

M/S. RAJIV PATEL AND ASSOCIATES

ADVOCATES

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

Ref No. :

Date :

FORMAT -A

(Circular No.:28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to:

- (i) All that piece and parcel of land or ground admeasuring 1000 sq.mtrs being a portion out of land admeasuring 1200 sq.mtrs bearing Survey No.53 Hissa No.1 situate, lying and being at Village Baner within the Registration Sub-District of Taluka Havell, District Pune and within the limits of the Municipal Corporation of Pune and falling in the "Residential" Zone under the Development Plan for the extended areas of the City of Pune currently in force.
- (ii) All that piece and parcel of land or ground admeasuring 300 sq.mtrs bearing Survey No.53 Hissa No.2, Baner, Pune.
- (iii) All that piece and parcel of land or ground admeasuring 200 sq.mtrs being a portion out of land admeasuring 300 sq.mtrs bearing Survey No.53 Hissa No.3, Baner, Pune.
- (iv) All that piece and parcel of land or ground admeasuring Hectares 900 sq.mtrs bearing Survey No.53 Hissa No.4, Baner, Pune.
- (v) All that piece and parcel of land or ground admeasuring 2300 sq.mtrs bearing Survey No.53 Hissa No.8, Baner, Pune.
- (vi) All that piece and parcel of land or ground admeasuring 3350 sq.mtrs being a portion out of land admeasuring 3800 sq.mtrs bearing Survey No.54 Hissa No.8, Baner, Pune.
- (vii) All that piece and parcel of land or ground admeasuring 3500 sq.mtrs bearing Survey No.54 Hissa No.9, Baner, Pune.



(viii) All that piece and parcel of land or ground admeasuring 9800 sq.mtrs bearing Survey No.54 Hissa No.10, Baner, Pune.

(ix) All that piece and parcel of land or ground admeasuring 3100 sq.mtrs bearing Survey No.54 Hissa No.11, Baner, Pune.

(hereinafter referred to collectively as the "said Land").

We have investigated the title of REGENCY AVISHKAR SARSAN DEVELOPERS LLP, a Limited Liability Partnership Firm duly constituted under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at Regency House, Plot No.1, Sheet No.49, Section 6A, Aman Talkies Road, Ulhasnagar 421002 to the said Land on the request of the said Regency Avishkar Sarsan Developers LLP, and following documents i.e. –

1. Description of the said Land

(i) All that piece and parcel of land or ground admeasuring 1000 sq.mtrs being a portion out of land admeasuring 1200 sq.mtrs bearing Survey No.53 Hissa No.1 situate, lying and being at Village Baner within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and falling in the "Residential" Zone under the Development Plan for the extended areas of the City of Pune currently in force.

(ii) All that piece and parcel of land or ground admeasuring 300 sq.mtrs bearing Survey No.53 Hissa No.2, Baner, Pune.

(iii) All that piece and parcel of land or ground admeasuring 200 sq.mtrs being a portion out of land admeasuring 300 sq.mtrs bearing Survey No.53 Hissa No.3, Baner, Pune.

(iv) All that piece and parcel of land or ground admeasuring Hectares 900 sq.mtrs bearing Survey No.53 Hissa No.4, Baner, Pune.

(v) All that piece and parcel of land or ground admeasuring 2300 sq.mtrs bearing Survey No.53 Hissa No.8, Baner, Pune.

(vi) All that piece and parcel of land or ground admeasuring 3350 sq.mtrs being a portion out of land admeasuring 3800 sq.mtrs bearing Survey No.54 Hissa No.8, Baner, Pune.

(vii) All that piece and parcel of land or ground admeasuring 3500 sq.mtrs bearing Survey No.54 Hissa No.9, Baner, Pune.

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- (viii) All that piece and parcel of land or ground admeasuring 9800 sq.mtrs bearing Survey No.54 Hissa No.10, Baner, Pune.
- (ix) All that piece and parcel of land or ground admeasuring 3100 sq.mtrs bearing Survey No.54 Hissa No.11, Baner, Pune.

2. The document of allotment of the said Land –

- a) Deed of Sale dated 05.10.2017 (duly registered under Serial No.9763 of 2017 with the Sub-Registrar, Havell XI, Pune) whereby Sudhir and Sameer Kisan Wadkar assigned, transferred, assured and conveyed their holdings admeasuring 100 sq.mtrs out of land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of the Regency Aawishkar Sarsan Developers LLP.
- b) Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Havell XI, Pune) whereby Satyam Developers assigned, transferred, assured and conveyed, interalia, their holding admeasuring 600 sq.mtrs out of land bearing Survey No.53 Hissa No.1, Baner, Pune, their holding admeasuring 200 sq.mtrs out of the land bearing Survey No.53 Hissa No.3, Baner, Pune, their holding admeasuring 566 sq.mtrs out of land bearing Survey No.53 Hissa No.4, Baner, Pune, their holdings admeasuring 1380 sq.mtrs. and 907 sq.mtrs out of the land bearing Survey No.53 Hissa No.8, Baner, Pune, their holding admeasuring in the aggregate 1504 sq.mtrs. out of land bearing Survey No.54 Hissa No.9, Baner, Pune, their said holding admeasuring 6599 sq.mtrs out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune, their holding admeasuring 890 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- c) Deed of Sale dated 28.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Havell XI, Pune) whereby Dr.Babul Rustumkhan Pathan assigned, transferred, assured and conveyed inter-alia, his holding admeasuring 300 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune, land bearing Survey No.53 Hissa No.2, Baner, Pune, his holding admeasuring 334 sq.mtrs out of land bearing Survey No.53 Hissa No.4, Baner, Pune, his holding admeasuring 147 sq.mtrs, out of land bearing Survey No.54 Hissa No.8, Baner, Pune, his holding admeasuring 509 sq.mtrs out of land bearing Survey No.54 Hissa No.9, Baner, Pune, his holding admeasuring 522 sq.mtrs out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune, his holding admeasuring 326 sq.mtrs out of land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- d) Vide the said Deed of Sale dated 28.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Havell XI, Pune) whereby Shahik Babul Pathan assigned, transferred, assured and conveyed his holding admeasuring 775 sq.mtrs out of land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.



- e) Deed of Sale dated 12.06.2017 (duly registered under Serial No.4605 of 2017 with the Sub-Registrar, Haveli XI , Pune) whereby Dr.Madhukar Pralhad Dandere and Another assigned, transferred, assured and conveyed their holdings admeasuring 920 sq.mtrs out of land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- f) Deed of Sale dated 08.09.2018 (duly registered under Serial No.14088 of 2018 with the Sub-Registrar, Haveli XXV , Pune) whereby Salim Dilkar Pathan assigned, transferred, assured and conveyed his holding admeasuring 535 sq.mtrs, out of land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- g) Deed of Sale dated 29.10.2018 (duly registered under Serial No.15534 of 2018 with the Sub-Registrar, Haveli XI , Pune) whereby Malvika J. Sinha and Another assigned, transferred, assured and conveyed their holdings admeasuring 457 sq.mtrs, out of land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- h) Deed of Sale dated 02.01.2019 (duly registered under Serial No.81 of 2019 with the Sub-Registrar, Haveli XI , Pune) whereby Santosh S. Bhaman assigned, transferred, assured and conveyed her holding admeasuring 932 sq.mtrs, out of land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- i) Deed of Sale dated 05.04.2019 (duly registered under Serial No.5490 of 2019 with the Sub-Registrar, Haveli XI , Pune) whereby Satyam Developers assigned, transferred, assured and conveyed portion admeasuring 372 sq.mtrs, out of land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- j) Deed of Sale dated 24.07.2017 (duly registered under Serial No.6578 of 2017 with the Sub-Registrar, Haveli XI , Pune) whereby Jaydeo Vasudevan Nair assigned, transferred, assured and conveyed, interalia, his holding admeasuring 496 sq.mtrs, out of land bearing Survey No.54 Hissa No.9, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- k) Deed of Sale dated 05.12.2018 (duly registered under Serial No.17098 of 2018 with the Sub-Registrar, Haveli XI , Pune) whereby Abdul Samad Inamdar assigned, transferred, assured and conveyed his holding admeasuring 991 sq.mtrs out of land bearing Survey No.54 Hissa No.9, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- l) Deed of Sale dated 12.06.2017 (duly registered under Serial No.4607 of 2017 with the Sub-Registrar, Haveli XI , Pune) whereby Dr.Mohan Sali assigned, transferred, assured and conveyed his holding admeasuring 574 sq.mtrs out of land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.

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- m) Deed of Sale dated 24.07.2017 (duly registered under Serial No.6580 of 2017 with the Sub-Registrar, Haveli XI , Pune) whereby Vijay K. Nair assigned, transferred, assured and conveyed his holding admeasuring 627 sq.mtrs out of land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- n) Deed of Sale dated 04.08.2017 (duly registered under Serial No.7196 of 2017 with the Sub-Registrar, Haveli XI , Pune) whereby Shaista Harun Pathan and Sujata Jayant Kolhatkar (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed their respective holdings admeasuring 1012 sq.mtrs and 466 sq.mtrs out of land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- o) Deed of Sale dated 04.08.2017 (duly registered under Serial No.7196 of 2017 with the Sub-Registrar, haveli XI , Pune) whereby Makarand Avinash Phalaks assigned, transferred, assured and conveyed his holding admeasuring 658 sq.mtrs out of land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- p) Deed of Sale 08.09.2018 (duly registered under Serial No.14090 of 2018 with the Sub-Registrar, Haveli XXV, Pune) whereby Hajik Usman Pathan assigned, transferred, assured and conveyed his holding admeasuring 451 sq.mtrs out of land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.

3. (A) 7/12 Extract in respect of land bearing Survey No.53 Hissa No.1, Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.992, 1576, 1751, 7269, 2018, 18617, 18760, 19312, 20733, 2155, 5790, 6282, 18587, 18983, 19348, 22000, 11627, 18081, 20732 and 21978 in respect thereof, (B) 7/12 Extract in respect of land bearing Survey No.53 Hissa No.2, Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.1576, 1751, 7268 and 21978 in respect thereof, (C) 7/12 Extract in respect of land bearing Survey No.53 Hissa No.3 Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.992, 1576, 2018, 18617, 18760, 19312, 20733, 2155, 5790, 6282, 18570, 18762, 20733 and 21978 in respect thereof, (D) 7/12 Extract in respect of land bearing Survey No.53 Hissa No.4 Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.992, 1576, 2018, 2155, 5790, 6282, 7412, 8038, 17882, 21987 and 21978 in respect thereof, (E) 7/12 Extract in respect of land bearing Survey No.53 Hissa No.8 Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.1454, 1576, 2013, 3469, 2033, 2670, 4778, 7004, 7003, 7272, 7264, 7265, 8026, 8027, 8028, 8029, 8030, 8031, 7293, 17409, 17643, 17775, 21188, 21665, 21682, 21978, 21999, 22001 and 22007, in respect thereof, (G) 7/12 Extract in respect of land bearing Survey No.54 Hissa No.9 Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.1576, 1751, 7413, 7414, 8064, 8065, 8066, 8076, 17075, 17089, 18538, 21667, 21978 and 21997 in respect thereof, (H) 7/12 Extract in respect of land bearing Survey No.54 Hissa No.10



Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.992, 1576, 2018, 2155, 5790, 6282, 7266, 7267, 7294, 7295, 7410, 7411, 7443, 7444, 7445, 7855, 8016, 8017, 8067, 8088, 8089, 8090, 8091, 8092, 17196, 17410, 17773, 15998, 18242, 18018, 18241, 18541, 18679, 18680, 20475, 21204, 21528, 21824, 21978, 21824 and 21086 in respect thereof and (I) 7/12 Extract in respect of land bearing Survey No.54 Hissa No.11 Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.992, 1576, 1751, 2018, 2155, 5790, 8077, 7862, 8085, 8086, 8087, 15519, 18617, 21978 and 22002 in respect thereof.

