

M/S. RAJIV PATEL AND ASSOCIATES
ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg, (East Street), PUNE - 411 001.

Ref No. :

Date :

11.05.2024

To,
The Maharashtra Real Estate
Regulatory Authority
(MahaRERA).

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect to **Plot No. "B" admeasuring 7361.80 Sq. Mtrs. [hereinafter referred to as "the said Land"]** out of the Layout Sanctioned by the Municipal Corporation of Pune vide its Commencement Certificate/Office Letter No. DPO/CC/0342/23 dated 15.05.2023 ("hereinafter referred to as **"the said Layout"**") in respect of the contiguous block of land admeasuring Hectares 04 = 44 Ares (i.e. equivalent to 44400 sq. mtrs.) formed of all those pieces and parcels of land or ground admeasuring Hectares 01 = 13 Ares, Hectares 00 = 48 Ares and Hectares 00 = 38 Ares bearing Survey No. 5 Hissa No. 3/1B/2, Survey No. 8 Hissa No. 2/10 and Survey No. 8 Hissa No. 2/11 respectively, and a portion admeasuring Hectares 02 = 45 Ares out of land admeasuring Hectares 02=69 Ares bearing Survey No. 9 Hissa No.1, situate, lying and being at Village Vadgaonsheri within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune, **Excluding**, however, the following portions (admeasuring in the aggregate 17,938 sq.mtrs) out of the said contiguous block of land (admeasuring 44400 sq. mtrs.) which have been transferred/handed over to the Municipal Corporation of Pune.

Survey No.	Particulars	Area (in sq. mtrs.)
5/3/1B/2	Area under 24 Meter DP Road	1033
	Area under 18 Meter DP Road	713
	Area under MH 35 Reservation including Amenity Space	4182
8/2/10	Area under 18 Meter DP Road	355
8/2/11	Area under 24 Meter DP Road	536
	Area under 18 Meter DP Road	1067
9/1	Area under 24 Meter DP Road	6416
	Area under 18 Meter DP Road	796
	Area under River Protection Belt Reservation	2840
	TOTAL	17938



We have investigated the title of (1) Maruti Krishnaji Galande, (2)(a) Nitin Haribhau Galande, (2)(b) Sangita Tanaji Kanchan, (2)(c) Shekhar Haribhau Galande, (2)(d) Kukum Haribhau Galande, (3)(a) Shamrao Wamanrao alias Waman Galande, (3)(b) Bhimrao Wamanrao alias Waman Galande (3)(c) Sharda Bhaskar Ahir (3)(d) Sunanda Raju Khandge and (4) Nyati Builders Private Limited, to their respective holdings out of the said Land and the beneficial title of **Nyati Builders Private Limited**, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at "Nyati Unitree", Survey No. 103/129, Plot B+C, CTS No.1995 + CTS No.1996B, Yerawada, Pune Nagar Road, Pune 411006, to the said Land, and following documents i.e.

1. Description of the said Land

Plot No. "B" admeasuring 7361.80 Sq.Mtrs. [hereinafter referred to as "the said Land"] out of said Layout Sanctioned by the Municipal Corporation of Pune vide its Commencement Certificate/Office Letter No. DPO/CC/0342/23 dated 15.05.2023 ("hereinafter referred to as **"the said Layout"**") in respect of the contiguous block of land admeasuring Hectares 04 = 44 Ares (i.e. equivalent to 44400 sq. mtrs.) formed of all those pieces and parcels of land or ground admeasuring Hectares 01 = 13 Ares, Hectares 00 = 48 Ares and Hectares 00 = 38 Ares bearing Survey No. 5 Hissa No. 3/1B/2, Survey No. 8 Hissa No. 2/10 and Survey No. 8 Hissa No. 2/11 respectively, and a portion admeasuring Hectares 02 = 45 Ares out of land admeasuring Hectares 02=69 Ares bearing Survey No. 9 Hissa No.1, situate, lying and being at Village Vadgaonsheri within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune, **Excluding**, however, the following portions (admeasuring in the aggregate 17,938 sq.mtrs) out of the said contiguous block of land (admeasuring 44400 sq. mtrs.) which have been transferred/handed over to the Municipal Corporation of Pune.

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8/2/10	Area under 18 Meter DP Road	355
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9/1	Area under 24 Meter DP Road	6416
	Area under 18 Meter DP Road	796

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	Area under River Protection Belt Reservation	2840
	TOTAL	17938

The said Plot No. "B" admeasuring 7361.80 Sq. Mtrs. is bounded as follows, that is to say:-

On or towards the East	By land bearing Survey No. 5 (Part), Vadgaonsheri
On or towards the South	By MH 35 Reservation & Amenity Space out of the said DP Layout
On or towards the West	By 24 Meter Wide DP Road of the said DP Layout
On or towards the North	By 18 Meter Wide DP Road of the said DP Layout

The said Contiguous Block of land admeasuring 26462 sq.mtrs (after deducting portions admeasuring in the aggregate 17,938 sq.mtrs as mentioned hereinabove which have been transferred/handed over to the Municipal Corporation of Pune) is hereinafter referred as the "**said Larger Land**".

2. The Documents of Allotment of the said Land out of the said Larger Land:

- i. Development Agreement dated 05.02.2003 duly Registered under Serial No.404 of 2003 with the Sub Registrar Haveli VII, Pune.
- ii. Deed of Conveyance dated 31.12.2009 duly Registered under Serial No.10144 of 2010 with the Sub- Registrar Haveli VIII, Pune read with a Deed of Confirmation thereto dated 10.06.2011 [duly Registered under Serial No.6002 of 2011 with the Sub- Registrar Haveli XIV, Pune] and, further, read with a Deed of Rectification thereto dated 24.08.2012 [duly Registered under Serial No.9130 of 2012 with the Sub- Registrar, Haveli VIII, Pune].
- iii. Development Agreement dated 30.03.2024 duly Registered under Serial No. 7780 of 2024 in the Office of the Sub Registrar, Haveli VIII, Pune.

3. 7/12 Extracts:

7/12 Extracts of Survey No. 5 Hissa No. 3/1B/2, Survey No. 8 Hissa No. 2/10, Survey No. 8 Hissa No. 2/11 and Survey No. 9 Hissa No.1, Village Vadgaonsheri, Taluka Haveli, District Pune from the year 1953 to 2024.

