

S. R. S. ADVOCATES & ASSOCIATES

B-10, Purushottam Apartments, Gokhale Road,
CTS No. 1120, Model Colony, Shivajinagar, Pune - 411 016. Tel.: (020) 25663494

Ref. No. :

Date : **13/08/2024**

FORMAT - A

(Circular No. 28 of 2021)

To,

**The Maharashtra Real Estate
Regulatory Authority, Mumbai.
(MahaRERA).**

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to the land bearing Survey No. 348/4 admeasuring 04 Hectors 3.75 Ares, assessment of Rs. 14 Paise 05 situated at Village -Bavdhan Budruk, Taluka - Mulshi, District - Pune, within the registration District - Pune and within the limits of Pune Metropolitan Region Development Authority (hereinafter referred to as the 'said property' and/or 'said Project Property')

We have investigated the title of the aforesaid project property on the request of **Saniket Infratech LLP**, Office at 101, Saniket House, Prabhat Road, Lane No. 6, Erandawana, Pune 411004, through it's one of the designated partner -**Mr. Nilesh Suresh Purkar** and the following documents -

1) DESCRIPTION OF THE SAID PROPERTY:

All that piece and parcel of the land bearing Survey No. 348/4 admeasuring 04 Hectors 3.75 Ares, assessment of Rs. 14 Paise 05 situated at Village -Bavdhan Budruk, Taluka - Mulshi, District - Pune, within the registration District - Pune and within the limits of Pune Metropolitan Region Development Authority the same is bounded as below:



On or towards East : By Survey No. 349;
 On or towards South : By Road;
 On or towards West : By Survey No. 340, 345 and 347;
 On or towards North : By Survey No. 348/2 and 348/3.

Along with all the easementary rights and all other rights attached thereto and
 (Hereinafter referred to as the "Said Property" for the sake of brevity and
 convenience)

2) THE DOCUMENTS OF THE ALLOTMENT OF THE SAID PROPERTY:

Sr. No	Date	Name of the Documents (all are Photocopies)
1		7/12 Extract in respect of S. No. 348 of the Year 1940-1990 and 7/12 Extract in respect of S. No. 348/4 of the Year 1991-2024
2		Mutation Entries Nos. - 419, 420, 421, 422, 423, 433, 447, 520, 569, 906, 1145, 1151, 1178, 1333, 1349, 1372, 1411, 1540, 1563, 1790, 1804, 1814, 2333, 3094, 3355, 3369, 4452, 4709, 4784, 5120, 5122, 5384, 5700, 5772, 5981, 6168, 6291, 6358, 6378, 6462, 6494, 6539, 6543, 6545, 6547, 6548, 6923.
3	21/12/1969	Adoption Deed executed by Sakharam Shripati Kamble, registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 117/1970
4	06/04/1990	General Power of Attorney executed by Mr. Kisan Ganpat Kamble and 5 others in favour of Mr. Laxman Kisan Kamble, Notarized before N. B. Agarwal at Sr.No 2316
5	11/05/1990	General Power of Attorney executed by Indubai Chandrkant Gaikwad and 6 others in favour of Vinayak Dagdu Kamble, N.R.Tilekar at Sr.No A/1468/1990
6	11/06/1990	Partition Deed executed between Kisan Ganpat Kamble and others in respect of the land bearing S. No. 348 situated at Village- Bavdhan Budruk, Tal. Mulshi, Dist. Pune, registered in the office of Sub Registrar Pune at Sr. No. 857 /1990
7	11/06/1990	Agreement to Sale executed by Kisan Ganpat Kamble and others to and in favour of M/s. Om Vagzel Constructions, registered in the office of Sub Registrar Pune at Sr. No. Chha 858/1990

8	15/06/1990	Power of Attorney executed by Vinayak Dagdu Kamble and others to and in favour of M/s. Om Vagzel Constructions Notarized before Ramkrishna V. Bhokare
9	17/04/1997	Irrevocable Power of Attorney executed by Bharti Rajendra Kadam to and in favour of Mr. Vinayak Dagdu Kamble and Mr. Rajesh Haridas Kanbara, Notarized before D.B.khaladkar at Sr.No 301/1998
10	09/12/1997	Irrevocable Power of Attorney executed by Kusum Maruti Shinde and Subhadra Jaywant Gaikwad to and in favour of Mr. Vinayak Dagdu Kamble and Mr. Rajesh Haridas Kanbara, Notarized before Y. N. Londhe at Sr. No 4114/1997
11	18/12/1997	Irrevocable Power of Attorney executed by Karuna Vijay Kamble and 4 others to and in favour of Raju Tatyaba Kamble and Mr. Rajesh Haridas Kanbara, Notarized before V.K.Hinge at Sr.No 2882/1997
12	18/12/1997	Irrevocable Power of Attorney executed by Suman Shankar Kamble and Yogita Sunil Bansode to and in favour of Mr. Shankar Tatyaba Kamble and Mr. Rajesh Haridas Kanbara, Notarized before V.K.Hinge at Sr.No 2881/1997
13	24/12/1997	Irrevocable Power of Attorney executed by Laxmibai Alias Chhabanbai abaji Jadhav and 2 others to and in favour of Mr. Ramesh Balku Kamble and Mr. Rajesh Haridas Kanbara, Notarized before V.K.Hinge at Sr.No 2915/1997
14	24/12/1997	Irrevocable Power of Attorney executed by Chhaya Ramesh Kamble and 2 others to and in favour of Mr. Ramesh Balku Kamble and Mr. Rajesh Haridas Kanbara, Notarized before V.K.Hinge at Sr.No 2914/1997
15	14/01/1998	Irrevocable Power of Attorney executed by Rajni Raju Nikalje and 3 others to and in favour of Mr. Laxman Kisan Kamble and Mr. Rajesh Haridas Kanbara, Notarized before V.K.Hinge at Sr.No 148/1998
16	05/02/1998	Irrevocable Power of Attorney executed by Sunanda Nivruti Kadam to and in favour of Mr. Laxman Kisan Kamble and Mr. Rajesh Haridas Kanbara, Notarized before Adv. N.B.Agarwal at Sr.No 132/1998
17	06/02/1998	Irrevocable Power of Attorney executed by Hirabai Baburao Kamble and 2 others to and in favour of Mr. Subhash Baburao Kamble and Mr. Rajesh Haridas Kanbara, Notarised before K.G.Marane at Sr.No 119/1998
18	06/02/1998	Irrevocable Power of Attorney executed by Shubhada Subhash Kamble to and in favour of Mr. Subhash Baburao Kamble and Mr. Rajesh Haridas Kanbara, Notarised before K.G.Marane at Sr.No 120/1998
19	10/03/1998	Irrevocable Power of Attorney executed by Bhaskar Laxman Kamble to and in favour of Mr. Laxman Kisan Kamble and Mr. Rajesh Haridas Kanbara, Notarised before Y.L.Pawar at Sr.No



		A/268/1998
20	05/05/1998	Irrevocable Power of Attorney executed by Tanuja Sanjay More and 3 others to and in favour of Mr. Nivruti Dagadu Kamble and Mr. Rajesh Haridas Kanbara, Notarised before V. K. Hinge at Sr. No. 950/1998
21	13/04/1999	Irrevocable Power of Attorney executed by Dilip Dagadu Kamble and Shalini Dilip Kamble to and in favour of Mahendra Haridas Kanbara and Mr. Rajesh Haridas Kanbara, Notarised before V. K. Hinge at Sr. No. 753/1999
22	19/07/1999	Irrevocable Power of Attorney executed by Jyotsna Raju Dhiwar to and in favour of Mahendra Haridas Kanbara and Mr. Rajesh Haridas Kanbara, Notarised V.K.Hinge at Sr. No. 1203/1999
23	15/05/2000	Irrevocable Power of Attorney executed by Mira Suresh Alhat to and in favour of Mahendra Haridas Kanbara and Mr. Rajesh Haridas Kanbara, Notarized before V.K.Hinge at Sr. No. 759/2000
24	17/05/2000	Irrevocable Power of Attorney executed by Vinayak Dagadu Kamble and Mangal Vinayak Kamble to and in favour of Mahendra Haridas Kanbara and Mr. Rajesh Haridas Kanbara, Notarized before V.K.Hinge at Sr. No. 783/2000
25	19/09/2000	Irrevocable Power of Attorney executed by Vijay Tatyaba Kamble and Karuna Vijay Kamble to and in favour of Mahendra Haridas Kanbara and Mr. Rajesh Haridas Kanbara, Notarized before V.K.Hinge at Sr. No. 1428/2000
26	16/10/2000	Irrevocable Power of Attorney executed by Sunil Tatyaba Kamble and Sunita Sunil Kamble to and in favour of Mahendra Haridas Kanbara and Mr. Rajesh Haridas Kanbara, Notarized before V.K.Hinge at Sr. No. 1561/2000
27	15/11/2000	Irrevocable Power of Attorney executed by Asha Shivaji Bhalerao to and in favour of Mahendra Haridas Kanbara and Mr. Rajesh Haridas Kanbara, Notarized before V.K.Hinge at Sr. No. 1699/2000
28	23/12/2000	Irrevocable Power of Attorney executed by Kaushalya Nivrutti Kamble and 10 others to and in favour of Mr. Mahendra Haridas Kanbara and Mr. Rajesh Haridas Kanbara, Notarized before V.K.Hinge at Sr. No. 1636/2000
29	11/12/2000	Irrevocable Power of Attorney executed by Shantabai Maruti Jagtap to and in favour of Mr. Mahendra Haridas Kanbara and Mr. Rajesh Haridas Kanbara, Notarised before V.K.Hinge at Sr. No. 1813/2000
30	24/12/2000	Irrevocable Power of Attorney executed by Kisan Ganpant Kamble and 4 others to and in favour of Mr. Laxman Kisan Kamble and Mr. Rajesh Haridas Kanbara, Notarised before D.B. Khaladkar at Sr. No. 1637/2000
31	13/01/2001	Irrevocable Power of Attorney executed by Ranjita Pravin

		Lokhande to and in favour of Mr. Mahendra Haridas Kanbara and Mr. Rajesh Haridas Kanbara, Notarised before D.B. Khaladkar at Sr. no. 87/2001
32	03/03/2001	Irrevocable Power of Attorney executed by Rupesh Ananda Kamble and 2 others to and in favour of Mr. Ananda Dagadu Kamble and Mr. Rajesh Haridas Kanbara, Notarised before D.B. Khaladkar at Sr. No. 86/2001
33	03/03/2001	Confirmation Deed and Power of Attorney executed by Kisan Ganpat Kamble and others to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Maval at Sr. No. 1232/2001 and 1233/2001 respectively. The said Power of Attorney is also Notarized before D.B. Khaladkar at Sr. No. 85A/2001
34	27/03/2006	Development Agreement and Power of Attorney executed by Manoj Ramchandra Kamble to and in favour of Anant Madhav Chavan, registered in the office of Sub Registrar Havell No. 19 at Sr. No. 2241/2006 and 2242/2006 respectively
35	07/11/2007	Irrevocable Power of Attorney executed by Shital Tushar Barathe and Ajay Vijay Kamble to and in favour of Mr. Jaganmohan Rangiladas Suratawala, Mr. Mahendra Haridas Kanbara and Mr. Rajesh Haridas Kanbara, Notarised before D.B. Khaladkar at Sr. no. 5476/2007
36	03/12/2007	Declaration Deed and Power of Attorney executed by Avinash Nivrutti Kamble and 10 others to and in favour M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Havell No. 11 at 10413/2007 and Sr. No. 10412/2007 respectively
37	07/12/2007	Irrevocable Power of Attorney executed by Sukeshani Sunil Kamble and Pramila Sunil Kamble to and in favour of M/S Om Vagzei Construction, registered in the office of Sub Registrar Havell No. 11 at Sr. No. 10545/2007
38	07/12/2007	Declaration Deed and Power of Attorney executed by Sunil Tatyaba Kamble and others to and in favour M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 11 at 10546/2007
39	18/02/2008	Declaration Deed and Power of Attorney executed by Swapnil Vijay Kamble, registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 1882/2007 and Sr. No. 1881/2008 respectively
40	01/09/2009	Sale Deed and Power of Attorney executed by Pandurang Ganpat Kamble and others to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 7684/2009 and 7685/2009.
41	24/12/2009	Confirmation Deed and Power of Attorney executed by Smt.