4. Search Reports in respect of the said Land for 30 years from 1991 to 2021 by Adv.Kailash Thorat.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that the title of the said REGENCY AVISHKAR SARSAN DEVELOPERS LLP, to the said Land is free, clear, marketable and without any encumbrance on or in respect thereof.

Owners of the said Land – REGENCY AVISHKAR SARSAN DEVELOPERS LLP.

The Report reflecting the flow of the title of the said REGENCY AVISHKAR SARSAN DEVELOPERS LLP to the said Land is enclosed herewith as Annexure "A".

Dated this 19th day of October, 2021.

M/S RAJIV PATEL & ASSOCIATES



PROPRIETOR

End : Annexure "A".

ANNEXURE "A"
FLOW OF TITLE OF THE SAID LAND

Re: (i) All that piece and parcel of land or ground admeasuring 1000 sq.mtrs being a portion out of land admeasuring 1200 sq.mtrs bearing Survey No.53 Hissa No.1 situate, lying and being at Village Baner within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and falling in the "Residential" Zone under the Development Plan for the extended areas of the City of Pune currently in force.

(ii) All that piece and parcel of land or ground admeasuring 300 sq.mtrs bearing Survey No.53 Hissa No.2, Baner, Pune.

(iii) All that piece and parcel of land or ground admeasuring 200 sq.mtrs being a portion out of land admeasuring 300 sq.mtrs bearing Survey No.53 Hissa No.3, Baner, Pune.

(iv) All that piece and parcel of land or ground admeasuring Hectares 900 sq.mtrs bearing Survey No.53 Hissa No.4, Baner, Pune.

(v) All that piece and parcel of land or ground admeasuring 2300 sq.mtrs bearing Survey No.53 Hissa No.8, Baner, Pune.

(vi) All that piece and parcel of land or ground admeasuring 3350 sq.mtrs being a portion out of land admeasuring 3800 sq.mtrs bearing Survey No.54 Hissa No.8, Baner, Pune.

(vii) All that piece and parcel of land or ground admeasuring 3500 sq.mtrs bearing Survey No.54 Hissa No.9, Baner, Pune.

(viii) All that piece and parcel of land or ground admeasuring 9800 sq.mtrs bearing Survey No.54 Hissa No.10, Baner, Pune.



(ix) All that piece and parcel of land or ground admeasuring 3100 sq.mtrs bearing Survey No.54 Hissa No.11, Baner, Pune.

(I)

Portion admeasuring 1000 sq.mtrs out of land bearing Survey No.53 Hissa No.1, Baner, Taluka Haveli, District Pune.

- 1) Hari Chimanji (Chimna) Wadkar and Shripati & Chintu Maruti Bhujbal were the owners as tenants-in-common in equal shares of all that piece and parcel of land or ground then admeasuring Twelve Gunthas bearing Survey No.53 Hissa No.1, Village Baner, Taluka Haveli, District Pune.
- 2) The said Hari Chimanji (Chimna) Wadkar died intestate in Pune on 17.01.1950 leaving behind him his only heirs and next-of-kin, his three sons namely, Baburao, Rambhau and Narayan Hari Wadkar. The names of the said heirs of the said Late Hari Chimanji (Chimna) Wadkar were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner as the holders of an one-half share earlier held by the said Late Hari Wadkar therein vide Mutation Entry No.992 dated 16.03.1950.
- 3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.1 was shown to be "Hectares 00-12 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 4) The said Shripati Maruti Bhujbal died intestate on 08.09.1970, leaving behind him, as his only heirs and next-of-kin, his wife, Sonabai Shripati Bhujbal, his three sons namely, Shankar, Ramchandra and Bhagwant Shripati Bhujbal and his five married daughters namely, Jijabai Murudhbar Borate, Muktabai Raghu Alhat, Rakhamabai Shivaji Borate, Raheebai Pandurang Gaikwad and Jaibai Baburao Aaher. Only the names of the said Shankar Shripati Bhujbal, Ramchandra Shripati Bhujbal and Bhagwant Shripati Bhujbal were entered on the VII/VII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holders of the share earlier held by the said Late Shripati Maruti Bhujbal therein vide Mutation Entry No. 1751 dated 08.10.1973 as the said married daughters of the late Maruti Bhujbal released their rights in the said Land.

4(a) Vide a Deed of Sale dated 11.08.1995 (duly registered under Serial No.7107 of 1995 with the Sub-Registrar, Haveli IV, Pune) the said heirs of the said Late Shripati Maruti Bhujbal and their respective family members assigned, transferred, assured and conveyed their said holding admeasuring 300 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of Babul Rustum Pathan. The name of the said Babul Rustum Pathan was duly

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entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holder of the said portion admeasuring 300 sq.mtrs thereof vide Mutation Entry No.7269 dated 06.04.1996.

4(b) Vide an Agreement for Development dated 19.05.2010 (duly registered under Serial No.3701 of 2010 with the Sub-Registrar, Havelli XV, Pune) executed by and between the said Babul Rustum Pathan of the One Part and the said Satyam Developers of the Other Part, the said Babul Rustum Pathan granted rights of development of the said portion admeasuring 300 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.

5) The said Baburao Hari Wadkar died intestate on 15.07.1979, leaving behind him his only heirs and next-of-kin, his son namely, Sayaji Baburao Wadkar and his three married daughters namely, Hausabai Sitaram Dalvi, Geetabai Dattoba Ozarkar and Sitabai Maruti Karade. Only the name of the said Sayaji Baburao Wadkar was entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner as the holder of the share earlier held by the said Late Baburao Hari Wadkar therein vide Mutation Entry No.2018 dated 30.10.1980 as the said married daughters of the Late Baburao Hari Wadkar released their rights in the said Land.

5(a) The said Sayaji Baburao Wadkar died intestate on 31.08.2006, leaving behind him his only heirs and next-of-kin, his widow namely, Malubai Sayaji Wadkar, his son namely, Dynaneshwar Sayaji Wadkar and his four married daughters namely, Chaya Balasaheb Wazarkar/Ozarkar, Shalan Rajendra Borade, Sarika Santosh Walkar and Mangal Kiran Pawar. The names of the said said heirs of the said Late Sayaji Baburao Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner as the holders of the share earlier held by the said Late Sayaji Baburao Wadkar therein vide Mutation Entry No.18617 dated 06.01.2012.

5(b) Vide two Seperate Deeds of Sale dated 10.04.2012 and 18.01.2013 (duly registered under Serial Nos.3181 of 2012 and 471 of 2013 with the Sub-Registrars Havelli IX and XXIII , Pune respectively) the said heirs of the said Late Sayaji Baburao Wadkar assigned, transferred, assured and conveyed their said holding admeasuring 200 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of M/s.Avishkar Developers, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Office at G-1, 473/218, Gultekdi, Gimar Co-operative Housing Society Limited, Pune-411037. The name of the said M/s.Avishkar Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holder of the said portion admeasuring 200 sq.mtrs thereof vide Mutation Entry Nos.18760 and 19312 dated 11.04.2012 and 06.03.2013 respectively.



5(c) Vide a Deed of Sale dated 02.03.2016 (duly registered under Serial No.2185 of 2016 with the Sub-Registrar, Haveli XI, Pune) the said M/s. Avishkar Developers assigned, transferred, assured and conveyed inter-alia, the said portion admeasuring 200 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of Satyam Developers, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Office at 102, Kumar Vastu, Range Hills, Pune 411020. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holder of the said portion admeasuring 200 sq.mtrs thereof vide Mutation Entry No.20733 dated 05.05.2016.

- 6) The said Narayan Hari Wadkar died intestate on 05.06.1981, leaving behind him his only heirs and next-of-kin, his three sons namely, Maruti, Dynaneshwar and Vithal Narayan Wadkar and his six married daughters namely, Mamta Pandurang Borate, Kantabai Dattatray Dange, Suman Malhari Modak, Virnal Baban Marne, Kamal Popat Veer and Mangal Murlidhar Chondhe. Only the names of the said Maruti, Dynaneshwar and Vithal Narayan Wadkar were entered on the VII/VII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner as the holders of the share earlier held by the said Late Narayan Hari Wadkar therein vide Mutation Entry No.2155 dated 01.09.1982.
- 7) The said Rama Hari Wadkar died intestate on 17.06.1992, leaving behind him his only heirs and next-of-kin, his two sons namely, Balkrishna and Kisan Rama Wadkar and his two married daughters namely, Manubai Bhagwan Kotwal and Janabai Shivaji Walke. The names of the said heirs of the said Late Rama Hari Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holders of the share earlier held by the said Late Rama Hari Wadkar therein vide Mutation Entry No.5790 dated 05.11.1992.

7(a) Vide a Deed of Release dated 06.08.1993 (duly registered under Serial No.3096 of 1993 with the Sub-Registrar, Haveli IV, Pune) the said Manubai Bhagwan Kotwal and Janabai Shivaji Walke released all and whatsoever their right, title and interest in the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of their brothers namely, the said Balkrishna and Kisan Rama Wadkar. The names of the said Manubai Bhagwan Kotwal and Janabai Shivaji Walke were deleted from the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holders of the share therein vide Mutation Entry No.6282 dated 30.03.1994.

7(b) The said Balkrishna Rama Wadkar died intestate on 06.03.2004, leaving behind him his only heirs and next-of-kin, his widow namely, Kausalyabai Balkrishna Wadkar, his two sons namely, Sachin and Sanjay Balkrishna Wadkar and his married daughter namely, Savita Sanjay Kale. The names of the said

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heirs of the said Late Balkrishna Rama Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holders of the share earlier held by the said Late Balkrishna Rama Wadkar therein vide Mutation Entry No.18587 dated 20.12.2011.

7(c) Vide a Deed of Sale dated 20.06.2012 (duly registered under Serial No.4275 of 2012 with the Sub-Registrar, Haveli XII, Pune) the said heirs of the said Late Balkrishna Rama Wadkar assigned, transferred, assured and conveyed their said holding admeasuring 100 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of the said M/s.Avishkar Developers. The name of the said M/s.Avishkar Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holder of the said portion admeasuring 100 sq.mtrs thereof vide Mutation Entry No.18983 dated 10.09.2012.

7(d) Vide the said Deed of Sale dated 02.03.2016 (duly registered under Serial No.2185 of 2016 with the Sub-Registrar, Haveli XI , Pune) the said M/s.Avishkar Developers assigned, transferred, assured and conveyed inter-alia, the said portion admeasuring 100 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holder of the said portion admeasuring 100 sq.mtrs thereof vide Mutation Entry No.20733 dated 05.05.2016.

