



CHALLAN
MTR Form Number-6



GRN	MH004040699202425P	BARCODE	[Barcode]		Date	24/06/2024-13:32:15	Form ID		
Department	Inspector General Of Registration			Payer Details					
Search Fee	Other Items			TAX ID / TAN (If Any)					
Type of Payment				PAN No.(If Applicable)					
Office Name	HVL15_HAVELI 15 JOINT SUB REGISTRAR			Full Name	Adv Chandrakant Nanekar				
Location	PUNE			Flat/Block No.	Baner				
Year	2024-2025 One Time			Premises/Building					
Account Head Details	Amount In Rs.		Road/Street	Baner					
0030072201 SEARCH FEE	750.00		Area/Locality	Pune					
			Town/City/District						
			PIN	4	1	1	0	4	5
			Remarks (If Any)	Sr. No. 23Part Punawale, Mulshi, Pune 30years Le. 1994 to 2024					
			Amount In	Seven Hundred Fifty Rupees Only					
Total	750.00		Words						
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	10000502024062403905	0985095946832					
Cheque/DD No.	Bank Date	RBI Date	24/06/2024-13:33:13	Not Verified with RBI					
Name of Bank	Bank-Branch			SBIEPAY PAYMENT GATEWAY					
Name of Branch	Scroll No. , Date			Not Verified with Scroll					

Department ID :

Mobile No. : 9762855392

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणामुळेच लागू आहे. इतर कारणामुळे किंवा नोंदणी न करताचालाच दस्तावेजाची लागू नाही.



To,
Maha RERA

"LEGAL TITLE REPORT/FORMAT A"

Subject: Title Clearance Certificate with respect to the land properties having total area admeasuring 02 Hectare, 35.25 Ares comprising of (1) an area admeasuring 00 Hectare, 60.25 Ares, from and out of the land bearing Survey No. 23/1, totally admeasuring 01 Hectare, 11 Ares, assessed at Rs. 00.73, (2) Survey No. 23/2/1, totally admeasuring 00 Hectare, 27.50 Ares, assessed at Rs. 00.20, (3) Survey No. 23/2/2, totally admeasuring 00 Hectare, 27.50 Ares, assessed at Rs. 00.21, (4) Survey No. 23/5, totally admeasuring 00 Hectare, 80 Ares, assessed at Rs. 00.66, (5) Survey No. 23/6/2, totally admeasuring 00 Hectare, 13 Ares, assessed at Rs. 00.12, (6) Survey No. 23/6/3, totally admeasuring 00 Hectare, 13.50 Ares, assessed at Rs. 00.12 and (7) Survey No. 23/6/4, totally admeasuring 00 Hectare, 13.50 Ares, assessed at Rs. 00.12, all are lying, being and situate at revenue village Punawale, Taluka Mulshi, District Pune, within the local limit of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune). Hereinafter individually referred to as the 'said land' and collectively referred to as the 'said lands'.



D) I have investigated title of the said land on the request of Mr. Roshan Kishanchand Ramani, Partner of M/s. Legacy Life Spaces LLP, Partner of M/s. Infinity Associates by referring the following documents i.e.:-

a) DESCRIPTION OF THE LANDS:

All those contiguous pieces and parcels of the land properties having total area admeasuring 02 Hectare, 35.25 Ares comprising of (1) an area admeasuring 00 Hectare, 60.25 Ares, from and out of the land bearing Survey No. 23/1, totally admeasuring 01 Hectare, 11 Ares, assessed at Rs. 00.73, (2) Survey No. 23/2/1, totally admeasuring 00 Hectare, 27.50 Ares, assessed at Rs. 00.20, (3) Survey No. 23/2/2, totally admeasuring 00 Hectare, 27.50 Ares, assessed at Rs. 00.21, (4) Survey No. 23/5, totally admeasuring 00 Hectare, 80 Ares, assessed at Rs. 00.66, (5) Survey No. 23/6/2, totally admeasuring 00 Hectare, 13 Ares, assessed at Rs. 00.12, (6) Survey No. 23/6/3, totally admeasuring 00 Hectare, 13.50 Ares, assessed at Rs. 00.12 and (7) Survey No. 23/6/4, totally admeasuring 00 Hectare, 13.50 Ares, assessed at Rs. 00.12, all are lying, being and situate at revenue village Punawale, Taluka Mulshi, District Pune, within the local limit of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which lands are collectively bounded as follows:-

- On or towards the East : By part of Survey No. 23/2,
 On or towards the South : By remaining land out of Survey No. 23 affected by Buffer Zone,
 On or towards the West : By Road and remaining land bearing Survey No. 23(p) affected by Buffer Zone,





On or towards the North : By Survey No. 20,

b) THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND:-

1. Copies of 7/12 extracts and relevant Mutation Entries thereon.
2. Copy of Deed of Sale dated 18/01/1990, which is registered at the office of Sub Registrar, Maval at Sr. No. 245/1990.
3. Copy of Deed of Sale dated 11/01/1990, which is registered at the office of Sub Registrar, Mawal on 18/05/1991, at Sr. No. 2313/1991.
4. Copy of Deed of Sale dated 10/12/2004, which is registered at the office of Sub Registrar, Mulshi (Paud) on 11/12/2004, at Sr. No. 6927/2004.
5. Copy of Deed of Simple Mortgage dated 15/07/2005, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 4438/2005.
6. Copy of Development Agreement dated 05/05/2007, which is registered at the office of Sub Registrar, Haveli No. 15 (Pune) on 10/05/2007, at Sr. No. 3393/2007.
7. Copy of Power of Attorney dated 05/05/2007, which is registered at the office of Sub Registrar, Haveli No. 15 (Pune) on 10/05/2007, at Sr. No. 3394/2007.
8. Copy of Deed of Sale dated 08/07/2008, which is registered at the office of Sub Registrar, Haveli No. 8 (Pune) on 09/07/2008, at Sr. No. 5786/2008.
9. Copy of Deed of Release dated 02/02/2012, which is registered at the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 1306/2012.



10. Copy of Deed of Partition dated 28/05/2012, which is registered at the office of Sub Registrar, Haveli No. 6 (Pune), at Sr. No. 5543/2012.
11. Copy of Deed of Confirmation dated 10/09/2016, which is registered at the office of Sub Registrar, Haveli No. 25 (Pune) on 17/09/2016 at Sr. No. 8496/2016.
12. Copy of Deed of Confirmation dated 10/09/2016, which is registered at the office of Sub Registrar, Haveli No. 25 (Pune) on 17/09/2016 at Sr.No. 8497/2016.
13. Copy of Deed of Confirmation dated 10/09/2016, which is registered at the office of Sub Registrar, Haveli No. 25 (Pune) on 17/09/2016 at Sr. No. 8498/2016.
14. Copy of Deed of Gift dated 10/09/2016, which is registered at the office of Sub Registrar, Haveli No. 25 (Pune) at Sr. No. 8499/2016.
15. Copy of Deed of Gift dated 20/10/2020, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune) on 24/10/2020, at Sr. No. 7792/2020.
16. Copy of Agreement to Sale dated 12/09/2023, which is registered at the office of Sub Registrar, Haveli No. 11 (Pune), at Sr. No. 21346/2023.
17. Copy of Power of Attorney dated 12/09/2023, which is registered at the office of Sub Registrar, Haveli No. 11 (Pune), at Sr. No. 21347/2023.
18. Copy of Agreement to Sale dated 12/09/2023, which is registered at the office of Sub Registrar, Haveli No. 11 (Pune) on 23/10/2023, at Sr. No. 21351/2023.





