

26359111 & 26356789
Fax No. 020 - 26356789

M/S. RAJIV PATEL & ASSOCIATES

ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg. (East Street), Pune - 411001.

Ref No. :

Date :

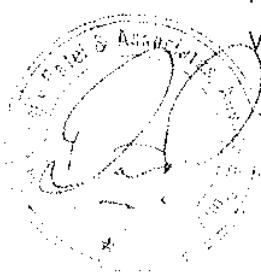
CERTIFICATE OF TITLE

Re: The contiguous block of land admeasuring Hectares 03=00 Ares formed of the lands admeasuring Hectares 00 = 62 Ares, Hectares 00 = 30 Ares, Hectares 00 = 52.50 Ares, Hectares 00 = 52.50 Ares, Hectares 00 = 10 Ares, Hectares 00 = 28 Ares, Hectares 00=19 Ares, Hectares 00 = 05 Ares, Hectares 00 = 05 Ares and Hectares 00 = 36 Ares bearing Hissa No.7+8B, 8A, 9/1, 9/2, 10, 11, 13, 14, 15 and 16 respectively of land bearing Survey No.36 all situate, lying and being at Village Mohammedwadi within the Registration Sub-District of Taluka Haveli, District Pune and within the extended limits of the Municipal Corporation of Pune excluding, however, a portion admeasuring 3246.54 sq.mtrs thereof which has been transferred and handed over to the Municipal Corporation of Pune for road widening.

We have been instructed by M/S.SHREE BALAJI REALTY, a partnership firm duly Registered under the provisions of the Indian Partnership Act, 1932 having its Registered Office at San-Mahu Commercial Complex, 5, Bund Garden Road, Pune 411001, to investigate the title of the respective Owners of the lands / portions comprised in the above captioned contiguous block. We have carried out such investigation and our observations in respect thereof are as under:-

I. Lands bearing Hissa Nos.7+8B, 11, 14 and 16 of Survey No.36, Mohammedwadi:-

(a) As regards the lands bearing Hissa Nos.7+8B, 14 and 16 of Survey No.36, Mohammedwadi, one Maruti Krishna Bhangire was the Owner thereof. One Baliram Krishna Bhangire was the holder of the land bearing Survey No.36 Hissa No.11, Mohammedwadi. The said Maruti Krishna Bhangire died in Village Mohammedwadi on 10.03.1942 leaving behind him as his only heir



and next-of-kin his wife, Sunderabai Maruti Bhangire. The name of the said Sunderabai Maruti Bhangire was duly entered on the Revenue Record pertaining to the said lands bearing Hissa Nos.7+8B, 14 and 16 of Survey No.36, Mohammedwadi as the holder thereof vide Mutation Entry No.780 dated 06.05.1942.

(b) The said Sunderabai Maruti Bhangire died on 24.02.1947 leaving behind her as her only heir and next-of-kin her brother-in-law [i.e. the brother of the late Maruti Krishna Bhangire], the said Baliram Krishna Bhangire. The name of the said of the said Baliram Krishna Bhangire was entered on the Revenue Record pertaining to the lands bearing Hissa Nos.7+8B, 14 and 16 of Survey No.36, Mohammedwadi as the holder thereof vide Mutation Entry No.914 dated 31.12.1947.

(c) The name of one Govindraj Dayalraj Mahanubhav was entered in the "Other Rights" columns of the VII/XII Extracts pertaining to the said lands bearing Hissa Nos.7+8B, 14 and 16 of Survey No.36, Mohammedwadi as the holder of an "Award" which appears to have been then passed in his favour incertain Arbitral Proceedings and which Award appears to operate as a charge on the said land. The name of the said Govindraj Dayalraj Mahanubhav was entered in the "Other Rights" Columns of the VII/XII Extracts of the said lands as the holder of such Award / Charge vide Mutation Entry Nos.1154 and 1252 dated 29.01.1953 and 19.09.1954 respectively.

(d) The name of one Digambar Gopiraj Mahanubhav was entered in the "Other Rights" Columns of the VII/XII Extract in respect of the said lands bearing Hissa Nos.7+8B, 14 and 16 of Survey No.36, Mohammedwadi as the holder of an Award [charge] thereon vide Mutation Entry No.1317 dated 22.12.1955.

(e) The provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Mohammedwadi vide Mutation Entry No.1676 and, accordingly, the areas of the said lands

bearing Hissa Nos.7+8B, 11, 14 and 16 of Survey No.36, Mohammedwadi were shown to be Hectares 00 = 62 Ares, Hectares 00 = 28 Ares, Hectares 00 = 05 Ares and Hectares 00 = 36 Ares respectively.

(f) The said Baliram Krishna Bhangire died on 03.10.1965 leaving behind him as his only heirs and next-of-kin his son, Dashrath, and his daughters, Indubai Narayan Ghule, Bakulabai Kisan Bute and Kamlabai Chandrarao Kondalkar.

(g) As the said married daughters of the late Baliram Krishna Bhangire relinquished / released their rights in the said lands bearing Hissa Nos.7+8B, 11, 14 and 16 of Survey No.36, Mohammedwadi, only the name of the said Dashrath Baliram Bhangire was entered as the holder of the said lands vide Mutation Entry No.1895 dated 30.07.1977.

(h) The said Dashrath Baliram Bhangire died on 26.11.1989 leaving behind him as his only heirs and next-of-kin his wife, Chandrabhaga, his sons, Vasant and Shivaji, and his four married daughters, namely Savitribai Waman Wagaskar, Shubhadrabai Ramachandra Pathare, Chabubai Mukaram Ranpise and Narmadabai Subhash Chandere. The names of the said heirs of the late Dashrath Baliram Bhangire were duly entered on the Revenue Record pertaining to the said lands bearing Hissa Nos.7+8B, 11, 14 and 16 of Survey No.36, Mohammedwadi, as the holders thereof vide Mutation Entry No.3959 dated 02.05.1992.

(i) The said married daughters of the late Dashrath Baliram Bhangire namely, Savitribai Waman Wagaskar, Shubhadrabai Ramachandra Pathare, Chabubai Mukaram Ranpise and Narmadabai Subhash Chandhere released their right, title or interest in or to the said lands bearing Hissa Nos.7+8B, 11, 14 and 16 of Survey No.36, Mohammedwadi in favour of the said Shri Shivaji Dashrath Bhangire and Shri Vasant Dashrath Bhangire vide a Deed of Release dated 10.03.1999 (duly registered under Serial No.1240 of 1999 with the Sub-Registrar, Haveli III, Pune). Accordingly, vide Mutation Entry No.6930 dated 22.11.1999, the names of the said married daughters of the



late Shri Dashrath Baliram Bhangire were deleted from the Revenue Record pertaining to the said lands.

(j) As stated above, the names of Shri Govindraj Dayalraj Mahaanubhav and Shri.Digamber Gopiraj Mahaanubhav had been entered in the "Other Rights" Columns of the VII/XII Extracts pertaining to the said lands bearing Hissa Nos.7+8B, 11, 14 and 16 of Survey No.36, Mohammedwadi. Vide Mutation Entry No.8159 dated 07.08.2002, the names of the said Shri.Govindraj Dayalraj Mahaanubhav and Shri. Digamber Gopiraj Mahaanubhav were deleted from the said "Other Rights" Column and, in place thereof, the name of one Shri Prabhakar Balkrishna Mahaanubhav was entered as the successors-in-interest of the said Govindraj and Digamber Mahaanubhav. Vide a Deed of Release dated 29.06.2010 (duly registered under Serial No.5947 of 2010 with the Sub-Registrar, Haveli XII, Pune), the said Shri Prabhakar Balkrishna Mahaanubhav unconditionally released/ surrendered/ relinquished all and whatsoever his claim, right, title or interest in, inter-alia, the lands bearing Hissa Nos.7+8B, 11, 14 and 16 of Survey No.36, Mohammedwadi. Accordingly, vide Mutation Entry No.11298 dated 15.07.2010 the name of the said Shri Prabhakar Balkrishna Mahaanubhav was deleted from the "Other Rights" Columns of the VII/XII Extracts pertaining to the said lands.

(k) The said Smt.Chandrabhaga Dashrath Bhangire died on 20.07.2000. The said Shri Shivaji Dashrath Bhangire died on 30.03.2007 leaving behind him as his only heirs and next-of-kin, his sons, Jaysingh and Bansiram his widow, Ratnabai, and his daughter, Meena Haribhau Ranpise. Vide Mutation Entry No.10204 dated 18.02.2008, the name of the said Smt.Chandrabhaga Dashrath Bhangire was deleted as one of the holders of the said lands bearing Hissa Nos.7+8B, 11, 14 and 16 of Survey No.36, Mohammedwadi and the names of the said heirs of the late Shivaji Dashrath Bhangire were entered in place thereof, the name of the said Shri Vasant Dashrath Bhangire already being shown as one of the holders thereof.

M/S. RAJIV PATEL AND ASSOCIATES

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II. Lands bearing Hissa No.8A of Survey No.36, Mohammedwadi:-

(a) The said Baliram Krishna Bhangire was the holder of the land then admeasuring 30 Gunthas bearing Survey No.36 Hissa No.8A, Village Mohammedwadi, Taluka Haveli, District Pune.

(b) The said Baliram Krishna Bhangire assigned, transferred, assured and conveyed the said land bearing Survey No.36 Hissa No.8A, Mohammedwadi to Sadhu alias Satba Ganpati Shelar vide a Deed of Sale which was duly Registered on 16.03.1939. The name of the said Sadhu Ganpati Shelar was duly entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.8A, Mohammedwadi as the holder thereof vide Mutation Entry No.717 dated 9.06.1939. The name of the said Baliram Krishna Bhangire was entered in the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.36 Hissa No.8A, Mohammedwadi as a Protected Agricultural Tenant thereof vide Mutation Entry No.1059 dated 22.08.1948.

(c) The provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Mohammedwadi vide Mutation Entry No.1676 and, accordingly, the area of the said land bearing Hissa No.8A of Survey No.36, Mohammedwadi was shown to be Hectares 00 = 30 Ares.

(d) The said Sadhu alias Satba Ganpat Shelar died in Wanowrie on 05.02.1971 leaving behind him as his only heirs and next-of-kin, his wife Savitribai, and his sons, Balwant and Anant. The names of the said heirs of the late Sadhu alias Satba Ganpat Shelar were duly entered on the Revenue Record pertaining to land bearing Survey No.36 Hissa No.8A, Mohammedwadi vide Mutation Entry No.2505 dated 22.04.1988.



(e) The said Balwant and Anant Sadhu Shelar purported to convey a portion admeasuring Hectares 00 = 11 Ares in the aggregate out of land bearing Survey No.36 Hissa No.8A, Mohammedwadi to Ashok Vithal Bhondwe, Nivrutti Bhimaji Waghmare and Vandana Sashikant Bendre. The names of the said Ashok Vithal Bhondwe and Two Others were entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.8A, Mohammedwadi as the holders of the said portion admeasuring in the aggregate Hectares 00 = 11 Ares thereof vide Mutation Entry No.5176 dated 19.04.1997.