		Saraswati Ramchandra Kamble, Manoj Ramchandra Kamble and Sushma Manoj Kamble to and in favour of M/s. Om Vagzei Constructions.
42	10/12/2010	Sale Deed executed by Smt. Saraswati Ramchandra Kamble, Manoj Ramchandra Kamble and Sushma Manoj Kamble to and in favour of Parkons, registered in the office of Sub Registrar Haveli No. 4 at Sr. No. 19751/2010
43	In the year 2010	Confirmation Deed executed by Smt. Survarna Chintaman Gaikwad, Shweta Chintaman Gaikwad, Pooja Chintaman Gaikwad, Munindra Chintaman Gaikwad and Rohini Suryakant Jagtap to and in favour of M/s. Om Vagzei Constructions
44	14/03/2011	Babu Sakharam Kamble executed the document titled as Will, registered in the Sub Registrar Haveli No. 11 at Sr. No. 2339/2011
45	10/05/2013	Confirmation Deed and Power of Attorney executed by Raju Tatyaba Kamble 26 others to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 3623/2013 and 3624/2013 respectively
46	13/02/2017	Confirmation Deed and Power of Attorney executed by Sundar Maruti Shinde to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 1027/2017 and 1028/2017 respectively
47	03/11/2017	Confirmation Deed and Power of Attorney executed by Smt. Survarna Chintaman Gaikwad, Shweta Chintaman Gaikwad, Pooja Chintaman Gaikwad and Munindra Chintaman Gaikwad to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 11030/2017 and 11031/2017 respectively
48	22/02/2018	Confirmation Deed and Power of Attorney executed by Anusaya M. Gaikwad to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 2508/2018 and 2509/2018 respectively
49	03/08/2019	Confirmation Deed and Power of Attorney executed by Vinayak Dagadu Kamble and 5 others to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 13988/2019 and 13991/2019 respectively
50	18/11/2021	Special Power of Attorney executed by M/s. Om Vagzei Constructions to and in favour of Anand Jayantilal Kakkad, registered in the office of Sub Registrar Haveli No. 15 at Sr. No. 18044/2021

51	23/06/2023	Confirmation Deed and Power of Attorney executed by Smt. Laxmibal Ramesh Kamble and 21 others to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 11922/2023 and 11923/2023 respectively
52	26/06/2023	Confirmation Deed and Power of Attorney executed by Smt. Sanjana Ashok Kamble and 11 others to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 12062/2023 and 12063/2023 respectively.
53	26/06/2023	Confirmation Deed and Power of Attorney executed by Mr. Sanjay Pandurang Kamble and 17 others to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 12066/2023 and 12067/2023 respectively
54	27/06/2023	Confirmation Deed and Power of Attorney executed by Smt. Suman Shankar Kamble and 8 others to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 12175/2023 and 12176/2023 respectively
55	30/06/2023	Confirmation Deed and Power of Attorney executed by Mr. Ananda Dagadu Kamble and 17 others to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 12392/2023 and 12394/2023 respectively
56	03/07/2023	Confirmation Deed and Power of Attorney executed by Mr. Ritesh Jaywant Gaikwad and 3 others to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 12591/2023 and 12592/2023 respectively
57	03/07/2023	Confirmation Deed and Power of Attorney executed by Rohini Suryakant Jagtap to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 12593/2023 and 12594/2023 respectively
58	17/07/2023	Confirmation Deed and Power of Attorney executed by Smt. Parvati Dinkar Dhiwar to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 13750/2023 and 13751/2023 respectively
59	17/07/2023	Confirmation Deed and Power of Attorney executed by Mr. Bhanudas Maruti Shinde and 3 others to and in favour of M/s.

		Om Vagzel Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 13752/2023 and 13753/2023 respectively
60	17/07/2023	Confirmation Deed and Power of Attorney executed by Vinod Nivruti Kadam and Archana Sushim Sasane to and in favour of M/s. Om Vagzel Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 13759/2023 and 13760/2023 respectively
61	17/07/2023	Confirmation Deed and Power of Attorney executed by Ravindra Maruti Gaikwad and 6 others to and in favour of M/s. Om Vagzel Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 13762/2023 and 13763/2023 respectively
62	09/11/2023	Confirmation Deed and Power of Attorney executed by Lilabai Laxman Kamble and 12 others to and in favour of M/s. Om Vagzel Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 21737/2023 and 21736/2023 respectively
63	21/12/2023	Confirmation Deed and Power of Attorney executed by Rahul Ananda Kamble and Rupesh Ananda Kamble others to and in favour of M/s. Om Vagzel Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 23865/2023 and 23866/2023 respectively
64	27/12/2023	Confirmation Deed and Power of Attorney executed by Suvarna Chintaman Gaikwad and 3 others to and in favour of M/s. Om Vagzel Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 24290/2023 and 24291/2023 respectively
65	17/01/2024	Confirmation Deed and Power of Attorney executed by Ranjana Rajaram Gaikwad to and in favour of M/s. Om Vagzel Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 1073/2024 and 1074/2024 respectively
66	14/03/2024	Confirmation Deed and Power of Attorney executed by Siddharth Abaji Jadhav and 5 others to and in favour of M/s. Om Vagzel Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 5571/2024 and 5573/2024 respectively
67	24/06/2024	Confirmation Deed and Power of Attorney executed by Suresh Balku Kamble and 3 others to and in favour of M/s. Om Vagzel Constructions, registered in the office of Sub Registrar Haveli

		No. 9 at Sr. No. 13019/2024 and 13020/2024
68	24/06/2024	Confirmation Deed and Power of Attorney executed by Chandrakant Balku Kamble and 5 others to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 13021/2024 and 13022/2024
69	27/06/2024	Confirmation Deed and Power of Attorney executed by Ramesh Balku Kamble and 4 others to and in favour of M/s. Om Vagzei Constructions, registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 13180/2024 and 13181/2024
70	01/12/2023	Development Agreement and Power of Attorney executed by M/s. Om Vagzei Constructions to and in favour of Saniket Infratech LLP, registered in the office of Sub Registrar Haveli No. 4 at Sr. No. 22811/2023 and 22812/2023 respectively.
71	01/01/2024	Copy of the Registration Certificate titled as Register of Firm issued by Assistant Registrar of Firm
72	18/10/2023	Demarcation Certificate bearing No. 5584/2023
73	18/10/2023	Zone Certificate
74	31/05/2023	Sanction Plan and Commencement Certificate issued by PMRDA

3) 7/12 Extract in respect of Survey No. 348/4, Village -Bavdhan Budruk, Taluka - Mulshi, District - Pune dated 13/08/2024.

4) Search Report dated 06/03/2024 issued by Adv. Avinash Gadekar for the 31 years from 1994 to 2024 in respect of the Said Property.

5) LITIGATIONS/ENCUMBRANCE:

Sr. No.	Details
1	Regular Civil Suit No. 1261/1999 filed Dhondu Waman Bharlearo and other 8 against Om Vagzei Construction and others before Hon'ble Civil Judge, Pune
2	Special Civil Suit No. 1805/2007 filed by M/s. Om Vagzei Constructions against Ananda Dagadu Kamble and others before Hon'ble Civil Judge Senior Division, Pune
3	Special Civil Suit No. 347/2011 filed by Anant Madhav Chavan against

	Manoj Ramchandra Kamble and others before Hon'ble Civil Judge, Pune - Miscellaneous Civil Appeal no. 312/2012 filed by Anant Madhav Chavan against Manoj Ramchandra Kamble and others against order passed below Exh 5 before Hon'ble District Judge, Pune
4.	Special Civil Suit No. 1890/2011 filed by M/s. Om Vagzei Constructions against Manoj Ramchandra Kamble and others before Hon'ble Civil Judge Senior Division, Pune - Miscellaneous Civil Appeal no. 164/2016 filed by Anant Madhav Chavan against Manoj Ramchandra Kamble and others against order passed below Exh 5 before Hon'ble District Judge, Pune
5	Special Civil Suit No. 2087/2023 filed by Shalan Dadaba Gaikwad against M/s. Om Vagzei Constructions and others before Hon'ble Civil Judge Senior Division, Pune
6	Writ Petition filed before Hon'ble High Court bearing W.P.No. 3816/2014 filed by M/s. Om Vagzei Constructions against Ananda Dagadu Kamble and others
7	RTS Appeal bearing No. 460/2023 before Hon'ble Sub Divisional Officer, Maval-Mulshi filed by Jananrdan Ramchandra Kamble and others against M/s. Om Vagzei Constructions and others

On the basis of perusal of the aforesaid documents, search report and information received as aforesaid, we are of the opinion that M/s. Om Vagzei Constructions is the absolute, legitimate owner of the Said Property and Saniket Infratech LLP has absolute authority, right to develop the Said Property by Implementing ownership project and dispose off the units, offices, etc. in proposed ownership scheme except constructed area agreed to be allotted to M/s. Om Vagzei Constructions as and by way of consideration in terms of the registered Development Agreement dated 01/12/2023 subject to the outcome of various litigations as detailed herein.

Owner of the Said Property: M/s. Om Vagzei Construction

The report reflecting the flow of the title of the owner M/s. Om Vagzei Construction in respect of the Said Property as well as the right to develop the Said Property of Saniket Infratech LLP enclosed herewith as Annexure - "A".

Pune

Date: 13/08/2024


Adv. S. S. Sohani
For S.R.S. Advocates and Associates



ENCL: Annexure - "A".

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FORMAT - A
(Circular No. 28 of 2021)

FLOW OF THE TITLE OF THE SAID PROPERTY -

1. That the land bearing Survey No. 348, admeasuring 15 Acres 39 Gunthas including Potkharaba was originally held and occupied by Maruti Genu Mahar, Ganpati Chokhu Mahar, Shripati Tuka Mahar, Tuka Bapu Mahar, Sakharam Laxman Mahar, Dagadu Genu Mahar, Chima Bhagu Mahar and Shripati Narayan Mahar.
2. It appears from the Mutation Entry No. 419 that Dagadu Genu Mahar died intestate approximately 10 to 15 years ago from 14/11/1941 leaving behind his daughter namely Jaya Dagadu Mahar as his only legal heir. Accordingly, the name of Jaya Dagadu Mahar has been mutated to the revenue record in respect of the land bearing S. No. 348 to the extent of 2 Aana, Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune vide M. E. No. 419.
3. It appears from the Mutation Entry No. 420 that Sakharam Lakshman Mahar died intestate approximately 10 to 15 years prior to 14/11/1941 appearing in the mutation entry leaving behind his son namely Balku Sakharam Mahar as his only legal heir. Accordingly, the name of Balku Sakharam Mahar has been mutated to the revenue record in respect of the land bearing S. No. 348 to the extent of 1 Aana, Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune vide M. E. No 420.
4. It appears from the Mutation Entry No. 421 that Chima Bhagu Mahar died intestate approximately 5 to 15 years prior to 14/11/1941 appearing in the mutation entry leaving behind his nephew namely Balku Sakharam Mahar as his only legal heir. Accordingly, the name of Balku Sakharam Mahar has been mutated to the revenue record in respect of the land bearing S. No. 348 to the extent of 1 Aana, Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune vide M. E. No 421.



5. It appears from the Mutation Entry No. 422 that Tukaram alias Tuka Bapu Mahar died intestate approximately 8 years prior to 14/11/1941 appearing in the mutation entry and his son Rama Tukaram alias Tuka Mahar also died intestate approximately 3 years ago from 14/11/1941 leaving behind his son namely Dagadu Rama Mahar i.e. grandson of Tukaram alias Tuka Bapu Mahar as his only legal heir. Accordingly, the name of Dagadu Rama Mahar has been mutated to the revenue record in respect of the land bearing S. No. 348 to the extent of 2 Aana, Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune vide M. E. No 422.

6. It appears from the Mutation Entry No. 423 that Shripati Narayan Mahar died intestate approximately 1 year prior to 14/11/1941 appearing in the mutation entry leaving behind his son namely Bhika Shripati Mahar as his only legal heir. Accordingly, the name of Bhika Shripati Mahar has been mutated to the revenue record in respect of the land bearing S. No. 348 to the extent of 2 Aana, Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune vide M. E. No 423.

7. It appears from the Mutation Entry No. 433 that Shripati Tukaram alias Tuka Mahar died intestate approximately 7 years prior to 21/11/1941 appearing in the mutation entry leaving behind his son namely Soma Shripati Mahar as his only legal heir. Accordingly, the name of Soma Shripati Mahar has been mutated to the revenue record in respect of the land bearing S. No. 348 to the extent of 2 Aana, Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune vide M. E. No 433.

8. It appears from the Mutation Entry No. 447 that Maruti Genu Mahar died intestate on 02/12/1941 leaving behind his widow namely Umi Maruti Mahar as his only legal heir. Accordingly, the name of Umi Maruti Mahar has been mutated to the revenue record in respect of the land bearing S. No. 348 to the extent of 2 Aana, Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune vide M. E. No 447.

9. It appears from the Mutation Entry No. 520 that Jayabal Dagadu Mahar adopted Makan Maruti Mahar vide Adoption Deed dated 27/02/1941. Accordingly, the name of

Makan Maruti Mahar has been mutated to the revenue record in respect of the land bearing S. No. 348, Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune vide M. E. No 520.

10. It appears from the Mutation Entry No. 569 that Ganapati Chokhu Kamble alias Mahar died intestate on 06/09/1948 leaving behind his sons namely Kisan Ganapati Kamble, Tatyaba Ganpati Kamble and Babu Ganpati Kamble as his only legal heirs. Accordingly, the name of Kisan Ganapati Kamble Manager/Karta of HUF has been mutated to the revenue record in respect of the land bearing S. No. 348 to the extent of 4 Aana, Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune vide M. E. No 569.