19. Copy of Power of Attorney dated 12/09/2023, which is registered at the office of Sub Registrar, Haveli No. 11 (Pune) on 23/10/2023, at Sr. No. 21352/2023.
20. Copy of No Dues Certificate dated 18/09/2023 issued by Canara Bank.
21. Copy of Agreement to Sale dated 18/09/2023, which is registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 19101/2023.
22. Copy of Power of Attorney dated 18/09/2023, which is registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 19104/2023.
23. Copy of Deed of Sale dated 26/09/2023, which is registered at the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 20619/2023.
24. Copy of Deed of Conveyance/Sale dated 03/11/2023, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune) at Sr. No. 21605/2023.
25. Copy of Deed of Sale dated 01/12/2023, which is registered at the office of Sub Registrar Haveli No. 19 (Pune), at Sr. No. 25740/2023.
26. Copy of Power of Attorney dated 01/12/2023, which is registered at the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 25741/2023.
27. Copy of Deed of Sale/Conveyance dated 20/02/2024, which is registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 3544/2024.
28. Copy of Deed of Sale dated 24/05/2024, which is registered at the office of Sub Registrar Haveli No. 17 (Pune), at Sr. No. 10632/2024.



29. Copy of Deed of Sale dated 24/05/2024, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 10634/2024.
30. Copy of Deed of Correction dated 03/07/2024, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr.No. 14130/2024.
31. Copy of Deed / Agreement of Lease dated 05/07/2024, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr.No. 15813/2024.
32. Copy of Deed of Exchange dated 08/08/2024, which is registered at the office of Sub Registrar, Haveli No. 1 (Pune), at Sr.No. 15253/2024.
33. Copy of Deed of Sale dated 08/08/2024, which is registered at the office of Sub Registrar, Haveli No. 1 (Pune) on 20/08/2024, at Sr. No. 15254/2024.
34. Copy of Power of Attorney dated 08/08/2024, which is registered at the office of Sub Registrar, Haveli No. 1 (Pune) on 20/08/2024, at Sr. No. 15255/2024.
35. Copy of Deed of Sale dated 08/08/2024, which is registered at the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 15256/2024.
36. Copy of Power of Attorney dated 08/08/2024, which is registered at the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 15257/2024.
37. Copy of Deed of Sale dated 13/09/2024, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 19556/2024.





38. Copy of Power of Attorney dated 13/09/2024, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 19557/2024.
39. Copy of Deed of Correction dated 13/09/2024, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 19563/2024.
40. Copy of Deed of Mortgage dated 13/09/2024, which is registered in the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 22029/2024.

c) The 7/12 extracts issued by Talathi/obtained from Online dated 09/10/2024 and the Mutation Entries bearing Nos. 305, 308, 318, 689, 720, 785, 933, 1028, 1039, 1069, 1112, 1134, 1215, 1529, 1630, 1636, 1668, 1832, 1936, 2143, 2263, 2282, 2331, 2491, 2499, 2583, 2618, 2624, 2631, 2632, 2633, 2704, 2735, 2737, 2815, 2827, 3073, 3158, 3161, 3162, 3163, 3270, 3354, 3416, 3420, 3422, 3793, 4018, 4047, 4052, 4093, 4547, 4799, 4859, 4884, 4933, 5042, 5110, 5132, 5307, 5309, 5310, 5322, 5417, 5547, 5660, 6039, 6141, 6163, 6179, 6194, 6226, 6276, 6282, 6283, 6307, 6324, 6325 and 6328 thereon.

d) Search Report for 30 years from 1994 till 2024.

II) On perusal of above mentioned documents and all other relevant documents relating to the title of the said lands, I am of the opinion that the title of M/s. Infinity Associates, through its Partner, M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani is clear,



marketable and without encumbrances (except the charge of Aditya Birla Finance Limited upon the lands bearing Survey Nos. 23/1, 23/2/1 and 23/2/2).

III) Owner of the said land is:

M/s. Infinity Associates, through its Partner, M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani.

e) Qualifying comments/remarks if any - NA-.

IV) The Report reflecting the flow of title M/s. Infinity Associates, through its Partner, M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani on the said lands is enclosed herewith as annexure.

Pune,

Dated : 09/10/2024,



Chandrakant Nanekar,
Advocate.

Encl.: Annexure.



FLOW OF TITLE OF THE SAID LAND

- A. With respect to the land bearing Survey No. 23/1:-
1. It reveals from the revenue record that, the land bearing Survey No. 23/1, totally admeasuring 02 Acre, 30 Gunthe was previously standing in the name of Mr. Sadashiv Mahadu Kate as owner thereof (hereinafter referred as the 'larger land').
 2. The said Mr. Sadashiv Mahadu Kate died on 20/04/1943, leaving behind him a grandson namely Mr. Balu Genu Kate as his legal heir. Accordingly the name of said legal heir has been recorded to the record of rights of larger land vide Mutation Entry No. 318.
 3. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands / properties coming under village Punawale have been converted into metric system. Effect of the same effect has been given to the 7/12 extract of the said land vide Mutation Entry No. 720.
 4. It reveals from the Mutation Entry bearing No. 933 that the encumbrance of Bunding has been recorded to the column of other rights of the larger land.
 5. The partition with respect to the larger land along with their other lands has been taken place amongst Mr. Balu Genu Kate and their



family members. As per the said partition, the land bearing Survey No. 23/1, having total area admeasuring 01 Hectare, 11 Ares has been allotted / given to the share of Mr. Balu Genu Kate as owner and occupier/possessor thereof. The Tahsildar, Tal. Mulshi passed Order bearing No. Partition/Punawale/9/85 Paud dated 20/04/1985 to that effect. Effect of the same has been given to the record of rights of the larger land vide Mutation Entry No. 1112.

6. By virtue of Deed of Sale dated 18/01/1990, the said Mr. Balu Genu Kate and others sold out an area admeasuring 00 Hectare, 21 Ares out of Survey No. 23/1 unto and in favor of Mr. Ashok Premchand Bhandari and Mr. Ramanlal Pukhraj Jain. The said Deed of Sale has been registered at the office of Sub Registrar, Maval at Sr. No. 245/1990. Accordingly the names of said Purchasers have been recorded to the record of rights of the larger land vide Mutation Entry No. 1636.
7. The said Mr. Balu Genu Kate died on 06/04/1998 leaving behind 3 sons namely (i) Mr. Dilip Balu Kate, (ii) Mr. Rajaram Balu Kate, (iii) Mr. Pradhan Balu Kate and a pre-deceased son (4) late Devram Balu Kate, through his legal heirs, (a) Mr. Anil Devram Kate, (b) Mr. Ashok Devram Kate (c) Mrs. Anupama Vilas Gavhane, (d) Mrs. Lalita Anil Gaware, (e) Mrs. Shakuntala Sopan Jambhulkar and (f) Smt. Dwarkabai Devram Kate as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of larger land vide Mutation Entry No. 1936.