4. **Mutation Entries:** 471, 518, 530, 792, 884, 928, 991, 1041, 1120, 1220, 1344, 1472, 1763, 2534, 2535, 2698, 2825, 4477, 7547, 10183, 10484, 10490, 12581, 14350, 15784, 16548, 18493, 18981, 20585.



5. Search Reports: Search Report in respect of the said Land from 1995 to 2024 (i.e for past 30 years) issued by Amit N. Yadav, Advocate.

6. Litigation: There is no Litigation presently existing in respect of the Said Property forming part of the Said Land Portion.

2/- On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Land forming part of the said Larger Land, we are of the opinion that that the title of

(1) Maruti Krishnaji Galande - For Self and as Karta of his Hindu Undivided Family, (1A) Rahul Maruti Galande - For Self and as Karta of his Hindu Undivided Family, (1B) Swati aka Sandhya Rahul Galand, (1C) Ranjit Rahul Galande, (1D) Ranvir Rahul Galande, (1E) Atul Maruti Galande - For Self and as Karta of his Hindu Undivided Family, (1F) Surekha Atul Galande, (1G) Kumari Sai Atul Galande - Minor through her Father and Natural Guardian - Atul Maruti Galande, (1H) Kumari Rahi Atul Galande - Minor through her Father and Natural Guardian - Atul Maruti Galande, (1I) Sheetal Sandesh Kate,

(2A) Shyamrao Waman Galande - For Self and as Karta of his Hindu Undivided Family, (2B) Seema Shyamrao Galande, (2C) Akshay Shyamrao Galande - For Self and as Karta of his Hindu Undivided Family, (2D) Ms. Aishwarya Akshay Galande, (2E) Mst. Agastya Akshay Galande - Minor through his Father & Natural Guardian - Akshay Shyamrao Galande, (2F) Monica Navnath Hargude, (2G) Bhimrao Waman Galande - For Self and as Karta of his Hindu Undivided Family, (2H) Swati Bhimrao Galande, (2I) Pranav Bhimrao Galande - For Self and as Karta of his Hindu Undivided Family, (2J) Ms. Madhuri Pranav Galande, (2K) Mst. Daksh Pranav Galande - Minor through his Father & Natural Guardian - Pranav Bhimrao Galande, (2L) Kumari Madhavi Bhimrao Galande, (2M) Sharada Bhaskar Ahir, (2N) Sunanda Rajendra aka Raju Khandge,

(3) Kusum Haribhau Galande, (3A) Shekhar Haribhau Galande- For Self and as Karta of his Hindu Undivided Family, (3B) Tejaswini Shekhar Galande (After Marriage Mrs. Tejaswini Shivraj Mankar), (3C) Kapil Shekhar Galande, (3D) Nitin Haribhau Galande - For Self and as Karta of his Hindu Undivided Family, (3E) Suvarna Nitin Galande, (3F) Kumari Rasika Nitin Galande, (3G) Darshan Nitin Galande, (3H) Sangita Tanaji Kanchan

(4) Nyati Builders Private Limited

- to their respective holdings out of the said Land and the beneficial title of Nyati Builders Private Limited to the same is free, clear and marketable and that there are no other encumbrances, charges, doubts or claims on or in respect thereof as far as can be diligently ascertained.

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Name of the Owner/s and appearing on the VII/XII Extracts	Holding out of Survey No. 9/1	Holding out of Survey No. 5/3/1B/2	Holding out of Survey No. 8/2/10	Holding out of Survey No. 8/2/11
(Area in sq. mtrs.)				
Nyati Builders Private Limited	14448	-	-	-
Maruti Krishnaji Galande	-	1791	1482	732
Nitin Haribhau Galande, Sangita Tanaji Kanchan, Shekhar Haribhau Galande, Kuskum Haribhau Galande	-	1791	1482	732
Sushila Wamanrao alias Waman Galande (demised on 13.12.2022) her heirs and next-of-kin, Shamrao Wamanrao Galande, Bhimrao Wamanrao Galande, Sharda Bhaskar Ahir and Sunanda Raju Khandge	-	1790	1481	733
	14448	5372	4445	2197
Total area of the said Larger Land	26462			

3/- The Report reflecting the flow of the title of the said Maruti Krishnaji Galande and Others and the beneficial title of the said Nyati Builders Private Limited to the said Land is enclosed herewith as **Annexure "A"**.

Dated this 11th day of May, 2024.



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PROPRIETOR

End : **Annexure "A"**.

Annexure "A" (Flow of Title of the said Land)

(I) Land admeasuring Hectares 01 = 13 Ares bearing Survey No. 5 Hissa No. 3/1B/2, Vadgaonsheri, Pune.

- 1) One Krishnaji Khanduji Galande was the Holder of land admeasuring 2 Acres 32 Gunthas (including Pot Kharaba area admeasuring 0 Acres 12 Gunthas) bearing Survey No. 5 Hissa No. 3/1B/2, Village Vadgaonsheri, Taluka Haveli, Dist. Pune.
- 2) One Baban Dhondi Bhapkar was an "Ordinary Tenant" in the said land bearing Survey No. 5 Hissa No. 3/1B/2 Vadgaonsheri and accordingly his name was so entered in the "Other Rights Column" of the VII/XII Extract pertaining to the said land bearing Survey No. 5 Hissa No. 3/1B/2 Vadgaonsheri vide Mutation entry 792 dated 15.03.1953.
- 3) As the said Baban Dhondi Bhapkar was not cultivating the said land bearing Survey No. 3/1B/2 since 1953-1954, his name was deleted from the said "Other Rights" Column of the VII/XII pertaining to the said land bearing Survey No. 5 Hissa No. 3/1B/2 Vadgaonsheri vide Mutation entry 928 dated 21/08/1957.
- 4) Vide Mutation Entry No. 991 dated 13.01.1961, the names of Ramchandra Khanduji Galande, Vitthal Khanduji Galande and Laxman Khanduji Galande were entered on the VII/XII Extract pertaining to the said land bearing Survey No. 5 Hissa No. 3/1B/2, Vadgaonsheri as the joint holders thereof. However, subsequently the names of the said Ramchandra Khanduji Galande, Vitthal Khanduji Galande and Laxman Khanduji Galande were deleted from the said Revenue Record as co-owners of the said land.
- 5) The provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Vadgaonsheri vide Mutation Entry No. 1344 dated 18.02.1969 and, accordingly, the area of the said land bearing Survey No. 5 Hissa No. 3/1B/2 Village Vadgaonsheri, was shown to be Hectares 01=13 Ares instead of 02 Acres and 32 Gunthas, shown earlier.
- 6) The said Krishnaji Khanduji Galande died on 16.11.1970 leaving behind, him as his only heirs and next-of-kin, his three sons namely, Waman Krishnaji Galande, Hari Krishnaji Galande and Maruti Krishnaji Galande, his widow, Gaubai Krishnaji Galande, and three married daughters namely Jijabai Dnyanoba Modak, Yashoda Gulab Deokar and Shantabai Dnyandev Kanchan. Out of the said heirs,