11. It appears from the Mutation Entry No. 906 that as per the provisions of Sec 4(3) of Bombay WatanAbolition Act, 1958 the name of government was recorded in the revenue record and the name of Watandar's were recorded below the line drawn in the revenue record as inferior Watans were abolished in pursuance to the aforesaid act. It further appears that the respective holdings / Annewari of respective Watandars was also recorded specifically in the mutation as under:

a. Umi Maruti Mahar	-	2 Aane
b. Kisan Ganpat Kamble	-	4 Aane
c. Dagadu Rama Mahar	-	2 Aane
d. Balku Sakharam Mahar	-	2 Aane
e. Bhika Shripati Mahar	-	2 Aane
f. Makan Maruti Mahar	-	2 Aane
g. Soma Shripati Mahar	-	2 Aane

12. It appears from the Mutation Entry No. 1145 that Soma Shripati Mahar filed an application and recorded statement in support hereof and thereby requested to bracket his own name and mutate the name of his younger brother i.e. Sakharam Shripati Mahar to the revenue record of the land bearing S. No. 348, Village Bavdhan Budruk,

Tal. Mulshi, Dist. Pune to the extent of his share i.e. 2 Annas. Accordingly, the name of Sakharam Shripati Mahar has been mutated to the revenue record in respect of the land bearing S. No. 348(part), Village Bavadhan Budruk, Tal. Mulshi, Dist. Pune to the extent of his share vide M. E. No 1145.

13. The land bearing S. No. 348 was Inam Class 6b Mahar Watan Land. As the holders of the Said land had paid the requisite amount of Rs. 86.25 on 18/06/1963 and 27/06/1963, the Said Land was regranted on new tenure as per the order bearing No. Watan/S/R/256/68 dated 30/05/1968 passed by Talsildar, Mulshi. Further, in pursuant to said order the name of the Government has been bracketed and also the names of the holders i.e. Umi Maruti Mahar, Kisan Ganapat Kamble, Dagadu Rama Mahar, Balku Sakharam Mahar, Bhika Shripati Mahar, Makan Maruti Mahar and Soma Shripati Mahar at the relevant time were continued in the holder and occupier column of the revenue record of the Said land vide M. E. No.1151.

14. It appears from the Mutation Entry No. 1178 that the provisions of the Weights, Measurements and Indian Coinage Act, 1955 were made applicable to the said village wherein the Said Property is situated, with the instructions to give paper effect to the areas in order to standardize the same. Accordingly, the total area of S. No. 348 was recorded as 06 Hectors 16 Ares plus 00 Hectors 30 Ares Potkharaba and thus total area of land bearing S. No. 348 was recoded as 06 Hectors 46 Ares in the revenue record.

15. It appears from the Mutation Entry No. 1333 that Makan Maruti Mahar / Sonawane died Intestate on 18/10/1977 leaving behind his widow namely Changunabai Makan Mahar/Sonawane, son namely Ravindra Makan Sonawane, married daughters namely Sulochana Dnyaneshwar Kamble, Vachhala Anand Dhepe, Sharada Bhagwan Chavhan, Shashikala Shrivaji Randive and unmarried daughters namely Rajeshri Makan Sonawane and Mina Makan Sonawane as his only legal heirs. Accordingly, the name of Ravindra Makan Sonawane as Manger of HUF has been mutated to the revenue record in respect of the land bearing S. No. 348 (part), Village Bavadhan Budruk, Tal. Mulshi, Dist. Pune vide M. E. No 1333.



16. It appears from the Adoption Deed dated 21/12/1969 that Sakharam Shripati Kamble adopted son of Janabai Chimaji Saravade namely Babu alias Baburao with her consent. The same is registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 117/1970.

17. It appears from the Mutation Entry No. 1349 that Sakharam Shripati Kamble/Mahar died intestate on 16/08/1978 leaving behind his adopted son namely Babu Sakharam Kamble/Mahar and wife Janabai Sakharam Kamble as his only legal heir. Accordingly, the names of Babu Sakharam Kamble and Janabai Sakharam Kamble have been mutated to the revenue record in respect of the 2 Aans of land bearing S. No. 348, Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune vide M. E. No 1349.

18. It appears from the Mutation Entry No. 1372 that as per the notification issued by the Additional Collector, Pune the surname "Mahar" of the holders appearing in the revenue record of land bearing S. No. 348 has been changed to "Kamble".

19. It appears from the Mutation Entry No. 1411 that Balku Sakharam Kamble intestated died approximately 15 years prior to 22/03/1981 appearing in the mutation entry leaving behind his widow Sharadabai Balku Kamble, sons namely Ramesh Balku Kamble, Chandrakant Balku Kamble and Suresh Balku Kamble and married daughters namely Laxmibai Abajil Jadhav, Bebi Rajaram Gaikwad and unmarried daughter namely Manda Balku Kamble as his only legal heirs. Accordingly, the name of Ramesh Balku Kamble was recorded as the Manager/Karta of HUF in the holder and occupier column and names of married daughters has been mutated in the other rights column of the revenue record in respect of the land bearing S. No. 348, Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune vide M. E. No 1411.

20. It appears from the Mutation Entry No. 1540 that Bhiku Shripati Kamble died Intestate on 19/02/1986 leaving behind his widow Shevantabai Bhiku Kamble, sons namely Ashok Bhiku Kamble, Balkrushna Bhiku Kamble and Tukaram Bhiku Kamble and

married daughter namely Shobha Anand Sonawane as his only legal heirs. Accordingly, their names have been mutated to the revenue record in respect of the land bearing S. No. 348, Village Baudhan Budruk, Tal. Mulshi, Dist. Pune vide M. E. No 1540

21. It appears from the Mutation Entry No. 1563 that Kisan Ganpat Kamble filed an application and recorded statement before Tahsildar, Mulshi. It further appears that in pursuance to the said application and statement, the names of a) Kisan Ganpat Kamble to the extent of 1 Anna 4 Paise b)Shankar Tatyaba Kamble, Vijay Tatyaba Kamble, Raju Tatyaba Kamble and Sunil Tatyaba Kamble (collectively to the extent of 1 Anna 4 Paise) and c) Hirabai Baburao Kamble, Ashok Baburao Kamble and Subhash Baburao Kamble (Collectively to the extent of 1 Anna 4 Paise) recorded to the revenue record of the land bearing S. No. 348, Village Baudhan Budruk, Tal. Mulshi, Dist. Pune. Though it is mentioned in the said M. E. that the names of Shantabai Ankush Jagtap and Suman Tukaram Waghmare have been recorded in the other rights column, however the said names have not been recorded in the other rights column. Further, it appears that Shantabai Ankush Jagtap has executed and registered Confirmation Deed dated 30/06/2023 and thereby confirmed and acknowledged the title, ownership rights and possession of M/s. Om Vagzel Constructions. The same is registered in the office of Sub Registrar Havelli No. 9 at Sr. No. 12392-2023.

22. It appears from the Mutation Entry No. 1790 that Dagadu Rama Kamble died Intestateon 17/07/1990 leaving behind his widow Saibai Dagadu Kamble, sons namely Pandurang Dagadu Kamble, Nivrutti Dagadu Kamble, Ananda Dagadu Kamble, Ramesh Dagadu Kamble, Dilip Dagadu Kamble and Vinayak Dagadu Kamble and married daughters namely Indubai Chandrakant Gaikwad, Shantabai Maruti Jagtap, Asha Shivaji Bhalerao, Chandrabhaga Shantaram Gaikwad, Subhadra Jaywant Gaikwad, Kusum Maruti Shinde and Mira Suresh Alhat as his only legal heirs. Accordingly, their names have been mutated to the revenue record in respect of the land bearing S. No. 348, Village Baudhan Budruk, Tal. Mulshi, Dist. Pune vide M. E. No 1790. Further, it appears that they have executed and registered Confirmation Deed dated 30/06/2023 and



thereby confirmed and acknowledged the title, ownership rights and possession of M/s. Om Vagzel Constructions. The same is registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 12392-2023.

23. It appears from the Mutation Entry No. 1804 that Umi Maruti Mahar died intestate on 11/06/1944 leaving behind no any ClassI legal heirs. Therefore as the other co-holders being her legal heirs, their names continued in the revenue record and her name came to be deleted from the revenue record.

24. It appears from the General Power of Attorney dated 06/04/1990 that Mr. Kisan Ganpat Kamble, Manjulabai Kisan Kamble, Parubai Dinkar Dheewar, Anusaya Maruti Gaikwad, Shalan Dadba Gaikwad and Sunanda Nivrutti Kadam appointed Mr. Laxman Kisan Kambleas their lawful attorney and to do various acts in respect of the land bearing S. No. 348, Village Bavdhan Budruk, Tal, Mulshi, Dist. Pune including to execute and register into Agreement for Sale, Sale Deed and other documents etc. They have also authorized their attorney to do all the acts deeds and things which are necessary or deem fit by attorney in their interest. They have also agreed to ratify and confirm the acts, deeds things done or cause to be done by attorney. It has been mention that the attorney shall be treated as irrevocable. The same is notarized before N. B. Agarwal at Sr.No 2316.

25. It appears from the General Power of Attorney dated 11/05/1990 that Indubai Chandrkant Gaikwad, Shantabai Maruti Jagtap, Kusum Maruti Shinde, Chandrabhaga Shantaram Gaikwad, Subhadra Jaywant Gaikwad, Asha Shivaji Bhalerao and SMT Mira Suresh Aalhat appointed Mr. Vinayak Dagdu Kamble as their lawful attorney and to do various acts in respect of the land bearing S. No. 348, Village Bavdhan Budruk, Tal. Mulshi, Dist. Pune including to execute and register into Agreement for Sale, Sale Deed and other documents etc. They have also authorized their attorney to do all the acts deeds and things which are necessary or deem fit by attorney in their interest. They have also agreed to ratify and confirm the acts, deeds things done or cause to be done by attorney. The same is notarized before N.R.Tilekar at Sr.No A/1468/1990.

26. It appears from the Mutation Entry No. 1814 and Partition Deed dated 11/06/1990 that members of Kisan Ganpat Kamble and 14 others effected partition by meets and bound in respect of land bearing S. No. 348 totally admeasuring 06 Hectors 46 Ares as detailed in the Partition Deed. The same is registered in the office of Sub Registrar Pune at Sr. No. 857 /1990. It appears from the said partition Deed that in view of the partition land bearing S. No. 348 came to be divided into four parts as under:

It appears that land admeasuring 00 Hector 80.75 Ares held by Umi Maruti alias Laxman Kamble was allotted / given to the share of other co-holders i.e. Mr. Tukaram Bhiku Kamble and 13 others (i.e. party No. 1 to 14 in the said Partition Deed) and the same is numbered as S. No. 348/1.

It appears that land admeasuring 00 Hector 80.75 Ares was allotted / given to the share of Mr. Tukaram Bhiku Kamble and 3 others (i.e. party No. 1 to 4 in the said Partition Deed) and the same is numbered as S. No. 348/2.

It appears that land admeasuring 00 Hector 80.75 Ares was allotted / given to the share of Mr. Ravindra Makan Sonawane (Karta of HUF) (i.e. party No. 5 in the said Partition Deed) and the same is numbered as S. No. 348/3.

It appears there from that remaining land admeasuring 04 Hector 03.75 Ares out of s. No. 348 was numbered as S. No. 348/4 and distributed as under:

- a. Dagadu Rama Kamble – 00 Hectors 80.75 Ares
- b. Babu Sakharam Kamble and Janabai Sakharam Kamble – 00 Hectors 80.75 Ares
- c. Ramesh Balkrushan Kamble, Laxmibai – 00 Hectors 80.75 Ares

Abaji Jadhav, Bebi Rajaram Gaikwad,
Manda Ashok Ovhal

- d. Shnakar Tatyaba Kamble, Vikas Alias Vijay - 00 Hectors 53.834 Ares
Tatyaba Kamble, Raju Tatyaba Kamble,
Sunil Tatyaba Kamble
- e. Ashok Baburao Kamble, Subhash - 00 Hectors 53.834 Ares
Baburao Kamble, Smt. Hirabai Baburao
Kamble
- f. Kisan Ganapat Kamble - 00 Hectors 53.834 Ares

Accordingly, the effect of aforesaid Partition has been given in revenue record of land bearing S. No. 348 vide M. E. No. 1814 and original 7/12 extract divided in to four parts as stated herein above.

27. It appears from the Agreement to Sale dated 11/06/1990 that Kisan Ganpat Kamble and 21 others have agreed to sale or transfer the Said Property to and in favour of partnership firm by name M/s. Om Vagzei Constructionson the terms and conditions by accepting consideration with consent of Pandurang Dagadu Kamble and 11 others as detailed therein. The same is registered in the office of Sub Registrar Pune at Sr. No. Chha 858/1990.

28. It appears from the Power of Attorney dated 15/06/1990 that Kisan Ganpat Kamble and 32 others have executed Power of Attorney in furtherance of aforesaid Agreement to Sale dated 11/06/1990 and thereby appointed Purchaser i.e. M/s. Om Vagzel Constructions as their lawful attorney to do all the acts and things as detailed therein in respect of the Said Property. The same is notarized before Ramkrishna V. Bhokare.