7(aa) Vide a Deed of Release dated 29.03.2013 (duly registered under Serial No.3056 of 2013 with the Sub-Registrar, Haveli XII, Pune), the said Kisan Rama Wadkar and Rupali Kisan Wadkar released all and whatsoever their right, title and interest in their respective holding admeasuring 100 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of Sudhir and Sameer Kisan Wadkar. The names of the said Sudhir and Sameer Kisan Wadkar were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holder of the said portion admeasuring 100 sq.mtrs thereof vide Mutation Entry No.19348 dated 01.04.2013.

7(bb) Vide a Deed of Sale dated 05.10.2017 (duly registered under Serial No.9763 of 2017 with the Sub-Registrar, Haveli XI, Pune) the said Sudhir and Sameer Kisan Wadkar assigned, transferred, assured and conveyed their said holding admeasuring 100 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of the Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holder of the said portion admeasuring 100 sq.mtrs thereof vide Mutation Entry No.22000 dated 08.01.2019.



8) The said Chintu Maruti Bhujbal died intestate on 26.04.2000, leaving behind him, as his only heirs and next-of-kin, his five sons namely, Antu, Gopinath, Sopan, Haribhau and Shankar Chintu Bhujbal and his two married daughters namely, Shantabai Pandurang Gaikwad and Baby Arun Mate. The names of the said heirs of the said Late Chintu Maruti Bhujbal were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holders of the share earlier held by the said Late Chintu Maruti Bhujbal therein vide Mutation Entry Nos.11627 dated 12.05.2000.

8(a) Vide two Separate Deeds of Sale dated 07.03.2011 and 07.10.2011 (duly registered under Serial Nos.2684 of 2011 and 7613 of 2011 with the Sub-Registrars Havell X and XII , Pune respectively) the said heirs of the said Late Chintu Maruti Bhujbal and their respective family members assigned, transferred, assured and conveyed their said holding admeasuring 300 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of Sanjay Balkrishna Boob and Armin Amirali Somji. The names of the said Sanjay Balkrishna Boob and Another were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holders of the said portion admeasuring 300 sq.mtrs thereof vide Mutation Entry Nos.18081 and 18083 both dated 03.06.2011.

8(b) Vide a Deed of Sale dated 02.03.2016 (duly registered under Serial No.2192 of 2016 with the Sub-Registrar, Havell XI , Pune) the said Sanjay Balkrishna Boob and Another assigned, transferred, assured and conveyed their said holding admeasuring 300 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holder of the said portion admeasuring 300 sq.mtrs thereof vide Mutation Entry No.20732 dated 05.05.2016.

9) In the circumstances, the said Satyam Developers is the holder of a portion admeasuring 600 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune and the said Satyam Developers is the holder of the rights of development of a portion admeasuring 300 sq.mtrs (held by the said Babul Rustum Pathan) out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune.

10) Vide a Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Havelli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Havelli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Havelli XI , Pune) the said Satyam Developers assigned, transferred, assured and conveyed, Inter alia, their said holding admeasuring 600 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of the said

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Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holder of the said portion admeasuring 600 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

- 11) Vide a Deed of Sale dated 28.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5496 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Dr.Babul Rustumkhan Pathan (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed inter-alia, his said holding admeasuring 300 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holder of the said portion admeasuring 300 sq.mtrs. thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 12) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of a portion admeasuring 1000 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune.

(II)**Land admeasuring 300 sq.mtrs bearing Survey No.53 Hissa No.2, Baner, Taluka Haveli, District Pune.**

- 1) One Shripati Maruti Bhujbal and Chintu Maruti Bhujbal were the owners of all that piece and parcel of land or ground then admeasuring Three Gunthas bearing Survey No.53 Hissa No.2, Village Baner, Taluka Haveli, District Pune.
- 2) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.2 was shown to be "Hectares 00=03 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 3) The said Shripati Maruti Bhujbal died Intestate on 08.09.1970, leaving behind him, as his only heirs and next-of-kin, his wife, Sonabai Shripati Bhujbal, his three sons namely, Shankar, Ramchandra and Bhagwant Shripati Bhujbal and his five married daughters namely, Jijabai Murlidhar Borate, Muktabai Raghu Alhat, Rakhamabai Shivaji Borate, Raheebai Pandurang Galkwad and Jalbai Baburao Aaher. Only the names of the said Shankar Shripati Bhujbal, Ramchandra



Shripati Bhujbal and Bhagwant Shripati Bhujbal were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.2, Baner as the holders of the share of the said Late Shripati Maruti Bhujbal earlier held by him vide Mutation Entry No.1751 dated 08.10.1973 as the said married daughters of the Late Maruti Bhujbal released their rights in the said Land.

- 4) Vide a Deed of Sale dated 11.08.1995 (duly registered under Serial No.7106 of 1995 with the Sub-Registrar, Havell IV, Pune) the said Chintu Maruti Bhujbal and the said heirs of the said Late Shripati Maruti Bhujbal assigned, transferred, assured and conveyed the said land bearing Survey No.53 Hissa No.2, Baner, Pune to/in favour of the said Babul Rustum Pathan. The name of the said Babul Rustum Pathan was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.2, Baner, Pune as the holder thereof vide Mutation Entry No.7268 dated 06.04.1996.
- 5) Vide the said Agreement for Development dated 19.05.2010 (duly registered under Serial No.3701 of 2010 with the Sub-Registrar, Havell XV, Pune) executed by and between, interalia, the said Babul Rustum Pathan of the One Part and the said Satyam Developers of the Other Part, the said Babul Rustum Pathan granted rights of development of the said land bearing Survey No.53 Hissa No.2, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.
- 6) One of the married daughters of the late Shripati Maruti Bhujbal, Jijabai Murlidhar Borate, and through her, her son, Sopan Murlidhar Borate, and her daughters, Shakuntala Bharat Tamhane, Muktabai Raghu Alhat, Rakhmabai Shivaji Borate, Jijabai aka Jilbai Baburao Aher and Rahibai Ashru Jagtap, claimed to have undivided shares in the lands bearing Survey Nos.53/1, 53/2, 53/5, 53/11/1, 54/2, 54/9, 54/11, 54/12, 55/4, 91/1, 91/3, 93/1, 209/2 and 213/1, Village Baner, Taluka Havell, District Pune. By a Document styled as "BECHENPATRA" dated 01.09.2012 (registered under Serial No.8519 of 2012 with the Sub-Registrar, Havell XVI, Pune), the said heirs of the late Jijabai Murlidhar Borate purported to transfer their said undivided share in the said land to/in favour of Shivajirao aka Shahajirao Ganpatrao More and Ravindra Geniba Hargude. The said M/s Satyam Developers and the persons/ parties who had acquired portions out of, interalia, the said lands filed a Suit (bearing Special Civil Suit No.703 of 2013) in the Court of the Civil Judge, Senior Division, Pune at Pune against the said heirs of late Jijabai Murlidhar Borate and the said Shivaji Ganpat More and Ravindra Geniba Hargude seeking a Declaration from the said Hon'ble Court that the said "BECHENPATRA" dated 01.09.2012 was illegal, null and void ab-initio and for other reliefs. An amicable settlement was arrived at by and between the Contesting Parties to the said Suit as a result whereof the Contesting Defendant Nos.1 to 7 in the said Suit surrendered/ relinquished all and whatsoever their claim, right, title or interest in, interalia, the said lands and a Consent Decree was passed by the said Hon'ble Court. Accordingly, all Orders passed by the concerned Revenue Authorities pursuant to Application made by the heirs of the

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late Jijabai Murlidhar Borate to have their names entered in the Revenue Record pertaining to, interalia, the said lands as holders of an undivided shares therein became inoperative and the effect of the said Consent Decree in the said Special Civil Suit No.703 of 2013 was given effect in the Revenue Record.

- 7) Vide the said Deed of Sale dated 28.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5496 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Dr.Babul Rustumkhan Pathan (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed inter-alia, the said land bearing Survey No.53 Hissa No.2, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.2, Baner, Pune as the holder of the said portion admeasuring 300 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 8) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said land bearing Survey No.53 Hissa No.2, Baner, Pune.

(III)

Portion admeasuring 200 sq.mtrs out of land bearing Survey No.53 Hissa No.3, Baner, Taluka Haveli, District Pune.

- 1) One Hari Chimanji (Chimna) Wadkar was the owner of all that piece and parcel of land or ground then admeasuring Three Gunthas bearing Survey No.53 Hissa No.3, Village Baner, Taluka Haveli, District Pune.
- 2) The said Hari Chimanji (Chimna) Wadkar died intestate in Pune on 17.01.1950 leaving behind him his only heirs and next-of-kin, his three sons namely, Baburao, Rambhau and Narayan Hari Wadkar. The names of the said heirs of the said Late Hari Chimanji (Chimna) Wadkar were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner as the holders thereof vide Mutation Entry No.992 dated 16.03.1950.
- 3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.3 was shown to be "Hectares 00=03 Ares" vide Mutation Entry No.1576 dated 15.07.1970.



4) The said Baburao Hari Wadkar died Intestate on 15.07.1979, leaving behind him his only heirs and next-of-kin, his son namely, Sayaji Baburao Wadkar and his three married daughters namely, Hausabai Sitaram Dalvi, Geetabai Dattoba Wazarkar and Sitabai Maruti Karade. Only the name of the said Sayaji Baburao Wadkar was entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner as the holder of the share earlier held by the said Late Baburao Hari Wadkar therein vide Mutation Entry No.2018 dated 30.10.1980 as the said married daughters of the Late Baburao Hari Wadkar released their rights in the said Land.

4(a) The said Sayaji Baburao Wadkar died Intestate on 31.08.2006, leaving behind him his only heirs and next-of-kin, his widow namely, Malubai Sayaji Wadkar, his son namely, Dynaneshwar Sayaji Wadkar and his four married daughters namely, Chaya Balasaheb Wazarkar, Shalan Rajendra Borade, Sarika Santosh Walke and Mangal Kiran Pawar. The names of the said said heirs of the said Late Sayaji Baburao Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner as the holders of the share earlier held by the said Late Sayaji Baburao Wadkar therein vide Mutation Entry No.18617 dated 06.01.2012.

4(b) Vide two Separate Deeds of Sale dated 10.04.2012 and 18.01.2013 (duly registered under Serial Nos.3181 of 2012 and 471 of 2013 with the Sub-Registrars Haveli IX and XXIII, Pune respectively) the said heirs of the said Late Sayaji Baburao Wadkar assigned, transferred, assured and conveyed their said holding admeasuring 100 sq.mtrs out of the said land bearing Survey No.53 Hissa No.3, Baner, Pune to/in favour of the said M/s.Avishkar Developers. The name of the said M/s.Avishkar Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holder of the said portion admeasuring 100 sq.mtrs thereof vide Mutation Entry Nos.18760 and 19312 dated 11.04.2012 and 06.03.2013 respectively.