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the name of Waman Krishnaji Galande was entered as the Karta & Manager of the Hindu Undivided Family of the late Krishnaji Khanduji Galande on the revenue record pertaining to the said land bearing Survey No. 5 Hissa No. 3/1B/2 Vadgaonsheri as the holder thereof vide Mutation Entry No. 1472 dated 20.11.1970.

- 7) Vide Mutation Entry No. 1763 dated 01.07.1974, in pursuance of application in that behalf made by said Waman Krishnaji Galande, the names of his said brothers, Hari Krishnaji Galande and Maruti Krishnaji Galande were entered on the revenue record pertaining to the said land bearing Survey No. 5 Hissa No. 3/1B/2 Vadgaonsheri as the holders thereof, each having undivided 1/3rd shares therein.
- 8) The said Waman Krishnaji Galande expired on 18.04.1990 leaving behind him as his only heirs and next-of-kin his widow, Sushila Waman Galande, two sons namely Shamrao Waman Galande and Bhimrao Waman Galande, and two married daughters namely Sharda Bhaskar Ahir and Sunanda Raju Khandge. The names of the said widow & two sons of the said late Waman Krishnaji Galande were entered in the Possessory column of the VII/XII Extract pertaining to the said land bearing Survey No. 5 Hissa No. 3/1B/2 Vadgaonsheri, while the names of his said married daughters namely, Sharda Bhaskar Ahir and Sunanda Raju Khandge, were entered in the Other Rights Column, thereof vide Mutation Entry No. 4477 dated 01.08.1990.
- 9) The said Haribhau Krishnaji Galande expired on 05.09.2008 leaving behind him as his only heirs and next-of-kin his widow, Kusum Haribhau Galande, two sons namely, Shekhar Haribhau Galande and Nitin Haribhau Galande, and one married daughter namely, Sangita Tanaji Kanchan. The names of all the said heirs were entered on the revenue record pertaining to the said land bearing Survey No. 5 Hissa No. 3/1B/2 Vadgaonsheri as the holders of the share earlier held therein by the Late Haribhau Krishnaji Galande, vide Mutation Entry No. 15784 dated 10.12.2009.
- 10) The said Sushila Wamanrao aka Waman Galande died intestate on 13.12.2022, leaving behind as her heirs and next-of-kin, her two sons namely, the said Shamrao Wamanrao Galande and Bhimrao Wamanrao alias Waman Galande and her two married daughters namely, the said Sharda Bhaskar Ahir and Sunanda Raju Khandge. However, the effect of the death of the said Sushila Wamanrao aka Waman Galande is yet to be given on the VII/XII Extract in respect of the said land bearing Survey No.5 Hissa No.3/1B/2 Vadgaonsheri, Pune.

(II) Lands admeasuring Hectares 00=48 Ares and Hectares 00=38 Ares bearing Hissa Nos.2/10 and 2/11 respectively of Survey No.8, Vadgaonsheri, Pune.



- 1) One Ramchandra Namdev Galande was the holder of lands admeasuring 01 Acres 7 Gunthas and 38 Gunthas and bearing Survey No. 8 Hissa Nos. 2/10 & 2/11 respectively of Vadgaonsheri, Taluka Haveli, District Pune.
- 2) The name of one Satyabhama Govind Wadekar was shown in the "Other Rights" Column of the VII/XII Extract of the land bearing Survey No. 8, Hissa No. 10, Vadgaonsheri.
- 3) One Pandu Govinda Galande purchased said lands bearing Survey No. 8 Hissa Nos. 2/10 & 2/11 from the said Ramchandra Namdev Galande on 28.07.1939 and, accordingly, the name of said Pandu Govinda Galande was entered on the revenue record pertaining to the said lands bearing Survey No. 8 Hissa Nos. 2/10 & 2/11, Vadgaonsheri as the holder thereof vide Mutation Entry No. 471 dated 12.08.1939.
- 4) One Nivrutti Maruti Deokar purchased said lands bearing Survey No. 8 Hissa Nos. 2/10 & 2/11 from the said Pandu Govinda Galande on 12.03.1942 and, accordingly, the name of said Nivrutti Maruti Deokar was entered on the revenue record pertaining to the said lands bearing Survey No. 8 Hissa Nos. 2/10 & 2/11 Vadgaonsheri as the holder thereof vide Mutation Entry No. 518 dated 28.05.1942.
- 5) Krishnaji Khanduji Galande was an "Ordinary Tenant" of the said Nivrutti Maruti Deokar and accordingly his name was so entered in the "Other Rights" Column of the VII/XII Extract of the said lands bearing Survey No. 8 Hissa Nos. 2/10 & 2/11 Vadgaonsheri vide Mutation Entry No. 884.
- 6) Pursuant to the Order dated 21.02.1961 made under Section 32 (G) of the Bombay Tenancy and Agricultural Lands Act, 1948 by the Fifth Agricultural Lands Tribunal & Additional Mamlatdar in Case No. ALT/Vadgaonsheri/20,21/60, the said Krishnaji Khanduji Galande was declared as the Purchaser of the said lands bearing Survey No.8 Hissa Nos.2/10 & 2/11 Vadgaonsheri, and, accordingly his name was entered in the possessory column of the VII/XII Extracts pertaining to the said lands bearing Survey No. 8 Hissa Nos. 2/10 & 2/11, Vadgaonsheri as the holder thereof, vide Mutation Entry No 1041 dated 23.10.1962. Pending deposit by the said Krishnaji Khanduji Galande of the determined purchase price, the name of the said Nivrutti Maruti Deokar was entered in the "Other Rights" Column of the VII/XII Extracts pertaining to the said lands.
- 7) On the said Krishnaji Khanduji Galande making payment of the said determined purchase price of the said lands bearing Survey No. 8 Hissa Nos. 2/10 & 2/11,