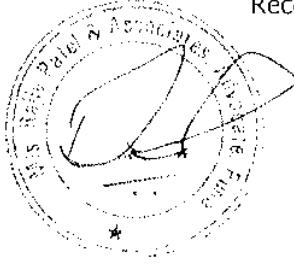
(f) The said Baliram Krishna Bhangire was a protected Agricultural Tenant of the said land bearing Survey No.36 Hissa No.8A, Mohammedwadi. On the death of the said Baliram Krishna Bhangire in or around the year 1965, the name of his son Dashrath Baliram Bhangire has been shown in the Revenue Record as a Tenant of the said land. On the death of the said Dashrath Baliram Bhangire, his two sons, Shivaji and Vasant Dashrath Bhangire were in occupation of the said land as Agricultural Tenants thereof. Proceedings under the provisions of Section 32-G and allied provisions of the Bombay Tenancy & Agricultural Lands Act, 1948 were held and which culminated in a Certificate of Purchase under the provisions of Section 32-M of the said Act issued by the Agricultural Lands Tribunal and Additional Tehsildar, Taluka Havelli on 17.01.2001 bearing No.32G / SR / 227 / 97 in the name of Shivaji and Vasant Dashrath Bhangire. The said Shivaji and Vasant Dashrath Bhangire made payment of the determined purchase price of the said land bearing Survey No.36 Hissa No.8A, Mohammedwadi vide Mutation Entry No.7515 dated 9.02.2001 and the names of the said Shivaji and Vasant Dashrath Bhangire were entered on the VII/XII Extract pertaining to the said land bearing Survey No.36 Hissa No.8A, Mohammedwadi as the Owners in possession thereof. However, due to an obvious oversight, the name of the said Baliram Krishna Bhangire continues to be shown as the Tenant of the said land in the "Other Rights" Column of the VII/XII Extract in respect thereof.

**III. LANDS BEARING SURVEY NO.36 HISSA NOS.9/1 AND 9/2,
MOHAMMEDWADI**

(a) One Shri Mahadu Damodar Gokhale was the holder of land admeasuring 2 Acres and 23 Gunthas bearing Survey No.36 Hissa No.9, Mohammedwadi, Taluka Haveli, District Pune.

(b) The said Shri Mahadu Damodar Gokhale died on 04.08.1938 leaving behind him as his only heirs, his sons, Vasant and Madhukar, and his widow, Kamlabai. The names of the said two sons and widow of the late Shri Mahadu Damodar Gokhale (the sons being minors, through their mother and natural guardian, the said Kamlabai) were duly entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.9, Mohammedwadi as the holders thereof vide Mutation Entry No.720 dated 26.06.1939. The said Vasant and Madhukar Mahadu Gokhale (by the hand of their said mother and natural guardian, the said Kamlabai Mahadu Gokhale) assigned, transferred, assured and conveyed a one-half share in the said land bearing Survey No.36 Hissa No.9, Mohammedwadi to Shri Kashinath Narayan Shewale vide a Deed of Sale registered on 13.06.1944. The name of the said Shri Kashinath Narayan Shewale was duly entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.9, Mohammedwadi as the holder of a one-half share vide Mutation Entry No.821 dated 24.08.1944.

(c) The said Vasant and Madhukar Mahadu Gokhale (by the hand of their said mother and natural guardian, the said Kamlabai Mahadu Gokhale) assigned, transferred, assured and conveyed their one-half share in the said land bearing Survey No.36 Hissa No.9, Mohammedwadi to Shri Govindraj Gurudayalraj Mahaanubhav vide a Deed of Sale registered on 03.10.1944. The name of the said Shri Govindraj Gurudayalraj Mahaanubhav was duly entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.9,



Mohammedwadi as the holder of an one-half share vide Mutation Entry No.838 dated 01.07.1945.

(d) The said Shri Kashinath Narayan Shewale assigned, transferred, assured and conveyed his one-half share in the said land bearing Survey No.36 Hissa No.9, Mohammedwadi to Shri Ganpati Mhasku Bhangire vide a Deed of Sale dated 23.02.1946. Accordingly, the name of the said Shri Ganpati Mhasku Bhangire was duly entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.9, Mohammedwadi as the holder of an one-half share thereof vide Mutation Entry No.868 dated 11.07.1946.

(e) The name of Shri Nana Bala Bhangire was entered as a protected tenant of the said land bearing Survey No.36 Hissa No.9, Mohammedwadi in the "Other Rights" Column of the VII/XII Extract in respect of the said Land vide Mutation Entry No.1070 dated 29.08.1948. However, the name of the said Shri. Nana Bhangire was deleted from the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.36 Hissa No.9, Mohammedwadi as a protected agricultural tenant thereof vide Mutation Entry No.1590.

(f) The names of Shri Hari Govind Saikar and Shri Appa Bajirao Chavan were entered in the "Other Rights" Column of the VII/XII Extract in respect of said land bearing Survey No.36 Hissa No.9, Mohammedwadi as ordinary tenants therein vide Mutation Entry No.1276 dated 03.03.1955.

(g) As the said Shri Hari Govind Saikar and Shri Appa Bajirao Chavan refused to exercise the option of purchase of the portion of land bearing Survey No.36 Hissa No.9, Mohammedwadi of which they were agricultural tenants under the provisions of Section 32-G of the Bombay Tenancy and Agricultural Lands Act, 1948, vide Order dated 12.05.1964 passed by the Agricultural Lands Tribunal and Tehsildar, Taluka Haveli, their names were deleted from the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.36 Hissa No.9, Mohammedwadi as tenants of a portion thereof vide Mutation Entry No.1652 dated 28.07.1968.

(h) The provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Mohammedwadi vide Mutation Entry No.1676 and, accordingly, the area of the said land bearing Survey No.36 Hissa No.9 was shown to be Hectares 01 = 05 Ares.

(i) The said Shri Govindraj Gurudayalraj Mahaanubhav assigned, transferred, assured and conveyed his said holding out of the said land bearing Survey No.36 Hissa No.9, Mohammedwadi to Shri Bahiru Ganpati Bhangire vide a Deed of Sale registered on 08.04.1964 and the name of the said Shri Bahiru Ganpati Bhangire was duly entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.9, Mohammedwadi as the holder of an one-half share therein vide Mutation Entry No.1571 dated 15.01.1965.

(j) The said Shri Ganpati Mhasku Bhangire died during the period 1974-1979 leaving behind him as his only heirs and next-of-kin his sons, Bahiru and Baban, his widow, Laxmibai, and two daughters namely, Rangubai Vitthal Gavahane and Rakhmabai Baban Rajiwade. The names of the said heirs of the late Shri Ganpati Mhasku Bhangire were duly entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.9, Mohammedwadi as the holder of an one-half share therein earlier held by the said Shri Ganpati Mhasku Bhangire vide Mutation Entry No.2221 dated 24.04.1984.

(k) The said heirs of the late Shri Ganpati Mhasku Bhangire assigned, transferred, assured and conveyed their one-half share in the said land bearing Survey No.36 Hissa No.9, Mohammedwadi to Shri Sadashiv Bahiru Bhangire, Shri Arjun Bahiru Bhangire and Shri Ramdas Bahiru Bhangire vide a Deed of Sale dated 30.06.1988 which was duly registered under Serial No.5909 of 1990 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00=52.50 Ares out of the said land bearing Survey No.36 Hissa No.9, Mohammedwadi so conveyed by the said heirs of the late Shri Ganpati Mhasku Bhangire to the said Shri Sadashiv Bahiru Bhangire and Two Others was assigned Pot Hissa No.2 of Hissa No.9 of Survey No.36 while the remaining portion admeasuring Hectares 00=52.50 Ares



thereof which was held by the said Shri Ganpati Mhasku Bhangire was assigned Pot Hissa No.1 of Hissa No.9 of Survey No.36, Mohammedwadi vide Mutation Entry No.3564 dated 04.04.1991.

(l) The said Smt. Rangubai Vitthal Gavahane and Smt. Rakhmabai Baban Rajiwade released their undivided share in the said land bearing Survey No.36 Hissa No.9/1, Mohammedwadi in favour of the said Shri Bahiru Ganpat Bhangire vide a Deed of Release dated 09.03.1999 which was duly registered under Serial No.1225 of 1999 with the Sub-Registrar, Haveli III, Pune. Consequent on such release, the names of the said Smt. Rangubai Vitthal Gavahane and Smt. Rakhmabai Baban Rajiwade were deleted from the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.36 Hissa No.9/1, Mohammedwadi vide Mutation Entry No.6710 dated 12.04.1999.

(m) The said Shri Bahiru Ganpat Bhangire died in or around the month of October 2004 leaving behind him as his only heirs and next-of-kin, his sons, Ramdas and Arjun, and the heirs of his predeceased son, Sadashiv Bahiru Bhangire. However, vide Mutation Entry No.9229 dated 20.11.2005, the heirs of the late Bahiru Ganpat Bhangire were shown to be his sons, Sadashiv (even though he was deceased at that time), Arjun and Ramdas and his married daughters, Hirabai Vitthal Bhadale, Shantabai Khandu Bhunde and Sitabai Gulab Ghate. However, as the said married daughters of the late Bahiru Ganpat Bhangire released their share, right, title or interest in, interalia, the said land bearing Survey No.36 Hissa Nos.9/1 and 9/2, Mohammedwadi vide a Deed of Release dated 14.02.2008 (duly registered under Serial No.1431 of 2008 with the Sub-Registrar Haveli XVI, Pune), their names were not entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.9/1, Mohammedwadi as the holders of shares therein and the names of the said Sadashiv, Arjun and Ramdas Bahiru Bhangire were entered in the Revenue Record vide Mutation Entry No.9229 dated 20.11.2005.

(n) The death of the said Shri Sadashiv Bahiru Bhangire (who died on 27.12.2001) was sought to be given effect to by two Mutation Entries, one bearing No.8790 dated 13.03.2004 and the other bearing No.9255 dated 05.12.2005. Vide Mutation Entry No.8790, it is wrongly stated that the said Sadashiv Bahiru Bhangire died on 11.05.1967 and his only heirs and next-of-kin are his widow, Jijabai Sadashiv Bhangire, and his daughter, Savita Gotiram Bhunde. However, in Mutation Entry No.9255, it is stated that the said Shri Sadashiv Bahiru Bhangire died on 27.12.2001 (which is the correct date of his death) and that his only heirs and next-of-kin are his widow, Kamal, son, Bapu, and his daughters, Kavita Sopan Gaikwad, Anita Manoj Chavan and Sarika Balasaheb Gavade. In actual fact, it appears the said Shri Sadashiv Bahiru Bhangire had two wives, namely, Jijabai and Kamal, and that the said Sadashiv Bahiru Bhangire had a daughter, Savita Gotiram Bhunde from the said Jijabai while the children of the said Sadashiv Bahiru Bhangire from the said Kamal Sadashiv Bhangire are his son, Bapu, and his said daughters, Kavita Sopan Gaikwad, Anita Manoj Chavan and Sarika Balasaheb Gavade. The said heirs of the late Shri Sadashiv Bahiru Bhangire have executed a Declaration and which has been duly registered under Serial No.3918 of 2011 with the Sub-Registrar, Haveli XII, Pune whereby it was recorded by the said Executants that a formal arrangement/understanding had been arrived at by and between all of them on the death of the said Shri Sadashiv Bahiru Bhangire whereunder it was agreed that:

- i) the said Jijabai Sadashiv Bhangire and Savita Gotiram Bhunde would be entitled to hold, enjoy, deal with and dispose off as absolute owners the share held by the late Shri Sadashiv Bahiru Bhangire in the land bearing Survey No.36 Hissa No.9/2, Mohammedwadi.
- ii) the said Smt. Kamal Sadashiv Bhangire, Bapu Sadashiv Bhangire, Kavita Sopan Gaikwad, Anita Manoj Chavan and Sarika Balasaheb Gavade would be entitled to hold, deal with and dispose off as absolute owners the share held by the said Shri Sadashiv Bahiru Bhangire in the land bearing Survey No.36 Hissa No.9/1, Mohammedwadi.



iii) Pursuant to such family understanding/ arrangement, the said Smt. Jijabai Sadashiv Bhangire and Smt. Savita Gotiram Bhunde would be entitled to have their names entered on the Revenue Record pertaining to the said Survey No.36 Hissa No.9/2, Mohammedwadi as the holders of the share earlier held by the late Shri Sadashiv Bahiru Bhangire therein while the said Smt. Kamal Sadashiv Bhangire, Shri Bapu Sadashiv Bhangire and Three Others would be entitled to have their names entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.9/1, Mohammedwadi as the holders of the share earlier held by the said Shri Sadashiv Bahiru Bhangire therein.