8. The said Mr. Ashok Devram Kate has changed his name to Mr. Gopichand Devram Kate. The Gazette part 2 to that effect has been published by Government of Maharashtra on 01/07/2004. Effect of the same has been given to the record of rights of the larger land vide Mutation Entry No. 2737.

9. The partition with respect to the larger land along with their other lands has been taken place amongst Mr. Dilip Balu Kate, Mr. Rajaram Balu Kate, Mr. Pradhan Balu Kate, Mr. Anil Devram Kate, Mr. Gopichand Devram Kate, Mrs. Anupama Vilas Gavhane, Mrs. Lalita Anil Gaware, Mrs. Shakuntala Sopan Jambhulkar and Smt. Dwarkabai Devram Kate. As per the said partition, an area admeasuring 00 Hectare, 27.75 Ares has been allotted / given to the shares of Mr. Sagar Pradhan Kate, Mr. Nikhil Pradhan Kate and Mrs. Shankantula Sopan Jambhulkar, an area admeasuring 00 Hectare, 27.75 Ares has been allotted / given to the shares of Mr. Rajaram Balu Kate and Mr. Vishal Rajaram Kate, an area admeasuring 00 Hectare, 06.75 Ares has been allotted / given to the share of Mr. Dilip Balu Kate and an area admeasuring 00 Hectare, 07.75 Ares has been allotted / given to the shares of Mr. Anil Devram Kate, Mrs. Lalita Anil Gaware, Mr. Gopichand Devram Kate, Smt. Dwarkabai Devram Kate and Mrs. Anupama Vilas Gavhane as owners and occupiers/possessors thereof. The Tahsildar, Mulshi passed Order bearing No. Partition/S.R./Punawale/15/2006 dated 20/04/2006 to that effect.



Effect of the same has been given to the record of rights of the larger land vide Mutation Entry No. 2827.

10. The said Mr. Sagar Pradhan Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the larger land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the larger land vide Mutation Entry No. 4547.
11. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Mulshi to correct the wrong entries taken into computerized 7/12 extracts. The said Tahasildar accordingly corrected the mistakes and updated 7/12 extract of the larger land. The Circle Officer, Thergaon certified the Mutation Entry bearing No. 4884 to that effect.
12. One Mr. Sanjay Raghunath Jadhav filed Regular Civil Suit bearing No. 2097/2012 against Mr. Anil Devram Kate and others before Hon'ble Civil Judge, Senior Division, Pune. The said suit has been later on transferred to Hon'ble Civil Judge, Pimpri and the same was re-numbered as RCS No. 167/2013. The said suit has been settled by the parties therein amicably by executing the following documents and Hon'ble Civil Judge, Pimpri vide Order dated 09/09/2016 disposed off the same as withdrawn.





- a. The said Mr. Sanjay Raghunath Jadhav, Mrs. Savita Prakash Parkhi and Mrs. Lata Namdev Pingat confirmed and ratified all the above mentioned partitions by executing Deed of Confirmation dated 10/09/2016, in favor of Mr. Anil Devram Kate, Mrs. Anita Anil Kate, Mr. Gopichand Devram Kate, Mrs. Shital Gopichand Kate, Smt. Dwarkabai Devram Kate, Mrs. Anupama Vilas Gavhane, Mrs. Lalita Anil Gaware, Mr. Dilip Balu Kate, Mr. Rahul Dilip Kate, Mr. Santosh Dilip Kate, Mrs. Shakuntala Dilip Kate, Mr. Rajaram Balu Kate, Mr. Vishal Rajaram Kate, Mrs. Shashikala Rajaram Kate, Mr. Pradhan Balu Kate, Mr. Sagar Pradhan Kate, Mr. Nikhil Pradhan Kate and Mrs. Manisha Pradhan Kate. The said Deed of Confirmation has been registered at the office of Sub Registrar, Haveli No. 25 (Pune) on 17/09/2016, at Sr.No. 8496/2016.
- b. Mrs. Shakuntala Sopan Jambhulkar (Maiden Name : Ms. Shakuntala Balu Kate) confirmed and ratified all the above mentioned partitions by executing Deed of Confirmation dated 10/09/2016, in favor of Mr. Anil Devram Kate, Mrs. Anita Anil Kate, Mr. Gopichand Devram Kate, Mrs. Shital Gopichand Kate, Smt. Dwarkabai Devram Kate, Mrs. Anupama Vilas Gavhane, Mrs. Lalita Anil Gaware, Mr. Dilip Balu Kate, Mr. Rahul Dilip Kate, Mr. Santosh Dilip Kate, Mrs. Shakuntala Dilip Kate, Mr. Rajaram Balu Kate, Mr. Vishal Rajaram Kate, Mrs. Shashikala Rajaram Kate, Mr. Pradhan Balu Kate, Mr. Sagar Pradhan Kate, Mr. Nikhil Pradhan Kate and Mrs. Manisha Pradhan Kate. The said Deed of Confirmation has been registered at



the office of Sub Registrar, Haveli No. 25 (Pune) on 17/09/2016, at Sr.No. 8497/2016.

- c. Mr. Pandit Bajirao Jadhav, Mrs. Nirmala Ravindra Sawant and Mrs. Nalini Sambhaji Sawant confirmed and ratified all the above mentioned partitions by executing Deed of Confirmation dated 10/09/2016, in favor of Mr. Anil Devram Kate, Mrs. Anita Anil Kate, Mr. Gopichand Devram Kate, Mrs. Shital Gopichand Kate, Smt. Dwarkabai Devram Kate, Mrs. Anupama Vilas Gavhane, Mrs. Lalita Anil Gaware, Mr. Dilip Balu Kate, Mr. Rahul Dilip Kate, Mr. Santosh Dilip Kate, Mrs. Shakuntala Dilip Kate, Mr. Rajaram Balu Kate, Mr. Vishal Rajaram Kate, Mrs. Shashikala Rajaram Kate, Mr. Pradhan Balu Kate, Mr. Sagar Pradhan Kate, Mr. Nikhil Pradhan Kate and Mrs. Manisha Pradhan Kate. The said Deed of Confirmation has been registered at the office of Sub Registrar, Haveli No. 25 (Pune) on 17/09/2016, at Sr.No. 8498/2016.

13. By virtue of Deed of Gift dated 10/09/2016, the said Mr. Shankantula Sopan Jambhulkar conveyed/transferred/assigned an area admeasuring 00 Hectare, 09.25 Ares, from and out of the larger land unto and in favor of Mr. Pradhan Balu Kate. The said Deed of Gift has been registered at the office of Sub Registrar, Haveli No. 25 (Pune), at Sr. No. 8499/2016. Accordingly the name of said Donee has been recorded to the record of rights of the said land vide Mutation Entry No. 5042.





14. The said Mr. Pradhan Balu Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon his share in the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 5307.
15. The said Mr. Nikhil Pradhan Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon his share in the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 5309.
16. The said Mr. Sagar Pradhan Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon his share in the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 5310.
17. The said Mr. Pradhan Balu Kate, Mr. Nikhil Pradhan Kate and Mr. Sagar Pradhan Kate repaid the entire amount of loan along with interest thereon to Priyadarshani Vividh Karyakari Sahakari Seva Society. Therefore the encumbrance of the said Society has been removed from the column of other rights of the said land vide Mutation Entry No. 5417.