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Vadgaonsheri, a Certificate under the provisions of Section 32-M of the Bombay Tenancy and Agricultural Lands Act, 1948 bearing No. ALT/Vadgaonsheri/20,21/60 dated 07.05.1964 was issued in his favour by the Agricultural Lands Tribunal and, consequently, the name of the said Nivrutti Maruti Deokar earlier entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said lands bearing Survey No. 8 Hissa Nos. 2/10 & 2/11, Vadgaonsheri was deleted, and a remark to the effect "Naveen Shart (Class II) " was entered thereon vide Mutation Entry No. 1120 dated 24.07.1964.

- 8) The provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Vadgaonsheri vide Mutation Entry No. 1344 dated 18.02.1969 and, accordingly, the areas of the said lands bearing Survey No. 8 Hissa Nos. 2/10 and 2/11 Village Vadgaonsheri, Taluka Haveli, District Pune were shown to be Hectare 00=48 Ares and Hectare 00=38 Ares instead of 01 Acres 07 Gunthas and 00 Acres 38 Gunthas respectively, shown earlier.
- 9) The said Krishnaji Khanduji Galande died on 16.11.1970 leaving behind him as his only heirs and next-of-kin, his three sons namely, Waman Krishnaji Galande, Hari Krishnaji Galande and Maruti Krishnaji Galande, his widow Gaubai Krishnaji Galande, and three married daughters namely Jijabai Dnyanoba Modak, Yashoda Gulab Deokar and Shantabai Dnyandev Kanchan. Out of the said heirs, the name of Waman Krishnaji Galande was entered as the Karta & Manager of the Hindu Undivided Family of the late Krishnaji Khanduji Galande on the revenue record pertaining to the said lands bearing Survey No. 8 Hissa Nos. 2/10 & 2/11, Vadgaonsheri vide Mutation Entry No. 1472 dated 20.11.1970.
- 10) Vide Mutation Entry No. 1763 dated 01.07.1974, in pursuance of application in that behalf made by said Waman Krishnaji Galande, the names of his brothers, Hari Krishnaji Galande and Maruti Krishnaji Galande, were entered on the revenue record pertaining to the said lands bearing Survey No. 8 Hissa Nos. 2/10 & 2/11, Vadgaonsheri as the joint holders thereof, together with Waman Galande, each having undivided 1/3rd shares therein.
- 11) The said Waman Krishnaji Galande expired on 18.04.1990 leaving behind him as his only heirs and next-of-kin his widow Sushila Waman Galande, two sons namely, Shamrao Waman Galande and Bhimrao Waman Galande, and two married daughters namely, Sharda Bhaskar Ahir and Sunanda Raju Khandge. The names of the said widow & two sons of the said late Waman Krishnaji Galande were entered in the possessory column of the VII/VII Extract pertaining to the said lands bearing Survey No. 8 Hissa Nos. 2/10 & 2/11, Vadgaonsheri, while the names of his said married daughters, namely Sharda Bhaskar Ahir and



Sunanda Raju Khandge, were entered in the "Other Rights" Column, vide Mutation Entry No. 4477 dated 01.08.1990.

- 12) Pursuant to the Order issued by the Tahsildar, Haveli on 22.01.2007 bearing No. HANO/KAVI/2215/06, the name of the said Satyabhama Govind Wadekar shown in the "Other Rights" Column" of the VII/XII Extract of the said land bearing Survey No. 8 Hissa No. 2/10 was deleted, vide Mutation Entry No. 14350 dated 03.02.2007.
- 13) The said Haribhau Krishnaji Galande expired on 05.09.2008 leaving behind him as his only heirs and next-of-kin his widow, Kusum Haribhau Galande, two sons namely, Shekhar Haribhau Galande and Nitin Haribhau Galande, and one married daughter namely, Sangita Tanaji Kanchan. The names of all the said heirs were entered on the revenue record pertaining to the said lands bearing Survey No. 8 Hissa Nos. 2/10 & 2/11, Vadgaonsheri as the holders of the share earlier held therein by the Late Haribhau Krishnaji Galande, vide Mutation Entry No. 15784 dated 10.12.2009.
- 14) Pursuant to the Order of the Tahsildar, Taluka Haveli [Tenancy Department] dated 17/11/2014 bearing No. THK/43SR/79/2014, the remarks to the effect "on New Tenure" and "subject to Section 43 of Tenancy Act" earlier entered in the "Other Rights" Column of the VII/XII Extracts of the said lands bearing Survey No. 8 Hissa Nos. 2/10 & 2/11 were deleted, vide Mutation Entry No. 18493 dated 21.11.2014.
- 15) The said Sushila Wamanrao aka Waman Galande died intestate on 13.12.2022, leaving behind as her heirs and next-of-kin, her two sons namely, the said Shamrao Wamanrao Galande and Bhimrao Wamanrao alias Waman Galande and her two married daughters namely, the said Sharda Bhaskar Ahir and Sunanda Raju Khandge. However, the effect of the death of the said Sushila Wamanrao aka Waman Galande is yet to be given on the VII/XII Extracts in respect of the said lands bearing Hissa Nos.2/10 and 2/11 of Survey No.8, Vadgaonsheri, Pune.

(III) Common facts/circumstances in respect of the said lands bearing Survey No. 5 Hissa No. 3/1B/2, Survey No. 8 Hissa No. 10 and Survey No. 8 Hissa No. 11, Vadgaonsheri.