Pursuant to such family understanding/ arrangement, the names of the said Smt. Jijabai Sadashiv Bhangire and Smt. Savita Gotiram Bhunde were entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.9/2, Mohammedwadi as the holders of the share earlier held by the late Shri Sadashiv Bahiru Bhangire therein vide the said Mutation Entry No.8790 dated 13.03.2004. However, in the said Mutation Entry, due to inadvertence, the date of the death of the said Shri Sadashiv Bahiru Bhangire was wrongly mentioned as "11.05.1967" and the fact of the above recited family understanding/ arrangement arrived at between all the heirs of the late Shri Sadashiv Bahiru Bhangire was not mentioned therein. Pursuant to such family understanding/ arrangement arrived at by and between all the heirs of the late Shri Sadashiv Bahiru Bhangire, the names of the said Smt. Kamal Sadashiv Bhangire, Shri Bapu Sadashiv Bhangire, Smt. Kavita Sopan Gaikwad, Smt. Anita Manoj Chavan and Smt. Sarika Balasaheb Gavade were entered on the Revenue Record pertaining to, interalia, the land bearing Survey No.36 Hissa No.9/1, Mohammedwadi as the holders of the share therein earlier held by the said Shri Sadashiv Bahiru Bhangire vide Mutation Entry No.9255 dated 05.12.2005. However, the fact of the said Mutation being effected pursuant to the said family understanding/ arrangement was omitted to be mentioned therein.

- o) Acting on the said family understanding/ arrangement arrived at by and between all the heirs of the late Shri Sadashiv Bahiru Bhangire, the said Smt. Jijabai Sadashiv Bhangire and Smt. Savita Gotiram Bhunde assigned, transferred, assured and conveyed their share represented by Hectares 00=17.50 Ares out of the said land admeasuring Hectares 00=52.50 Ares bearing Survey No.36 Hissa No.9/2, Mohammedwadi to/in favour of Shri Anwar Hashmi and Shri Bauddin Abdul Salam Qureshi vide a Deed of Sale registered on 22.11.2006. The names of the said Shri Anwar Hashmi and Shri Bauddin Abdul Salam Qureshi were duly entered on the Revenue Record pertaining to the land bearing Survey No.36 Hissa No.9/2, Mohammedwadi as the holders of the said portion admeasuring Hectares 00=17.50 Ares vide Mutation Entry No.11089 dated 24.02.2010.
- p) The said Shri Anwar Hashmi and Shri Bauddin Abdul Salam Qureshi assigned, transferred, assured and conveyed the said portion admeasuring Hectares 00=17.50 Ares out of the said land bearing Survey No.36 Hissa No.9/2, Mohammedwadi to/in favour of M/s Limra Constructions, a partnership firm having its Office at Ashok-Vijay Complex, Mahatma Gandhi Road, Pune 411001 vide a Deed of Sale dated 10.05.2011 duly registered under Serial No.5414 of 2011 with the Sub-Registrar, Haveli X, Pune. The process of having the name of the said M/s Limra Constructions entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.9/2, Mohammedwadi as the holder of the said portion thereof is under way.
- q) Vide a Deed of Sale dated 07.09.2011 (duly registered under Serial No.10508 of 2011 with the Sub-Registrar, Haveli X, Pune), the said Bapu Sadashiv Bhangire and Others assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=17.50 Ares out of the said land bearing Survey No.36 Hissa No.9/1, Mohammedwadi to/in favour of the said M/s Shree Balaji Realty.

IV) LANDS BEARING SURVEY NO.36 HISSA NOS.10 AND 15, MOHAMMEDWADI

- (a) One Shri Bhiku Damaji Kurne was the holder of the lands bearing Hissa Nos.10 and 15 of Survey No.36, Mohammedwadi, Taluka Haveli, District Pune.



(b) The said Shri Bhiku Damaji Kurne died in or around the year 1933 leaving behind him as his only heirs, his sons, Genu and Vitthal Bhiku Kurne. The names of the said sons of the late Shri Bhiku Kurne were entered on the Revenue Record pertaining to the said lands as the holders thereof vide Mutation Entry No.760 dated 28.12.1940.

(c) A partition of lands jointly held by the said Genu and Vitthal Bhiku Kurne was effected by and between them and, on such partition, the said lands bearing Hissa Nos.10 and 15 of Survey No.36, Mohammedwadi came to the share of the said Shri Genu Bhiku Kurne. Such partition was given effect to in the Revenue Record pertaining to the said lands vide Mutation Entry No.1310 dated 26.07.1965.

(d) The said Shri Genu Bhiku Kurne died intestate on 26.04.2005 leaving behind him as his only heirs and next-of-kin, his widow, Harnabai, his son, Laxman, and his daughter, Kasubai Dattoba Patole. The said Harnabai Genu Kurne died on 10.06.1991 leaving behind her as her only heirs and next-of-kin, the said Laxman Kurne and the said Kasubai Patole. The names of the said heirs of the late Shri Genu Bhiku Kurne and Smt. Harnabai Laxman Kurne were duly entered on the Revenue Record pertaining to the said lands bearing Hissa Nos.10 and 15 of Survey No.36, Mohammedwadi as the holders thereof vide Mutation Entry No.9039 dated 26.04.2005.

(e) On the said Smt. Kasubai Dattoba Patole releasing all and whatsoever her share, right, title and interest in the said lands bearing Hissa Nos.10 and 15 of Survey No.36, Mohammedwadi vide a Deed of Release dated 28.10.2005 (duly registered under Serial No.6603 of 2005 with the Sub-Registrar, Haveli XII, Pune), her name was deleted as one of the holders of the said lands vide Mutation Entry No.9266 dated 14.12.2006.

(f) Vide a Deed of Sale dated 10.08.2009 (duly registered under Serial No.5030 of 2009 with the Sub-Registrar, Haveli XII, Pune), the said Laxman Genu Kurne assigned, transferred, assured and conveyed the said lands bearing Hissa Nos.10

and 15 of Survey No.36, Mohammedwadi to Shri Jaisingh Shivaji Bhangire and Shri Santosh Vasant Bhangire.

**V) LAND ADMEASURING HECTARES 00=19 ARES BEARING SURVEY NO.36
HISSA NO.13, MOHAMMEDWADI**

(a) One Shri Mahadu Damodar Gokhale was the holder of land admeasuring 19 Gunthas bearing Survey No.36 Hissa No.13, Mohammedwadi, Taluka Haveli, District Pune.

(b) The said Shri Mahadu Damodar Gokhale died on 04.08.1938 leaving behind him as his only heirs, his sons, Vasant and Madhukar, and his widow, Kamlabai. The names of the said heirs of the late Shri Mahadu Damodar Gokhale were duly entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.13, Mohammedwadi as the holders thereof vide Mutation Entry No.720 dated 26.06.1939. As the said sons of the late Shri Mahadu Damodar Gokhale were minors, their names were entered as minors through their mother and natural guardian, the said Kamlabai Mahadu Gokhale.

(c) The said Vasant and Madhukar Mahadu Gokhale (by the hand of their said mother and natural guardian, the said Kamlabai Mahadu Gokhale) assigned, transferred, assured and conveyed their one-half share in the said land bearing Survey No.36 Hissa No.9, Mohammedwadi to Shri Kashinath Narayan Shewale vide a Deed of Sale registered on 13.06.1944. The name of the said Shri Kashinath Shewale was duly entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.13, Mohammedwadi as the holder of an one-half share therein vide Mutation Entry No.821 dated 24.08.1944.

(d) The said Shri Kashinath Narayan Shewale assigned, transferred, assured and conveyed the said one-half share in the said land bearing Survey No.36 Hissa No.13, Mohammedwadi to Shri Ganpati Mhasku Bhangire vide a Deed of Sale registered on 23.02.1946. The name of the said Shri Ganpati Mhasku Bhangire was duly entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa

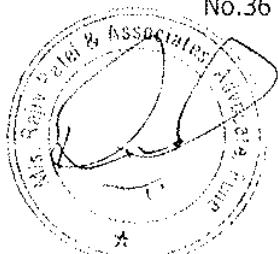
No.13, Mohammedwadi as the holder of the said one-half share therein vide Mutation Entry No.868 dated 11.07.1946.

- (e) The said Shri Ganpati Mhasku Bhangire assigned, transferred, assured and conveyed the said one-half share in the said land bearing Survey No.36 Hissa No.13, Mohammedwadi to Shri Ambu Shripati Ghule vide a Deed of Sale registered on 08.05.1948. The name of the said Ambu Shripati Ghule was duly entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.13, Mohammedwadi as the holder of the said one-half share therein vide Mutation Entry No.1078 dated 13.11.1948.
- (f) The said Shri Ambu Shripati Ghule assigned, transferred, assured and conveyed the said one-half share in the said land bearing Survey No.36 Hissa No.13, Mohammedwadi to Shri Ganpat Mhasku Bhangire vide a Deed of Sale registered on 24.03.1949. The name of the said Shri Ganpat Mhasku Bhangire was duly entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.13, Mohammedwadi as the holder of the said one-half share therein vide Mutation Entry No.1103 dated 24.02.1950.
- (g) The provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Mohammedwadi vide Mutation Entry No.1676 and, accordingly, the area of the said land bearing Survey No.36 Hissa No.13 was shown to be Hectares 00 = 19 Ares.
- (h) The said Shri Ganpati Mhasku Bhangire died during the period 1974-1979 leaving behind him as his only heirs and next-of-kin his sons, Bahiru and Baban, his widow, Laxmibai and two daughters namely, Rangubai Vitthal Gavahane and Rakhmabai Baban Rajiwade. The names of the said heirs of the late Shri Ganpati Mhasku Bhangire were duly entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.13, Mohammedwadi as the holders of an one-half share therein earlier held by the said Shri Ganpati Mhasku Bhangire vide Mutation Entry No.2221 dated 24.04.1984.