4(c) Vide a Deed of Sale dated 02.03.2016 (duly registered under Serial No.2185 of 2016 with the Sub-Registrar, Haveli XI, Pune) the said M/s.Avishkar Developers assigned, transferred, assured and conveyed inter-alia, the said portion admeasuring 100 sq.mtrs out of the said land bearing Survey No.53 Hissa No.3, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holder of the said portion admeasuring 100 sq.mtrs thereof vide Mutation Entry No.20733 dated 05.05.2016.

5) The said Narayan Hari Wadkar died Intestate on 05.06.1981, leaving behind him his only heirs and next-of-kin, his three sons namely, Maruti, Dynaneshwar and Vithal Narayan Wadkar and his six married daughters namely, Mamta Pandurang Borate, Kantabai Dattabray Dange, Suman Malhar Modak, Vimal Baban mame, Kamal Popat Veer and Mangal Murlidhar Chondhe. Only the names of the said Maruti, Dynaneshwar and Vithal

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Narayan Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner as the holders of the share earlier held by the said Late Narayan Hari Wadkar therein vide Mutation Entry No.2155 dated 01.09.1982.

6) The said Rama Hari Wadkar died intestate on 17.06.1992, leaving behind him his only heirs and next-of-kin, his two sons namely, Balkrishna and Kisan Rama Wadkar and his two married daughters namely, Manubai Bhagwan Kotwal and Janabai Shivaji Walke. The names of the said heirs of the said Late Rama Hari Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holders of the share earlier held by the said Late Rama Hari Wadkar therein vide Mutation Entry No.5790 dated 05.11.1992.

6(a) Vide the said Deed of Release dated 06.08.1993 (duly registered under Serial No.3096 of 1993 with the Sub-Registrar, Haveli IV, Pune) the said Manubai Bhagwan Kotwal and Janabai Shivaji Walke released all and whatsoever their right, title and interest in the said land bearing Survey No.53 Hissa No.3, Baner, Pune to/in favour of their brothers namely, the said Balkrishna and Kisan Rama Wadkar. The names of the said Manubai Bhagwan Kotwal and Janabai Shivaji Walke were deleted from the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holders of the share therein vide Mutation Entry No.6282 dated 30.03.1994.

6(b) The said Balkrishna Rama Wadkar died intestate on 06.03.2004, leaving behind him his only heirs and next-of-kin, his widow namely, Kausalyabai Balkrishna Wadkar, his two sons namely, Sachin and Sanjay Balkrishna Wadkar and his married daughter namely, Savita Sanjay Kale. The names of the said heirs of the said Late Balkrishna Rama Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holders of the share earlier held by the said Late Balkrishna Rama Wadkar therein vide Mutation Entry No.18570 dated 20.12.2011.

6(c) Vide a Deed of Sale dated 20.06.2012 (duly registered under Serial No.4275 of 2012 with the Sub-Registrar, Haveli XII, Pune) the said heirs of the said Late Balkrishna Rama Wadkar assigned, transferred, assured and conveyed their said holding admeasuring 50 sq.mtrs out of the said land bearing Survey No.53 Hissa No.3, Baner, Pune to/in favour of the said M/s.Avishkar Developers.

6(d) Vide a Deed of Sale dated 17.02.2012 (duly registered under Serial No.1145 of 2012 with the Sub-Registrar, Haveli XII, Pune) the said Kisan Rama Wadkar assigned, transferred, assured and conveyed his holding admeasuring 50 sq.mtrs out of the said land bearing Survey No.53 Hissa No.3, Baner, Pune to/in favour of the said M/s.Avishkar Developers. The name of the said M/s.Avishkar Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holder of the said portion admeasuring 50 sq.mtrs thereof vide Mutation Entry No.18762 dated 11.04.2012.



6(e) Vide the said Deed of Sale dated 02.03.2016 (duly registered under Serial No.2185 of 2016 with the Sub-Registrar, Haveli XI , Pune) the said M/s.Avishkar Developers assigned, transferred, assured and conveyed inter-alia, the said portions admeasuring 50 sq.mtrs and 50 sq.mtrs out of the said land bearing Survey No.53 Hissa No.3, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holder of the said portion admeasuring in the aggregate 100 sq.mtrs thereof vide Mutation Entry No.20733 dated 05.05.2016.

7) Vide the said Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Haveli XI , Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Haveli XI , Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI , Pune) the said Satyam Developers assigned, transferred, assured and conveyed, interalia, their said holding admeasuring 200 sq.mtrs out of the said land bearing Survey No.53 Hissa No.3, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holder of the said portion admeasuring 200 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

8) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said portion admeasuring 200 sq.mtrs out of the said land bearing Survey No.53 Hissa No.3, Baner, Pune.

(IV)
Land admeasuring 900 sq.mtrs bearing Survey No.53 Hissa No.4, Baner, Taluka Haveli, District Pune.

- 1) One Hari Chimanji (Chimna) Wadkar was the owner of all that piece and parcel of land or ground then admeasuring Nine Gunthas bearing Survey No.53 Hissa No.4, Village Baner, Taluka Haveli, District Pune.
- 2) The said Hari Chimanji (Chimna) Wadkar died intestate in Pune on 17.01.1950 leaving behind him his only heirs and next-of-kin, his three sons namely, Baburao, Rambhau and Narayan Hari Wadkar. The names of the said heirs of the said Late Hari Chimanji (Chimna) Wadkar were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner as the holders thereof vide Mutation Entry No.992 dated 16.03.1950.
- 3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.4 was

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shown to be "Hectares 00=09 Ares" vide Mutation Entry No.1576 dated 15.07.1970.

4) The said Baburao Hari Wadkar died intestate on 15.07.1979, leaving behind him his only heirs and next-of-kin, his son namely, Sayaji Baburao Wadkar and his three married daughters namely, Hausabai Sitaram Dalvi, Geetabai Dattoba Wazarkar and Satabai Maruti Karade. Only the name of the said Sayaji Baburao Wadkar was entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner as the holder of the share earlier held by the said Late Baburao Hari Wadkar therein vide Mutation Entry No.2018 dated 30.10.1980 as the said married daughters of the Late Baburao Hari Wadkar released their rights in the said Land.

5) The said Narayan Hari Wadkar died intestate on 05.06.1981, leaving behind him his only heirs and next-of-kin, his three sons namely, Maruti, Dynaneshwar and Vithal Narayan Wadkar and his six married daughters namely, Mamta Pandurang Borate, Kantabai Dattatray Dange, Suman Malhari Modak, Vimal Baban marne, Kamal Popat Veer and Mangal Murlidhar Chondhe. Only the names of the said Maruti, Dynaneshwar and Vithal Narayan Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner as the holders of the share earlier held by the said Late Narayan Hari Wadkar therein vide Mutation Entry No.2155 dated 01.09.1982.

6) The said Rama Hari Wadkar died intestate on 17.06.1992, leaving behind him his only heirs and next-of-kin, his two sons namely, Balkrishna and Kisan Rama Wadkar and his two married daughters namely, Manubai Bhagwan Kotwal and Janabai Shivaji Walke. The names of the said heirs of the said Late Rama Hari Wadkar were entered on the VII/XX Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holders of the share earlier held by the said Late Rama Hari Wadkar therein vide Mutation Entry No.5790 dated 05.11.1992.

6(a) Vide the said Deed of Release dated 06.08.1993 (duly registered under Serial No.3096 of 1993 with the Sub-Registrar, Havell IV, Pune) the said Manubai Bhagwan Kotwal and Janabai Shivaji Walke released all and whatsoever their right, title and interest in the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of their brothers namely, the said Balkrishna and Kisan Rama Wadkar. The names of the said Manubai Bhagwan Kotwal and Janabai Shivaji Walke were deleted from the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holders of the share therein vide Mutation Entry No.6282 dated 30.03.1994.

7) Vide a Deed of Sale dated 03.08.1995 (duly registered under Serial No.6873 of 1995 with the Sub-Registrar, Havell IV, Pune) the said heirs of the said Baburao, Narayan and Rama Hari Wadkar (by the hands of their duly constituted attorney, Babul Rustum Pathan) assigned, transferred, assured and conveyed



a portion admeasuring 566 sq.mtrs of the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of Seema Sandeep Lohade and Sandeep Punamchand Lohade. The names of the said Seema Sandeep Lohade and Another were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holders of the said portion admeasuring 566 sq.mtrs thereof vide Mutation Entry No.7412 dated 07.07.1996.

- 8) Vide a Deed of Sale dated 29.10.1996 (duly registered under Serial No.7745 of 1996 with the Sub-Registrar, Haveli IV, Pune) the said heirs of the said Baburao, Narayan and Rama Hari Wadkar (by the hands of their duly constituted attorney, Babul Rustum Pathan) assigned, transferred, assured and conveyed the remaining portion admeasuring 334 sq.mtrs out of the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of the said Babul Rustum Pathan. The name of the said Babul Rustum Pathan was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holder of the said portion admeasuring 334 sq.mtrs thereof vide Mutation Entry No.8038 dated 07.02.1997.
9. Vide a Deed of Sale dated 24.01.2011 (duly registered under Serial No.749 of 2011 with the Sub-Registrar, Haveli XV, Pune) the said Seema Sandeep Lohade and Another assigned, transferred, assured and conveyed the said portion admeasuring 566 sq.mtrs out of the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holder of the said portion admeasuring 566 sq.mtrs thereof vide Mutation Entry No.17882 dated 01.03.2011.
- 9.(a) Vide the said Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Satyam Developers assigned, transferred, assured and conveyed, interalia, their said holding admeasuring 566 sq.mtrs out of the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holder of the said portion admeasuring 566 sq.mtrs thereof vide Mutation Entry No.21987 dated 29.11.2018.
10. Vide the said Agreement for Development dated 19.05.2010 (duly registered under Serial No.3701 of 2010 with the Sub-Registrar, Haveli XV, Pune) executed by and between the said Babul Rustum Pathan of the One Part and the said Satyam Developers of the Other Part, the said Babul Rustum Pathan granted

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rights of development of inter-alia, the said portion admeasuring 334 sq.mtrs out of the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.

10.(a) Vide the said Deed of Sale dated 28.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5496 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Dr.Babul Rustumkhan Pathan (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed inter-alia, his said holding admeasuring 334 sq.mtrs out of the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holder of the said portion admeasuring 334 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

11. In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said land bearing Survey No.53 Hissa No.4, Baner, Pune.

(V)

Land admeasuring 2300 sq.mtrs bearing Survey No.53 Hissa No.8, Baner, Taluka Haveli, District Pune.

1) The Chinchwadi Deosthan Trust, a Public Charitable Trust registered under the provisions of the Bombay Public Trusts Act, 1950 was the owner of land then admeasuring 23 (Twenty Three) Gunthas bearing Survey No.53 Hissa No.8, Village Baner, Taluka Haveli, District Pune.

2) The name of one Tukaram Bahiru Tapkeer had been entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner as an "Agricultural Tenant" thereof. However, In view of the fact that the Owner of the said land bearing Survey No.53 Hissa No.8, Baner, Pune was a Public Charitable Trust, it was held by the Tahsildar and Agricultural Lands Tribunal, Haveli that the provisions of Sections 32 to 32 R of the Bombay Tenancy and Agricultural Lands Act, 1948 are not applicable to the said Land. Such Order of the Tahsildar and Agricultural Lands Tribunal was given effect to vide Mutation Entry No.1454 dated 15.07.1965 by entry of a remark to that effect in the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.53 Hissa No.8, Baner, Pune.