- 1) Vide a Deed of Release dated 20.12.2007, the said Yashodabai Gulabrao Deokar, Shantabai Dnyandeo Kanchan and the legal heirs of the late Jijabai aka Batubai Dnyandeo Modak (who expired on 11.03.2004) namely Dnyandeo aka Dnyanoba Vitthal Modak, Shahaji Dnyanoba Modak, Sambhaji Dnyanoba Modak, Balasaheb Dnyanoba Modak, Kaluram Dnyanoba Modak, Nivruti Dnyanoba Modak

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& Indubai Shrikant Ambekar had released their undivided shares in the said lands bearing Survey No. 5 Hissa No. 3/1B/2, Survey No. 8 Hissa No. 10 and Survey No. 8 Hissa No. 11, Vadgaonsheri to and in favour of Haribhau Krishnaji Galande, Maruti Krishnaji Galande, Shyamrao Wamanrao Galande, Bhimrao Wamanrao Galande and Sushila Wamanrao Galande. Execution of the Deed of Release was confirmed by the said Yashodabai Gulabrao Deokar and others in favour of Maruti Krishnaji Galande, Shyamrao Wamanrao Galande, Bhimrao Wamanrao Galande, Sushila Wamanrao Galande and Shekhar Haribhau Galande, Nitin Haribhau Galande and Kusum Haribhau Galande by executing a Document styled as Deed of Consent cum Confirmation dated 27.07.2010 which was duly Registered under Serial No. 6471 of 2010 with the Sub Registrar, Haveli VI, Pune.

- 2) The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the said lands bearing Survey No. 5 Hissa No. 3/1B/2, Survey No. 8 Hissa No. 10 and Survey No. 8 Hissa No. 11, Vadgaonsheri.

(IV) PORTION ADMEASURING HECTARES 02=45 ARES OUT OF LAND ADMEASURING HECTARES 02=69 ARES BEARING SURVEY NO. 9 HISSA NO. 1, VADGAONSHERI, PUNE:

- 1) Krishnaji Khanduji Galande, Ramchandra Khanduji Galande, Laxman Khanduji Galande and Vitthal Khanduji Galande held certain lands out of Survey Nos.9 and 10, Village Vadgaonsheri, Taluka Haveli, District Pune as tenants in common in equal shares, and as such lands were contiguous to each other, the Office of the Taluka Inspector of Land Records, Haveli carried out demarcation and admeasurement of all such lands bearing Hissa and Pot Hissa Numbers of lands bearing Survey Nos.9 and 10, Village Vadgaonsheri and a new "Phalni Bara" was prepared in respect thereof. On such consolidation of holdings of owners out of the said lands bearing Survey Nos.9 and 10, Vadgaonsheri, the land admeasuring 16 Acres 13 Gunthas was assigned Hissa No.1 of Survey No.9, Vadgaonsheri. Such consolidation of holdings carried out as regards lands out of Survey Nos.9 and 10, Vadgaonsheri was given effect to vide Mutation Entry No.1220 dated 14.01.1967 and the names of the said Krishnaji Khanduji Galande, Ramchandra Khanduji Galande, Laxman Khanduji Galande and Vitthal Khanduji Galande were entered on the Revenue Record pertaining to the said Land bearing Survey No.9 HissaNo.1, Vadgaonsheri as the Holders thereof vide the said Mutation Entry.
- 2) The provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955, were made applicable to Village Vadgaonsheri vide Mutation Entry No.1344 dated 18.02.1969 and, accordingly, the area of the said land bearing Survey No. 9 Hissa No.1, Village Vadgaonsheri, Pune was shown to admeasure Hectares 06 = 60 Ares.



- 3) The said Krishnaji Khanduji Galande died intestate on 16.11.1970, leaving behind him as his only heirs and next-of-kin, his three sons namely, Waman Krishnaji Galande, Haribhau Krishnaji Galande and Maruti Krishnaji Galande, his Widow namely, Gaubai Krishnaji Galande, and three married daughters namely, Jijabai Dnyanoba Modak, Yashoda Gulab Devkar and Shantabai Dnyandeo Kanchan. However, only the name of the said Waman Krishnaji Galande was entered on the Revenue Record pertaining to the said land bearing Survey No.9, HissaNo.1, Vadgaonsheri, Pune as the holder of an undivided 1/4th share therein as the Karta and Manager of the Hindu Undivided Family of the Late Krishnaji Khanduji Galande vide Mutation Entry No.1472 dated 20.11.1970.
- 4) Pursuant to application in that behalf made by the said Waman Krishnaji Galande, the names of his brothers, Haribhau Krishnaji Galande and Maruti Krishnaji Galande were entered on the Revenue Record pertaining to the said land bearing Survey No.9, Hissa No.1, Vadgaonsheri, Pune as the holders thereof with undivided 1/3rd shares in the 1/4th Share held by the Hindu Undivided Family of the Krishnaji Khanduji Galande, vide Mutation Entry No.1763 dated 01.07.1974.
- 5) The said Waman Krishnaji Galande availed of Loans from the Canara Bank, Ramwadi Branch, Pune and, as and by way of security for due repayment by him of such loans together with interest accrued thereon to the said Bank, Charges on the said Waman Galande's share in the said land bearing Survey No.9 HissaNo.1, Vadgaonsheri, Pune were created and such charges were reflected in the "Other Rights" Column of the VII/XII Extract of the said land bearing Survey No.9, HissaNo.1, Vadgaonsheri, Pune vide Mutation Entry Nos.2534 and 2535 both dated 02.12.1982.
- 6) Proceedings under the provisions of Sub-Section (3) of Section 8 of the Urban Land (Ceiling and Regulation) Act, 1976 were held in respect of, inter-alia, the land bearing Survey No.9, HissaNo.1, Vadgaonsheri and which proceedings culminated in an Order dated 21.10.1983 made by the Additional Collector and Competent Authority, Pune Urban Agglomeration under Sub-Section (4) of Section 8 of the said Act. A portion admeasuring Hectares 01=51 Ares out of the said Land bearing Survey No.9, HissaNo.1, Vadgaonsheri, Pune representing the holding of the said Ramchandra Khanduji Galande in the said land was held to be surplus. Vide his Order dated 21.10.1983 bearing No. ULC/SR/149/81, the Additional Collector and Competent Authority, Pune Urban Agglomeration exempted the said holding admeasuring Hectares 01=51 Ares of the said Ramchandra Khanduji Galande under the provisions of Section 20 of the said Act on the ground that the same was being used for Agriculture. The same was reflected in the "Other Rights" Column of the VII/XII Extract in

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respect of the said land bearing Survey No.9, Hissa No.1, Vadgaonsheri, Pune vide Mutation Entry No.2698 dated 18.11.1983.