(i) The said Smt. Rangubai Vitthal Gavahane and Smt. Rakhmabai Baban Rajiwade released their undivided share in the said land bearing Survey No.36 Hissa No.13, Mohammedwadi in favour of the said Shri Bahiru Ganpat Bhangire vide a Deed of Release dated 09.03.1999 which was duly registered under Serial No.1225 of 1999 with the Sub-Registrar, Haveli III, Pune. Consequent on such release, the names of the said Smt. Rangubai Vitthal Gavahane and Smt. Rakhmabai Baban Rajiwade were deleted from the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.36 Hissa No.13, Mohammedwadi vide Mutation Entry No.6710 dated 12.04.1999.

(j) The said Shri Bahiru Ganpat Bhangire had filed Regular Civil Suit No.1635 of 1986 in the Court of the Civil Judge, Junior Division, Pune at Pune against Shri Baban Ganpat Bhangire and Others. However, an amicable settlement was arrived at by and between the parties to the said Suit whereby lands jointly held by the said Baban and Bahiru were partitioned by and between them and, on such partition, an one-half share in the said land bearing Survey No.36 Hissa No.13, Mohammedwadi came to the share of the said Shri Bahiru Ganpat Bhangire. Such settlement and partition was given effect to in the Revenue Record vide Mutation Entry No.3687 dated 13.07.1991.

(k) The said Shri Bahiru Ganpat Bhangire died in or around the month of October 2004 leaving behind him as his only heirs and next-of-kin, his sons, Ramdas and Arjun, and the heirs of his predeceased son, Sadashiv Bahiru Bhangire. However, vide Mutation Entry No.9229 dated 20.11.2005, the heirs of the late Bahiru Ganpat Bhangire were shown to be his sons, Sadashiv (even though he was deceased at that time), Arjun and Ramdas and his married daughters, Hirabai Vitthal Bhadale, Shantabai Khandu Bhunde and Satabai Gulab Ghate. However, as the said married daughters of the late Bahiru Ganpat Bhangire released their share, right, title or interest in, interalia, the said land bearing Survey No.36 Hissa No.13, Mohammedwadi vide a Deed of Release dated 14.02.2008 (duly registered under Serial No.1431 of 2008 with the Sub-Registrar Haveli XVI, Pune), their names were not entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.13, Mohammedwadi and the names of the said Sadashiv, Arjun and



Ramdas Bahiru Bhangire were entered in the Revenue Record vide Mutation Entry No.9229 dated 20.11.2005.

(I) As stated above, the death of the said Shri Sadashiv Bahiru Bhangire (who died on 27.12.2001) was sought to be given effect to by two Mutation Entries, one bearing No.8790 dated 13.03.2004 and the other bearing No.9255 dated 05.12.2005. Vide Mutation Entry No.8790, it is wrongly stated that the said Sadashiv Bahiru Bhangire died on 11.05.1967 and his only heirs and next-of-kin are his widow, Jijabai Sadashiv Bhangire, and his daughter, Savita Gotiram Bhunde. However, in Mutation Entry No.9255, it is stated that the said Shri Sadashiv Bahiru Bhangire died on 27.12.2001 (which is the correct date of his death) and that his only heirs and next-of-kin are his widow, Kamal, son, Bapu, and his daughters, Kavita Sopan Gaikwad, Anita Manoj Chavan and Sarika Balasaheb Gavade. In actual fact, it appears the said Shri Sadashiv Bahiru Bhangire had two wives, namely, Jijabai and Kamal, and that the said Sadashiv Bahiru Bhangire had a daughter, Savita Gotiram Bhunde from the said Jijabai while the children of the said Sadashiv Bahiru Bhangire from the said Kamal Sadashiv Bhangire are his son, Bapu, and his said daughters, Kavita Sopan Gaikwad, Anita Manoj Chavan and Sarika Balasaheb Gavade. The said heirs of the late Shri Sadashiv Bahiru Bhangire have executed a Declaration and which has been duly registered under Serial No.3918 of 2011 with the Sub-Registrar, Haveli XII, Pune whereby it was recorded by the said Executants that a formal arrangement/understanding had been arrived at by and between all of them on the death of the said Shri Sadashiv Bahiru Bhangire wherunder it was agreed that:

- i) the said Jijabai Sadashiv Bhangire and Savita Gotiram Bhunde would not have any share in the land bearing Survey No.36 Hissa No.13, Mohammedwadi.
- ii) the said Smt. Kamal Sadashiv Bhangire, Bapu Sadashiv Bhangire, Kavita Sopan Gaikwad, Anita Manoj Chavan and Sarika Balasaheb Gavade would be entitled to hold, deal with and dispose off as absolute owners the share held

by the said Shri Sadashiv Bahiru Bhangire in the land bearing Survey No.36 Hissa No.13, Mohammedwadi.

iii) Pursuant to such family understanding/ arrangement, the said Smt. Kamal Sadashiv Bhangire, Shri Bapu Sadashiv Bhangire and Three Others would be entitled to have their names entered on the Revenue Record pertaining to the said land bearing Survey No.36 Hissa No.13, Mohammedwadi as the holders of the share earlier held by the said Shri Sadashiv Bahiru Bhangire therein.

Pursuant to such family understanding/ arrangement arrived at by and between all the heirs of the late Shri Sadashiv Bahiru Bhangire, the names of the said Smt. Kamal Sadashiv Bhangire, Shri Bapu Sadashiv Bhangire, Smt. Kavita Sopan Gaikwad, Smt. Anita Manoj Chavan and Smt. Sarika Balasaheb Gavade were entered on the Revenue Record pertaining to, interalia, the land bearing Survey No.36 Hissa No.13, Mohammedwadi as the holders of the share therein earlier held by the said Shri Sadashiv Bahiru Bhangire vide Mutation Entry No.9255 dated 05.12.2005. However, the fact of the said Mutation being effected pursuant to the said family understanding/ arrangement was omitted to be mentioned therein.

iv) Vide a Deed of Sale dated 07.10.2011 (duly registered under Serial No.11801 of 2011 with the Sub-Registrar, Haveli X, Pune), Shri Tukaram Sopan Bhangire and Others assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=09.50 Ares out of the said land bearing Survey No.36 Hissa No.13, Mohammedwadi to the said M/s Shree Balaji Realty.

v) Vide a Deed of Sale dated 07.10.2011 (duly registered under Serial No.10508 of 2011 with the Sub-Registrar, Haveli X, Pune), the said Shri Bapu Sadashiv Bhangire and Others assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=03.16 Ares out of the said land bearing Survey No.36 Hissa No.13, Mohammedwadi to/ in favour of the said M/s Shree Balaji Realty.



vi) Vide an Agreement for Development dated 05.11.2011 (duly registered under Serial No.10984 of 2011 with the Sub-Registrar, Haveli VI, Pune), the rights of development of the remaining portion admeasuring 634 sq.mtrs. out of the said land bearing Survey No.36 Hissa No.13, Mohammedwadi vested in the said M/s Shree Balaji Realty.

VI) Vide an Agreement dated 05.11.2011 (duly registered under Serial No.10984 of 2011 with the Sub-Registrar, Haveli VI, Pune), read with an Agreement Supplemental thereto dated 31.12.2012 (duly registered under Serial No.3924 of 2013 with the Sub-Registrar, Haveli VI, Pune), the respective holders of the following lands granted rights of development thereof to the said M/s Shree Balaji Realty:

Survey No./Hissa No.	Area
36/7+8B	6200 sq.mtrs.
36/8A	3000 sq.mtrs.
36/9/1	3500 sq.mtrs.
36/9/2	3500 sq.mtrs.
36/10	1000 sq.mtrs.
36/11	2800 sq.mtrs.
36/14	500 sq.mtrs.
36/15	500 sq.mtrs.
36/16	3600 sq.mtrs.

VII) Vide a Deed of Sale dated 26.04.2012 (duly registered under Serial No.4895 of 2012 with the Sub-Registrar, Haveli X, Pune), the said M/s.Limra Constructions assigned, transferred, assured and conveyed the said portion admeasuring Hectares 00=17.50 Ares out of the said land bearing Survey No.36 Hissa No.9/2, Mohammedwadi to/in favour of the said M/s Shree Balaji Realty. The name of the said M/s Shree Balaji

Realty was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.36 Hissa No.9/2, Mohammedwadi as the holder of the said portion admeasuring Hectares 00=17.50 Ares thereof vide Mutation Entry No.12347.

VIII) Vide a Deed of Sale dated 31.12.2012 (duly registered under Serial No.12614 of 2012 with the Sub-Registrar, Haveli VI, Pune), the said Ramdas Bhairu Bhangire and members of his family assigned, transferred, assured and conveyed portions admeasuring Hectares 00=17.50 Ares, Hectares 00=17.50 Ares and Hectares 00=03.17 Ares out of the lands bearing Hissa Nos.9/1, 9/2 and 13 respectively of Survey No.36, Mohammedwadi to/in favour of the said M/s Shree Balaji Realty.

IX) Vide a Deed of Simple Mortgage dated 31.12.2012 (duly registered under Serial No.12621 of 2012 with the Sub-Registrar, Haveli VI, Pune), the said M/s.Shree Balaji Realty mortgaged the above captioned land to/in favour of the Housing Development Finance Corporation Limited as security for due repayment of a loan advanced by the said Corporation to M/s.Shree Balaji Realty for implementation of a Project on the above captioned land. However, on re-payment by the said M/s.Shree Balaji Realty of the said loan availed from the said Housing Development Finance Corporation Limited in respect of the above captioned land, the said Housing Development Finance Corporation Limited executed a Deed of Reconveyance/Release dated 17.04.2015 (duly registered under Serial No.3938 of 2015 with the Sub-Registrar, Haveli X, Pune) in favour of the said M/s.Shree Balaji Realty.

X) The Additional Collector of Pune has permitted conversion of user of the above captioned land to "residential" under the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966 vide its Order dated 01/11/2012 bearing No.PMH/NA/SR/604/12.

XI) The said M/s.Shree Balaji Realty applied for and obtained sanction of the Municipal Corporation of Pune (vide its Commencement Certificate dated 19.05.2012 bearing No.CC/0535/12) for the building layout and building plans and specifications in



respect of the construction of a Housing Complex consisting of buildings containing Residential Flats/Units and other structures on the above captioned land.

XII) The said M/s.Shree Balaji Realty has commenced construction of a Housing Complex known as "GANGA FLORENTINA PHASE - I" comprising of Buildings containing residential flats/units on the above captioned land and has entered in to Agreement/s for Sale of certain of such flats/units under construction by the said M/s.Shree Balaji Realty on the above captioned land with the prospective purchasers thereof under the provisions of the Maharashtra Ownership Flats Act, 1963.

XIII) Vide a Deed of Conveyance dated 30.05.2013 (duly registered under Serial No.6438 of 2013 with the Sub-Registrar, Haveli X, Pune), the said Santosh Vasant Bhangire assigned, transferred, assured and conveyed his holdings admeasuring Hectares 00=05 Ares and Hectares 00=02.50 Ares out of lands bearing Hissa Nos.10 and 15 respectively of Survey No.36, Mohammedwadi to/in favour of the said M/s.Shree Balaji Realty.