18. By virtue of Deed of Gift dated 20/10/2020, the said Mr. Pradhan Balu Kate conveyed/transferred/assigned an area admeasuring 00 Hectare, 09.25 Ares from and out of the larger land unto and in favor of Mr. Nikhil Pradhan Kate. The said Deed of Gift has been registered at the office of Sub Registrar, Haveli No. 17 (Pune) on 24/10/2020, at Sr. No. 7792/2020. Accordingly the name of said Donee has been recorded to the record of rights of the said land vide Mutation Entry No. 5547.
19. By virtue of Agreement to Sale dated 12/09/2023, the said Mr. Sagar Pradhan Kate, Mrs. Vaishali Sagar Kate, Ms. Soumya Sagar Kate, Ms. Siya Sagar Kate and Mr. Nikhil Pradhan Kate agreed to sale an area admeasuring 00 Hectare, 27.75 Ares out of Survey No. 23/1 unto and in favor of M/s. Infinity Associates, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Agreement to Sale has been registered at the office of Sub Registrar, Haveli No. 11 (Pune), at Sr. No. 21346/2023.

Simultaneously with the execution of abovementioned Agreement, the said owners also have executed Power of Attorney unto and in favor of said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 11 (Pune), at Sr. No. 21347/2023.





20. By virtue of Agreement to Sale dated 12/09/2023, the said Mr. Rajaram Balu Kate, Mrs. Shashikala Rajaram Kate, Mr. Vishal Rajaram Kate, Mrs. Priyanka Vishal Kate, Ms. Adhira Vishal Kate, Ms. Ranvir Vishal Kate, Mrs. Shilpa Jalindar Nadhe (before marriage: Shilpa Rajaram Kate), Mrs. Pallavi Dattatray Jambhulkar (before marriage: Pallavi Rajaram Kate) and Mrs. Madhuri Sanket Jambhulkar (before marriage: Madhuri Rajaram Kate) agreed to sale an area admeasuring 00 Hectare, 27.75 Ares out of Survey No. 23/1 unto and in favor of M/s. Infinity Associates, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Agreement to Sale has been registered at the office of Sub Registrar, Haveli No. 11 (Pune) on 23/10/2023, at Sr. No. 21351/2023.

Simultaneously with the execution of abovementioned Agreement, the said owners also have executed Power of Attorney unto and in favor of said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 11 (Pune) on 23/10/2023, at Sr. No. 21352/2023.

21. By virtue of Deed of Conveyance/Sale dated 03/11/2023, the said Mr. Ashok Premraj Bhandari and Mr. Ramanlal Pukhraj Jain sold out an area admeasuring 00 Hectare, 21 Ares out of Survey No. 23/1 unto and in favor of M/s. Infinity Associates, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand



Ramnani. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 21605/2023. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 6163.

22. By virtue of Deed of Sale dated 01/12/2023, the said Mr. Anil Devram Kate, Mrs. Anita Anil Kate, Mr. Virendra Anil Kate, Ms. Priya Anil Kate, Mr. Gopichand Devram Kate, Mrs. Shital Gopichand Kate, Mas. Harshal Gopichand Kate, Mas. Sumit Gopichand Kate, Mrs. Lalita Anil Gaware, Mrs. Amita Balu Rajivade, Mrs. Nikita Vinayak Ingawale, Mas. Raj Anil Gaware, Mrs. Anupama Vilas Gavhane, Mr. Ajit Vilas Gavhane, Mrs. Sushma Vilas Gavhane and Smt. Dwarka Devram Kate sold out an area admeasuring 00 Hectare, 07.75 Ares out of Survey No. 23/1 unto and in favor of M/s. Infinity Associates, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 25740/2023. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 6179.

Simultaneously with the execution of abovementioned Deed of Sale, the said owners have also executed Power of Attorney unto and in favor of said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at





the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 25741/2023.

23. By virtue of Deed of Sale dated 24/05/2024, the said Mr. Sagar Pradhan Kate, Mrs. Vaishali Sagar Kate, Ms. Soumya Sagar Kate, Ms. Siya Sagar Kate and Mr. Nikhil Pradhan Kate sold out an area admeasuring 00 Hectare, 27.75 Ares out of Survey No. 23/1 unto and in favor of M/s. Infinity Associates, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of Sale has been registered at the office of Sub Registrar Haveli No. 17 (Pune), at Sr. No. 10632/2024. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 6282. Consideration of the said land has been increased due to cancellation of garbage depot and therefore Parties to the said deed has executed Deed of Correction dated 03/07/2024 to increase such value. The said Deed of Correction has been registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr.No. 14130/2024. The Parties to the said Deed of Correction forget to mention retails of RTGS therein and hence they have once again executed Deed of Correction dated 13/09/2024, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 19563/2024.

24. By virtue of Deed of Sale dated 24/05/2024, the said Mr. Rajaram Balu Kate, Mrs. Shashikala Rajaram Kate, Mr. Vishal Rajaram Kate, Mrs. Priyanka Vishal Kate, Ms. Adhira Vishal Kate, Ms. Ranvir



Vishal Kate, Mrs. Shilpa Jalindar Nadhe (before marriage: Shilpa Rajaram Kate), Mrs. Pallavi Dattatray Jambhulkar (before marriage: Pallavi Rajaram Kate) and Mrs. Madhuri Sanket Jambhulkar (before marriage: Madhuri Rajaram Kate) sold out an area admeasuring 00 Hectare, 27.75 Ares out of Survey No. 23/1 unto and in favor of M/s. Infinity Associates, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 10634/2024. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 6283.

25. By virtue of Deed of Exchange dated 08/08/2024 the said M/s. Infinity Associates, through its Partner, M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani conveyed / transferred an area admeasuring 00 Hectare, 24 Ares out of the land bearing Survey No. 23/1 in favour of Mr. Balu Rama Kate, Smt. Indubai Ankush Kate, Mr. Kiran Ankush Kate, Mr. Atul Ankush Kate, Mrs. Supriya Narayan Lohor, Smt. Muktabai Lahu Kate, Mr. Mayur Lahu Kate and Mrs. Chaitrali Bholenath Mokashi. The said Deed of Exchange has been registered at the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 15253/2024. However, Mutation Entry bearing No. 6325 is pending for adjudication.

26. By virtue of Deed of Mortgage dated 13/09/2024, the said M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani has availed loan of Rs. 50,00,00,000/- (Rupees





Fifty Crore only) from Aditya Birla Finance Limited by creating charge upon the said land. The said Deed of Mortgage has been registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 22029/2024.