29. It appears from the Mutation Entry No. 2333 that Janabai Sakharam Kamble died intestate on 02/10/1996 leaving behind her son namely Babu Sakharam Kamble as her only legal heir. Accordingly, the name of Babu Sakharam Kamble has been mutated to the revenue record of the Said Property vide M.E. No.2333.

30. We have been informed that the Kamble Family members have executed Irrevocable Power of Attorneyas detailed below. Further, the executants have appointedtheir lawful attorney to represent them and do various acts including execution and registration of various documents, delivery of possession and various acts etc. in respect of the Said Property as detailed therein.

Sr. No.	Date	Executants	Power of Attorney Holder	Details of Notary/Registration
1	17/04/1997	Bharti Rajendra Kadam	1. Vinayak Dagdu Kamble 2. Rajesh Haridas Kanbara	Notarized before D.B.khaladkar at Sr.No 301/1998
2	09/12/1997	1. Kusum Maruti Shinde 2. Subhadra Jaywant Gaikwad	1. Vinayak Dagdu Kamble 2. Rajesh Haridas Kanbara	Notarized before Y. N. Londhe at Sr. No. 4114/1997
3	18/12/1997	1. Karuna Vijay Kamble 2. Aruna Raju Kamble 3. Shantabai Ankush Jagtap 4. Suman Tukaram Waghmare 5. Sunita Sunil Kamble	1. Raju Tatyaba Kamble 2. Rajesh Haridas Kanbara	Notarized before V.K.Hinge at Sr.No 2882/1997
4	18/12/1997	1. Suman Shankar Kamble for herself and as natural guardian for daughter Ranjita,	1. Shankar Tatyaba Kamble 2. Rajesh Haridas Kanbara	Notarized before V.K.Hinge at Sr.No 2881/1997

		son Sandip and Daughter Punam 2. Yogita Sunil Bansode		
5	24/12/1997	1. Laxmibai Alias Chhabanbai abaji Jadhav 2. Rajana Alias Babe Rajaram Gaikwwad 3. Manda Ashok Ovhal	1. Ramesh Balku Kamble 2. Rajesh Haridas Kanbara	Notarized before V.K.Hinge at Sr.No 2915/1997
6	24/12/1997	1. Chhaya Ramesh Kamble 2. Mina Chandrakant Kamble 3. Vina Suresh Kamble	1. Ramesh Balku Kamble 2. Rajesh Haridas Kanbara	Notarized before V.K.Hinge at Sr.No 2914/1997
7	14/01/1997	1. Rajni Raju Nikalje 2. Parubai Dinkar Dheewar 3. Anusaya Maruti Gaikwad 4. Shalan Dadba Gaikwad	1. Laxman Kisan Kamble 2. Rajesh Haridas Kanbara	Notarized before V.K.Hinge at Sr. No 148/1998
8	05/02/1998	Sunanda Nivruti Kadam	1. Laxman Kisan Kamble 2. Rajesh Haridas Kanbara	Notarized before Adv. N.B.Agarwal at Sr.No 132/1998
9	06/02/1998	1. Hirabai Baburao Kamble 2. Ashok Baburao Kamble 3. Vaishali Ashok Kamble	1. Subhash Baburao Kamble 2. Rajesh Haridas Kanbara	Notarised before K.G.Marane at Sr.No 119/1998

10	06/02/1998	Shubhada Subhash Kamble	1. Subhash Baburao Kamble 2. Rajesh Haridas Kanbara	Notarised before K.G.Marane at Sr.No 120/1998
11	10/03/1998	Bhaskar Laxman Kamble	1. Laxman Kisan Kamble 2. Rajesh Haridas Kanbara	Notarised before Y.L.Pawar at Sr.No A/268/1998
12	05/05/1998	1.Tanuja Sanjay More 2.Vishali Pandurang 3. Aruna Pandurang 4. Sindhu Bhalsen	1.Nivruti Dagadu Kamble 2.Rajesh Haridas Kanbara	Notarised before V. K. Hinge at Sr. No. 950/1998
13	13/04/1999	1. Dilip Dagadu Kamble 2. Shalini Dilip Kamble	1.Mahendra Haridas Kanbara 2.Rajesh Haridas Kanbara	Notarised before V. K. Hinge at Sr. No.753/1999
14	19/07/1999	Jyotsna Raju Dhiwar	1.Mahendra Haridas Kanbara 2.Rajesh Haridas Kanbara	Notarised V.K.Hinge at Sr. No. 1203/1999
15	15/05/2000	Mira Suresh Alhat	1.Mahendra Haridas Kanbara 2.Rajesh Haridas Kanbara	Notarized before V.K.Hinge at Sr. No. 759/2000
16	17/05/2000	1. Vinayak Dagadu Kamble 2. Mangal Vinayak Kamble	1.Mahendra Haridas Kanbara 2.Rajesh Haridas Kanbara	Notarized before V.K.Hinge at Sr. No. 783/2000
17	19/09/2000	1. Vijay Tatyaba Kamble 2. Karuna Vijay Kamble	1.Mahendra Haridas Kanbara 2.Rajesh Haridas Kanbara	Notarized before V.K.Hinge at Sr. No. 1428/2000
18	16/10/2000	1. Sunil Tatyaba Kamble 2. Sunita Sunil Kamble	1.Mahendra Haridas Kanbara 2.Rajesh Haridas Kanbara	Notarized before V.K.Hinge at Sr. No. 1561/2000
19	15/11/2000	Asha Shivaji	1.Mahendra Haridas	Notarized before



		Bhalerao	Kanbara 2.Rajesh Haridas Kanbara	V.K.Hinge at Sr. No. 1699/2000
20	23/12/2000	1. Kaushalya Nivrutti Kamble 2. Vikas Nivrutti Kamble 3. Vijay Vikas Kamble 4. Bhaganabai Pandurang Kamble 5. Asha Sanjay Kamble 6. Sanjana Siddharth Gaikwad 7. Laxmi Ramesh Kamble 8. Umesh Ramesh Kamble 9. Suresh Umesh Kamble 10. Indubai Chandrakant Gaikwad 11. Chandrabhaga Shantaram Gaikwad	1.Mahendra Haridas Kanbara 2.Rajesh Haridas Kanbara	Notarized before V.K.Hinge at Sr. No. 1636/2000
21	11/12/2000	Shantabai Maruti Jagtap	1.Mahendra Haridas Kanbara 2.Rajesh Haridas Kanbara	Notarised before V.K.Hinge at Sr. No. 1813/2000
22	24/12/2000	1. Kisan Ganpant Kamble 2. Manjulabai Kisan Kamble 3. Lilabai Laxman Kamble 4. Padmakar Laxman Kamble	1.Laxman Kisan Kamble 2.Rajesh Haridas Kanbara	Notarised before D.B. Khaladkar at Sr. No. 1637/2000
23	13/01/2001	Ranjita Pravin	1.Mahendra Haridas	Notarised before D.B.



		Lokhande	Kanbara 2.Rajesh Haridas Kanbara	Khaladkar at Sr. no. 87/2001
24	03/03/2001	1.Rupesh Ananda Kamble 2. Chhaya Ananda Kamble 3. Rupali Vishal Bhalerao	1. Ananda Dagadu Kamble 2. Rajesh Haridas Kanbara	Notarised before D.B. Khaladkar at Sr. No. 86/2001
25	07/11/2007	1. Shital Tushar Barathe 2. Ajay Vijay Kamble	1.Jagmohan Rangildas Suratwala 2.Mahendra Haridas Kanbara 3.Rajesh Haridas Kanbara	Notarised before D.B. Khaladkar at Sr. no. 5476/2007
26	07/12/2007	1. Sukeshani Sunil Kamble 2. Pramita Sunil Kamble	M/s. Om Vagzei Constructions	Registered in the office of Sub Registrar Havell No. 11 at Sr. No. 10545/2007

31. It appears from the order passed by competent authority in ULC case No. 1358-K+1385-K+1386-K+1387-K+1889-K+1890-K that Kisan Dagadu Kamble and others do not hold any excess or Surplus Land.

32. It appears from the Mutation Entry No. 3094 that Saibal Dagadu Kamble died intestate on 01/08/1999 leaving behind sons namely Pandurang Dagadu Kamble, Nivrutti Dagadu Kamble, Ananda Dagadu Kamble, Ramesh Dagadu Kamble, Dilip Dagadu Kamble and Vinayak Dagadu Kamble and married daughters namely Indubai Chandrakant Gaikwad, Shantabal Maruti Jagtap, Asha Shivaji Bhalerao, Chandrabhaga Shantaram Gaikwad, Subhadra Jaywant Gaikwad, Kusum Maruti Shinde and Mira Suresh Alhat as her only legal heirs. The names of aforesaid legal heirs continued to be mutated in the revenue record in respect of the Said Property.

33. It appears from the Confirmation Deed and Power of Attorney both dated 03/03/2001 that Pandurang Dagadu Kamble and 76 others confirmed the earlier



Partition Deed dated 11/06/1990, Agreement to Sale dated 11/06/1990, Power of Attorneys' and agreed sale transaction in respect of Said Property to and in favour of M/s. Om Vagzei Constructions and receipt of consideration amount etc. Further, the Pandurang Dagadu Kamble and 76 others have also executed and registered Power of Attorney on same date in furtherance of the aforesaid Confirmation Deed. Both the documents are registered in the office of Sub Registrar Maval at Sr. No. 1232/2001 and 1233/2001 respectively. It further appears that the aforesaid Power of Attorney is also notarized before D.B. Khaladkar at Sr. No. 85A/2001.

34. It appears from the Mutation Entry No. 3355 that Shankar Tatyba Kamble died intestate on 11/02/2003 leaving behind widow namely Suman Shankar Kamble, son namely Sandip Shankar Kamble and married daughters namely Yogita Sunil Bansode, Ranjita Pravin Lokhande and unmarried daughter Punam Shankar Kamble as his only legal heirs.

It appears that Shankar Tatyba Kamble had already executed Agreement to Sell dated 11/06/1990 to and in favour of M/s. Om Vagzei Constructions by accepting consideration as detailed therein. It further appears that the legal heirs of Shankar Tatyba Kamble have executed and registered Confirmation Deed dated 10/05/2013 to and in favour of M/s. Om Vagzei Constructions and thereby confirmed and acknowledged the title, ownership rights and possession of M/s. Om Vagzei Constructions. The same is registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 3623/2013.

35. It appears from the Mutation Entry No. 3369 that Kisan Ganpat Kamble died intestate on 27/12/2001 leaving behind son namely Laxman Kisan Kamble and married daughters namely Parubai Dinkar Dhiwar, Anushaya Maruti Gaikwad, Shalan Dadaba Gaikwad and Sunanda Nivrutti Gaikwad as his only legal heirs. Accordingly, their names have been mutated to the revenue record in respect of the Said Property vide M. E. No 3369.

36. It appears from the Mutation Entry No. 4452 that Pandurang Dagadu Kamble died intestate on 08/04/2008 leaving behind his widow namely Bhaganbai Pandurang Kambale son namely Sanjay Pandurang Kamble and married daughters namely Ranjana Sidharth Gaikwad, Jyotsna Raju Dhiwar, Tanuja Sanjay More and unmarried daughters namely Vaishali Pandurang Kamble and Aruna Pandurang Kamble as his only legal heirs. Accordingly, their names have been mutated to the revenue record in respect of the Said Property vide M. E. No 4452.

37. It appears from the Declaration Deed dated 03/12/2007 that Avinash Nivrutti Kamble and 10 others have confirmed the Agreement to Sell dated 11/06/1990 & Power of Attorney executed in furtherance thereof, Confirmation Deed dated 03/03/2001 & Power of Attorney executed in furtherance thereof and agreed sale transaction in respect of Said Property to and in favour of M/s. Om Vagzei Constructions and receipt of consideration amount etc. It further appears that Avinash Nivrutti Kamble and 10 others executed Power of Attorney in furtherance of aforesaid Declaration Deed to and in favour of M/s. Om Vagzei Constructions. Both are registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 10413/2007 and Sr. No. 10412/2007 respectively.

38. It appears from the Deed of Declaration dated 07/12/2007 that Sunil Tatyaba Kamble (Karta of HUF) for himself and for Natural Guardian For Prashant Sunil Kamble, Sunita Sunil Kamble, Sukhishani Sunil Kamble and Pranita Sunil Kamble have confirmed the Agreement to Sale dated 11/06/1990 & Power of Attorney executed in furtherance thereof, Confirmation Deed dated 03/03/2001 & Power of Attorney executed in furtherance thereof and agreed sale transaction in respect of Said Property to and in favour of M/s. Om Vagzei Constructions and receipt of consideration amount etc. The same is registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 10546/2007.

39. It appears from the Deed of Declaration dated 18/02/2008 that Swapnil Vijay Kamble has confirmed the Agreement to Sale dated 11/06/1990 & Power of Attorney executed in furtherance thereof, Confirmation Deed dated 03/03/2001 & Power of Attorney executed in furtherance thereof and agreed sale transaction in respect of Said



Property to and in favour of M/s. Om Vagzel Constructions and receipt of consideration amount etc. it further appears that Swapnil Vijay Kamble executed Power of Attorney in furtherance of aforesaid Deed of Declaration. Both are registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 1882/2008 and 1881/2008 respectively.