XIV) Vide a Deed of Transfer dated 24.09.2013 (duly registered under Serial No.7344 of 2013 with the Sub-Registrar Haveli XI Pune) the said M/s.Shree Balaji Realty transferred to / in favour of the Municipal Corporation of Pune a portion admeasuring 3246.54 sq.mtrs falling under road widening out of the sanctioned Layout in respect of the above captioned land.

XV) Vide a Deed of Mortgage dated 01.04.2015 (duly registered under Serial No.3450 of 2015 with the Sub-Registrar, Haveli XXII, Pune), the said M/s.Shree Balaji Realty mortgaged the above captioned land to/in favour of IDBI Trusteeship Services Limited as security for due repayment of a loan advanced by the said IDBI Trusteeship Services Limited to the said M/s.Shree Balaji Realty for implementation of a Project on the above captioned land.

XVI) As part of investigation of title of the said respective owners of the lands / portions comprised in the above captioned contiguous block, we had published Notices in the

usual form in the daily newspapers "Indian Express" and "Prabhat" and which Notices appeared on 11.01.2011. We have received no claim, objection or other communication from any person or party in response to our said Public Notices.

XVII) We have had search of the available, unmutilated and relevant Index II Record in the Offices of the concerned Sub-Registrars, Taluka Haveli, District Pune carried out from the year 1975 upto 12.12.2011. Such search of the Index II Record does not disclose any fact or circumstance prejudicial to the title of the said owners to the above captioned land. Such search was carried out by Sou. Gayatri Khetkar-Wavge, Advocate and she has submitted a Search Report dated 12.12.2011 which we have relied on. Further, we have had search of the available, unmutilated and relevant Index II Record in the Offices of the concerned Sub-Registrars, Taluka Haveli, District Pune carried out from 12.12.2011 upto 26.09.2016. Such search of the Index II Record does not disclose any fact or circumstance prejudicial to the title of the said owners to the above captioned land. Save and except entries pertaining to the above recited Deeds of Sale dated 26.04.2012, 31.12.2012, 30.05.2013, Supplemental Agreement dated 31.12.2012, Deed of Mortgage dated 31.12.2012, Deed of Transfer dated 24.09.2013, Deed of Reconveyance/Release dated 17.04.2014 and Deed of Mortgage dated 01.04.2015 and also save and except entries pertaining to the Agreements for Sale of Flats/Unit in "Ganga Florentina Phase I" entered into by the said M/s.Shree Balaji Realty with the prospective purchasers thereof). Such search was carried out by Shri.Kailash Thorat, Advocate and he has submitted a Search Report dated 26.09.2016 which we have relied on.

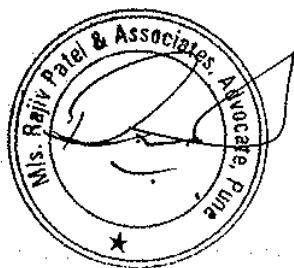
XVIII) We have inspected the Revenue Record in respect of the above captioned land from the year 1953-54 onwards. Such search has not disclosed any fact or circumstance prejudicial to the title of the said owners to the above captioned land.

XIX) We have been informed by the said M/s.Shree Balaji Realty that all the original deeds/documents of title in respect of the above captioned land have been deposited by them with the said IDBI Trusteeship Services Limited.



On the basis of such investigation of title carried out by us, we are of the opinion that the title of the said respective owners of the said lands which constitute the above contiguous block are free, clear and marketable and that there are no outstanding encumbrances [except the said mortgage held by the said IDBI Trusteeship Services Limited thereon] on or in respect thereof as far as can be diligently ascertained.

Dated this 29th day of September 2016.



M/S RAJIV PATEL & ASSOCIATES

A handwritten signature of "Rajiv Patel" written over the company name.

PROPRIETOR



CHALLAN
MTR Form Number-6

GRN	MUDOM545873201617E	BARCODE			Date 26/09/2016-07:57:36	Form ID					
Department	Inspector General Of Registration		Payer Details								
Type of Payment	Search Fee	TAX ID (If Any)									
	Other Items	PAN No. (If Applicable)									
Office Name	HVL.1_HAVELI NO1 SUB REGISTRAR	Full Name		ADV KAILASH M THORAT							
Location	PUNE										
Year	2016-2017 One Time	Flat/Block No.		SURVEY NO. 36							
Account Head Details		Amount in Re.	Premises/Building								
0030072201 SEARCH FEE		300.00	Road/Street		MAHMADWADI						
			Area/Locality		PUNE						
			Town/City/District								
			PIN		0	0	0	0	0	0	
			Remarks (If Any)								
			SEARCH FEES FOR SIX YEARS FROM 2011 TO 2016								
Total		300.00	Amount in Words	Three Hundred Rupees Only							
Payment Details		FOR USE IN RECEIVING BANK									
Cheque/DD Details			Bank CIN	REF No.	02340042016092676221 378748376						
Cheque/DD No			Date		26/09/2016-08:00:11						
Name of Bank			Bank Branch		BANK OF MAHARASHTRA						
Name of Branch			Scroll No. , Date		Not Verified with Scroll						
Mobile No. : Not Available											



KAILASH M. THORAT

BSL. LL.B
ADVOCATE

OFFICE :

FLAT NO. 16, FIRST FLOOR,
D BUILDING, TEJAS APARTMENT
SURVEY NO. 29, NEAR SHARAD
HOSPITAL, WADGAON BUDRUK,
PUNE-411041, CELL : 9975398916
Email-adv.kailashthorat@gmail.com

SR No. 257/2016-17

Date: 26/09/2016

MEMORANDUM OF SEARCH OF THE RECORD OF THE GOVERNMENT WEBSITE CARRIOD OUT ON 26/09/2016

1. Name of Party on whose behalf

search taken : M/s. Rajiv Patel &
Associates

2. Instructed by : Mr. Rajiv Patel

3. Lands in respect of which
Search taken : Survey No. 36 Hissa No.
7+8B, 8A, 9/1, 9/2, 10, 11, 13,
14, 15 & 16 situated at Village
Mahammadwadi, Taluka
Haveli Dist Pune

4. Period for which search taken : 2011 to 2016

5. Entries Found : As per mentioned below

1. Survey No. 36/7+8B

Parties	Date and Nature of Document	Survey No/Area of land	Registration No.	Haveli No.
Party No. 1: Mr. Prabhakar Balkrishna Mahamubhav	Release Deed Dated 29/6/2010	1. Survey No. 36 Hissa No. 7+8B area admeasuring 00 Hectare 62 Ares 2. Survey No. 36 Hissa No. 11 area admeasuring 00 Hectare 28 Ares 3. Survey No. 36 Hissa No. 14 area admeasuring 00	5947/2010	12
Party No. 2: Mr. Bansiram Shivaji Bhangire and others				



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			Hectare 05 Ares 4. Survey No. 36 Hissa No. 16 area admeasuring 00 Hectare 36 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune		
Vendor: Mr. Ramdas Bhairu Bhangire and others	Agreement Dated 5/11/2011		Survey No. 36 Hissa No. 7+8B, 8A, 11, 14, 16, Survey No. 36/9/1, 36/9/2, 36/13, 36/10, 36/15 area admeasuring respectively 6200 Sq. Mtrs., 3000 Sq. Mtrs., 2800 Sq. Mtrs., 500 Sq. Mtrs., 3600 Sq. Mtrs., 3500 Sq. Mtrs., 634 Sq. Mtrs. 1000 Sq. Mtrs., 500 Sq. Mtrs., 2066 Sq. Mtrs., 1750 Sq. Mtrs., 950 Sq. Mtrs. i.e. total area admeasuring 30000 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	10984/2011	6
Purchaser: M/s. Shree Balaji Realty through Partner Mr. Druv Suresh Mohata and others					
Mortagor: Shree Balaji Realty through Partner Minamani Ganga Builder LLP through Authorised Partner Mr. Anuj Umesh Goel and others	Mortgage Deed Dated 31/12/2012		Survey No. 36 Hissa No. 7+8B, 8A, 9/1, 9/2, 10, 11, 13, 14, 15 and 16 area admeasuring 30000 Sq. Mtrs.	12621/2012	6



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SR No. 257/2016-17

Mortgagee: Housing Development Finance Corporation Ltd. through Authorized Signatory Mr. S. S. Bhide		alongwith construction thereon situated at Village Mahamadwadi Taluka Haveli Dist Pune		
Vendor: Mrs. Rupali Bansiram Bhangire, Mr. Bansiram Shivaji Bhangire and for himself and as a natural guardian of Kr. Ruchita and Ku. Kartik	Supplementar y Agreement Dated 20/8/2013	Survey No. 36 Hissa No. 7+8B, 8A, 11, 14, 16 out of which area admeasuring 05.57 Ares i.e. 557 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	3924/2013	6
Purchaser: M/s. Shree Balaji Realty through Partner Mr. Drav Suresh Mehata and others				
Vendor: Shree Balaji Realty through Partner and others through Mr. Dhruv Suresh Mohata	Transfer Deed Dated 24/9/2013	Survey No. 36 Hissa No. 7+8B, 36A, 36/9/2, 36/10, 36/11, 36/13, 36/14, 36/15, and 36/16 area admeasuring 30000 Sq. Mtrs. out of which area admeasuring 3246.54 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	7344/2013	11
Purchaser: Pune Municipal Corporation through Additional Commissioner Mr. Ramchandra Tateba Shinde through Mr. Sanjay Bhau Dandag				

2. Survey No. 36/9/1

Parties	Date and Nature of	Survey No/Area of land	Registratio n No.	Haveli No.



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Email-adv.kailashthorat@gmail.com

SR No. 257/2016-17

Document	Survey No. 36 Hissa No. 9 area admeasuring 00 Hectare 53 Ares and Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 10 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune and other properties	6181/2002	12	
Party No. 1: Mrs. Shantabai Khandu Bunde, Mrs. Hirabai Vitthal Badade and Mrs. Sitabai Gulab Ghate Party No. 2: Arjun Bhairu Bhangire	Release Deed Dated 3/12/2002	Survey No. 36 Hissa No. 9/1 area admeasuring 00 Hectare 52.50 Ares, Survey No. 36 Hissa No. 9/2 area admeasuring 00 Hectare 52.50 Ares and Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 16 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune and other properties	1431/2008	16
Party No. 1: Mrs. Shantabai Khandu Bunde, Mrs. Hirabai Vitthal Badade and Mrs. Sitabai Gulab Ghate Party No. 2: Arjun Bhairu Bhangire, Mr. Bapu Sadashiv Bhangire and Mr. Ramdas Bhairu Bhangire	Release Deed Dated 14/2/2008	Survey No. 36 Hissa No. 9/1 area admeasuring 00 Hectare 52.50 Ares, Survey No. 36 Hissa No. 9/2 area admeasuring 00 Hectare 52.50 Ares and Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 16 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune and other properties	10508/2011	10
Vendor: Smt. Kamal Sadashiv Bhangire and others Purchaser: M/s. Shree Balaji Realty through Partner Mr. Suresh Nathmal Mohata and others	Sale Deed Dated 7/9/2011	1. Survey No. 36 Hissa No. 9/1 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares 2. Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 19 Ares out of which area admeasuring 00 Hectare 3.16 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune		

KAILASH M. THORAT

BSL. LL.B
ADVOCATE

OFFICE :