B. With respect to the lands bearing Survey Nos. 23/2/1 and 23/2/2:-

1. It reveals from the revenue record that, the land bearing Survey No. 23/2, totally admeasuring 01 Acre, 14 Gunthe was previously standing in the name of Mr. Sadu Sadhu Gawari as owner thereof (hereinafter referred as the 'larger land').
2. The said Mr. Sadu Sadhu Gawari died on 01/11/1944, leaving behind him 2 sons namely Mr. Rama Sadu Gawari and Mr. Laxman Sadu Gawari as his legal heirs. However, the name of Mr. Rama Sadu Gawari has been recorded to the record of rights of larger land vide Mutation Entry No. 308.
3. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands / properties coming under village Punawale have been converted into metric system. Effect of the same effect has been given to the 7/12 extract of the larger land vide Mutation Entry No. 720.
4. It reveals from the Mutation Entry bearing No. 933 that the encumbrance of Bunding has been recorded to the column of other



rights of the larger land. The Government of Maharashtra vide Resolution dated 26/03/1979, removed the encumbrance of Bunding from the 7/12 extract of the larger land vide Mutation Entry No. 1028.

5. The partition with respect to the larger land along with their other lands has been taken place amongst Mr. Rama Sadu Gawari and Mr. Laxman Sadu Gawari. As per the said partition, the land bearing Survey No. 23/2/1, having total area admeasuring 00 Hectare, 27.50 Ares has been allotted / given to the share of Mr. Rama Sadu Gawari and the land bearing Survey No. 23/2/2, having total area admeasuring 00 Hectare, 27.50 Ares has been allotted / given to the share of Mr. Laxman Sadu Gawari as owners and occupiers/possessors thereof. The Tahsildar, Tal. Mulshi passed Order bearing No. 16/79 dated 10/12/1982 to that effect. Effect of the same has been given to the record of rights of the larger land/said lands vide Mutation Entry No. 1069.

6. With respect to the land bearing Survey No. 23/2/1:-

- a. The said Mr. Rama Sadu Gawari executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the land bearing Survey No. 23/2/1. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 1832.





- b. The said Mr. Rama Sadu Gawari executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the land bearing Survey No. 23/2/1. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 2263.
- c. The said Mr. Rama Sadashiv Gawari died on 10/06/2003 leaving behind him a son namely Mr. Yashwant Rama Gawari, a daughter namely Mrs. Laxmibai Nathu Bhase and a widow namely Smt. Bhikabai Rama Gawari as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the land bearing Survey No. 23/2/1 vide Mutation Entry No. 2499.
- d. The said Mr. Yashwant Rama Gawari repaid the amount of loan obtained from Priyadarshani Vividh Karyakari Sahakari Seva Society, therefore the encumbrance of the said Society has been removed from the column of other rights of the land bearing Survey No. 23/2/1 vide Mutation Entry No. 2618.
- e. By virtue of Deed of Sale dated 10/12/2004, the said Mr. Yashwant Rama Gawari, Mrs. Laxmibai Nathu Bhase and Smt. Bhikabai Rama Gawari sold out the land bearing Survey No. 23/2/1, totally admeasuring 00 Hectare, 27.50 Ares unto and in favor of Mrs. Jyotsna Devman Patil and Mrs. Hemlata Narendra Patil. The said Deed of Sale has been registered at the office of Sub Registrar, Mulshi (Paud) on 11/12/2004, at Sr. No. 6927/2004. Accordingly the names of said



Purchasers have been recorded to the record of rights of the said land vide Mutation Entry No. 2624.

- f. The said Mrs. Jyotsna Devman Patil and Mrs. Hemlata Narendra Patil obtained loan from Canara Bank, Hinjewadi branch, Pune by creating charge upon the land bearing Survey No. 23/2/1. Accordingly Deed of Mortgage dated 15/07/2005 has been executed by and between them, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 4438/2005. Effect of the same has been given to the column of other rights of the said land vide Mutation Entry No. 2735. The said loan has been foreclosed by the Mortgagors and accordingly the said Bank has issued No Dues Certificate on 18/09/2023.
- g. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Mulshi to correct the wrong entries taken into computerized 7/12 extracts. The said Tahasildar accordingly corrected the mistakes and updated 7/12 extract of the said lands. The Circle Officer, Thergaon certified the Mutation Entry bearing No. 4859 to that effect.
- h. By virtue of Deed of Sale dated 26/09/2023, the said Mrs. Hemlata Narendra Patil and Mrs. Jyotsna Devman Patil sold out the land bearing Survey No. 23/2/1, totally admeasuring 00 Hectare, 27.50 Ares unto and in favor of M/s. Infinity Associates, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan





Kishanchand Ramnani. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 19 (Pune) at Sr. No. 20619/2023. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 6141.

7. With respect to the land bearing Survey No. 23/2/2:-

- a. The said Mr. Laxman Sadu Gawari executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the land bearing Survey No. 23/2/2. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 2331.
- b. By virtue of Development Agreement dated 05/05/2007, the said Mr. Laxman Sadu Gawari, Mrs. Kalabai Laxman Gawari, Mr. Dattatray Laxman Gawari, Mrs. Kunta Dattatray Gawari, Mr. Hiranman Dattatray Gawari, Mr. Madan Dattatray Gawari, Mrs. Sangita Rohidas Bingude, Mrs. Suvama Hiranman Jaid, Mrs. Sarla Ganesh Parkhi, Mr. Balasaheb Laxman Gawari, Mrs. Sunanda Balasaheb Gawari, Ms. Nilima Balasaheb Gawari, Mr. Sunil Balasaheb Gawari and Mrs. Sushma Dattatray Pawar entrusted development rights with respect to the land bearing Survey No. 23/2/2, totally admeasuring 00 Hectare, 27.5 Ares, unto and in favour of M/s. Nandraj Enterprises, through its Partner, Mr. Dhiren P. Nandu. The said Development Agreement has



been registered at the office of Sub Registrar, Haveli No. 15 on 10/05/2007, at Sr. No. 3393/2007.

Simultaneously with the execution of abovementioned Development Agreement, the said owners also have executed Power of Attorney unto and in favor of said Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 15 (Pune) on 10/05/2007, at Sr. No. 3394/2007.

- c. By virtue of Deed of Sale dated 08/07/2008, the said Mr. Laxman Sadu Gawari, Mrs. Kalabai Laxman Gawari, Mr. Dattatray Laxman Gawari, Mrs. Kunta Dattatray Gawari, Mr. Hiranman Dattatray Gawari, Mr. Madan Dattatray Gawari, Mrs. Sangita Rohidas Bingude, Mrs. Suvarna Hiranman Jaid, Mrs. Sarla Ganesh Parkhi, Mr. Balasaheb Laxman Gawari, Mrs. Sunanda Balasaheb Gawari, Ms. Nilima Balasaheb Gawari, Mr. Sunil Balasaheb Gawari and Mrs. Sushma Dattatray Pawar, all are represented through their Power of Attorney holder, Mr. Dhiren P. Nandu sold out the land bearing Survey No. 23/2/2, totally admeasuring 00 Hectare, 27.5 Ares unto and in favor of M/s. Nandraj Enterprises, through its Partner, Mr. Dhiren P. Nandu. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 08 (Pune) on 09/07/2008, at Sr. No. 5786/2008. Effect of the same has been given to the 7/12 extract of the larger land vide Mutation Entry No. 3158.