- 3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.8 was shown to be "Hectares 00-23 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 4) Vide a Deed of Sale dated 9.01.1973 (duly Registered under Serial No.176 of 1973 with the Sub-Registrar Haveli I, Pune) made by and between the said Chinchwad Deosthan Trust through its Trustees of the One Part and Sahebrao Tukaram Tapkeer of the Other Part, the said Trustees of the said Trust assigned, transferred, assured and conveyed, inter-alia, the said land bearing Survey No.53 Hissa No.8, Baner to the said Sahebrao Tukaram Tapkeer absolutely. The name of the said Sahebrao Tukaram Tapkeer was entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder thereof vide Mutation Entry No.2013 dated 15.09.1980 read with Mutation Entry Nos.3469 dated 13.01.1988 and 4517 dated 21.08.1989.
- 5) In or around the year 1981, a partition of certain lands in Village Baner held by the said Sahebrao Tapkeer and his brothers was effected under the provisions of Section 85 of the Maharashtra Land Revenue Code, 1966 and, on such partition, the said land bearing Survey No.53 Hissa No.8, Baner came to the share of the said Sahebrao Tukaram Tapkeer. Effect of the said partition was given effect to on the VII/XII Extract pertaining to, interalia, the land bearing Survey No.53 Hissa No.8, Baner vide Mutation Entry No.2033 dated 20.02.1981.
- 6) Vide a Deed of Sale dated 17.11.1984, the said Sahebrao Tukaram Tapkeer assigned, transferred, assured and conveyed the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of Bajirao Tukaram Tapkeer. The name of the said Bajirao Tukaram Tapkeer was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of thereof vide Mutation Entry No.2670 dated 19.05.1985.
- 7) Vide two separate Deeds of Sale dated 27.04.1995 (duly registered under Serial Nos.3851 and 3853 of 1995 with the Sub-Registrar, Haveli IV, Pune), the said Bajirao Tukaram Tapkeer assigned, transferred, assured and conveyed portions admeasuring 460 sq.mtrs each out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of Dr.Madhukar Pralhad Dandare and Dr.Kunda Madhukar Dandare. The names of the said Dr.Madhukar Pralhad Dandare and Another were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holders of a portion admeasuring in the aggregate 920 sq.mtrs thereof vide Mutation Entry Nos.7001 and 7004 both dated both 05.09.1995.
- 8) Vide a Deed of Sale dated 12.06.1995 (duly registered under Serial No.3852 and of 1995 with the Sub-Registrar, Haveli IV, Pune), the said Bajirao Tukaram

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Tapkeer assigned, transferred, assured and conveyed a portion admeasuring 460 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of Anil Omsharan Sahani and Indira Anil Sahani. The names of the said Anil Omsharan Sahani and Another were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holders of the said portion admeasuring 460 sq.mtrs thereof vide Mutation Entry Nos.7003 dated 05.09.1995.

- 9) Vide a Deed of Sale dated 24.07.1995 (duly registered under Serial No.6596 and of 1995 with the Sub-Registrar, Havelli IV, Pune), the said Bajirao Tukaram Tapkeer assigned, transferred, assured and conveyed a portion admeasuring 920 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of Shagulta Babul Pathan. The name of the said Shagulta Babul Pathan was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 920 sq.mtrs thereof vide Mutation Entry Nos.7293 dated 09.04.1995.
- 10) Vide an Agreement for Development dated 21.12.2005 (duly registered under Serial No.25 of 2005 with the Sub-Registrar, Havelli XV, Pune) made by and between the said Anil Omsharan Sahani and Indira Anil Sahani of the One Part and Ratnaprabhakar Sudhakar Patil of the Other Part the said Anil Omsharan Sahani and Another granted rights of development of their said holdings admeasuring 460 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Ratnaprabhakar Sudhakar Patil at or for the consideration and on the terms and conditions therein contained.
- 11) Vide two separate Agreements for Development both dated 22.01.2008 (duly registered under Serial Nos.566 and 568 of 2008 with the Sub-Registrar, Havelli XIX, Pune) made by and between the said Dr. Madhukar Pralhad Dandare and Dr. Kunda Madhukar Dandare of the One Part and the said Satyam Developers of the Other Part the said Dr. Madhukar Pralhad Dandare and Another granted rights of development of their said holding admeasuring 920 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions therein contained.
- 12) Vide a Deed of Sale dated 27.10.2010 (duly registered under Serial No.7933 and of 2010 with the Sub-Registrar, Havelli XV, Pune), the said Anil Omsharan Sahani and Indira Anil Sahani (with the consent of the said Ratnaprabhakar Sudhakar Patil) assigned, transferred, assured and conveyed their said holdings admeasuring 460 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said



portion admeasuring 460 sq.mtrs thereof vide Mutation Entry No.17643 dated 19.11.2010.

- 13) Vide a Deed of Exchange dated 17.05.2017 (duly registered under Serial No.4478 of 2017 with the Sub-Registrar, Haveli XV, Pune), the said Shagufta Babul Pathan assigned, transferred, assured and conveyed (as and by way of exchange) her said holding admeasuring 920 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers. The name of Satyam of Developers is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 920 sq.mtrs thereof vide Mutation Entry No.21188 dated 04.08.2017.
- 14) Vide a Deed of Sale dated 12.06.2017 (duly registered under Serial No.4605 of 2017 with the Sub-Registrar, Haveli XI , Pune), the said Dr Madhukar Prahlad Dandere and Another (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed their said holdings admeasuring 920 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 920 sq.mtrs thereof vide Mutation Entry No.21665 dated 31.05.2018.
- 15) Vide the said Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Haveli XI , Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Haveli XI , Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI , Pune) the said Satyam Developers assigned, transferred, assured and conveyed, interalia, a portion admeasuring 1380 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 1380 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 16) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said land bearing Survey No.53 Hissa No.8, Baner, Pune.

(VI)

Portion admeasuring 3350 sq.mtrs out of land bearing Survey No.54 Hissa No.8, Baner, Taluka Haveli, District Pune.

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- 1) The Chinchwad Deosthan Trust, a Public Charitable Trust registered under the provisions of the Bombay Public Trusts Act, 1950 was the owner of land then admeasuring 38 (Thirty Eight) Gunthas bearing Survey No.54 Hissa No.8, Village Baner, Taluka Haveli, District Pune.
- 2) The name of one Tukaram Bahiru Tapkeer had been entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner as an "Agricultural Tenant" thereof. However, In view of the fact that the Owner of the said land bearing Survey No.54 Hissa No.8, Baner, Pune was a Public Charitable Trust, it was held by the Tahsildar and Agricultural Lands Tribunal, Haveli that the provisions of Sections 32 to 32 R of the Bombay Tenancy and Agricultural Lands Act, 1948 are not applicable to the said Land. Such Order of the Tahsildar and Agricultural Lands Tribunal was given effect to vide Mutation Entry No.1454 dated 15.07.1965 by entry of a remark to that effect in the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.54 Hissa No.8, Baner, Pune.
- 3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.54 Hissa No.8 was shown to be "Hectares 00=38 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 4) Vide a Deed of Sale dated 9.01.1973 (duly Registered under Serial No.176 of 1973 with the Sub-Registrar Haveli I, Pune) made by and between the said Chinchwad Deosthan Trust through its Trustees of the One Part and Sahebrao Tukaram Tapkeer of the Other Part, the said Trustees of the said Trust assigned, transferred, assured and conveyed, inter-alia, the said land bearing Survey No.54 Hissa No.8, Baner to the said Sahebrao Tukaram Tapkeer absolutely. The name of the said Sahebrao Tukaram Tapkeer was entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder thereof vide Mutation Entry No.2013 dated 15.09.1980 read with Mutation Entry Nos.3469 dated 13.01.1988 and 4517 dated 21.08.1989.
- 5) In or around the year 1981, a partition of certain lands in Village Baner held by the said Sahebrao Tapkeer and his brothers was effected under the provisions of Section 85 of the Maharashtra Land Revenue Code, 1966 and, on such partition, the said land bearing Survey No.54 Hissa No.8, Baner came to the share of the said Mukunda Tukaram Tapkeer. Effect of the said partition was given effect to on the VII/XII Extract pertaining to, interalia, the land bearing Survey No.54 Hissa No.8, Baner vide Mutation Entry No.2033 dated 20.03.1981.
- 6) Vide Deed of Sale dated 13.03.1988 (duly registered under Serial No.4049 of 1988 with the Sub-Registrar, Haveli IV , Pune) the said Mukunda Tukaram



Tapkeer assigned, transferred, assured and conveyed the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of Bajirao Tukaram Tapkeer. The name of the said Bajirao Tukaram Tapkeer was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder thereof vide Mutation Entry No.4778 dated 06.06.1990.

7) Vide the following Deeds of Sale executed by the said Bajirao Tukaram Tapkeer, certain portions out of the said land admeasuring Hectares 00=38 Ares bearing Survey No.54 Hissa No.8, Baner were alienated for consideration to following persons from time to time, details of all such Deeds of Sale are as follows:-

Date of Deed of Sale, its Registration No. and the Sub-Registrar with whom the same was registered	Area in (sq.mtrs)	Name of the Purchaser/s	Mutation Entry No.
24.07.1995 6597 of 1995 Haveli - IV, Pune	450	Monika Sahani	7262
24.07.1995 6598 of 1995 Haveli - IV, Pune	535	Salim Dildar Pathan	7264
24.07.1995 6599 of 1995 Haveli - IV, Pune	147	Dr. Babul Pathan	7265
23.06.1995 5705 of 1995 Haveli - IV, Pune	475	Rajiv S. Bhaman	8026
23.06.1995 5707 of 1995 Haveli - IV, Pune	457	Rajiv S. Bhaman	8027
12.06.1995 5206 of 1995 Haveli - IV, Pune	453	Rajendra Sudhakar Kulkarni and Sayali Rajendra Kulkarni	8030
12.06.1995 5207 of 1995 Haveli - IV, Pune	372	Col. Sharad Bijur	8031
12.06.1995 5205 of 1995 Haveli - IV, Pune	454	Dr. Narahari Vitthal Kulkarni	8029
23.06.1995 5706 of 1995 Haveli - IV, Pune	457	Malvika J. Sinha and J. A. Sinha	8028

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- 8) Vide a Deed of Sale dated 04.05.2010 (duly registered under Serial No.3292 of 2010 with the Sub-Registrar, haveli XV, Pune) the said Rajendra Sudhakar Kulkarni and Sayali Rajendra Kulkarni assigned, transferred, assured and conveyed their said holding admeasuring 453 sq.mtrs out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 453 sq.mtrs thereof vide Mutation Entry No.17409 dated 21.08.2010.
- 9) Vide the said Agreement for Development dated 19.05.2010 (duly registered under Serial No.3701 of 2010 with the Sub-Registrar, Haveli XV, Pune) executed by and between the said Babul Rustum Pathan of the One Part and the said Satyam Developers of the Other Part, the said Babul Rustum Pathan granted rights of development of his said holding admeasuring 147 sq.mtrs out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.
- 10) Vide an Agreement for Development dated 29.09.2010 (duly registered under Serial No.7229 of 2010 with the Sub-Registrar, Haveli XV, Pune) executed by and between the said Col. Sharad Bijur of the One Part and the said Satyam Developers of the Other Part, the said Col. Sharad Bijur granted rights of development of his said holding admeasuring 372 sq.mtrs out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.
- 11) Vide a Deed of Sale dated 31.03.2018 (duly registered under Serial No.4286 of 2018 with the Sub-Registrar, haveli XIX, Pune) the said Col. Sharad Bijur assigned, transferred, assured and conveyed his holding admeasuring 372 sq.mtrs out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 372 sq.mtrs thereof vide Mutation Entry No.21682.
- 12) Vide a Deed of Sale dated 25.11.2010 (duly registered under Serial No.8613 of 2010 with the Sub-Registrar, haveli XV, Pune) the said Narahari Vitthal Kulkarni assigned, transferred, assured and conveyed his said holding admeasuring 454 sq.mtrs out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 454 sq.mtrs thereof vide Mutation Entry No.17775.