FLAT NO. 16, FIRST FLOOR.
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SURVEY NO. 29, NEAR SHARAD
HOSPITAL, WADGAON BUDRUK,
PUNE-411041, CELL : 9975398916
Email-adv.kailashthorat@gmail.com

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Vendor: Mr. Ramdas Bhairu Bhangire and others	Agreement Dated 5/11/2011	Survey No. 36 Hissa No. 7+8B, 8A, 11, 14, 16, Survey No. 36/9/1, 36/9/2, 36/13, 36/10, 36/15 area admeasuring respectively 6200 Sq. Mtrs., 3000 Sq. Mtrs., 2800 Sq. Mtrs., 500 Sq. Mtrs., 3600 Sq. Mtrs., 3500 Sq. Mtrs., 634 Sq. Mtrs. 1000 Sq. Mtrs., 500 Sq. Mtrs., 2066 Sq. Mtrs., 1750 Sq. Mtrs., 950 Sq. Mtrs. i.e. total area admeasuring 30000 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	10984/2011	6
Party No. 1: Mrs. Shital Manoj Avale Party No. 2: Mr. Ramdas Bhairu Bhangire	Release Deed Dated 30/5/2012	1. Survey No. 36 Hissa No. 9/1 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares 2. Survey No. 36 Hissa No. 9/2 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares 3. Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 19 Ares out of which area admeasuring 00 Hectare 3.17 Ares situated at Village Mahamadwadi	5684/2012	6

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BSL, LL.B
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PUNE-411041, CELL : 9975398916
Email-adv.kailashthorat@gmail.com

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		Taluka Haveli Dist Pune and other properties		
Vendor: Mrs. Malan Ramdas Bhangire and others	Sale Deed Dated 31/12/2012	1. Survey No. 36 Hissa No. 9/1 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares 2. Survey No. 36 Hissa No. 9/2 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares 3. Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 19 Ares out of which area admeasuring 00 Hectare 3.17 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune	12614/2012	6
Mortgagor: M/s. Shree Balaji Realty through Partner Minamani Ganga Builder LLP through Authorised Partner Mr. Anuj Umesh Goel and others	Mortgage Deed Dated 31/12/2012	Survey No. 36 Hissa No. 7+8B, 8A, 9/1, 9/2, 10, 11, 13, 14, 15 and 16 area admeasuring 30000 Sq. Mtrs. alongwith construction thereon situated at Village Mahamadwadi Taluka Haveli Dist	12621/2012	6
Mortgagee: Housing Development Finance Corporation Ltd. through				



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Email-adv.kailashthorat@gmail.com

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Authorized Signatory Mr. S. S. Bhide	Pune			
Vendor: M/s. Shree Balaji Realty through Partner and others through Mr. Dhruv Suresh Mehta	Transfer Deed Dated 24/9/2013	Survey No. 36 Hissa No. 7-8B, 36A, 36/9/2, 36/11, 36/13, 36/14, 36/15, and 36/16 area admeasuring 30000 Sq. Mtrs. out of which area admeasuring 3246.54 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	7344/2013	II
Purchaser: Pune Municipal Corporation through Additional Commissioner Mr. Ramechandra Tatoba Shinde through Mr. Sanjay Bhau Dandag				

3. Survey No. 36/9/2

Parties	Date and Nature of Document	Survey No/Area of land	Registration No.	Haveli No.
Party No. 1: Mrs. Shantabai Khandu Bunde, Mrs. Hirabai Vitthal Badade and Mrs. Sitabai Gulab Ghate	Release Deed Dated 3/12/2002	Survey No. 36 Hissa No. 9 area admeasuring 00 Hectare 53 Ares and Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 10 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune and other properties	6181/2002	12
Party No. 2: Arjun Bhairu Bhangire				
Vendor: Mrs. Jijabai Sadashiv Bhangire and Mrs. Savita Gotiram Bhunde	Sale Deed Dated 22/11/2006	Survey No. 36 Hissa No. 9/2 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune	8779/2006	20
Purchaser: Mr. Bauddin Abdulsalam Kureshi and				



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Email-adv.kailashthorat@gmail.com

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Mr. Anwar Hashmi					
Party No. 1: Mrs. Shantabai Khandu Bunde, Mrs. Hirabai Vitthal Badade and Mrs. Sitabai Gulab Ghate	Release Deed Dated 14/2/2008	Survey No. 36 Hissa No. 9/1 area admeasuring 00 Hectare 52.50 Ares, Survey No. 36 Hissa No. 9/2 area admeasuring 00 Hectare 52.50 Ares and Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 16 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune and other properties	1431/2008	16	
Party No. 2: Mr. Arjun Bhairu Bhangire, Mr. Bapu Sadashiv Bhangire and Mr. Ramdas Bhairu Bhangire					
Parties: Mrs. Jijabai Sadashiv Bhangire and Mrs. Savita Gotiram Bhunde and others	Declaration Deed Dated 16/5/2011	As per mentioned in the document	3918/2011	12	
Vendor: Mrs. Bauddin Abdulsalam Kureshi through Power of Attorney Holder Mr. Valliuddin Abdulsalam Kureshi and others	Sale Deed Dated 10/05/2011	Survey No. 36 Hissa No. 9/2 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune	5414/2011	10	
Purchaser: Limara Construction through Partner Mr. Abdul Alim Shaikh					
Vendor: Mr. Ramdas Bhairu Bhangire and others	Agreement Dated 5/11/2011	Survey No. 36 Hissa No. 7+8B, 8A, 11, 14, 16, Survey No. 36/9/1, 36/9/2, 36/13, 36/10, 36/15 area admeasuring respectively 6200 Sq. Mtrs., 3000 Sq. Mtrs., 2800 Sq. Mtrs., 500 Sq. Mtrs., 3600 Sq. Mtrs., 3500 Sq. Mtrs., 634 Sq. Mtrs. 1000 Sq. Mtrs., 500	10984/2011	6	
Purchaser: M/s. Balaji Realty through Partner Mr. Druv Suresh Mohata and others					

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		Sq. Mtrs., 2066 Sq. Mtrs., 1750 Sq. Mtrs., 950 Sq. Mtrs. i.e. total area admeasuring 30000 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune		
Vendor: Limara Construction through Partner Mr. Abdul Alim Shaikh	Sale Deed Dated 26/04/2012	Survey No. 36 Hissa No. 9/2 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune	4895/2012	10
Purchaser: M/s. Shree Balaji Realty through Partner M/s. Minamani Ganga Developers LLP through Mr. Umesh Sitaram Gole and others				
Party No. 1: Mrs. Shital Manoj Avale Party No. 2: Mr. Ramdas Bhairu Bhangire	Release Deed Dated 30/5/2012	1. Survey No. 36 Hissa No. 9/1 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares 2. Survey No. 36 Hissa No. 9/2 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares 3. Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 19 Ares out of which area admeasuring 00 Hectare 3.17 Ares	5684/2012	6



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ADVOCATE

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HOSPITAL, WADGAON BUDRUK,
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Email-adv.kailashthorat@gmail.com

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		situated at Village Mahamadwadi Taluka Haveli Dist Pune and other properties		
Vendor: Mrs. Malan Ramdas Bhangire and others	Sale Deed Dated 31/12/2012	1. Survey No. 36 Hissa No. 9/1 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares 2. Survey No. 36 Hissa No. 9/2 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares 3. Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 19 Ares out of which area admeasuring 00 Bectare 3.17 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune	12614/2012	6
Mortgagor: Shree Balaji Realty through Partner Minamani Ganga Builder LLP through Authorised Partner Mr. Anuj Umesh Goel and others	Mortgage Deed Dated 31/12/2012	Survey No. 36 Hissa No. 7+8B, 8A, 9/1, 9/2, 10, 11, 13, 14, 15 and 16 area admeasuring 30000 Sq. Mtrs. alongwith construction thereon situated at Village	12621/2012	6
Mortgagee: Housing Development Finance				



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ADVOCATE

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Email-adv.kailashthorat@gmail.com

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Corporation Ltd. through Authorized Signatory Mr. S. S. Bhide		Mahamadwadi Taluka Haveli Dist Pune		
Vendor: Shree Balaji Realty through Partner and others through Mr. Dhruv Suresh Mohata	Transfer Deed Dated 24/9/2013	Survey No. 36 Hissa No. 7+8B, 36A, 36/9/2, 36/10, 36/11, 36/13, 36/14, 36/15, and 36/16 area admeasuring 30000 Sq. Mtrs. out of which area admeasuring 3246.54 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	7344/2013	11

4. Survey No. 36/10

Parties	Date and Nature of Document	Survey No/Area of land	Registration No.	Haveli No.
Party No. 1: Mrs. Kasubai Dattoba Patole	Release Deed Dated 20/10/2005	Survey No. 36 Hissa No. 10 area admeasuring 00 Hectare 10 Ares out of which area admeasuring 00 Hectare 2.5 Ares and Survey No. 36 Hissa No. 15 area admeasuring 00 Hectare 05 Ares out of which area admeasuring 00 Hectare 1.25 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune and other properties	6603/2005	12
Party No. 2: Laxman Genu Kurane				
Vendor: Mr. Nandkumar Laxman Kurane and	Sale Deed Dated	Survey No. 36 Hissa No. 10 area admeasuring 00	5030/2009	12



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others	13/8/2009	Hectare 10 Ares and Survey No. 36 Hissa No. 15 area admeasuring 00 Hectare 05 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune		
Purchaser: Mr. Jaysing Shivaji Bhangire	Agreement Dated 5/11/2011	Survey No. 36 Hissa No. 7+8B, 8A, 11, 14, 16, Survey No. 36/9/1, 36/9/2, 36/13, 36/10, 36/15 area admeasuring respectively 6200 Sq. Mtrs., 3000 Sq. Mtrs., 2800 Sq. Mtrs., 500 Sq. Mtrs., 3600 Sq. Mtrs., 3500 Sq. Mtrs., 634 Sq. Mtrs. 1000 Sq. Mtrs., 500 Sq. Mtrs., 2066 Sq. Mtrs., 1750 Sq. Mtrs., 950 Sq. Mtrs. i.e. total area admeasuring 30000 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	10984/2011	6
Vendor: Mr. Ramdas Bhairu Bhangire and others				
Purchaser: M/s. Balaji Realty through Partner Mr. Druv Suresh Mohata and others				
Mortgagor: Shree Balaji Realty through Partner Minamani Ganga Builder LLP through Authorised Partner Mr. Anuj Umesh Goel and others	Mortgage Deed Dated 31/12/2012	Survey No. 36 Hissa No. 7+8B, 8A, 9/1, 9/2, 10, 11, 13, 14, 15 and 16 area admeasuring 30000 Sq. Mtrs. alongwith construction thereon situated at Village Mahamadwadi Taluka Haveli Dist Pune	12621/2012	6
Mortgagee: Housing Development Finance Corporation Ltd. through Authorized Signatory Mr. S. S. Bhide				
Vendor: Mr. Santosh Vasant Bhangire	Sale Deed Dated 30/5/2013	Survey No. 36 Hissa No. 10 area admeasuring 05 Ares and Survey No. 36/15 area admeasuring	6438/2013	10
Consenting Party: Mrs.				