- d. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Mulshi to correct the wrong entries taken into computerized 7/12 extracts. The said Tahasildar accordingly corrected the mistakes and updated 7/12 extract of the said lands. The Circle Officer, Thergaon certified the Mutation Entry bearing No. 4859 to that effect.
- e. The said M/s. Nandraj Enterprises, through its Partner, Mr. Dhiren P. Nandu repaid the entire amount of loan along with the interest thereon with respect to the land bearing Survey No. 23/2/2 to Priyadarshani Vividh Karyakari Sahakari Seva Society, therefore the encumbrance of the said Society has been removed from the column of other rights of the said land vide Mutation Entry No. 5660.
- f. By virtue Agreement to Sale dated 18/09/2023, the said M/s. Nandraj Enterprises Pvt. Ltd. (formerly known as : M/s. Nandraj Enterprises), through its Director, Mr. Dhiren P. Nandu agreed to sale the land bearing Survey No. 23/2/2, totally admeasuring 00 Hectare, 27.50 Ares unto and in favor of M/s. Infinity Associates, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Agreement has been registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 19191/2023.



Simultaneously with the execution of the abovementioned Agreement, the said owner also has executed Power of Attorney unto and in favor

of said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 19104/2023.

- g. By virtue of Deed of Sale/Conveyance dated 20/02/2024, the said M/s. Nandraj Enterprises Pvt. Ltd. (formerly known as : M/s. Nandraj Enterprises), through its Director, Mr. Dhiren P. Nandu sold out the land bearing Survey No. 23/2/2, totally admeasuring 00 Hectare, 27.50 Ares unto and in favor of M/s. Infinity Associates, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 15 (Pune) at Sr. No. 3544/2024. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 6226.
- h. By virtue of Deed/Agreement of Lease dated 05/07/2024, the said M/s. Infinity Associates, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani given on rent an area admeasuring 100 sq.mtrs., out of Survey No. 23/2/2 in favor of Maharashtra State Electricity Distribution Company Limited. The said Deed/Agreement of Lease has been registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 15813/2024. However, Mutation Entry bearing No. 6307 to that effect has been pending for adjudication.





8. By virtue of Deed of Mortgage dated 13/09/2024, the said M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani has availed loan of Rs. 50,00,00,000/- (Rupees Fifty Crore only) from Aditya Birla Finance Limited by creating charge upon the said lands. The said Deed of Mortgage has been registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 22029/2024.

C. With respect to the land bearing Survey No. 23/5:-

1. It reveals from the revenue record that, the land bearing Survey No. 23/5, totally admeasuring 01 Acre, 39 Gunthe was previously standing in the name of Mr. Gangaram Namaji Kate as owner thereof (hereinafter referred as the 'said land').
2. The said Mr. Gangaram Namaji Kate died on 01/11/1945 leaving behind him a widow namely Smt. Thakubai Gangaram Kate as his legal heir. Accordingly the name of said legal heir has been recorded to the record of rights of the said land vide Mutation Entry No. 305.
3. As per the Application and Statement of Smt. Thakubai Gangaram Kate, the said land has been recorded in the name of her daughter Rakhamabai Tukaram Waghere as owner thereof. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 689.



4. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands / properties coming under village Punawale have been converted into metric system. Effect of the same effect has been given to the 7/12 extract of the said land vide Mutation Entry No. 720.
5. It reveals from the Mutation Entry bearing No. 933 that the encumbrance of Bunding has been recorded to the column of other rights of the said land. The Government of Maharashtra waived the amount of Bunding vide Notification No. 129/79 dated 29/06/1982 and therefore the encumbrance of said Bunding has been removed from the 7/12 extract of the said land vide Mutation Entry No. 1028.
6. The said Rakhmabai Tukaram Waghere made an application to record the names of Mr. Nathu Tukaram Waghere, Sagunabai Namdev More and Sindhu Mahadu Walhekar to the record of rights of the said land. However, the Mutation Entry bearing No. 1039 to that effect has been rejected by the Residential Nayab Tahasildar for the reason mentioned therein.
7. Vide Order bearing No. 292/87 dated 15/05/1987 passed by Tahasildar, Mulshi the name of Mr. Nathu Tukaram Waghere has been recorded to the record of rights of the said land. The sisters of Mr. Nathu Tukaram Waghere have relinquished their rights in the said land and therefore their names have not been recorded to the record of rights of the said land. The Mutation Entry bearing No. 1215 to that effect has been certified by the Residential Nayab Tahasildar.





8. By virtue of Deed of Sale dated 11/01/1990, the said Mr. Nathu Tukaram Waghere sold out the said land unto and in favor of Mr. Rama Shankar Kate. The said Deed of Sale has been lodged for registration at the office of Sub Registrar, Mawal at Sr. No. 149 and the same has been registered on 18/05/1991 at Sr. No. 2313/1991. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 1529.
9. The said Mr. Rama Shankar Kate died on 15/09/2003 leaving behind 3 sons namely Mr. Ankush Rama Kate, Mr. Lahu Rama Kate and Mr. Balu Rama Kate, a daughter namely Mrs. Sunita Rahidas Gaikwad and a widow namely Smt. Hirabai Rama Kate as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 2491.
10. The said Mr. Lahu Rama Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 2704.
11. The said Mr. Balu Rama Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 2815.



12. The said Mr. Lahu Rama Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 3073.
13. The said Mr. Lahu Rama Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 3354.
14. The said Mr. Balu Rama Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 3416.
15. The said Mr. Balu Rama Kate and Mr. Lahu Rama Kate repaid the amounts of loan obtained from Priyadarshani Vividh Karyakari Sahakari Seva Society and therefore the encumbrances of the said Society have been removed from the column of other rights of the said land vide Mutation Entry No. 4052.
16. By virtue of Deed of Partition dated 28/05/2012, the partition with respect to the said land along with their other land properties have





been taken place amongst Mr. Ankush Rama Kate, Mr. Lahu Rama Kate, Mr. Balu Rama Kate, Smt. Hirabai Rama Kate and Mrs. Sunita Rohidas Gaikwad. As per the said partition, an area admeasuring 00 Hectare, 18 Ares out of the said land has been allotted/given to the share of Mr. Ankush Rama Kate, an area admeasuring 00 Hectare, 31 Ares out of the said land has been allotted/given to the share of Mr. Lahu Rama Kate and an area admeasuring 00 Hectare, 31 Ares out of the said land has been allotted/given to the share of Mr. Balu Rama Kate as owners thereof. The said Deed of Partition has been registered at the office of Sub Registrar, Haveli No. 6 (Pune), at Sr.No. 5543/2012. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 4093.

17. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Mulshi to correct the wrong entries taken into computerized 7/12 extracts. The said Tahasildar accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Officer, Thergaon certified the Mutation Entry bearing No. 4859 to that effect.

18. The said Mr. Balu Rama Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 5131. The said amount has been repaid



by the said Mr. Balu Rama Kate and therefore the encumbrance of said Society has been removed from the column of other rights of the said land vide Mutation Entry No. 6276.