40. It appears from the M. E. No. 4709 that the Said Property being Tnam Varg 6b land, Hon'ble Collector, Pune vide order bearing No. PTK/SR/67/11 dated 31/08/2009 granted permission to Pandurang Ganapat Kamble and others to sale Said Property to and in favour of M/s. Om Vagzel Constructions. It further appears from the Sale Deed dated 01/09/2009 that Pandurang Dagadu Kamble and 89 others have absolutely sold / transferred the Said Property to and in favour of M/s. Om Vagzel Constructions. It further appears that Power of Attorney is executed in furtherance of aforesaid Sale Deed. Both are registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 7684/2009 and 7685/2009 respectively.

It appears from the M. E. No. 4709 that the remark of new tenure and prohibition for sale without prior permission appearing in other rights column of the revenue record of the Said Property has been bracketed. Further, in view of the same the status of Said Property has been converted to Class I land.

However, it appears that Ananda Dagadu Kamble and others filed objection bearing Case No. HNo/SR/BavdhanBk./141/2009 to the M. E. No. 4709 w.r.t. Sale Deed dated 01/09/2009 executed in favour of M/s. Om Vagzel Constructions before Hon'ble Nayab Tahsildar, Mulshi. It appears that Hon'ble Nayab Tahsildar, Mulshi vide order dated 01/02/2010 allowed the said objection and initially cancelled the M. E. No. 4709.

Thereafter, M/s. Om Vagzel Constructions challenged the aforesaid order passed by Hon'ble Nayab Tahsildar, Mulshi by filing appeal bearing no. RTS/A/SR/308/2010 before **Hon'ble Sub Divisional Officer, Maval – Mulshi**. It appears that the Hon'ble Sub Divisional Officer, Maval – Mulshi vide order dated 16/03/2020 allowed the said

appeal and set aside the aforesaid order dated 01/02/2010 and **confirmed the M.E. No. 4709.**

It appears that Asha Shivaji Bhalerao and Sanjay Pandurang Kamble and others challenged the order passed by the Hon'ble Sub Divisional Officer, Maval – Mulshi before Hon'ble Additional Collector, Pune by filing two separate appeals bearing appeal Nos. RTS/2/A/217/2020 and Appeal No. RTS/2A/04/2021 respectively. It appears from the documents that Hon'ble Additional Collector, Pune vide order dated 07/10/2022 dismissed both the aforesaid appeals.

It further appears that Asha Shivaji Bhalerao challenged the said order of Hon'ble Additional Collector, Pune by filing Revision Application bearing No. RTS/RE/Pune/461/2022 before Hon'ble Divisional Commissioner, Pune. It appears that during the pendency of the said Revision Application Asha Shivaji Bhalerao filed application and informed that her entire grievances have been fully and finally settled and she do not want to prosecute the said proceedings and requested the Hon'ble Divisional Commissioner, Pune to disposed of the same. Accordingly, vide order dated 27/07/2023 the said Revision Application was disposed off.

It further appears from **M. E. No. 4709** and **M. E. No. 6548** that the name of **M/s. Om Vagzei Constructions** has been mutated to the holders and occupies column of the revenue record of the Said Property and the names of original owners were came to be bracketed.

41. It appears from the Confirmation Deed executed in the year 2010 by Smt. Survarna Chintaman Gaikwad, Shweta Chintaman Gaikwad, Pooja Chintaman Gaikwad and Munindra Chintaman Gaikwad that they have confirmed the execution of Agreement to Sale dated 11/06/1990 & Power of Attorney executed in furtherance thereof, Confirmation Deed dated 03/03/2001 & Power of Attorney in furtherance thereof and Sale Deed dated 01/09/2009 & Power of Attorney in furtherance thereof executed and registered to and in favour of M/s. Om Vagzei Constructions and also receipt of the



consideration paid by M/s. Om Vagzel Constructions. It further appears that they have also additionally executed and registered two Confirmation Deeds both dated 03/11/2017 and 27/12/2023, registered at Haveli No. 11 Sr. No. 11030/2017 and at Haveli No. 09 Sr. No. 24290/2023 respectively.

42. It appears that in view of demise of Nivrutti Dagadu Kamble on 23/07/2010 her legal heirs i.e. Kaushalya Nivrutti Kamble, Vikas Nivrutti Kamble, Avinash Nivrutti Kamble, Sindhu Balesen and Bharati Rajendra Kadam preferred an application to mutate their names. Accordingly, the M.E. No. 5384 came to be prepared for mutating the names of Kaushalya Nivarutti Kamble and others despite objections raised by M/s. Om Vagzei Constructions.

It appears that M/s. Om Vagzei Constructions challenged the said M.E. No. 5384 to the extent of Said Property by filing appeal bearing No. Appeal No. RTS/A/SR/10/2016 before Hon'ble Sub Divisional Officer, Maval – Mulshi. It further appears from the M.E. No. 6545 that aforesaid M.E. No. 5384 is cancelled vide order dated 16/03/2020 passed by Hon'ble Sub Divisional Officer, Maval – Mulshi in aforesaid appeal and the name of Nivrutti Dagadu Kamble is continued to be mutated to the revenue record of the Said Property. However, ultimately as per the order passed by Hon'ble Commissioner as aforesaid the name of M/S Om Vagzel Construction has purchased the Said Property by obtaining necessary permissions. Therefore, the said mutation has supersede and the name of Nivrutti Dagadu Kamble is not appearing in the revenue record of the Said Property.

It further appears that Kaushalya Nivrutti Kamble died Intestate on 04/11/2022 and Vikas Nivrutti Kamble died Intestate on 10/04/2021 leaving behind their legal heirs as Smt. Vijaya Vikas Kamble, Sharwari Vikas Kamble, Vishlekhya Vikas Kamble, Avinash Nivruti Kamble, Dipali Avinash Kamble, Anshika Avinash Kamble, Sindhu Balu Bhalsen and Bharti Rajendra Kadam. It further appears that they have executed and registered Confirmation Deed dated 26/06/2023 and thereby confirmed and acknowledged the

title, ownership rights and possession of M/s. Om Vagzei Constructions. The same is registered in the office of Sub Registrar Havell No. 9 at Sr. No. 12066/2023.

43. It appears that in view of demise of Subhadra Jaywant Gaikwad on 08/06/2008, the M.E. No. 5700 came to be prepared for mutating the names of her legal heirs i.e. Nitin Jaywant Gaikwad, Ritesh Jaywant Gaikwad, Pratibha Jaywant Gaikwad and Jaywant Maruti Gaikwad despite objections raised by M/s. Om Vagzei Constructions.

It appears that M/s. Om Vagzei Constructions challenged the said M.E. No. 5700 to the extent of Said Property by filing appeal bearing No. RTS/A/SR/7/2016 before Hon'ble Sub Divisional Officer, Maval – Mulshi. It further appears from the M.E. No. 6539 that aforesaid M.E. No. 5700 is cancelled vide order dated 16/03/2020 passed by Hon'ble Sub Divisional Officer, Maval – Mulshi in aforesaid appeal. Further, it appears that Nitin Jaywant Gaikwad, Ritesh Jaywant Gaikwad, Pratibha Jaywant Gaikwad and Jaywant Maruti Gaikwad have executed and registered Confirmation Deed dated 03/07/2023 and thereby confirmed and acknowledged the title, ownership rights and possession of M/s. Om Vagzei Constructions. The same is registered in the office of Sub Registrar Havell No. 9 at Sr. No. 12591/2023.

44. It appears that in view of demise of Indubai Chandrakant Gaikwad on 07/01/2003 and her son namely Chintaman Chandrakant Gaikwad on 16/04/2006, M.E. No. 5772 came to be prepared for mutating the names of her legal heirs i.e. daughter-in-law namely Smt. Survarna Chintaman Gaikwad, granddaughters namely Shweta Chintaman Gaikwad, Pooja Chintaman Gaikwad, grandsons namely Munindra Chintaman Gaikwad and daughter Rohini Suryakant Jagtap to the revenue record of the Said Property despite objections raised by M/s. Om Vagzei Constructions..

It appears that M/s. Om Vagzei Constructions challenged the said M.E. No. 5772 to the extent of Said Property by filing appeal bearing No. RTS/A/SR/8/2016 before Hon'ble Sub Divisional Officer, Maval – Mulshi. It further appears from the M. E. No. 6543 that the aforesaid M. E. no. 5772 is cancelled vide order dated 16/03/2020 passed



by Hon'ble Sub Divisional Officer, Maval – Mulshi in aforesaid appeal and the name of Indubai Chandrakant Gaikwad is continued to the revenue record of the Said Property. However, ultimately as per the order passed by Hon'ble Commissioner as aforesaid the name of M/S Om Vagzel Construction has purchased the Said Property by obtaining necessary permissions. Therefore, the said mutation has supersede and the name of Indubai Chandrakant Gaikwad is not appearing in the revenue record of the Said Property.

Further, it appears that Smt. Survarna Chintaman Gaikwad, Shweta Chintaman Gaikwad, Pooja Chintaman Gaikwad and Munindra Chintaman Gaikwad have executed and registered Confirmation Deeds both dated 03/11/2017 and 27/12/2023 and thereby confirmed and acknowledged the title, ownership rights and possession of M/s. Om Vagzel Constructions. Both are registered in the office of Sub Registrar Haveli no. 11 at Sr. No. 11030/2017 and Haveli No. 09 at Sr. No. 24290/2023 respectively. Further, it appears that Rohini Suryakant Jagtap has executed and registered Confirmation Deed dated 03/07/2023 and thereby confirmed and acknowledged the title, ownership rights and possession of M/s. Om Vagzel Constructions. The same is registered in the office of Sub Registrar Haveli no. 09 at Sr. No. 12593/2023.

45. On demise of Babu Sakharam Kamble on 19/03/2011, Mr. Sunil Madhukar More preferred an application to mutate their names in the revenue record of the Said Property and other properties as detailed therein as legal heirs of Babu Sakharam Kamble and accordingly M. E. No. 6358 is prepared.

Mr. Rahul Ananda Kamble filed an objection stating that Babu Sakharam Kamble in his lifetime executed the document titled as Will dated 14/03/2011 in respect of the Said Property and other properties and bequeaths the alleged share, rights to and in favour of Rahul Ananda Kamble. The same is registered in the Sub Registrar Haveli No. 11 at Sr. No. 2339/2011.

M/s. Om Vagzel Constructions also filed an objection stating that Babu Sakharam Kamble had already sold/transferred his share in the Said property to and in favour of M/s. Om Vagzei Constructions vide aforesaid registered Sale Deed dated 01/09/2009 by accepting consideration. Further, from the aforesaid documents that it is crystal clear that the title had already been vested in favour of M/s. Om Vagzei Constructions. Therefore, Babu Sakharam Kamble had no concern whatsoever with the Said Property and had no right, title, interest or transferable rights on the date of execution of alleged Will. Therefore, Rahul Ananda Kamble had not acquired any right in respect of the Said Property.

After considering the contentions of all the parties, contentions and documents produced on record, Mandal Adhikari, Thergaon vide order dated 04/02/2019 passed in complaint bearing No.RTS/A/SR/78/2018, rejected application filed by Mr. Sunil Madhukar More and others, rejected the objection of Mr. Rahul Ananda Kamble and allowed the application of M/s. Om Vagzei Constructions and cancelled the M.E. No. 6358 by passing reasoned order.

It further appears that the aforesaid Rahul Ananda Kamble filed an application for mutating his name in the revenue record of the Said Property on the basis of the aforesaid Will and accordingly M.E. 6462 came to be prepared. However, the said M.E. No. 6462 is cancelled vide order dated 28/02/2020 passed by the Niwasi Nayab Tahsildar, Mulshi in complaint bearing No. HNo./SR/BavdhanBk./01/2020. Therefore, the name of Rahul Ananda Kamble is not mutated to revenue record of the Said property.

46. It appears from the M.E. No. 5981 one Mr. Suresh Balku Kamble has preferred an application that names mentioned in M. E. No. 1411 be mutated in the revenue record of Said Property and S. No. 351 instead of the only name of Ramesh Balku Kamble recorded as Manger of Undivided Family. Further, initially vide order dated 25/04/2016 passed by Mandal Adhikari, Thergaon in complaint bearing No. HNo./SR/BavdhanBk./17/2016 the names of Ramesh Balku Kamble, Chandrakant Balku



Kamble, Suresh Balku Kamble, Manda Ashok Ovhal were ordered to be recorded in the occupiers column of the revenue record of the Said Property vide M. E. No. 5981 and it has been observed that the names of Laxmibai Abaji Jadhav and Bebi Rajaram Gaikwad has already been appearing in the other rights column.