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PUNE-411041, CELL : 9975398916
Email-adv.kailashthorat@gmail.com

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Kavita Santosh Bhangire (for himself and as natural guardian of Ku. Sidhant and Ku. Sonia)		00 Hectare 2.5 Acres situated at Village Mahamadwadi Taluka Haveli Dist Pune		
Purchaser: M/s. Balaji Realty through Partner M/s. Minamani Ganga Builder LLP through Representative Mr. Druv Suresh Mohata				
Vendor: Shree Balaji Realty through Partner and others through Mr. Dhruv Suresh Mohata	Transfer Deed Dated 24/9/2013	Survey No. 36 Hissa No. 7+8B, 36A, 36/9/2, 36/10, 36/11, 36/13, 36/14, 36/15, and 36/16 area admeasuring 30000 Sq. Mtrs. out of which area admeasuring 3246.54 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	7344/2013	11
Purchaser: Pune Municipal Corporation through Additional Commissioner Mr. Ramchandra Tatoba Shinde through Mr. Sanjay Bhau Dandag				
Party No. 1: Housing Development Finance Corporation Ltd. through Authorized Signatory Mr. Anurag Tiwari	Reconvene Deed 17/04/2015	Constructed Area of Building "Ganga Florentina" constructed on Survey No. 36/7+8B, 8A, 9/1, 9/2, 10, 11, 13, 14, 15 and 16 situated at Village Mahammadwadi Taluka Haveli Dist Pune	3938/2015	10
Party No. 2: Mr. Jaysing Shivaji Bhangire and others through Power of Attorney Holder Shree Balaji Realty through Partner Mr. Druv Suresh Mohata				
Party No. 1: M/s. Shree Balaji Realty Partnership Firm through Partner Mr. M/s. Minamani Ganga	Mortgage Deed Dated 01/04/2015	Area admeasuring 6200 Sq. Mtrs., 3000 Sq. Mtrs., 5250 Sq. Mtrs., 5250 Sq. Mtrs. 5250 Sq. Mtrs. 1000	3450/2015	22



KAILASH M. THORAT

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Builder LLP through Mr. Anuj Umesh Goel and others	Party No. 2: IDBI Trusteeship Services Ltd. through Authorized Signatory Mr. Milind Shirsagar	Sq. Mtrs., 2800 Sq. Mtrs., 1900 Sq. Mtrs., 500 Sq. Mtrs., 500 Sq. Mtrs., and 3600 Sq. Mtrs. of Survey No. 36/7+8B, 8A, 9/1, 9/2, 10, 11, 13, 14, 15 and 16 and Survey No. 28/1A, 1B+C, 3, 4, 6, 5A, 10/3, 10/5 area admeasuring 01 Hectare 96.27 Ares, 00 Hectare 31 Ares, 00 Hectare 34 Ares, 00 Hectare 13 Ares, 00 Hectare 04 Ares, 00 Hectare 03 Ares, 00 Hectare 03 Ares situated at Village Mahammadwadi Taluka Haveli Dist Pune		
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5. Survey No. 36/11

Parties	Date and Nature of Document	Survey No/Area of land	Registration No.	Haveli No.
Party No. 1: Mr. Prabhakar Balkrushna Mahanubhav	Release Deed Dated 29/6/2010	1. Survey No. 36 Hissa No. 7+8B area admeasuring 00 Hectare 62 Ares 2. Survey No. 36 Hissa No. 11 area admeasuring 00 Hectare 28 Ares 3. Survey No. 36 Hissa No. 14 area admeasuring 00 Hectare 05 Ares 4. Survey No. 36	5947/2010	12
Party No. 2: Mr. Bansiram Shivaji Bhangire and others				

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Email-adv.kailashthorat@gmail.com

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		Hissa No. 16 area admeasuring 00 Hectare 36 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune		
Vendor: Mr. Ramdas Bhairu Bhangire and others	Agreement Dated 5/11/2011	Survey No. 36 Hissa No. 7+8B, 8A, 11, 14, 16, Survey No. 36/9/1, 36/9/2, 36/13, 36/10, 36/15 area admeasuring respectively 6200 Sq. Mtrs., 3000 Sq. Mtrs., 2800 Sq. Mtrs., 500 Sq. Mtrs., 3600 Sq. Mtrs., 3500 Sq. Mtrs., 634 Sq. Mtrs. 1000 Sq. Mtrs., 500 Sq. Mtrs., 2066 Sq. Mtrs., 1750 Sq. Mtrs., 950 Sq. Mtrs. i.e. total area admeasuring 30000 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	10984/2011	6
Purchaser: M/s. Balaji Realty through Partner Mr. Druv Suresh Mohata and others				
Mortgagor: Shree Balaji Realty through Partner Minamani Ganga Builder LLP through Authorised Partner Mr. Anuj Umesh Goel and others	Mortgage Deed Dated 31/12/2012	Survey No. 36 Hissa No. 7+8B, 8A, 9/1, 9/2, 10, 11, 13, 14, 15 and 16 area admeasuring 30000 Sq. Mtrs. alongwith construction thereon situated at Village Mahamadwadi Taluka Haveli Dist Pune	12621/2012	6
Mortgagee: Housing Development Finance Corporation Ltd. through Authorized Signatory Mr. S. S. Bhide				
Vendor: Mrs. Rupali Bansiram Bhangire, Mr. Bansiram Shivaji	Supplementar y Agreement Dated	Survey No. 36 Hissa No. 7+8B, 8A, 11, 14, 16 out of which area	3924/2013	6



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Email-adv.kailashthorat@gmail.com

SR No. 257/2016-17	Bhangire and for himself and as a natural guardian of Kr. Ruchita and Ku. Kartik	20/8/2013	admeasuring 05.57 Ares i.e. 557 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune		
Purchaser: M/s. Balaji Realty through Partner Mr. Druv Suresh Mehta and others					
Vendor: Shree Balaji Realty through Partner and others through Mr. Druv Suresh Mohata	Transfer Deed Dated 24/9/2013		Survey No. 36 Hissa No. 7+8B, 36A, 36/9/2, 36/10, 36/11, 36/13, 36/14, 36/15, and 36/16 area admeasuring 30000 Sq. Mtrs. out of which area admeasuring 3246.54 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	7344/2013	11

6. Survey No. 36/13

Parties	Date and Nature of Document	Survey No/Area of land	Registration No.	Haveli No.
Party No. 1: Mrs. Shantabai Khandu Bunde, Mrs. Hirabai Vitthal Badade and Mrs. Sitarbai Gulab Ghate	Release Deed Dated 3/12/2002	Survey No. 36 Hissa No. 9 area admeasuring 00 Hectare 53 Ares and Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 10 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune and other properties	6181/2002	12
Party No. 2: Arjun Bhairu Bhangire				
Party No. 1: Mrs. Shantabai Khandu Bunde, Mrs. Hirabai Vitthal	Release Deed Dated 14/2/2008	Survey No. 36 Hissa No. 9/1 area admeasuring 00 Hectare 52.50 Ares,	1431/2008	16



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Badade and Mrs. Sitabai Gulab Ghate		Survey No. 36 Hissa No. 9/2 area admeasuring 00 Hectare 52.50 Ares and Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 16 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune and other properties		
Party No. 2: Arjun Bhairu Bhangire, Mr. Bapu Sadashiv Bhangire and Mr. Ramdas Bhairu Bhangire				
Vendor: Smt. Kamal Sadashiv Bhangire and others	Sale Deed Dated 7/9/2011	1. Survey No. 36 Hissa No. 9/1 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares 2. Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 19 Ares out of which area admeasuring 00 Hectare 3.16 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune	10508/2011	10
Purchaser: M/s. Balaji Realty through Partner Mr. Suresh Nathmal Mohata and others				
Vendor: Mr. Ashok Sopan Bhangire and others	Sale Deed Dated 7/10/2011	Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 19 Ares out of which area admeasuring 00 Hectare 9.5 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune	11801/2011	10
Purchaser: M/s. Balaji Realty through Partner Mr. Umesh Sitaram Goel				
Vendor: Mr. Ramdas Bhairu Bhangire and	Agreement Dated	Survey No. 36 Hissa No. 748B, 8A, 11,	10984/2011	6



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Email-adv.kailashthorat@gmail.com

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others	5/11/2011	14, 16, Survey No. 36/9/1, 36/9/2, 36/13, 36/10, 36/15 area admeasuring respectively 6200 Sq. Mtrs., 3000 Sq. Mtrs., 2800 Sq. Mtrs., 500 Sq. Mtrs., 3600 Sq. Mtrs., 3500 Sq. Mtrs., 634 Sq. Mtrs. 1000 Sq. Mtrs., 500 Sq. Mtrs., 2066 Sq. Mtrs., 1750 Sq. Mtrs., 950 Sq. Mtrs. i.e. total area admeasuring 30000 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune		
Party No. 1: Mrs. Shital Manoj Avale	Release Deed Dated 30/5/2012	1. Survey No. 36 Hissa No. 9/1 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares	5684/2012 6	
Party No. 2: Mr. Ramdas Bhairu Bhangire		2. Survey No. 36 Hissa No. 9/2 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares		

KAILASH M. THORAT

BSL, LL.B
ADVOCATE

OFFICE :

PLAT NO. 16, FIRST FLOOR,
D BUILDING, TEJAS APARTMENT
SURVEY NO. 29, NEAR SHARAD
HOSPITAL, WADGAON BUDRU, K.
PUNE-411041, CELL : 9975398916
Email-adv.kailashthorat@gmail.com

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		Hectare 19 Ares out of which area admeasuring 00 Hectare 3.17 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune and other properties		
Vendor: Mrs. Malan Ramdas Bhangire and others	Sale Deed Dated 31/12/2012	1. Survey No. 36 Hissa No. 9/1 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares	12614/2012	6
Purchaser: M/s. Shree Balaji Realty through Partner M/s. Minamani Ganga Developer LLP through Mr. Anuj Umesh Goel and others		2. Survey No. 36 Hissa No. 9/2 area admeasuring 00 Hectare 52.50 Ares out of which area admeasuring 00 Hectare 17.50 Ares		
		3. Survey No. 36 Hissa No. 13 area admeasuring 00 Hectare 19 Ares out of which area admeasuring 00 Hectare 3.17 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune		
Mortgagor: M/s. Shree Balaji Realty through Partner Minamani Ganga Builder LLP through Authorised Partner Mr. Anuj Umesh Goel and	Mortgage Deed Dated 31/12/2012	Survey No. 36 Hissa No. 7+8B, 8A, 9/1, 9/2, 10, 11, 13, 14, 15 and 16 area admeasuring 30000 Sq. Mtrs.	12621/2012	6



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BSL, LL.B
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D BUILDING, TEJAS APARTMENT
SURVEY NO. 29, NEAR SHARAD
HOSPITAL, WADGAON BUDRUK,
PUNE-411041, CELL : 9975398916
Email-adv.kailashthorat@gmail.com