13) Vide the said Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Haveli XI , Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Haveli XI , Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI , Pune) the said Satyam Developers assigned, transferred, assured and conveyed, its portions admeasuring 907 sq.mtrs. out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 907 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

14) Vide the said Deed of Sale dated 29.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Haveli XI , Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5496 of 2019 with the Sub-Registrar, Haveli XI , Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI , Pune) the said Dr.Babul Pathan assigned, transferred, assured and conveyed, his portion admeasuring 147 sq.mtrs. out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 147 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

15) Vide a Deed of Sale dated 08.09.2018 (duly registered under Serial No.14088 of 2018 with the Sub-Registrar, Haveli XXV , Pune) the said Salim Dildar Pathan assigned, transferred, assured and conveyed his said holding admeasuring 535 sq.mtrs. out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 535 sq.mtrs thereof vide Mutation Entry No.22001 dated 15.01.2019.

16) Vide a Deed of Sale dated 29.10.2018 (duly registered under Serial No.15534 of 2018 with the Sub-Registrar, Haveli XI , Pune) the said Malvika J. Sinha and Another assigned, transferred, assured and conveyed their said holdings admeasuring 457 sq.mtrs. out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa

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No.8, Baner, Pune as the holder of the said portion admeasuring 457 sq.mtrs thereof vide Mutation Entry No.21999 dated 08.01.2019.

- 17) Vide a Deed of Gift dated 02.01.2019 (duly registered under Serial No.80 of 2019 with the Sub-Registrar, Haveli XI, Pune), the said Rajiv S. Bhaman assigned, transferred, assured and conveyed (as an by way of a Gift) his said holding admeasuring 932 sq.mtrs. out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of Santosh S. Bhaman. The name of said Santosh S. Bhaman is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 932 sq.mtrs thereof vide Mutation Entry No.22007 dated 08.01.2019.
- 18) Vide a Deed of Sale dated 02.01.2019 (duly registered under Serial No.81 of 2019 with the Sub-Registrar, Haveli XI , Pune) the said Santosh S. Bhaman assigned, transferred, assured and conveyed her said holding admeasuring 932 sq.mtrs. out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is yet to be entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 932 sq.mtrs thereof.
- 19) Vide a Deed of Sale dated 05.04.2019 (duly registered under Serial No.5490 of 2019 with the Sub-Registrar, Haveli XI , Pune) the said Satyam Developers assigned, transferred, assured and conveyed the said portions admeasuring 372 sq.mtrs. out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is yet to be entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 372 sq.mtrs thereof.
- 20) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said portion admeasuring in the aggregate 3350 sq.mtrs out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune.

(VII)**Land admeasuring 3500 sq.mtrs bearing Survey No.54 Hissa No.9, Baner, Taluka Haveli, District Pune.**

- 1) One Shripati Maruti Bhujbal and Chintu Maruti Bhujbal were the owners of all that piece and parcel of land or ground then admeasuring Thirty Five Gunthas bearing Survey No.54 Hissa No.9, Village Baner, Taluka Haveli, District Pune.



2) The name of one Sadashiv Waman Bhat was entered in the "Other Rights" column of the VII/XII Extract in respect of the said land bearing Survey No.54 Hissa No.9, Baner, Pune.

3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.54 Hissa No.9 was shown to be "Hectares 00=35 Ares" vide Mutation Entry No.1576 dated 15.07.1970.

4) The said Shripati Maruti Bhujbal died intestate on 08.09.1970, leaving behind him, as his only heirs and next-of-kin, his wife, Sonabai Shripati Bhujbal, his three sons namely, Shankar, Ramchandra and Bhagwant Shripati Bhujbal and his five married daughters namely, Jijabai Murlidhar Borate, Mukrabai Raghu Alhat, Rakhamabai Shivaji Borate, (Raheebai Pandurang Jagtap) and Jaibai Baburao Aaher. Only the names of the said Shankar Shripati Bhujbal, Ramchandra Shripati Bhujbal and Bhagwant Shripati Bhujbal were entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.9, Baner as the holders of the share of the said Late Shripati Maruti Bhujbal earlier held by him vide Mutation Entry No.1751 dated 08.10.1973 as the said married daughters of the Late Maruti Bhujbal released their rights in the said Land.

5) Vide the following Deeds of Sale executed by the said Chintu Maruti Bhujbal and the said heirs of the said Late Shripati Maruti Bhujbal, certain portions out of the said land admeasuring Hectares 00=35 Ares bearing Survey No.54 Hissa No.9, Baner, Pune were alienated for consideration to following persons from time to time, details of all such Deeds of Sale are as follows:-

Date of Deed of Sale, its Registration No. and the Sub-Registrar with whom the same was registered	Area in (sq.mtrs)	Name of Purchaser/s	the	Mutation Entry No.
11.08.1995 7105 of 1995 Havelli - IV, Pune	496	Jaidev Nair	Vasudevan	8076
11.08.1995 7103 of 1995 Havelli - IV, Pune	496	Smruti Kopikar	Balkrishna	7413
11.08.1995 7104 of 1995 Havelli - IV, Pune	496	Koranchat Jaishankar Nair		7414
07.12.1996 8571 of 1996 Havelli - IV, Pune	512	Shamim Pathan	Guab	8066

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(Chintu Bhujbal and Others by the hands of their duly constituted attorney, Babul Rustum Pathan)				
07.12.1995 8569 of 1995 Haveli - IV, Pune (Chintu Bhujbal and Others by the hands of their duly constituted attorney, Babul Rustum Pathan)	509	Babul Pathan	Rustum	8064
07.12.1995 8570 of 1995 Haveli - IV, Pune	951	Abdul Inamdar	Samad	8065

6) Vide a Deed of Sale dated 07.10.2009 (duly registered under Serial No.4775 of 2009 with the Sub-Registrar, haveli XIX, Pune) the said Smruti Balkrishna Kopkar assigned, transferred, assured and conveyed her said holding admeasuring 496 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.9, Baner, Pune as the holder of the said portion admeasuring 496 sq.mtrs thereof vide Mutation Entry No.17076 dated 05.06.2010.

7) Vide a Deed of Sale dated 20.11.2009 (duly registered under Serial No.7291 of 2009 with the Sub-Registrar, haveli XV, Pune) the said Koranchat Jaishankar Nair assigned, transferred, assured and conveyed his said holding admeasuring 496 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.9, Baner, Pune as the holder of the said portion admeasuring 496 sq.mtrs thereof vide Mutation Entry No.17089 dated 05.06.2010.

8) Vide an Agreement for Development dated 08.03.2010 (duly registered under Serial No.2018 of 2010 with the Sub-Registrar, Haveli XII, Pune) executed by and between the said Jaidev Vasudevan Nair of the One Part and the said Satyam Developers of the Other Part, the said Jaidev vasudevan Nair granted rights of development of his said holding admeasuring 496 sq.mtrs out of the



said land bearing Survey No.54 Hissa No.9, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.

- 9) Vide the said Agreement for Development dated 11-09-2011 (duly registered under Serial No.3701 of 2010 with the Sub-Registrar, Haveli XV, Pune) executed by and between the said Babul Rustum Pathan of the One Part and the said Satyam Developers of the Other Part, the said Babul Rustum Pathan granted rights of development of his said holding admeasuring 509 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.
- 10) Vide a Deed of Sale dated 20.05.2011 (duly registered under Serial No.4491 of 2011 with the Sub-Registrar, Haveli XV, Pune) the said Shahin Gulab Pathan assigned, transferred, assured and conveyed his said holding admeasuring 512 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.9, Baner, Pune as the holder of the said portion admeasuring 512 sq.mtrs thereof vide Mutation Entry No.18538 dated 15.12.2011.
- 11) Vide the said Deed of Sale dated 04.06.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Satyam Developers assigned, transferred, assured and conveyed, interalia, their said holding admeasuring in the aggregate 1504 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 1054 sq.mtrs thereof vide Mutation Entry No.21975 dated 29.11.2018.
- 12) Vide a Deed of Sale dated 24.07.2017 (duly registered under Serial No.6578 of 2017 with the Sub-Registrar, Haveli XI, Pune) the said Jaydean Vasudevan Nair (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed, interalia, his said holding admeasuring 496 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.9, Baner, Pune as the

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holder of the said portion admeasuring 496 sq.mtrs thereof vide Mutation Entry No.21667 dated 01.06.2018.

- 13) Vide a Deed of Sale dated 28.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5496 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Dr.Babul Pathan (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed, interalia, his said holding admeasuring 509 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.9, Baner, Pune as the holder of the said portion admeasuring 509 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 14) Vide a Deed of Sale dated 05.12.2018 (duly registered under Serial No.17098 of 2018 with the Sub-Registrar, Haveli XI, Pune) the said Abdul Samad Inamdar assigned, transferred, assured and conveyed his said holding admeasuring 991 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.9, Baner, Pune as the holder of the said portion admeasuring 991 sq.mtrs thereof vide Mutation Entry No.21997 dated 06.01.2019.
- 15) In the circumstances the said Regency Aawishkar Sarsan Developers LLP is the holder of the said land admeasuring 3500 sq.mtrs bearing Survey No.54 Hissa No.9, Baner, Pune.

(VIII)

Land admeasuring 9800 sq.mtrs bearing Survey No.54 Hissa No.10, Baner, Taluka Haveli, District Pune.

- 1) On 1st Jan 1950 (Hari) Wadkar was the owner of all that piece and parcel of land or ground then admeasuring Nine Gunthas bearing Survey No.54 Hissa No.10, Village Baner, Taluka Haveli, District Pune.
- 2) The said Hari Chinnar (Chimna) Wadkar died intestate in Pune on 17.01.1950 leaving behind him his only heirs and next-of-kin, his three sons namely, Balasaheb, Ramchandra and Narendra Hari Wadkar. The names of the said heirs of the said late Hari Chinnar (Chimna) Wadkar were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.10, Baner as the holders thereof vide Mutation Entry No.992 dated 16.03.1950.



