Amarsing Pardeshi, Maltabai Vijaysing Rajput** entered on 7/12 extract vide mutation entry no. 6651.

Thereafter owners namely **Bayajabai Amarsing Pardeshi, Suresh Amarsing Pardeshi, Maltabai Vijaysing Rajput** relinquished their rights in favour of **Sudam Amarsing Pardeshi** as per registered Release Deed dated 01/01/2021 which is duly registered in the Office of Sub Registrar Haveli No. 26 at Sr. No. 5/2021 and as per Said Release Deed names of **Bayajabai Amarsing Pardeshi, Suresh Amarsing Pardeshi, Maltabai Vijaysing Rajput** deleted from 7/12 extract of the said property as per mutation entry no. 6732.

In pursuance of the Sale Deed dated 04/02/2015 and Release Deed dated 01/01/2021 **Mr. Sudam Amarsing Pardeshi and Mr. Vivek Gopal Joshi** are absolute owners of the said property more particularly described in Schedule written hereinabove.

Thereafter Mr. Vivek Gopal Joshi sold area 00 H 30 R i.e. his share in said property and executed registered Sale Deed dated 27/03/2024 in favour



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of **Manisha Sudam Pardeshi** which is registered in the Office of Sub Registrar Haveli No. 14 vide registration No. 6784/2024 and accordingly as per Said Sale Deed name of said owner **Manisha Sudam Pardeshi** have been entered on 7/12 extract vide mutation entry No. 7640.

In the circumstances the said owners **Mr. Sudam Amarsing Pardeshi** and **Mrs. Manisha Sudam Pardeshi** have come to be absolutely seized and possessed of or otherwise well and sufficiently entitled to the above captioned land more particularly described in para No. 1 (B).

Thereafter, **Mrs. Manisha Sudam Pardeshi** have executed registered Development Agreement and Power of Attorney dated 09/06/2024 in respect with property mentioned in Para 1 (B) out of area 00 H 30 R in favour of **M/s. Yashada Vivanta Realty Pvt. Ltd.** which is registered in the Office of Sub Registrar Haveli No. 25 vide registration No. 14372/2024 and 14373/2024 respectively.

Thereafter, **Mr. Sudam Amarsing Pardeshi** have executed registered Development Agreement and Power of Attorney dated 09/06/2024 in respect with property mentioned in Para 1 (B) out of area 00 H 30 R in favour of **M/s. Yashada Vivanta Realty Pvt. Ltd.** which is registered in the Office of Sub Registrar Haveli No. 25 vide registration No. 14374/2024 and 14375/2024 respectively.

In pursuance of the Development Agreements dated 12/03/2024 and 09/06/2024 and being Developer of the property mentioned hereinabove Para No. 1 **M/s. Yashada Vivanta Realty Pvt. Ltd.** is absolutely entitled to implement ownership Flats Scheme on the said land & dispose of the Flat/Unit to the intending buyers on ownership basis.

In the circumstances the said **M/s. Yashada Vivanta Realty Pvt. Ltd.** have come to be absolutely seized and possessed of or otherwise well and



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sufficiently entitled to the above captioned land more particularly described in para No. 1.

That the M/s. Yashada Vivanta Realty Pvt. Ltd. as Promoter/Developer/Owner have prepared building plan on said property and got building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./Mamurdi/34/2024 on dated 02/07/2024.

In the circumstances the said M/s. Yashada Vivanta Realty Pvt. Ltd. is absolutely entitled to implement ownership Flats Scheme on the above captioned land more particularly described in Para No. 1 & dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.

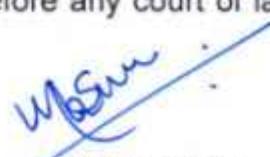
**SEARCH REPORT OF 30 YEARS:** I also caused search in the office of Sub-Registrar Haveli Pune in respect of Property described in Para No.1 situated at village Mamurdi, Pune vide GRN No. MH013863097202122E dated 01/03/2022 from 1992 to 2022 and vide GRN No. MH015837205202324E dated 19/02/2024 from 1923 to 2024. During my search some year record could not be available because some register were in torn condition. During my search I did not come across with any entry showing any encumbrances charges or any other right, title or interest by any other person in any manner.

I have published Notice in the usual form published in the Daily Punya Nagari which appeared on dated 07/12/2021 as part of investigation of title. I have not received any objection or communication response to my Public Notice.

**Litigation if Any -** There is no any litigation pending before any court of law regarding said property.

Pune

Date : 19/07/2024

  
ADVOCATE  
MAHESH S. MANE  
Advocate