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others		alongwith construction thereon situated at Village Mahamadwadi Taluka Haveli Dist Pune		
Mortgagee: Housing Development Finance Corporation Ltd. through Authorized Signatory Mr. S. S. Bhide				
Vendor: M/s. Shree Balaji Realty through Partner and others through Mr. Dhruv Suresh Mohata	Transfer Deed Dated 24/9/2013	Survey No. 36 Hissa No. 7+8B, 36A, 36/9/2, 36/10, 36/11, 36/13, 36/14, 36/15, and 36/16 area admeasuring 30000 Sq. Mtrs. out of which area admeasuring 3246.54 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	7344/2013	11
Purchaser: Pune Municipal Corporation through Additional Commissioner Mr. Ramchandra Tatoba Shinde through Mr. Sanjay Bhau Dandag				

7. Survey No. 36/14

Parties	Date and Nature of Document	Survey No/Area of land	Registration No.	Haveli No.
Party No. 1: Mr. Prabhakar Balkrushna Mahanubhav	Release Deed Dated 29/6/2010	1. Survey No. 36 Hissa No. 7+8B area admeasuring 00 Hectare 62 Ares 2. Survey No. 36 Hissa No. 11 area admeasuring 00 Hectare 28 Ares 3. Survey No. 36 Hissa No. 14 area admeasuring 00	5947/2010	12
Party No. 2: Mr. Bansiram Shivaji Bhangire and others				

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BSL, LL.B
ADVOCATE

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FLAT NO. 16, FIRST FLOOR,
D BUILDING, TEJAS APARTMENT
SURVEY NO. 29, NEAR SHARAD
HOSPITAL, WADGAON BUDRUK,
PUNE-411041, CELL : 9975398916
Email-adv.kailashthorat@gmail.com

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		Hectare 05 Ares 4. Survey No. 36 Hissa No. 16 area admeasuring 00 Hectare 36 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune		
Vendor: Mr. Ramdas Bhairu Bhangire and others	Agreement Dated 5/11/2011	Survey No. 36 Hissa No. 7+8B, 8A, 11, 14, 16, Survey No. 36/9/1, 36/9/2, 36/13, 36/10, 36/15 area admeasuring respectively 6200 Sq. Mtrs., 3000 Sq. Mtrs., 2800 Sq. Mtrs., 500 Sq. Mtrs., 3600 Sq. Mtrs., 3500 Sq. Mtrs., 634 Sq. Mtrs. 1000 Sq. Mtrs., 500 Sq. Mtrs., 2066 Sq. Mtrs., 1750 Sq. Mtrs., 950 Sq. Mtrs. i.e. total area admeasuring 30000 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	10984/2011	6
Purchaser: M/s. Balaji Realty through Partner Mr. Druv Suresh Mohata and others				
Executors: Mr. Ramdas Bhairu Bhangire and others	Power of Attorney Dated 5/11/2011	As per mentioned in the document	10985/2011	6
In Favour of: Mr. Umesh Sitaram Gole through Power of Attorney Holder Mr. Anuj Umesh Goel				
Vendor: Mrs. Rupali Bansiram Bhangire, Mr. Bansiram Shivaji Bhangire and for himself and as a natural guardian	Supplementar y Agreement Dated 20/8/2013	Survey No. 36 Hissa No. 7+8B, 8A, 11, 14, 16 out of which area admeasuring 05.57 Ares i.e. 557 Sq. Mtrs. situated	3924/2013	6



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Email-adv.kailashthorat@gmail.com

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of Kr. Ruchita and Ku. Kartik		at Village Mahamadwadi Taluka Haveli Dist Pune		
Purchaser: M/s. Balaji Realty through Partner Mr. Druv Suresh Mehata and others				
Vendor: Shree Balaji Realty through Partner and others through Mr. Dhruv Suresh Mohata	Transfer Deed Dated 24/9/2013	Survey No. 36 Hissa No. 748B, 36A, 36/9/2, 36/10, 36/11, 36/13, 36/14, 36/15, and 36/16 area admeasuring 30000 Sq. Mtrs. out of which area admeasuring 3246.54 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	7344/2013	11
Purchaser: Pune Municipal Corporation through Additional Commissioner Mr. Ramchandra Tatoba Shinde through Mr. Sanjay Bhau Dandag				

8. Survey No. 36/15

Parties	Date and Nature of Document	Survey No/Area of land	Registration No.	Haveli No.
Party No. 1: Mrs. Kasubai Dattoba Patole	Release Deed Dated 20/10/2005	Survey No. 36 Hissa No. 10 area admeasuring 00 Hectare 10 Ares out of which area admeasuring 00 Hectare 2.5 Ares and Survey No. 36 Hissa No. 15 area admeasuring 00 Hectare 05 Ares out of which area admeasuring 00 Hectare 1.25 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune and other properties	6603/2005	12
Party No. 2: Laxman Genu Kurane				



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Email-adv.kailashthorat@gmail.com

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Vendor: Mr. Nandkumar Laxman Kurane and others	Sale Deed Dated 13/8/2009	Survey No. 36 Hissa No. 10 area admeasuring 00 Hectare 10 Ares and Survey No. 36 Hissa No. 15 area admeasuring 00 Hectare 05 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune	5030/2009	12
Purchaser: Mr. Jaysing Shivaji Bhangire				
Vendor: Mr. Ramdas Bhairu Bhangire and others	Agreement Dated 5/11/2011	Survey No. 36 Hissa No. 7+8B, 8A, 11, 14, 16, Survey No. 36/9/1, 36/9/2, 36/13, 36/10, 36/15 area admeasuring respectively 6200 Sq. Mtrs., 3000 Sq. Mtrs., 2800 Sq. Mtrs., 500 Sq. Mtrs., 3600 Sq. Mtrs., 3500 Sq. Mtrs., 634 Sq. Mtrs. 1000 Sq. Mtrs., 500 Sq. Mtrs., 2066 Sq. Mtrs., 1750 Sq. Mtrs., 950 Sq. Mtrs. i.e. total area admeasuring 30000 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	10984/2011	6
Purchaser: M/s. Shree Balaji Realty through Partner Mr. Druv Suresh Mohata and others				
Executors: Mr. Ramdas Bhairu Bhangire and others	Power of Attorney Dated 5/11/2011	As per mentioned in the document	10985/2011	6
In Favour of: Mr. Umesh Sitaram Gole through Power of Attorney Holder Mr. Anuj Umesh Goel				
Vendor: Mr. Santosh Vasant Bhangire	Sale Deed Dated 30/5/2013	Survey No. 36 Hissa No. 10 area admeasuring 05 Ares and Survey No. 36/15 area admeasuring 00 Hectare 2.5 Ares situated at Village	6438/2013	10
Consenting Party: Mrs. Kavita Santosh Bhangire (for himself and as natural				



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Email-adv.kailashthorat@gmail.com

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guardian of Ku. Sidhant and Ku. Sonia)		Mahamadwadi Taluka Haveli Dist Pune		
Purchaser: M/s. Shree Balaji Realty through Partner M/s. Minamani Ganga Builder LLP through Representative Mr. Dhruv Suresh Mohata				
Vendor: M/s. Shree Balaji Realty through Partner and others through Mr. Dhruv Suresh Mohata	Transfer Deed Dated 24/9/2013	Survey No. 36 Hissa No. 7+8B, 36A, 36/9/2, 36/10, 36/11, 36/13, 36/14, 36/15, and 36/16 area admeasuring 30000 Sq. Mtrs. out of which area admeasuring 3246.54 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	7344/2013	11

9. Survey No. 36/16

Parties	Date and Nature of Document	Survey No/Area of land	Registration No.	Haveli No.
Party No. 1: Mr. Prabhakar Balkrushna Mahanubhav	Release Deed Dated 29/6/2010	1. Survey No. 36 Hissa No. 7+8B area admeasuring 00 Hectare 62 Ares 2. Survey No. 36 Hissa No. 11 area admeasuring 00 Hectare 28 Ares 3. Survey No. 36 Hissa No. 14 area admeasuring 00 Hectare 05 Ares 4. Survey No. 36	5947/2010	12
Party No. 2: Mr. Bansiram Shivaji Bhangire and others				



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		Hissa No. 16 area admeasuring 00 Hectare 36 Ares situated at Village Mahamadwadi Taluka Haveli Dist Pune		
Mortagor: M/s. Shree Balaji Realty through Partner Minamani Ganga Builder LLP through Authorised Partner Mr. Anuj Umesh Goel and others	Mortgage Deed Dated 31/12/2012	Survey No. 36 Hissa No. 7+8B, 8A, 9/1, 9/2, 10, 11, 13, 14, 15 and 16 area admeasuring 30000 Sq. Mtrs. alongwith construction thereon situated at Village Mahamadwadi Taluka Haveli Dist Pune	12621/2012	6
Mortgagee: Housing Development Finance Corporation Ltd. through Authorized Signatory Mr. S. S. Bhide				
Vendor: Mrs. Rupali Bansiram Bhangire, Mr. Bansiram Shivaji Bhangire and for himself and as a natural guardian of Kr. Ruchita and Ku. Kartik	Supplementar y Agreement Dated 20/8/2013	Survey No. 36 Hissa No. 7+8B, 8A, 11, 14, 16 out of which area admeasuring 05.57 Ares i.e. 557 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune	3924/2013	6
Purchaser: M/s. Balaji Realty through Partner Mr. Dhruv Suresh Mehata and others				
Vendor: M/s. Shree Balaji Realty through Partner and others through Mr. Dhruv Suresh Mohata	Transfer Deed Dated 24/5/2013	Survey No. 36 Hissa No. 7+8B, 36A, 36/9/2, 36/10, 36/11, 36/13, 36/14, 36/15, and 36/16 area	7344/2013	11
Purchaser: Pune				

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Municipal Corporation through Additional Commissioner Mr. Ramchandra Tatoba Shinde through Mr. Sanjay Bhau Dandag		admmeasuring 30000 Sq. Mtrs. out of which area admmeasuring 3246.54 Sq. Mtrs. situated at Village Mahamadwadi Taluka Haveli Dist Pune		
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NATURE OF SEARCH :

E-Search of Index II registers from the 2014 to 2016 taken on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmahrashtra.gov.in/>].

PARTICULARS OF SEARCH:

From the available Index II records I have taken search with respect to the captioned property in the Government Website for 6 years (i.e. 2011 to 2016) and my report is as under-

I have taken an online search of Index II registers from 2011 to 2016 on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmahrashtra.gov.in/>] and I have relied on the same.

In the available Index II registers I have not found any other entries pertaining to the captioned property. It is further clarified that, this is only with respect to the Index II registers perused and does not cover the other Index II registers not available for perusal.

During my search in the Government Website it is noticed that, I have found various flat agreements under The Maharashtra Ownership Flats Act, 1963 in respect of description of the above mentioned property. The said agreements are executed by M/s. Shree Balaji Realty.

This search report is issued purely on the basis of Index II search made available at the Government Website and does not deal with any kind of search with respect to Record of Rights, registers and other relevant document showing title with respect to the captioned property.



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I have paid the requisite search fees vide Receipt No. MH004545873201516E
dated 26/09/2016.

This Search report is subject to the available Index II records presented to me
during the course of my search at the Government Website.

This search report is till 26th September 2016

Accordingly my search report.


KAILASH M. THORAT
ADVOCATE BSL, LL.B
Flat No. 16, First Floor, D
Building, Tejas Apartment,
Survey No. 29, Wadgaon Budruk,
Pune-41

Disclaimer: The contents of this report are the facts respect to the position
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