19. The said Mr. Lahu Rama Kate died on 21/04/2019 leaving behind him a son namely Mr. Mayur Lahu Kate, a daughter namely Mrs. Chaitrali Bholenath Mokashi and a widow namely Smt. Muktabai Lahu Kate as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 5322.
20. The said Mr. Ankush Rama Kate died on 17/09/2023 leaving behind him 2 sons namely Mr. Kiran Ankush Kate and Mr. Atul Ankush Kate, a daughter namely Mrs. Supriya Narayan Lohor and a widow namely Smt. Indubai Ankush Kate as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 6194.
21. By virtue of Deed of Exchange dated 08/08/2024 the said Mr. Balu Rama Kate, Smt. Indubai Ankush Kate, Mr. Kiran Ankush Kate, Mr. Atul Ankush Kate, Mrs. Supriya Narayan Lohor, Smt. Muktabai Lahu Kate, Mr. Mayur Lahu Kate and Mrs. Chaitrali Bholcnath Mokashi conveyed/transferred an area admeasuring 00 Hectare, 24 Ares out of the land bearing Survey No. 23/5 in favour of M/s. Infinity Associates, through its Partner, M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of





Exchange has been registered at the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 15253/2024. However, Mutation Entry bearing No. 6325 is pending for adjudication.

22. By virtue of Deed of Sale dated 08/08/2024, the said Mr. Balu Rama Kate, Mrs. Anita Balu Kate, Mrs. Rutuja Swapnil Garade, Mas. Siddhesh Balu Kate, Smt. Indubai Ankush Kate, Mr. Kiran Ankush Kate, Mrs. Madhuri Kiran Kate, Ms. Swarali Kiran Kate, Mas. Shivansh Kiran Kate, Mr. Atul Ankush Kate, Mrs. Priya Atul Kate, Mrs. Supriya Narayan Lohor, Smt. Muktabai Lahu Kate, Mr. Mayur Lahu Kate, Mrs. Kalyani Mayur Kate, Ms. Shivika Mayur Kate and Mrs. Chaitrali Bholenath Mokashi sold out an area admeasuring 00 Hectare, 56 Ares out of the said land, i.e. Survey No. 23/5 unto and in favor of M/s. Infinity Associates, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 1 (Pune) on 20/08/2024, at Sr. No. 15254/2024. However, Mutation Entry bearing No. 6328 is pending for adjudication.

Simultaneously with the execution of the abovementioned Deed of Sale, the said owners also have executed Power of Attorney unto and in favor of said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 1 (Pune) on 20/08/2024, at Sr. No. 15255/2024.



D. With respect to the land bearing Survey No. 23/6:-

1. It reveals from the revenue record that the land bearing Survey No. 23/6, totally admeasuring 01 Acre, 12 Gunthe was previously standing in the name of Mr. Shankar Namaji Kate as owner thereof (hereinafter referred as the 'larger land').
2. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands / properties coming under village Punawale have been converted into metric system. Effect of the same effect has been given to the 7/12 extract of the larger land vide Mutation Entry No. 720.
3. The said Mr. Shankar Namaji Kate died leaving behind him 4 sons namely Mr. Govind Shankar Kate, Mr. Rama Shankar Kate, Mr. Laxman Shankar Kate, Mr. Genu Shankar Kate and a daughter namely Mrs. Shevantabai Narayan Sakhare as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the larger land vide Mutation Entry No. 785.
4. It reveals from the Mutation Entry bearing No. 933 that the encumbrance of Bunding has been recorded to the column of other rights of the larger land. The Government of Maharashtra waived the amount of Bunding vide Notification No. 129/79 dated 29/06/1982 and therefore the encumbrance of said Bunding has been removed from the 7/12 extract of the larger land vide Mutation Entry No. 1028.





5. The partition with respect to the larger land along with their other lands have been taken place amongst Mr. Govind Shankar Kate, Mr. Rama Shankar Kate, Mr. Laxman Shankar Kate, Mr. Genubhau Shankar Kate and Smt. Shevantabai Narayan Sakhare. As per the said partition the land bearing Survey No. 23/6B, an area admeasuring 00 Hectare, 13 Ares has been allotted / given to the share of Mr. Rama Shankar Kate, the land bearing Survey No. 23/6C, an area admeasuring 00 Hectare, 13.50 Ares has been allotted / given to the share of Mr. Laxman Shankar Kate and the land bearing Survey No. 23/6D, an area admeasuring 00 Hectare, 13.50 Ares has been allotted / given to the share of Mr. Genu Shankar Kate as owners and occupiers / possessors thereof. The Tahsildar, Mulshi passed Order bearing No. Partition 33A/85 dated 26/08/1985 to that effect. Effect of the same has been given to the record of rights of the larger land/said lands vide Mutation Entry No. 1134.

6. With respect to the land bearing Survey No. 23/6/2 (old S.No.23/6B):-
(Hereinafter referred to as the 'said land')

a. On perusal of Mutation Entry No. 1630 it reveals that the said Mr. Rama Shankar Kate mortgaged the said land in favor of Rankhamb Co-operative Water Supply Society Limited by way of Deed of Mortgage. The Bank of Maharashtra disbursed loan for the same in favor of Mr. Rama Shankar Kate. The said loan has been repaid by Mr. Rama Shankar Kate and therefore the encumbrance of said Bank



has been removed from the column of other rights of the said land vide Mutation Entry No. 3793.

- b. The said Mr. Rama Shankar Kate died on 15/09/2003 leaving behind him 3 sons namely Mr. Ankush Rama Kate, Mr. Lahu Rama Kate and Mr. Balu Rama Kate, a daughter namely Mrs. Sunita Rohidas Gaikwad and a widow namely Smt. Hirabai Rama Kate as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 2491.
- c. As per the computerization scheme implemented by the Land Record and the Order bearing No. C.O.S/P/S.B/C.R/E.66/S/1/03 passed by Settlement Commissioner, Pune on 09/10/2003, along with Letter bearing No. HANO/VASI/1590/04 passed by the Tahasildar, Mulshi, Pune on 27/10/2004, the said Survey No. 23/6B has been changed to Survey No. 23/6/2. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 2583.
- d. The said Mr. Lahu Rama Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 2704.
- e. The said Mr. Lahu Rama Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said





Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 3073.

- f. The said Mr. Lahu Rama Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 3354.
- g. The said Mr. Balu Rama Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 3416.
- h. The said Mr. Balu Rama Kate and Mr. Lahu Rama Kate repaid the amounts of loan obtained from Priyadarshani Vividh Karyakari Sahakari Seva Society and therefore the encumbrances of the said Society has been removed from the column of other rights of the said land vide Mutation Entry No. 4052.
- i. By virtue of Deed of Partition dated 28/05/2012, the partition with respect to the said land along with their other land properties have been taken place amongst Mr. Ankush Rama Kate, Mr. Lahu Rama Kate, Mr. Balu Rama Kate, Smt. Hirabai Rama Kate and Mrs. Sunita Rohidas Gaikwad. As per the said partition, the said land i.e. Survey No. 23/6/2 has been allotted/given to the share of Mr. Ankush Rama



Kate as owner and occupier thereof. The said Deed of Partition has been registered at the office of Sub Registrar, Haveli No. 6 (Pune), at Sr.No. 5543/2012. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 4093.