- 7) On the said Vitthal Khanduji Galande repaying all the dues of Canara Bank, Ramwadi Branch, Pune, the Charge held by the said Canara Bank on the said land bearing Survey No.9 HissaNo.1, Vadgaonsheri, Pune was released and such release was given effect to in the relevant Revenue Record vide Mutation Entry No.2825 dated 25.05.1984.
- 8) The said Waman Krishnaji Galande died Intestate on 18.04.1990, leaving behind him as his only heirs and next-of-kin, his widow namely, Sushila Waman Galande, his two sons namely, Shamrao Waman Galande and Bhimrao Waman Galande, and his two married daughters namely, Sunanda Raju Khandge and Sharda Bhaskar Ahir. The names of the said widow and sons out of the said heirs of the said Late Waman Krishnaji Galande were duly entered in the possessory Column of the VII/XII Extract pertaining to the said land bearing Survey No.9 Hissa No.1, Vadgaonsheri, Pune vide Mutation Entry No.4477 dated 01.08.1990 as the holders of the share therein earlier held by the said Waman Krishnaji Galande while the names of the said married daughters were entered in the "Other Rights" Column thereof with the said Mutation Entry No.4477.
- 9) The holdings of the extended family of the late Krishnaji Khanduji Galande out of land bearing Survey Nos.9 and 10, Vadgaonsheri, Pune were consolidated and demarcated and the new "Phalni Bara" in respect thereof was prepared by the Taluka Inspector of Land Records, Haveli, Pune. Accordingly, the area of land bearing Survey No.9 HissaNo.1, Vadgaonsheri, Pune was shown to be Hectares 02=69 Ares, and the names of Laxman Khanduji Galande, Prakash Laxman Galande, Sharad Laxman Galande, Ulhas Laxman Galande, Rangnath Laxman Galande and Namdeo Laxman Galande were entered as the holders of the said land bearing Survey No.9 Hissa No.1, Vadgaonsheri, Pune vide Mutation Entry No.7547 dated 29.11.1997. However, as a result of the Order dated 20.12.1999 in RTS Appeal bearing No.253 of 1998 made by the Sub Divisional Officer, Haveli, the said Mutation Entry No.7547 was cancelled and the area and holders of the said land bearing Survey No.9, Hissa No.1, Vadgaonsheri, Pune as obtaining before the said Mutation Entry No.7547 was reinstated vide Mutation Entry No.10183 dated 24.12.1999.
- 10) The holdings of the extended family of the Late Krishnaji Khanduji Galande out of land bearing Survey Nos.9 and 10, Vadgaonsheri, Pune were again consolidated and demarcated and a new "Phalni Bara" in respect thereof was prepared by the Taluka Inspector of Land Records, Haveli, Pune. Accordingly, the area of land bearing Survey No.9 HissaNo.1, Vadgaonsheri was shown to be Hectares 02=69 Ares, and the names of Laxman Khanduji Galande, Prakash Laxman Galande, Sharad Laxman Galande, Ulhas Laxman Galande, Rangnath



Laxman Galande and Namdeo Laxman Galande were again entered as the holders of the said land bearing Survey No.9 Hissa No.1, Vadgaonsheri, Pune vide Mutation Entry No. 10484 dated 19.04.2000.

- 11) In view of the said Consolidation Demarcation and the new "Phalni Bara" made in respect of the said land bearing Survey No.9 Hissa No.1, Vadgaonsheri, Pune the Members of the family of the Late Waman Krishnaji Galande ceased to have any right in the said land bearing Survey No.9 Hissa No.1, Vadgaonsheri, Pune. However, due to oversight, the names of the married daughters of the Late Waman Krishnaji Galande namely, Sunanda Raju Khandge and Sharda Bhaskar Ahir, continued to be shown in the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.9 Hissa No.1, Vadgaonsheri, Pune. After due enquiry, the Mamletdar, Taluka Haveli vide his Order dated 28.09.2015, interalia, directed that the names of the said married daughters of the Late Waman Krishnaji Galande be deleted from the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.9 Hissa No.1, Vadgaonsheri, Pune and such deletion was effected vide Mutation Entry No. 18981 dated 17.11.2015.
- 12) On the said Waman Khanduji Galande repaying all the dues of the Canara Bank, Ramwadi Branch, Pune, the Charges held by the said Bank on the said land were released and such release was given effect to in the relevant Revenue Record vide Mutation Entry No.10490 dated 19.04.2000.
- 13) A portion admeasuring 796.25 sq. mtrs. out of the said land admeasuring Hectares 02=69 Ares bearing Survey No.9, Hissa No.1, Vadgaonsheri, Pune was acquired by the Municipal Corporation of Pune. Such acquisition was reflected on the VII/XII Extract in respect of the said land vide Mutation Entry No.12581 dated 27.11.2002.
- 14) Vide an Agreement for Development dated 05.02.2003 [duly Registered under Serial No.404 of 2003 with the Sub Registrar Haveli VII, Pune], read with a Development Agreement Recording Novation dated 10.08.2006 [duly Registered under Serial No.5671 of 2006 with the Sub Registrar, Haveli VII, Pune], the said (1) Laxman Khanduji Galande, (2) Prakash Laxman Galande, (3) Sharad Laxman Galande, (4) Ulhas Laxman Galande, (5) Rangnath Laxman Galande and (6) Namdeo Laxman Galande, along with their respective family members, granted rights of development, inter-alia, of the said land admeasuring Hectares 02=69 Ares bearing Survey No.9 Hissa No.1, Vadgaonsheri, Pune to and in favour of the said Nyati Builders Private Limited.
- 15) Vide his Order dated 14.06.2004 in ULC Case No.1230-GA made under the provisions of Section 8 (1) of the Urban Land (Ceiling and Regulation) Act, 1976, read with a Corrigendum thereto dated 15.12.2005, the Additional Collector and

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Competent Authority, Pune Urban Agglomeration, inter-alia, held the said land bearing Survey No.9, Hissa No.1, Vadgaonsheri, Pune as retainable in the hands of the said Laxman Khanduji Galande and Others. The Order of exemption earlier made in respect of a portion of the said land bearing Survey No.9, HissaNo.1, Vadgaonsheri, Pune stood withdrawn in view of the fact that the entire land bearing Survey No.9, HissaNo.1, Vadgaonsheri, Pune was held to be retainable.