3) The provisions of the Maharashtra Weights and Measures Act, 1951 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.54 Hissa No.10 was shown to be "Hectares 00=98 Ares" with Mutation Entry No.1016 dated 15.07.1970.

4) The said Baburao Hari Wadkar died intestate on 14.12.1974 leaving behind him his only heirs and next-of-kin, his son namely, Savo, three married daughters namely, Hausa Bai Sharad Wazarkar and Sitabai Maruti Karade. Only the name of the said Savo Wadkar was entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.10, Baner as the holder of the said Late Baburao Hari Wadkar therein vide Mutation Entry No.2018 dated 30.10.1980 as the said married daughters of the said Baburao Hari Wadkar released their rights in the said Land.

5) The said Narayan Hari Wadkar died intestate on 05.01.1981, leaving behind him his only heirs and next-of-kin, his three sons namely, Vithal Narayan Wadkar and his six married daughters namely, Borate, Kantabai Dattatray, Dance, Suman Neha, Kamal Popat Veer and Mangal Mukundar Chondur, Maruti, Dynaneshwar and Vithal Narayan Wadkar. The Extract pertaining to the said land bearing Survey No.54 Hissa No.10, Baner, Pune as the holders of the share earlier held by the said Narayan Hari Wadkar therein vide Mutation Entry No.2155 dated 01.09.1981.

6) The said Rama Hari Wadkar died intestate on 17.03.1993, leaving behind him his only heirs and next-of-kin, his two sons namely, Balkrishna and Kisan Rama Wadkar and his two married daughters namely, Manubai Bhagwan Kotwal and Janabai Shivaji Walke. The names of the said heirs of the said Late Rama Hari Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.10, Baner, Pune as the holders of the share earlier held by the said Late Rama Hari Wadkar therein vide Mutation Entry No.5790 dated 05.11.1992.

6(a) Vide a Deed of Release dated 06.08.1993 duly registered under Serial No.3096 of 1993 with the Sub-Registrar, Havli, Pune) the said Manubai Bhagwan Kotwal and Janabai Shivaji Walke released all and whatsoever their right, title and interest in the said land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of their brothers namely, the said Balkrishna and Kisan Rama Wadkar. The names of the said Manubai Bhagwan Kotwal and Janabai Shivaji Walke were deleted from the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.10, Baner, Pune as the holders of the share therein vide Mutation Entry No.6282 dated 30.03.1994.

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7) Vide the following Deeds of Sale executed by the said heirs of the said Baburao, Narayan and Rama Hari Wadkar, the said land bearing Survey No.54 Hissa No.10, Baner, Pune were alienated for consideration to following persons from time to time, details of all such Deeds of Sale are as follows:-

Date of Deed of Sale, its Registration No. and the Sub-Registrar with whom the same was registered	Area in (sq.mtrs)	Name of Purchaser/s	the	Mutation Entry No.
01.07.1995 5004 of 1995 Havell - IV, Pune	516	Pravir P. Malhotra	7267	
Registered on 01.07.1995 6003 of 1995 Havell - IV, Pune	530	Rama Malhotra Pravir	7266	
29.06.1995 5005 of 1995 Havell - IV, Pune	466	Sujata Kolhatkar Jayant	7855	
20.07.1995 6548 of 1995 Havell - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	363	Rani Chandu Matai and Karuna Chandu Matai	7445 7295 21086 21204	
21.07.1995 6550 of 1995 Havelli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	466	Koranchath Unnikrishnan	7294	
21.07.1995 8693 of 1996 Havelli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	627	Vijay Nair Koranchath	8016	
21.07.1995	472	Jaikishan Vasudeo	8017	



6549 of 1995 Haveli - IV, Pune		Koranchath	
21.07.1995 6547 of 1995 Haveli - IV, Pune	436	Dr.Jayagauri Shashtri and Lata Krishnamurthy	7444
20.07.1995 6546 of 1995 Haveli - IV, Pune	574	Dr. Mohan Shrikrishna Sali	7443
03.08.1995 6872 of 1995 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	585	Vandana Sandeep Shirodkar and Rajshree Rajesh Shirodkar	7410
02.09.1995 8085 of 1995 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	629	Anjali Kevalramani and Karuna Kevalramani	7411
29.10.1996 7749 of 1996 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	649	Mandar Sunil Savant	8091
29.10.1996 7748 of 1996 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	649	Mayura Sunil Savant vide Gift Deed dated 30.12.2010 registered under Serial No.851 of 2010 with the Sub- Registrar, Haveli XIX, Pune gifted to her husband Sunil Balkrishna Savant	17196
29.10.1996 7747 of 1996	561	Shamim Gulab Pathan	8089

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Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)			
29.10.1996 7746 of 1996 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	743	Rizwan Gulab Pathan	8088
06.12.1996 8572 of 1996 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	1012	Shahista Harun Shalkh	8067
29.12.1996 7050s of 1995 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	522	Babul Pathan	Rustum 8092

8) Vide the following Deeds of Sale, the said Satyam Developers purchased the holdings of the Owners (mentioned hereinbelow) out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune, details of all such Deeds of Sale are as follows:-

Date of Deed of Sale, its Registration No. and the Sub-Registrar with whom the same was registered	Area in (sq.mtrs)	Name of the Owner/s	Mutation Entry No.
02.08.2008 5470 of 2008 Haveli VII, Pune	363	Rani Chandru Matai and Karuna Chandru Matai	15998 21204



But Pagling of the same is done as 5670			
20.11.2009 7283 of 2009 Haveli XV, Pune	466	Koranchath Unnikrishnan	18242
20.11.2009 7289 of 2009 Haveli XV, Pune	472	Jalkishen Vasudevan Koranchath	21824?
07.05.2010 4174 of 2010 Haveli XIX, Pune	649	Sunil Balkrishna Savant	17410
16.12.2010 9245 of 2010 Haveli XV, Pune	585 (but wrongly mentioned as 629 in the Deed of Sale)	Vandana Sandeep Shirodkar and Rajashree Rajesh Shirodkar	17773
28.01.2011 883 of 2011 Haveli XV, Pune	743	Rizwan Gulab Pathan	18241
26.04.2011 3739 of 2011 Haveli XV, Pune	516	Pravir P. Malhotra	18018
26.04.2011 3743 of 2011 Haveli XV, Pune	530	Rama Pravir Malhotra	
19.09.2011 7906 of 2011 Haveli XV, Pune	561	Shamin Gulab Pathan	18541
12.10.2011 8439 of 2011 Haveli XV, Pune	436	Jayagauri Shashtri and Lata Krishnamurthy	18679
01.12.2011 9620 of 2011 Haveli XV, Pune	649	Mandar Sunil Savant Through Power of Attorney holder, Babul Rustum Pathan	18680
28.08.2015 8085 of 2015 Haveli XIX, Pune	629	Anjali Ramesh Kewalramani and karuna Ramesh Kewalramani	20475 ?

9) Vide the following Agreements for Development, the said Satyam Developers acquired rights of development of the Owners (mentioned hereinbelow) out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune, details of all such Agreements for Development are as follows:-

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Date of Agreement/s, its Registration No. and the Sub-Registrar with whom the same was registered	Area in (sq.mtrs)	Name of the Owner/s
23.01.2008 630 of 2008 Haveli XIX, Pune	574	Dr.Mohan Sali
01.02.2008 904 of 2008 Haveli XIX, Pune	466	Sujata Jayant Kolhatkar
22.02.2008 1564 of 2008 Haveli XIX, Pune	530	Shahista Harun Shaikh
01.04.2008 2552 of 2008 Haveli XIX, Pune	482	Shahista Harun Shaikh
08.03.2010 2020 of 2010 Haveli XII, Pune	627	Vijay Koranchath Nair
19.05.2010 3701 of 2010 Haveli - XV, Pune	522	Babul Rustum Pathan

10) Vide a Deed of Sale dated 12.06.2017 (duly registered under Serial No.4607 of 2017 with the Sub-Registrar, Haveli XI , Pune) read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI , Pune) the said Dr.Mohan Sali (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed his said holding admeasuring 574 sq.mtrs out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 547 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

11) Vide a Deed of Sale dated 24.07.2017 (duly registered under Serial No.6580 of 2017 with the Sub-Registrar, Haveli XI , Pune) read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI , Pune) the said Vijay K. Nair (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed his said holding admeasuring 627 sq.mtrs out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey



No.54 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 627 sq.mtrs thereof vide Mutation Entry No.21528 dated 23.02.2018.

- 12) Vide the said Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Havell XI , Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Havell XI , Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Havell XI , Pune) the said Satyam Developers assigned, transferred, assured and conveyed their said holding admeasuring 6599 sq.mtrs out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 6599 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 13) Vide a Deed of Sale dated 04.08.2017 (duly registered under Serial No.7196 of 2017 with the Sub-Registrar, Havell XI , Pune) the said Shaista Harun Pathan and Sujata Jayant Kolhatkar (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed their respective holdings admeasuring 1012 sq.mtrs and 466 sq.mtrs out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 1012 sq.mtrs and 466 sq. mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 14) Vide the said Deed of Sale dated 28.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Havell XI , Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5496 of 2019 with the Sub-Registrar, Havell XI , Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Havell XI , Pune) the said Dr.Babul Pathan (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed his said holding admeasuring 522 sq.mtrs out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.10, Baner, Pune as the holder of the said portion admeasuring 522 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

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15) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said land admeasuring 9800 sq.mtrs bearing Survey No.54 Hissa No.10, Baner, Pune.

(IX)**Land admeasuring 3100 sq.mtrs bearing Survey No.54 Hissa No.11, Baner, Taluka Haveli, District Pune.**

- 1) Hari Chimanji (Chimna) Wadkar and Shripati & Chintu Maruti Bhujbal were the owners as tenants-in-common in equal shares of all that piece and parcel of land or ground then admeasuring Thirty Gunthas bearing Survey No.54 Hissa No.11, Village Baner, Taluka Haveli, District Pune.
- 2) The said Hari Chimanji (Chimna) Wadkar died Intestate in Pune on 17.01.1950 leaving behind him his only heirs and next-of-kin, his three sons namely, Baburao, Rambhau and Narayan Hari Wadkar. The names of the said heirs of the said Late Hari Chimanji (Chimna) Wadkar were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner as the holders of an one-half share earlier held by the said Late Hari Wadkar therein vide Mutation Entry No.992 dated 16.03.1950.
- 3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.1 was shown to be "Hectares 00=31 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 4) The said Shripati Maruti Bhujbal died Intestate on 08.09.1970, leaving behind him, as his only heirs and next-of-kin, his wife, Sonabai Shripati Bhujbal, his three sons namely, Shankar, Ramchandra and Bhagwant Shripati Bhujbal and his five married daughters namely, Jijabai Murlidhar Borate, Muktabai Raghu Alhat, Rakhamabai Shivaji Borate, Raheebai Pandurang Gaikwad and Jaibai Baburao Aaher. Only the names of the said Shankar Shripati Bhujbal, Ramchandra Shripati Bhujbal and Bhagwant Shripati Bhujbal were entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No. 11, Baner, Pune as the holders of the share earlier held by the said Late Shripati Maruti Bhujbal therein vide Mutation Entry No. 1751 dated 08.10.1973 as the said married daughters of the late Maruti Bhujbal released their rights in the said Land.
- 5) The said Baburao Hari Wadkar died Intestate on 15.07.1979, leaving behind him his only heirs and next-of-kin, his son namely, Sayaji Baburao Wadkar and his three married daughters namely, Hausabai Sitaram Dalvi, Geetabai Dattoba Ozarkar and Sitabai Maruti Karade. Only the name of the said Sayaji Baburao Wadkar was entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner as the holder of the share earlier held by the

said Late Baburao Hari Wadkar therein vide Mutation Entry No.2018 dated 30.10.1980 as the said married daughters of the Late Baburao Hari Wadkar released their rights in the said Land.