It appears from the documents M/s. Om Vagzei Constructions challenged the said M.E. No. 5981 to the extent of Said Property by filing appeal bearing No. RTS/A/SR/107/2016 before Hon'ble Sub Divisional Officer, Maval – Mulshi. It further appears from the M. E. No. 6547 that the aforesaid M. E. no. 5981 is cancelled vide order dated 16/03/2020 passed by Hon'ble Sub Divisional Officer, Maval – Mulshi in aforesaid appeal and the name of Ramesh Balaku Kamble (Karta of HUF) is continued to the revenue record of the Said Property. However, ultimately as per the order passed by Hon'ble Commissioner as aforesaid the name of M/S Om Vagzei Constructions has purchased the Said Property by obtaining necessary permissions. Therefore, the said mutation has supersede and the name of Ramesh Balaku Kamble (Karta of HUF) is not appearing in the revenue record of the Said Property.

It appears that Manda Ashok Ovhal and Ranjana alias Bebi Rajaram Gaikwad has executed and registered Confirmation Deed dated 17/01/2024 and thereby confirmed and acknowledged the title, ownership rights and possession of M/s. Om Vagzei Constructions. The same is registered in the office of Sub Registrar Haveli no. 09 at Sr. No. 1073/2024. Further, it appears that Laxmibai Abaji Jadhav died intestate on 05/08/2021 leaving behind her only legal heirs as Siddharth Abaji Jadhav, Uttam Abaji Jadhav, Anil Abaji Jadhav, Narayan Abaji Jadhav, Vandana Abaji Jadhav and Alaka Abaji Jadhav (maternal name Alaka Sunil Kadlak). It appears that they have executed and registered Confirmation Deed dated 14/03/2024 and thereby confirmed and acknowledged the title, ownership rights and possession of M/s. Om Vagzei Constructions. The same is registered in the office of Sub Registrar Haveli no. 09 at Sr. No. 5571/2024.

47. It appears from the M. E. No. 6168 and 6291 that as per the G.R. bearing No. RA.Bhu.A/Pra.Kra./180/L-1 issued by State Government dated 07/05/2016, necessary corrections have been made in the revenue record maintained digitally.

48. It appears from the M.E. No. 6378 that Vijay Tatyaba Kamble died intestate on 09/12/2016 leaving behind his widow namely Karuna Vijay Kamble, sons namely Ajay Vijay Kamble, Swapnil Vijay Kamble and Abhijit Vijay Kamble and married daughter namely Shital Tushar Barathe as his only legal heirs. Further, it appears that the aforesaid Karuna Vijay Kamble has preferred an application for mutating names of aforesaid legal heirs in the revenue record of Said Property and S. No. 351 and accordingly M.E. 6378 was prepared.

It appears that the said mutation was challenged by M/s. Om Vagzel Constructions by filing objection bearing No. HNo./SR/BavdhanBk./87/2018 before Mandal Adhikari, Thergaon. It appears that Mandal Adhikari, Thergaon vide order dated 04/04/2019 cancelled the M.E. No. 6378 to the extent of the Said Property.

It appears that Vijay Tatyaba Kamble, Karuna Vijay Kamble, Ajay Vijay Kamble, Swapnil Vijay Kamble and Abhijit Vijay Kamble have already executed and registered Confirmation Deed dated 10/05/2013 and thereby confirmed and acknowledged the title, ownership rights and possession of M/s. Om Vagzel Constructions. The same is registered in the office of Sub Registrar Haveli no. 11 at Sr. No. 3623/2013.

Further, it appears from the documents that Swapnil Vijay Kamble have executed and registered Deed of Declaration dated 18/02/2008 to and in favour of M/s. Om Vagzel Constructions. The same is registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 1882/2008.

49. It appears that Subhash Baburao Kamble filed an application for bracketing the name of Hirabai Baburao Kamble as she is died intestate on 31/12/2009. Accordingly,



her name has been bracketed from the revenue record of the Said property and other properties vide M.E. 6494.

Further, it appears that Subhash Baburao Kamble and his family members has executed and registered Confirmation Deed dated 26/06/2023 and thereby confirmed and acknowledged the title, ownership rights and possession of M/s. Om Vagzei Constructions. The same is registered in the office of Sub Registrar Haveli No. 09 at Sr. No. 12062/2023.

50. It appears from the Special Power of Attorney dated 18/11/2021 that M/s. Om Vagzei Constructions appointed Mr. Anand Jayantilal Kakkad to do all the acts and things in respect of the Said Property as detailed therein. The same is registered in the office of Sub Registrar Haveli No. 15 at Sr. No. 18044/2021.

51. It appears from the Development Agreement and Power of Attorney both dated 01/12/2023 that M/s. Om Vagzei Constructions had granted the development rights in respect of the Said Property to an in favour of Saniket Infratech LLP. Both are registered in the office of Sub Registrar Haveli No. 4 at Sr. No. 22811/2023 and 22812/2023 respectively.

52. We have been informed that the Kamble Family members have executed and registered various Confirmation Deeds and Power of Attorneys' to and in favour of M/s. Om Vagzei Constructions as detailed in the table annexed herewith. After perusing the copy of the Confirmation Deeds, it appears that executants have confirmed the Agreement to Sell dated 11/06/1990, Power of Attorney executed in furtherance thereof, Confirmation Deed dated 03/03/2000, Power of Attorney executed in furtherance thereof, Sale Deed dated 01/09/2009, Power of Attorney in furtherance thereof and all other the documents executed and registered in favour of M/s. Om Vagzei Constructions and also receipt of agreed consideration amount. It further appears that the executants have also confirmed the permission issued by the Hon'ble

Collector, Pune to and in favour of M/s. Om Vagzei Constructions for sale of the Said Property is legal, valid and binding on them.

It further appears that the executants have confirmed and accepted that M/s. Om Vagzei Constructions is absolute, legitimate owner of the Said Property and is in actual, physical possession of Said Property. Further, it appears that the executants have declared and confirmed that all their so-called disputes / claims have been fully and finally settled and they have no any grudge, grievance or claims against the said Property and M/s. Om Vagzei Constructions. It appears that the executants have also confirmed and accepted that M/s. Om Vagzei Constructions has absolute and exclusive right to transfer, develop or to do deal and dispose off the Said Property as per their wish.

Sr. No.	Executants	Date	Registration details	SRO Haveli No.	Type of Document
1	1. Raju Tatyaba Kamble 2. Aruna Raju Kamble 3. Ashwini Raju Kamble 4. Shubhangi Raju Kamble 5. Saurabh Raju Kamble 6. Sunil Tatyaba Kamble 7. Sunita Sunil Kamble 8. Pranita Sunil Kamble 9. Prashant Sunil Kamble 10. Sukeshani Vikas Chavan 11. Suman Shankar Kamble 12. Sandeep Shankar Kamble 13. Pooja Sandeep Kamble 14. Poonam Bharat Bhalerao 15. Yogita Sunil Bansode 16. Ranjita Pravin Lokande 17. Vijay Alias Vilas Tatyaba Kamble 18. Karuna Vijay Kamble 19. Ajay Vijay Kamble 20. Swapnil Vijay Kamble 21. Abhijeet Vijay Kamble 22. Shital Tushar Barathe	10/05/2013	3623-2013	11	CONFIRMATION DEED
		10/05/2013	3624-2013	11	POWER OF ATTORNEY

	23. Vinayak Dagadu Kamble 24. Mangal Vinayak Kamble 25. Prdnya Vinayak Kamble 26. Sumedh Vinayak Kamble 27. Sharadha Vinayak Kamble				
2	Sundar Maruti Shinde	13/02/2017	1027/2017	11	CONFIRMATION DEED
		13/02/2017	1028/2017	11	POWER OF ATTORNEY
3	1. Smt. Survarna Chintaman Gaikwad 2. Shweta Chintaman Gaikwad 3. Pooja Chintaman Gaikwad 4. Munindra Chintaman Gaikwad	03/11/2017	11030/2017	11	CONFIRMATION DEED
		03/11/2017	11031/2017	11	POWER OF ATTORNEY
4	Anusaya M. Gaikwad	22/02/2018	2508/2018	11	CONFIRMATION DEED
		22/02/2018	2509/2018	11	POWER OF ATTORNEY
5	1. Vinayak Dagadu Kamble 2. Mangal Vinayak Kamble 3. Prdnya Vinayak Kamble 4. Sumedh Vinayak Kamble 5. Sharadha Vinayak Kamble	03/08/2019	13988/2019	11	CONFIRMATION DEED
		03/08/2019	13991/2019	11	POWER OF ATTORNEY
6	1. Smt. Laxmibai Ramesh Kamble 2. Umesh Ramesh Kamble 3. Sushma Umesh Kamble 4. Sakshi Umesh Kamble 5. Shurti Umesh Kamble 6. Yashraj Umesh Kamble 7. Nilesh Ramesh Kamble 8. Pratiksha Ramesh Kamble 9. Viraj Nilesh Kamble 10. Ranveer Nilesh Kamble 11. Nilam Ritesh Gaikwad 12. Dilip Dagadu Kamble 13. Shalan Dilip Kamble 14. Sandeep Dilip Kamble 15. Varsha Sandeep Kamble 16. Sarthak Sandeep Kamble 17. Sneha Sandeep Kamble	23/06/2023	11922/2023	09	CONFIRMATION DEED
		23/06/2023	11923-2023	09	POWER OF ATTORNEY

	18. Pradeep Dilip Kamble 19. Sujata Pradeep Kamble 20. Ayush Pradeep Kamble 21. Ananya Pradeep Kamble 22. Priya Yogesh Kamble				
7	1. Smt. Sanjana Ashok Kamble 2. Swapnil Ashok Kamble 3. Bhagyashree Swapnil Kamble 4. Swarashri Swapnil Kamble 5. Samiksha Swapnil Kamble 6. Sumit Ashok Kamble 7. Sneha Sumit Kamble 8. Antara Sumit Kamble 9. Ashwini Sumedh Ovhal 10. Subhash Baburao Kamble 11. Shubhada Subhash Kamble 12. Sonali Tushar Deshpande	26/06/2023	12062 -2023	09	CONFIRMATION DEED
		26/06/2023	12063 -2023	09	POWER OF ATTORNEY
8	1. Sanjay Pandurang Kamble 2. Asha Sanjay Kamble 3. Swaraj Sanjay Kamble 4. Vrushali Toshit More 5. Shrushti Ashish Galkwad 6. Ranjana Siddharth Galkwad 7. Jyotsana Raju Dhiwar 8. Tanuja Sanjay More 9. Vaishali Pandurang Kamble 10. Arun Pandurang Kamble 11. Smt. Vijaya Vikas Kamble 12. Sharwari Vikas Kamble 13. Vishlekha Vikas Kamble 14. Avinash Nivruti Kamble 15. Dipali Avinash Kamble 16. Anshika Avinash Kamble 17. Sindhu Balu Bhalsen 18. Bharti Rajendra Kadam	26/06/2023	12066 -2023	09	CONFIRMATION DEED
		26/06/2023	12067 -2023	09	POWER OF ATTORNEY
9	1. Smt. Suman Shankar Kamble 2. Sandeep Shankar Kamble 3. Pooja Sandeep Kamble 4. Prajwall Bharat Bhalerao 5. Shaurya Bharat Bhalerao	27/06/2023	12175 -2023	09	CONFIRMATION DEED
		27/06/2023	12176 -2023	09	POWER OF ATTORNEY

	6. Ranjit Pravin Lokhande 7. Yogita Sunil Bansode 8. Varsha Ankush Jagtap 9. Tukaram Hariba Waghmare				
10	1. Ananda Dagadu Kamble 2. Chhaya Ananda Kamble 3. Rupali Vishal Bhalerao 4. Shushma Rupesh Kamble 5. Swarnika Rupesh Kamble 6. Sawali Rupesh Kamble 7. Anuja Rahul Kamble 8. Harsh Rahul Kamble 9. Smt. Asha Shivaji Bhalerao 10. Smt. Chandrabhaga Shantaram Gaikwad 11. Ganesh Suresh Alhat 12. Rekha Suresh Alhat 13. Pratiksha Rajesh Alhat 14. Pradnya Rajesh Alhat 15. Pranali Rajesh Alhat 16. Prema Suresh Alhat 17. Deva Suresh Alhat 18. Smt. Shantabai Maruti Jagtap	30/06/2023	12392 -2023	09	CONFIRMATIO N DEED
		30/06/2023	12394 -2023	09	POWER OF ATTORNEY
11	1. Ritesh Jaywant Gaikwad 2. Pratibha Jaywant Gaikwad 3. Nitin Jaywant Gaikwad 4. Jaywant Maruti Gaikwad	03/07/2023	12591 -2023	09	CONFIRMATIO N DEED
12	Rohini Suryakant Jagtap	03/07/2023	12592 -2023	09	POWER OF ATTORNEY
13	Smt. Parvati Dinkar Dhiwar	03/07/2023	12593 -2023	09	CONFIRMATIO N DEED
		03/07/2023	12594 -2023	09	POWER OF ATTORNEY
14	1. Bhandas Maruti Shinde 2. Sulbha Bhandas Shinde 3. Ganesh Maruti Shinde 4. Varsha Ganesh Shinde	17/07/2023	13750 -2023	09	CONFIRMATIO N DEED
		17/07/2023	13751 -2023	09	POWER OF ATTORNEY
15	1. Vinod Nivruti Kadam	17/07/2023	13752 -2023	09	CONFIRMATIO N DEED
		17/07/2023	13753 -2023	09	POWER OF ATTORNEY
		17/07/2023	13759	09	CONFIRMATIO N DEED