- 16) Thereafter, vide a Deed of Conveyance 31.12.2009 [duly Registered under Serial No.10144 of 2010 with the Sub- Registrar Haveli VIII, , Pune], read with a Deed of Confirmation thereto dated 10.06.2011 [duly Registered under Serial No.6002 of 2011 with the Sub- Registrar Haveli XIV, Pune] and a Deed of Rectification dated 24.08.2012 to the said Deed of Conveyance dated 31.12.2009 [duly Registered under Serial No.9130 of 2012 with the Sub-Registrar, Haveli VIII, Pune], the said (1) Laxman Khanduji Galande, (2) Prakash Laxman Galande, (3) Sharad Laxman Galande, (4) Ulhas Laxman Galande, (5) Rangnath Laxman Galande and (6) Namdeo Laxman Galande – all of them for themselves and as Kartas of their respective Hindu Undivided Families, along with their respective family members, assigned, transferred, assured and conveyed the said portion admeasuring Hectares 02=45 Ares out of the said land admeasuring Hectares 02=69 Ares bearing Survey No.9 Hissa No.1, Vadgaonsheri, Pune in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the VII/XII Extract in respect the said land bearing Survey No.9 Hissa No.1, Vadgaonsheri, Pune are the holder of said portion admeasuring Hectares 02=45 Ares thereof vide Mutation Entry No. 16548 dated 15.06.2011.

- 17) The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the said land bearing Survey No.9 HissaNo.1, Village Vadgaonsheri.

- (V) As stated in the Legal Title Report, the Municipal Corporation of Pune vide its Commencement Certificate bearing No. DPO/CC/0342/23 dated 15.05.2023 has sanctioned the said Layout in respect of the said lands bearing Survey No.5 Hissa No.3/1B/2, Survey No.8 Hissa No.2/10, Survey No.8 Hissa No.2/11, Vadgaonsheri that were held by the said Owners and of the said portion admeasuring Hectares 02=45 Ares out of land admeasuring Hectares 02=69 Ares bearing Survey No. 9 Hissa No.1 Vadgaonsheri, Pune held by the said Nyati Builders Private Limited.

- (VI) As per the said Layout sanctioned on 15.05.2023 the said lands bearing Survey No.5 Hissa No.3/1B/2, Survey No.8 Hissa No.2/10, Survey No.8 Hissa No.2/11 and the said portion admeasuring Hectares 02=45 Ares out of the said land bearing Survey No. 9 Hissa No.1 Vadgaonsheri, Pune has been laid out in various plots that is to say Plot "A", Plot "B", Plot "C" and Plot "D", area



under Amenity Space, Open Space/s etc. Out of the said Sanctioned Layout dated 15.05.2023, the said Land viz. Plot No. "B" admeasures 7361.80 sq. mtrs and is held by the aforesaid surviving heirs and next-of-kin said Late Krishnaji Khanduji Galande.

(VII) The Office of the Collector, District Pune vide its Letter dated 04.03.2016 bearing No. PMC/NOC/ SR/ 189/2015 addressed to the Engineer, N.A. Department, Municipal Corporation of Pune issued under the provisions of Section 42A (1) of the Maharashtra Land Revenue Code, 1966 has, inter-alia, confirmed the tenure and occupancy of the said lands bearing Survey No.5 Hissa No.3/1B/2, Survey No.8 Hissa No.2/10, Survey No.8 Hissa No.2/11 and the said portion admeasuring Hectares 02=45 Ares out of the said land bearing Survey No. 9 Hissa No.1 Vadgaonsheri, Pune and has stated that the Office of the Collector has no objection to the Municipal Corporation of Pune granting building permission/ revised building permission in respect thereof, and, that, in furtherance thereto, the Office of the Collector, District Pune vide its 'Sanad' bearing No. PMC/SANAD/SR/189/2015 dated 23.03.2016 has approved conversion of a portion admeasuring 22456.88 sq. mtrs. out of the said lands bearing Survey No.5 Hissa No.3/1B/2, Survey No.8 Hissa No.2/10, Survey No.8 Hissa No.2/11 and the said portion admeasuring Hectares 02=45 Ares out of the said land bearing Survey No. 9 Hissa No.1 Vadgaonsheri, Pune for "Residential" purpose and a portion admeasuring 4002.51 sq. mtrs. thereof for "Commercial" Purpose.

(VIII) Vide a Deed of Transfer dated 16.11.2018 (duly registered under Serial No.8274 of 2018 with the Sub-Registrar, Haveli VIII, Pune), the said Owners and the said Nyati Builders Private Limited have handed over/transferred an area admeasuring 7986.08 sq.mtrs falling under 24 meter wide Development Plan Road, an area admeasuring 2932.13 sq.mtr falling under 18 meter wide Development Plan Road, an area admeasuring 2840.40 sq.mtrs falling under River Protection Belt and an area admeasuring 4182 sq.mtrs falling under Amenity Space and M.H. 35 Reservation] out of the Sanctioned DP Layout in respect of the said Larger Land to the Municipal Corporation of Pune. The said area so transferred to/in favour of the said Municipal Corporation of Pune comprises of portions admeasuring 5928.91 sq.mtrs, 355.44 sq.mtrs, 1603.16 sq.mtrs and 10053.10 sq.mtrs out of lands bearing Survey Nos.5/3/1B/2, 8/2/10, 8/2/11 and 9/1, Vadgaonsheri, Pune and the effect of same were given on the relevant Revenue Records vide Mutation Entry No.20585 dated 09.01.2019.