- 6) The said Sayaji Baburao Wadkar died intestate on 31.08.2006, leaving behind him his only heirs and next-of-kin, his widow namely, Malubai Sayaji Wadkar, his son namely, Dynaneshwar Sayaji Wadkar and his four married daughters namely, Chaya Balasaheb Wazarkar, Shalan Rajendra Borade, Sarika Santosh Walke and Mangal Kiran Pawar. The names of the said said heirs of the said Late Sayaji Baburao Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner as the holders of the share earlier held by the said Late Sayaji Baburao Wadkar therein vide Mutation Entry No.18617 dated 06.01.2012.
- 7) The said Narayan Hari Wadkar died intestate on 05.06.1981, leaving behind him his only heirs and next-of-kin, his three sons namely, Maruti, Dynaneshwar and Vithal Narayan Wadkar and his six married daughters namely, Mamta Pandurang Borate, Kantabai Dattatray Dange, Suman Maihari Modak, Vimal Baban Marne, Kamal Popat Veer and Mangal Murlidhar Chondhe. Only the names of the said Maruti, Dynaneshwar and Vithal Narayan Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner as the holders of the share earlier held by the said Late Narayan Hari Wadkar therein vide Mutation Entry No.2155 dated 01.09.1982.
- 8) The said Rama Hari Wadkar died intestate on 17.06.1992, leaving behind him his only heirs and next-of-kin, his two sons namely, Balkrishna and Kisan Rama Wadkar and his two married daughters namely, Mahubai Bhagwan Kotwal and Janabai Shivaji Walke. The names of the said heirs of the said Late Rama Hari Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner, Pune as the holders of the share earlier held by the said Late Rama Hari Wadkar therein vide Mutation Entry No.5790 dated 05.11.1992.
- 9) Vide a Deed of Sale dated dated 17.06.1996 (duly registered under Serial No.4538 of 1996 with the Sub-Registrar, haveli IV, Pune) the said Chintu Maruti Bhujbal (by the hand of his duly duly constituted attorney, Babul Rustum Pathan) assigned, transferred, assured and conveyed his entire holding admeasuring 775 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of Shahiq Babul Pathan. The name of the said Shahiq Babul Pathan was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner, Pune as the holder of the said portion admeasuring 775 sq.mtrs thereof vide Mutation Entry No.8077 dated 08.02.1997.
- 9(a) Vide the said Agreement for Development dated 19.05.2010 (duly registered under Serial No.3701 of 2010 with the Sub-Registrar, Haveli XV, Pune) executed by and between, interalia, the said Shahiq Babul Pathan of the One Part and the

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said Satyam Developers of the Other Part, the said shahiq Babul Pathan granted rights of development of his said holding admeasuring 775 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.

10) The said heirs of the said Late Baburao Hari Wadkar, Rama Hari Wadkar, Narayan Hari Wadkar, Sayaji Baburao Wadkar and the said heirs of the said Late Shripati Maruti Bhujbal (by the hands of their duly constituted attorney, Babul Rustum Pathan) vide the following Deeds of Sale, alienated for consideration to following persons from time to time, their collective holdings (admeasuring in the aggregate 2325 sq.mtrs) out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune. Details of all such Deeds of Sale are as follows:-

Date of Deed of Sale, its Registration No. and the Sub-Registrar with whom the same was registered	Area in (sq.mtrs)	Name of Purchaser/s	Mutation Entry No.
27.02.1996 1479 of 1996 Haveli - IV, Pune	658	Sanjay G. Nadkarni and Debara A. Nadkarni	7862
05.12.1996 8531 of 1996 Haveli - IV, Pune	451	Hajik Usman Pathan	8087
05.12.1996 8530 of 1996 Haveli - IV, Pune	890	Zakarliya Shaikh Harun	8085
05.12.1996 8529 of 1996 Haveli - IV, Pune	326	Babul Pathan Rustum	8085

11) Vide an Agreement for Sale dated dated 12.09.2007 (duly registered under Serial No.6879 of 2007 with the Sub-Registrar, haveli XV, Pune) made by and between the said Sanjay G. Nadkarni and Debara A. Nadkarni of the One Part and Makarand Avinash Phalak of the Other Part, the said Sanjay G. Nadkarni and Debara A. Nadkarni agreed to sell to the said Makarand Avinash Phalak and the said Makarand Avinash Phalak agreed to purchase from the said Sanjay G. Nadkarni and Another their said holding admeasuring 658 sq.mtrs out of the said



land bearing Survey No.54 Hissa No.11, Baner, Pune at or for the consideration and on the terms and conditions mutually agreed upon.

11(a) Vide a Deed of Sale dated 24.12.2007 (duly registered under Serial No.9867 of 2007 with the Sub-Registrar, haveli XIX, Pune) the said Sanjay G. Nadkarni and Dabera A. Nadkarni assigned, transferred, assured and conveyed their said holding admeasuring 658 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Makarand Avinash Phalak. The name of the said Makarand Avinash Phalak was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner, Pune as the holder of the said portion admeasuring 658 sq.mtrs thereof vide Mutation Entry No.15519 dated 11.01.2008.

11(b) Vide an Agreement for Development dated 20.02.2008 (duly registered under Serial No.1750 of 2008 with the Sub-Registrar, Haveli XIX, Pune) executed by and between the said Makarand Avinash Phalak of the One Part and the said Satyam Developers of the Other Part, the said Makarand Avinash Phalak granted rights of development of his said holding admeasuring 658 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.

11(c) Vide a Deed of Sale dated 04.08.2017 (duly registered under Serial No.7196 of 2017 with the Sub-Registrar, haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5495 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Makarand Avinash Phalak (with the consent of the said M/s.Satyam Developers) assigned, transferred, assured and conveyed his said holding admeasuring 658 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner, Pune as the holder of the said portion admeasuring 658 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

12) Vide a Deed of Sale dated 26.06.2008 (duly registered under Serial No.6516 of 2008 with the Sub-Registrar, haveli XI, Pune) the said Zakaria Harun Shaikh assigned, transferred, assured and conveyed his said holding admeasuring 890 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Satyam Developers.

12(a) Vide a Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, haveli XI, Pune) read with a

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Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Satyam Developers assigned, transferred, assured and conveyed their said holding admeasuring 890 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner, Pune as the holder of the said portion admeasuring 890 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

13. Vide the said Agreement for Development dated 19.05.2010 (duly registered under Serial No.3701 of 2010 with the Sub-Registrar, Haveli XV, Pune) executed by and between, inter-alia, the said Babul Rustum Pathan and Shahik Babul Pathan of the One Part and the said Satyam Developers of the Other Part, the said Babul Rustum Pathan and Another granted rights of development of their said holdings admeasuring 326 sq.mtrs and 775 sq.mtrs respectively out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.

13(a) Vide a Deed of Sale dated 28.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5496 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Dr.Babul Pathan and the said Shahik Babul Pathan (with the consent of the said M/s.Satyam Developers) assigned, transferred, assured and conveyed their said respective holdings admeasuring 326 sq.mtrs and 775 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner, Pune as the holder of the said portion admeasuring 775 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

14) Vide a Deed of Sale 08.09.2018 (duly registered under Serial No.14090 of 2018 with the Sub-Registrar, Haveli XXV, Pune), the said Hajik Usman Pathan assigned, transferred, assured and conveyed his said holding admeasuring 451 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.11, Baner,



Pune as the holder of the said portion admeasuring 451 sq.mtrs thereof vide Mutation Entry No.22002 dated 08.01.2019.

15) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said land admeasuring 3100 sq.mtrs bearing Survey No.54 Hissa No.11, Baner, Pune.

(X) The above captioned lands/portion forms a contiguous block admeasuring 24450 sq.mtrs and the same is hereinafter referred to as "the said Land".

(XI) By virtue of a Deed of Easement dated 26.09.2018 (duly registered under Serial No.14229 of 2018 with the Sub-Registrar, Haveli XVII, Pune), the said Regency Avishkar Sarsan Developers LLP have acquired Right of Way over a 15 Meter wide portion of lands situate between the above captioned land and the 18 Meter wide Development Plan Road running to the south of the above captioned land as a means of ingress and egress to and from the above captioned land.

(XII) Vide a Deed of Lease dated 24.03.2021 (duly registered under Serial No.6386 of 2021 with the Sub-Registrar, Haveli XXIII, Pune), the said Regency Avishkar Sarsan Developers LLP granted a Lease (for the period of Ninety Nine Years) of a portion admeasuring 75 sq.mtrs out of the said Land to/in favour of Maharashtra State Electricity Distribution Company Limited.

(XIII) The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the said Land.

(XIV) As part of investigation of title, we have inspected the relevant Revenue Record pertaining to the said lands bearing Survey No.53 Hissa Nos.1, 2, 3, 4 and 8 and of the lands bearing Survey No.54 Hissa Nos.8, 9, 10 and 11, Baner from the year 1953-54 onwards. Such inspection of the Revenue Record has not disclosed any fact or circumstance prejudicial to the title of the said Regency Aawishkar Sarsan Developers LLP to its said holding in the said lands bearing Survey No.53 Hissa Nos.1, 2, 3, 4 and 8 and of the lands bearing Survey No.54 Hissa Nos.8, 9, 10 and 11, Baner, Pune.

(XV) We have had search of the available, unmutated and relevant Index II Records in the Offices of the concerned Sub-Registrars, Taluka Havell, District Pune for the past thirty years carried out in respect of the lands forming part of said Land. Such search has not disclosed any outstanding encumbrance, charge, doubt or claim or any entry prejudicial to the title of the said Regency Aawishkar Sarsan Developers LLP to the said Land.

(XVI) As part of the investigation of title of the then Owners to their respective holdings in the said Land, we had public notices in the usual form published in the daily newspapers, "Indian Express" and "Prabhat", and which notices

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appeared on 06.10.2016 and 07.10.2016 respectively. We have received no legally tenable claim from any person or party in response to our said Public Notices.

(XVII) We have inspected the originals of the deeds/documents which are in the possession of the said Regency Aawishkar Sarsan Developers LLP in respect of the said Land.

On the basis of such investigation of title carried out by us, we are of the opinion that, subject to what is stated hereinabove, the title of the said Regency Aawishkar Sarsan Developers LLP to the said Land is free, clear and marketable and that there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained.

Dated this 19th day of October, 2021.

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PROPRIETOR