	2. Archana Sushim Sasane		-2023		N DEED
		17/07/2023	13760 -2023	09	POWER OF ATTORNEY
16	1. Ravindra Maruti Gaikwad 2. Pooja Ravindra Gaikwad 3. Rajan Maruti Gaikwad 4. Jyoti Rajan Gaikwad 5. Santosh Marutrao Gaikwad 6. Renu Santosh Gaikwad 7. Surekha Shivaji Shingare	17/07/2023	13762 -2023	09	CONFIRMATION DEED
		17/07/2023	13763 -2023	09	POWER OF ATTORNEY
17	1. Smt. Lilibai Laxman Kamble 2. Bhaskar Laxman Kamble 3. Priya Bhaskar Kamble 4. Harsh Bhaskar Kamble 5. Mahendra Laxman Kamble 6. Swati Mahendra Kamble 7. Harshada Mahendra Kamble 8. Yashaswi Mahendra Kamble 9. Padmakar Laxman Kamble 10. Shital Padmakar Kamble 11. Shriyansh Padmakar Kamble 12. Shourya Padmakar Kamble 13. Rajani Raju Nikalaje	09/11/2023	21737 -2023	09	CONFIRMATION DEED
		09/11/2023	21736 -2023	09	POWER OF ATTORNEY
18	1. Rupesh Ananda Kamble 2. Rahul Ananda Kamble	21/12/2023	23865 -2023	09	CONFIRMATION DEED
		21/12/2023	23866 -2023	09	POWER OF ATTORNEY
19	1. Survarna Chintaman Gaikwad 2. Shweta Chintaman Gaikwad 3. Pooja Chintaman Gaikwad 4. Munindra Chintaman Gaikwad	27/12/2023	24290 -2023	09	CONFIRMATION DEED
		27/12/2023	24291 -2023	09	POWER OF ATTORNEY
20	1. Ranjana alias Bebi Rajaram Gaikwad 2. Manda Ashok Ovhal	17/01/2024	1073- 2024	09	CONFIRMATION DEED
		17/01/2024	1074- 2024	09	POWER OF ATTORNEY
21	1. Siddharth Abaji Jadhav 2. Uttam Abaji Jadhav 3. Anil Abaji Jadhav 4. Narayan Abaji Jadhav	14/03/2024	5571- 2024	09	CONFIRMATION DEED
		14/03/2024	5573- 2024	09	POWER OF ATTORNEY



	5. Vandana Abaji Jadhav 6. Alaka Abaji Jadhav (maternal name Alaka Sunil Kadiak)				
22	1. Suresh Balku Kamble 2. Veena Suresh Kamble 3. Tanishka Suresh Kamble 4. Tanmay Suresh Kamble	24/06/2024	13019 -2024	09	CONFIRMATION DEED
		24/06/2024	13020 -2024	09	POWER OF ATTORNEY
23	1. Chandrakant Balku Kamble 2. Meena Chandrakant Kamble 3. Mayur Chandrakant Kamble 4. Avinash Chandrakant Kamble 5. Reshma Nitin Gaikwad (Daughter) Reshma Chandrakant Kamble 6. Rajashree Avinash Kamble	24/06/2024	13021 -2024	09	CONFIRMATION DEED
		24/06/2024	13022 -2024	09	POWER OF ATTORNEY
24	1. Ramesh Balku Kamble 2. Chhaya Ramesh Kamble 3. Mahendra Ramesh Kamble 4. Shrilekha Mahendra Kamble 5. Nirmala Ramesh Kamble	27/06/2024	13180 -2024	09	CONFIRMATION DEED
		27/06/2024	13181 -2024	09	POWER OF ATTORNEY

53. It appears from the copy of the Certificate issued by registrar of firm that in view of death of Rajesh Haridas Kanbara i.e. one of the partners of M/s. Om Vagzei Constructions, retired from the said firm. Further, address of M/s. Om Vagzei Constructions has also been changed as "A-1/2, Jai Ambe Niwas, Rambaug Colony, Navi Sadashiv Peth, Pune 411030.

54. It appears from the M.E. No. 4784, order passed by the Sub Divisional Officer, Maval-Mulshi in appeal bearing No. RTS/Rev/6/2007 dated 20/11/2009 and order passed by Additional Collector, Pune in appeal bearing No. RTS/2A/21/10 dated 04/12/2010 that Ramchandra Kisan Kamble was one of the legal heirs of Kisan Ganpat Kamble. Accordingly, the name of Ramchandra Kisan Kamble had been mutated to the Revenue Record of the Said Property.

55. It appears from the M.E. No. 5120 that in view of demise of Ramchandra Kisan Kamble on 31/07/1977 the names of his legal heirs i.e. Manoj Ramchandra Kamble,

Smt. Saraswati Ramchandra Kamble and Sushama Manoj Kamble came to be mutated in the revenue record of the Said Property despite objections raised by M/s. Om Vagzei Constructions.

It appears that M/s. Om Vagzei Constructions challenged the said M.E. No. 5120 by filing appeal bearing No. RTS/A/SR/9/2016 before Hon'ble Sub Divisional Officer, Maval – Mulshi. It appears that Hon'ble Sub Divisional Officer, Maval – Mulshi vide order dated 17/06/2020 allowed the said appeal by reasoned order and cancelled the M.E. No. 5120.

However, it appears from the available record that Manoj Ramchandra Kamble had executed certain documents which are as under:

a. Development Agreement and Power of Attorney both dated 27/03/2006
 In respect of the land admeasuring 00 Hectors 16.81 Ares from and out of the Said Property to and in favour of **Anant Madhav Chavan**. Both the documents are registered in the office of Sub Registrar Havell No. 19 at Sr. No. 2241/2006 and 2242/2006 respectively. It appears that even prior to aforesaid mutation Manoj Ramchandra Kamble had executed the said Development Agreement and Power of Attorney.

Our Comment: It is matter of record that the original absolute legitimate owner/holder Kisan Ganpat Kamble i.e. grandfather of Manoj Ramchandra Kamble had voluntarily agreed to sale or transfer his entire holding / share in the Said Property to and in favour the M/s. Om Vagzei Constructions by accepting consideration vide registered Agreement to Sell dated 11/06/1990 and also executed power of attorney in furtherance thereof. It is also a matter of record that Kisan Ganpat Kamble also executed and registered Confirmation Deed and Power of Attorney both dated 03/03/2001 to and in favour the M/s. Om Vagzei Constructions during his lifetime. Mr. Kisan Ganpat Kamble had acknowledged and confirmed the sale transaction in respect of his entire share to and in favour the M/s. Om Vagzei Constructions, receipt of consideration etc. by way of

aforesaid registered Confirmation Deed. Therefore, Manoj Ramchandra Kamble the grandson of Kisan Ganpat Kamble had no independent right and authority to execute any document in favour of any third person. Further, the contract for sale voluntarily entered into by Kisan Ganpat Kamble was always binding on his legal heirs including Manoj Ramchandra Kamble. He was always bound by the transaction entered into by original owner i.e. his grandfather i.e. Kisan Ganpat Kamble by accepting consideration.

Therefore, as per our opinion, Mr. Anant Madhav Chavan shown as developer in the aforesaid documents, has not acquired any rights in the property which is subject of the said alleged Development Agreement and Power of Attorney. At any rate Mr. Anant Madhav Chavan would also be bound by earlier sale contract executed by the original owner which is prior in point of time.

We have been informed that Anant Madhav Chavhan has filed one suit bearing Special Civil Suit No. 347/2011 against Manoj Ramchandra Kamble, M/s. Om Vagzei Constructions and others including M/s. Parkons, the details of which are mentioned hereinafter.

b. Sale Deed dated 10/12/2010: Manoj Ramchandra Kamble, Smt. Saraswati Ramchandra Kamble and Sushma Manoj Kamble had also executed one document titled as Sale Deed dated 10/12/2010 to and in favour of M/s. Parkons. It appears that they have mentioned that the said document is in respect of land admeasuring 00 Hectors 20.94 Ares from and out the Said Property. The same is registered in the office of Sub Registrar Haveli No. 4 at Sr. No. 19751/2010. It appears from the perusal of the said Sale Deed dated 10/12/2010 that Manoj Ramchandra Kamble and M/s. Parkons have fraudulently annexed the order granting permission to sale the Said Property passed by Hon'ble Collector, Pune in favour of M/s. Om Vagzei Constructions to the aforesaid alleged Sale Deed dated 10/12/2010.

It appears that in view of the said alleged Sale Deed M.E. bearing No. 5122 came to be prepared. However, as per the orders of Tahsildar, Mulshi passed in complaint

bearing No. HNo./SR/BavdhanBk./04/11 dated 28/06/2011 the said mutation entry bearing No. 5122 came to be cancelled and the effect of the Said Sale Deed was not given in the revenue record and thus the name of M/s. Parkons was never mutated to the revenue record of the Said Property.

Our Comments: Further, it can be seen from the aforesaid records, documents that the original owners including **Mr. Kisan Ganpat Kamble (i.e. grandfather of Manoj Ramchandra Kamble)** had executed Agreement to Sell and Power of Attorney dated 11/06/1990 by accepting consideration to and in favour of M/s. Om Vagzel Constructions. Further, the original owners including Mr. Kisan Ganpat Kamble (i.e. grandfather of Manoj Ramchandra Kamble) also executed and registered Confirmation Deed and Power of Attorney both dated 03/03/2001 by accepting consideration to and in favour of M/s. Om Vagzel Constructions and thereby confirmed the contract for sale, receipt of consideration etc. Thus, Manoj Ramchandra Kamble and his family members were always bound by the aforesaid sale transaction executed by original owner Mr. Kisan Ganpat Kamble in his lifetime and Manoj Ramchandra Kamble was not entitled to enter into any transaction in favour of any third person/s.

It is also a matter of record that, after obtaining necessary permission to sale the Said Property from competent Authority, the Sale Deed has also been executed and registered to and in favour of M/s. Om Vagzel Constructions on 01/09/2009. Thus, Said Property has been legally transferred to and in favour of M/s. Om Vagzel Constructions and M/s. Om Vagzel Constructions became legitimate owner and title of the Said Property was duly transferred / vested in their favour.

We have been informed that even Mr. Manoj Ramchandra Kamble and his family members has also executed Confirmation Deed dated 24/12/2009 after Sale Deed dated 01/09/2009 executed and registered in favour of M/s. Om Vagzel Constructions and thereby confirmed the earlier documents executed in favour of M/s. Om Vagzel Constructions and also their ownership. Thus, in the overall scenario, prior registered documents and background it can be inferred that M/s. Om Vagzel Constructions has

become legitimate owner of the Said Property and Mr. Manoj Ramchandra Kamble and his family or any person claiming through them can not claim any rights or ownership in the said property. Further, as titled has already been passed in favour M/s. Om Vagzel Constructions as aforesaid by prior Sale Deed as aforesaid and therefore M/s. Parkons can not claim any rights on the basis of aforesaid so-called subsequent Sale Deed.

Apart from the aforesaid the parties to the said alleged subsequent Sale Deed dated 10/12/2010 viz Manoj Ramchandra Kamble and M/s. Parkons have played fraud on authority by fraudulently annexing the copy of the order granting permission to sale the Said Property passed by Hon'ble Collector, Pune in favour of M/s. Om Vagzel Constructions to the aforesaid alleged Sale Deed dated 10/12/2010. Therefore, the alleged subsequent Sale Deed dated 10/12/2010 has been executed without any prior permission to sale and is thus void-ab-intio and illegal.

We have been informed that M/s. Om Vagzel Constructions has filed one suit bearing Special Civil Suit No. 1890/2011 against Manoj Ramchandra Kamble and others including Anant Madhav Chavhan, M/s. Parkons, the detailed of which are mentioned hereinafter.

56. It appears that the concerned authority has carried our measurement of the Said Property on 18/10/2023 and accordingly issued Demarcation Certificate bearing सौ. र. नं. 5584/2023.

57. It appears from the zone certificate dated 18/10/2023 that land bearing S. No. 348 is situated within the Residential Zone, Green Zone. Further, it also appears that part of the same is reserved for proposed G-32 reservation and the said Survey Number is also affected by proposed 18 Meter and 24 Meter wide roads, and the remaining land.

58. It appears from the available record that the Pune Metropolitan Region Development Authority, Pune have sanctioned the building plans in respect of the buildings to be constructed on the Said Property vide Commencement Certificate

bearing No.BMU/Mouje Bavdhan Bu./S. No. 348/4 Part/Pra. Kra. 411/24-25/1595 dated 31/05/2024.

59. We had appointed Adv. Avinash Gadekar to take the search in respect of the Said Property. Accordingly, for the purpose of carrying out search for the last 31 years in respect of the Said Property, an amount of Rs. 750/- was paid towards the search fees vide E- Challan bearing its GRN No. MH016863383202324E dated 06/03/2024. As per the instructions, Adv. Avinash Gadekar has taken search for the period 1994 to 2024 in respect of the Said Property through Index II registers maintained by the office of Sub-Registrar Havell and common search as detailed in the search report. Adv. Avinash Gadekar has issued his Search report dated 06/03/2024 in respect to the Said Property. He has not found any entry adverse to the title of the aforesaid owners in respect of the Said Property.