(IX) Vide a Development Agreement dated 30.03.2024 [duly Registered under Serial No. 7780 of 2024 in the Office of the Sub-Registrar, Haveli VIII, Pune]

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- a) **The said Maruti Krishnaji Galande** (for Self and as Karta of his Hindu Undivided Family) alongwith his family members viz. Rahul Maruti Galande (for Self and as Karta of his Hindu Undivided Family), Swati Aka Sandhya Rahul Galande, Ranjit Rahul Galande, Ranvir Rahul Galande, Atul Maruti Galande (for Self and as Karta of his Hindu Undivided Family), Surekha Atul Galande, Sai Atul Galande & Rahi Atul Galande – Both minors through their Father and Natural Guardian Atul Maruti Galande, Sheetal Sandesh Kate; and
- b) **The said Shamrao Wamanrao Galande** (for Self and as Karta of his Hindu Undivided Family) alongwith his family members viz. Seema Shyamrao Galande, Akshay Shyamrao Galande (for Self and as Karta of his Hindu Undivided Family), Aishwarya Akshay Galande, Mst. Agastya Akshay Galande – Minor through his father and natural guardian Akshay Shyamrao Galande, Monica Navnath Hargude; and
- c) **The said Bhimrao Wamanrao Galande** (for Self and as Karta of his Hindu Undivided Family) alongwith his family members viz. Swati Bhimrao Galande, Pranav Bhimrao Galande (for Self and as Karta of his Hindu Undivided Family), Madhuri Pranav Galande, Mst. Daksh Pranav Galande – Minor through his father and natural guardian Pranav Bhimrao Galande, Madhavi Bhimrao Galande; and
- d) **The said Sharada Bhaskar Ahir and the said Sunanda Rajendra Aka Raju Khandge**; and
- e) **The said Kusum Haribhau Galande**; and
- f) **The said Shekhar Haribhau Galande** (for Self and as Karta of his Hindu Undivided Family) alongwith his family members viz. Tejaswini Shekhar Galande (after marriage Mrs. Tejaswini Shivraj Mankar), Kapil Shekhar Galande; and
- g) **The said Nitin Haribhau Galande** (for Self and as Karta of his Hindu Undivided Family) alongwith his family members viz. Suvarna Nitin Galane, Rasika Nitin Galande, Darshan Nitin Galande; and
- h) **The said Sangita Tanaji Kanchan**

granted the rights of development of their respective holdings out of the said Land i.e. the said Plot "B" admeasuring 7361.80 sq. mtrs. out of the said Layout in respect of the said lands bearing Survey No.5 Hissa No.3/1B/2, Survey No.8 Hissa No.10 and Survey No.8 Hissa No.11 and of the said portion admeasuring Hectares 02 = 45 Ares out of land bearing Survey No. 9 Hissa



No.1, Vadgaonsheri, Pune to/in favour of the said Nyati Builders Private Limited at and for the consideration and on the terms and conditions therein contained.

(X) As a part of investigation of title of the said Owners to the said lands bearing Survey No. 5 Hissa No. 3/1B/2, Survey No. 8 Hissa No. 2/10 and Survey No. 8 Hissa No. 2/11, Vadgaonsheri, we had Notices in the usual form published in the daily newspapers "Indian Express" & "Prabhat" and which Notices appeared on 19.10.2015. We received no claim, objection or other communication from any person or party in response to our said Public Notices. Further, as part of investigation of title of the said Nyati Builders Private Limited to the said portion admeasuring Hectares 02=45 Ares out of the said land admeasuring Hectares 02=69 Ares bearing Survey No.9 Hissa No.1, Vadgaonsheri, Pune we had Notices in the usual form published in the daily newspapers "Indian Express" and "Prabhat" and which Notices appeared on 11.02.2014. We received no claim, objection or other communication from any person or party in response to our said Public Notices.

(XI) We have had search taken of the available, unmutated and relevant Index II Records carried out in the offices of the concerned Sub-Registrar, Haveli in respect of the said lands bearing Survey No.5 Hissa No. 3/1B/2, Survey No. 8 Hissa No.10, Survey No. 8 Hissa No. 11 and Survey No.9 Hissa No.1, Vadgaonsheri, Pune from the years 1995 till 2024 (i.e. for past thirty years) through Shri Amit N. Yadav who has submitted his Report in respect thereof dated 16.04.2024 . We have relied on such Report submitted by the said Shri Amit Yadav, Advocate while issuing this Certificate of Title. Such search has not disclosed any outstanding encumbrance, charge, doubt or claim on or in respect of the said Land or any entry which is adverse to the title of the owners to their respective holding in the said Land and/or to the beneficial title of Nyati Builders Private Limited to the said lands bearing Survey No.5 Hissa No. 3/1B/2, Survey No. 8 Hissa No.10, Survey No. 8 Hissa No. 11, Vadgaonsheri, Pune.

(XII) We have inspected the Revenue Record in respect of the said lands bearing Survey No. 5 Hissa No. 3/1B/2, Survey No. 8 Hissa No. 10, Survey No. 8 Hissa No. 11 and Survey No.9 Hissa No.1, Vadgaonsheri, Pune from the year 1943-44 onwards. Such inspection does not reveal any fact or circumstance which adversely affects the title of the said Owners to their respective holding in the said Land.

(XIII) We have inspected the original documents of title and other documents which are in the possession or power of the said Nyati Builders Private Limited.

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Subject to what is stated above, on the basis of such investigation of title carried out by us in respect of the said Land, we are of the opinion that the title of the said **(A)** (1) Maruti Krishnaji Galande, (2) (a) Nitin Haribhau Galande, (b) Sangita Tanaji Kanchan, (c) Shekhar Haribhau Galande, (d) Kuskum Haribhau Galande, (3) (a) Sushila Wamanrao alias Waman Galande (who deceased on 13.12.2022) through her heirs and next of kin Shamrao Wamanrao alias Waman Galande, Bhimrao Wamanrao alias Waman Galande Sharda Bhaskar Ahir and Sunanda Raju Khandge, (b) Shamrao Wamanrao alias Waman Galande, (c) Bhimrao Wamanrao alias Waman Galande (d) Sharda Bhaskar Ahir and (e) Sunanda Raju Khandge to their respective holding in the said Land and the beneficial title of the said Nyati Builders Private Limited to the same and further **(B)** the title of the said Nyati Builders Private Limited to the said portion admeasuring Hectares 02=45 Ares out of the said land bearing Survey No.9 Hissa No.1, Vadgaonsheri, Pune is free, clear and marketable and that there are no outstanding encumbrances, charges, doubts or claims on or in respect thereof as far as can be diligently ascertained.

Dated this 11th day of May, 2024.



M/S. RAJIV PATEL & ASSOCIATES

PROPRIETOR,