PENDING LITIGATIONS PENDING BEFORE HON'BLE COURTS:

i) Regular Civil Suit No. 1261/1999:

It appears that Dhondu Waman Bharlearo and other 8 have filed this suit for declaration and partition against Ramesh Balaku Kamble and others before Hon'ble Civil Judge, Pune. It appears that M/s. Om Vagzei Constructions has also been joined as Defendant No. 16 in the said suit.

We have been informed that the plaintiffs in the said suit have no concern whatsoever with the Said Property and despite the same they have filed this vexious, bogus suit and unnecessarily and M/s. Om Vagzei Constructions has been joined as party Defendant in the said suit. We have also been informed that no any cogent documentary evidence has been produced on record of the said suit to substantiate their alleged claims. Further, we have also been informed no any interim reliefs have been passed in favour of Plaintiff. It further appears from the record that even suit was once dismissed in default, as Plaintiff failed to proceed with the matter.

It appears that the Plaintiff in the said suit have not challenged sale deed executed in favour of M/s. Om Vagzei Constructions. We have been informed that M/s. Om Vagzei Constructions filed application for seeking rejection of the plaint at Exh. 134 and same is presently pending.

ii) Special Civil Suit No. 1805/2007:

We have been informed that M/s. Om Vagzei Constructions filed this suit against Shanatabai Jagtap and others for declaration and permanent injunction. Further, interim reliefs also passed in the said suit against few Defendants. It is submitted that few defendants have filed counter claim in the said suit seeking declaration that sale deed dated 01/09/2009 executed in favour of the Plaintiff i.e. M/s. Om Vagzei Constructions is illegal and void.

It can be seen from the aforesaid records, documents that the original owners had executed Agreement to sell and power of Attorneys' by accepting consideration to and in favour of M/s. Om Vagzei Constructions in the year 1990. Further, the original owners also executed and registered Confirmation Deed and Power of Attorney by accepting consideration to and in favour of M/s. Om Vagzei Constructions in the year 2001. Further, after obtaining necessary permissions the sale deed has also been executed and registered to and in favour of M/s. Om Vagzei Constructions on 01/09/2009. Further, from time to time the Confirmation Deeds have been executed and registered till 2024 in favour M/s. Om Vagzei Constructions by most of the Defendants in the present. By the said Confirmation Deeds the Defendants have acknowledged and accepted the ownership and possession of M/s. Om Vagzei Constructions over Said Property. Thus in the aforesaid background it appears that the Plaintiff i.e. M/s. Om Vagzei Constructions has merits in the said suit.

iii) Special Civil Suit No. 347/2011 and Special Civil Suit No. 1890/2011:

a. **Special Civil Suit No. 347/2011** has been filed by Anant Madhav Chavan against Manoj Ramchandra Kamble and others seeking specific performance of

Development Agreement dated 27/03/2006 and for cancellation of that Sale Deeds executed in favour Defendant No. 4 i.e. M/s. Shrinivas Rainbow Developers (not in respect of Said Property but in respect of S. No. 348/1) and Defendant No. 5 i.e. M/s. Parkons. It appears that interim application preferred at Exh 5 was partly allowed and the Defendants Nos. 4 and 5 were restrained from creating third party interest. The Misc. Civil Appeal No. 312/2012 preferred by Plaintiff against part rejection of Exh. 5 has been dismissed by Hon'ble District Court vide order dated 13/04/2022.

We have been informed that in view of the settlement, the M/s. Shrinivas Rainbow Developers which was earlier party to the aforesaid suit came to be deleted from the said suit.

We have been informed that M/s. Om Vagzel Constructions is not party in said suit however said Property is subject of the said Suit. Presently said suit is pending.

However, it can be seen from the aforesaid records, documents that the original owners including **Mr. Kisan Ganpat Kamble** had executed Agreement to sell and power of Attorney by accepting consideration to and in favour of M/s. Om Vagzel Constructions in the year 1990. Further, the original owners including **Mr. Kisan Ganpat Kamble** also executed and registered Confirmation Deed and Power of Attorney by accepting consideration to and in favour of M/s. Om Vagzel Constructions in the year 2001. Further, after obtaining necessary permissions, the Sale Deed has also been executed and registered in furtherance of Agreement to Sell and receiving entire consideration to and in favour of M/s. Om Vagzel Constructions on 01/09/2009. Thus, in the over all background, circumstances and documents it can be safely concluded that the Said Property has been legally transferred or sold to and in favour of M/s. Om Vagzel Constructions and Mr. Manoj Ramchandra Kamble and his family are bound by the transaction entered by their grandfather by accepting consideration. Thus Mr. Manoj Ramchandra Kamble and his family can not claim any rights in the Said Property. We have been informed that even Mr. Manoj Ramchandra Kamble has also executed Confirmation Deed to and in favour of M/s.



Om Vagzei Constructions in year 2009. Thus, in the overall scenario, in view of prior registered documents and background it can be inferred that M/s. Om Vagzei Constructions has become legitimate owner of the said property and Mr. Manoj Ramchandra Kamble and his family or any person claiming through them can not claim any rights or ownership in the said property.

b. Special Civil Suit No. 1890/2011 filed by M/s. Om Vagzei Constructions against Manoj Ramchandra Kamble and others including Anant Madhav Chavhan, M/s. Parkons seeking relief of declaration that Defendants have no rights or interest in Said Property, cancellation of Development Agreement, Sale Deeds illegal and permanent injunction.

We have been informed that injunction application filed at Exh. 5 in the suit has allowed and Defendants have been restrained from dealing with or creating third party interest in respect of the Said Property and from disturbing possession of the Plaintiff over the said property.

It can be seen from the aforesaid records, documents that the original owners including **Mr. Kisan Ganpat Kamble** had executed Agreement to sell and power of Attorney by accepting consideration to and in favour of M/s. Om Vagzei Constructions in the year 1990. Further, the original owners including **Mr. Kisan Ganpat Kamble** also executed and registered Confirmation Deed and Power of Attorney by accepting consideration to and in favour of M/s. Om Vagzei Constructions in the year 2001. Further, after obtaining necessary permissions, the Sale Deed has also been executed and registered in furtherance of Agreement to Sell and receiving entire consideration to and in favour of M/s. Om Vagzei Constructions on 01/09/2009. Thus, in the over all background, circumstances and documents it can be safely concluded that the Said Property has been legally transferred or sold to and in favour of M/s. Om Vagzei Constructions and Mr. Manoj Ramchandra Kamble and his family are bound by the transaction entered by their grandfather by accepting consideration. Thus Mr. Manoj Ramchandra Kamble and his family can not claim any rights in the Said Property. We have been informed that even Mr. Manoj ramchandra

Kamble has also executed Confirmation Deed to and in favour of M/s. Om Vagzel Constructions in year 2009. Thus, in the overall scenario, in view of prior registered documents and background it can be inferred that M/s. Om Vagzel Constructions has become legitimate owner of the said property and Mr. Manoj Ramchandra Kamble and his family or any person claiming through them can not claim any rights or ownership in the said property.

iv) Special Civil Suit No. 2087/2023:

This suit has been filed by Shalan Dadaba Gaikwad against M/s. Om Vagzel Constructions and others seeking relief of declaration of alleged share, partition and declaration that various documents are bad in law and not binding on the plaintiff's alleged share.

It can be seen from the aforesaid records, documents that the original owners including **Mr. Kisan Ganpat Kamble** had executed Agreement to sell and power of Attorney by accepting consideration to and in favour of M/s. Om Vagzel Constructions in the year 1990. Further, the original owners including **Mr. Kisan Ganpat Kamble** also executed and registered Confirmation Deed and Power of Attorney by accepting consideration to and in favour of M/s. Om Vagzel Constructions in the year 2001. Further, after obtaining necessary permissions the sale deed has also been executed and registered in furtherance of Agreement to Sell and paying entire consideration to and in favour of M/s. Om Vagzel Constructions on 01/09/2009. It is interesting to note that this particular plaintiff is party to all the aforesaid documents. At the first place, the plaintiff is bound by the transaction entered into by her father Kisan Ganpat Kamble. Further, as she is party to all the aforesaid documents, she is bound by aforesaid registered documents as well as sale transaction in respect of the Said Property to and in favour of M/s. Om Vagzel Constructions.

It is worth noting that even plaintiff is party to the suit bearing 1805/2007 filed by M/s. Om Vagzel Constructions against others including present plaintiff. Despite the

aforesaid facts, she has filed this suit in the year 2023. It further appears that she has not challenged various documents including Power of Attorney executed by her in favour of her brother. Therefore, the suit has been filed for inadequate reliefs and there are various technical flaws / defects in the aforesaid suit and in our opinion same is not maintainable in law. It appears that the same has been filed with sole intention to create pressure and extract amount by harassing the Defendants.

v) W.P.No. 3816/2014:

We have been informed that Ananda Dagadu Kamble and others raised objections for granting permission to sale said property to and in favour M/s. Om Vagzei Constructions by filing applications before Hon'ble Collector. From the aforesaid documents and information received, it is clear that Hon'ble Collector rejected the objections and granted permission to sell the said Property to and in favour M/s. Om Vagzei Constructions. Thereafter, Sale Deed was also executed and registered as aforesaid to and in favour M/s. Om Vagzei Constructions.

It appears that Ananda Dagadu Kamble and others challenged the grant of permission and rejection of their applications by filing Revision bearing No. S-30/09/Pra. Ka. 395/L-4 before Hon'ble Revenue Minister. It further appears that vide order 02/09/2013 the Hon'ble Revenue Minister partly allowed the said Revision application and remanded matter /proceeding before Hon'ble Collector for rehearing and decision.

We have been informed that M/s. Om Vagzei Constructions challenged the aforesaid order passed by Hon'ble Revenue Minister by filing aforesaid Writ petition before Hon'ble Bombay High Court. We have been informed that Hon'ble High Court vide order dated 23/04/2014 granted ad-interim reliefs and thereby stayed the operation of aforesaid impugned order dated 02/09/2013 passed by Hon'ble Revenue Minister till next date. We have also been informed that the said Writ Petition is pending as on date and aforesaid interim order has been extended from time to time and is in force.

vi) RTS Appeal No. 460/2023:

It appears that this appeal has been filed by the Janardan Ramchandra Kamble and others against the Laxman Kisan Kamble and others challenging the M. E. No. 1804 and other reliefs as prayed for therein. It further appears that the appellants have also filed application seeking permission to file delay condonation application. The Appellants have parayed that delay caused in filing the appeal may kindly be condoned. It appears that there is more than 33 years delay. M/s. Om Vagzel Constructions have appeared in the present proceeding and filed its Say to the delay codonation application.

It appears from the copy of the appeal memo that the said application and appeal has been filed by Janardhan Kamble and others alleging that they are the legal heirs of late Umi Maruti Mahar and they have share, interest in the Said Property. It appears from the application and appeal memo that they have alleged that one Mr. Sakharam Tuakaram Mahar was the Legal Heir of Umi Maruti Mahar.

It appears that from the overall record, background that Mr. Sakharam Tukaram Mahar had during his lifetime never claimed any rights in the Said Property or initiated any action to get his name mutated as the legal heir of Umi Maruti Mahar in the revenue record of the Said Property. Further, no one has filed any suit before competent forum seeking declaration about their rights and entitlement in the Said Property within prescribed period of limitation. Further, it is matter of record that various mutations, orders have came to be passed and docuemnts have came to be executed and registered in respect of the Said Property to and in favour of M/s. Om Vagzel Constructions. Further, there is long standing revenue record which has gone unchallenged within prescribed period of limitation. Further, M/s. Om Vagzel Constructions has purchased the Said Property as per the orders issued by Hon'ble Collector, Pune. The said order has not been challenged by the appellant in RTS Appeal No. 460/2023. Thus, in overall circumstances M/s. Om Vagzel Constructions is bona fide purchaser for value without notice and thus legitimately acquired the said Property. In the overall circumstances, background, lapses and inaction on the part of Mr. Sakharam Tukaram Mahar and others, non filing of any civil proceeding before competent Court within prescribed period of limitation etc., we are of the opinion that the said proceeding is devoid of any merit and vaxious.



Title Opinion:

On the basis of perusal of the aforesaid documents, search report and information received as aforesaid, we are of the opinion that M/s. Om Vagzei Constructions is the absolute, legitimate owner of the Said Property and Saniket Infratech LLP has absolute authority, right to develop the Said Property by implementing ownership project and dispose off the units, offices, etc. in proposed ownership scheme except constructed area agreed to be allotted to M/s. Om Vagzei Constructions as and by way of consideration in terms of the registered Development Agreement dated 01/12/2023 subject to the outcome of various litigations as detailed herein.

Hence this Legal Title Report is issued by us on 13/08/2024, accordingly.

Pune

Date: 13/08/2024



Adv. S. S. Sohani
For S.R.S. Advocates and Associates



Note: We have issued the present title Report on the basis of information and aforesaid documents given to us. Further, we have not published any Public Notice for verification of title in any newspaper.