- j. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Mulshi to correct the wrong entries taken into computerized 7/12 extracts. The said Tahasildar accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Officer, Thergaon certified the Mutation Entry bearing No. 4859 to that effect.
- k. The said Mr. Ankush Rama Kate died on 17/09/2023 leaving behind him 2 sons namely Mr. Kiran Ankush Kate and Mr. Atul Ankush Kate, a daughter namely Mrs. Supriya Narayan Lohor and a widow namely Smt. Indubai Ankush Kate as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 6194.
- l. By virtue of Deed of Sale dated 08/08/2024, the said Smt. Indubai Ankush Kate, Mr. Kiran Ankush Kate, Mrs. Madhuri Kiran Kate, Ms. Swarali Kiran Kate, Mas. Shivansh Kiran Kate, Mr. Atul Ankush Kate, Mrs. Priya Atul Kate and Mrs. Supriya Narayan Lohor sold out the said land i.e. Survey No. 23/6/2 unto and in favor of M/s. Infinity Associates, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of Sale





has been registered at the office of Sub Registrar, Haveli No. 1 (Pune) on 20/08/2024, at Sr. No. 15254/2024. However, Mutation Entry bearing No. 6328 is pending for adjudication.

Simultaneously with the execution of the abovementioned Deed of Sale, the said owners also have executed Power of Attorney unto and in favor of said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 1 (Pune) on 20/08/2024, at Sr. No. 15255/2024.

7. With respect to the land bearing Survey No. 23/6/3 (old S.No.23/6C):-
(Hereinafter referred to as the 'said land')
- a. The said Mr. Laxman Shankar Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 1668.
- b. The said Mr. Laxman Shankar Kate died on 23/02/2001 leaving behind him 2 sons namely Mr. Navnath Laxman Kate and Mr. Macchindra Laxman kate, 3 daughters namely Mrs. Bhamabai Uttar Jambhulkar, Mrs. Sanjeevani Ganpat Raut and Mrs. Asha Jitendra Dabhade and a widow namely Smt. Sitabai Laxman Kate as his legal



heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 2282.

- c. As per the computerization scheme implemented by the Land Record and the Order bearing No. C.O.S/P/S.B/C.R/E.66/S/1/03 passed by Settlement Commissioner, Pune on 09/10/2003, along with Letter bearing No. HANO/VASI/1590/04 passed by the Tahasildar, Mulshi, Pune on 27/10/2004, the said Survey No. 23/6C has been changed to Survey No. 23/6/3. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 2583.
- d. The said Smt. Sitabai Laxman Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 2631.
- e. The said Mr. Macchindra Laxman Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 2632.
- f. The said Mr. Navnath Laxman Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said





Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 2633.

- g. The said Mr. Navnath Laxman Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 3161.
- h. The said Mr. Macchindra Laxman Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 3162.
- i. The said Smt. Sitabai Laxman Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 3163.
- j. The said Smt. Sitabai Laxman Kate died on 03/01/2009 leaving behind him 2 sons namely Mr. Navnath Laxman Kate and Mr. Macchindra Laxman Kate and 3 daughters namely Mrs. Bhamabai Uttam Jambhulkar, Mrs. Sanjeevani Ganpat Raut and Mrs. Asha Jitendra Dabhade as her legal heirs. Accordingly the names of said



legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 3270.

- k. The said Mr. Navnath Laxman Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 3420.
- l. The said Mr. Macchindra Laxman Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 3422.
- m. By virtue of Deed of Release dated 02/02/2012, the said Mrs. Bhamabai Uttam Jambhulkar, Mrs. Sanjeevani Ganpat Raut, Mrs. Asha Jitendra Dabhade and others relinquished all their rights, title and/or interest in the said land unto and in favor of Mr. Navnath Laxman Kate and Mrs. Macchindra Laxman Kate. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 1306/2012. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 4047.
- n. The said Mr. Navnath Laxman Kate, Smt. Sitabai Laxman Kate and Mrs. Macchindra Laxman Kate repaid the amounts of loan obtained from Priyadarshani Vividh Karyakari Sahakari Seva Society, therefore





the encumbrances of the said Society have been removed from the column of other rights of the said land vide Mutation Entry No. 4799.

- o. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Mulshi to correct the wrong entries taken into computerized 7/12 extracts. The said Tahasildar accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Officer, Thergaon certified the Mutation Entry bearing No. 4933 to that effect.
- p. The said Mr. Macchindra Laxman Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 5132. The said loan has been repaid by Mr. Macchindra Laxman Kate to the said Society and therefore the said Society has issued Letter dated 10/09/2024 to that effect.
- q. The said Mr. Macchindra Laxman Kate executed Ekrar in favor of Priyadarshani Vividh Karyakari Sahakari Seva Society by creating charge upon the said land. Accordingly the encumbrance of said Society has been recorded to the column of other rights of the said land vide Mutation Entry No. 6039. The said loan has been repaid by Mr. Macchindra Laxman Kate to the said Society and therefore the said Society has issued Letter dated 10/09/2024 to that effect.



- r. By virtue of Deed of Sale dated 13/09/2024, the said Mr. Navnath Laxman Kate, Mrs. Surekha Navnath Kate, Mas. Sagar Navnath Kate, Mrs. Nikita Suhas Bodke (maiden name : Nikita Navnath Kate), Mr. Macchindra Laxman Kate, Mrs. Asha Macchindra Kate, Ms. Komal Macchindra Kate and Mas. Sarthak Macchindra Kate sold out the said land i.e. Survey No. 23/6/3 unto and in favor of M/s. Infinity Associates, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 19556/2024.

Simultaneously with the execution of the abovementioned Deed of Sale, the said owners also have executed Power of Attorney unto and in favor of said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 19557/2024.

8. With respect to the land bearing Survey No. 23/6/4 (old S.No.23/6D):-
(Hereinafter referred to as the 'said land')

- a. On perusal of Mutation Entry No. 1630 it reveals that the said Mr. Genubhau Shankar Kate mortgaged the said land in favor of Rankhamb Co-operative Water Supply Society Limited by way of Deed of Mortgage. The Bank of Maharashtra disbursed loan for the same in favor of Mr. Rama Shankar Kate. The said loan has been





repaid by the Mr. Genubhau Shankar Kate and therefore the encumbrance of said Bank has been removed from the column of other rights of the said land vide Mutation Entry No. 4018.

- b. The partition with respect to the said land along with their other lands has been taken place amongst Mr. Genubhau Shankar Kate and their family members. As per the said partition, the land bearing Survey No. 23/6D, having total area admeasuring 00 Hectare, 13.5 Ares has been allotted / given to the share of Mr. Shatrughna Genubhau Kate as owner and occupier/possessor thereof. The Tahsildar, Mulshi passed Order bearing No. Partition/S.R./20/2000 dated 17/07/2000 to that effect. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 2143.
- c. As per the computerization scheme implemented by the Land Record and the Order bearing No. C.O.S/P/S.B/C.R/E.66/S/1/03 passed by Settlement Commissioner, Pune on 09/10/2003, along with Letter bearing No. HANO/VASI/1590/04 passed by the Tahasildar, Mulshi, Pune on 27/10/2004, the said Survey No. 23/6D has been changed to Survey No. 23/6/4. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 2583.
- d. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Mulshi to correct the wrong entries taken into computerized 7/12 extracts. The said Tahasildar accordingly corrected the mistakes and updated 7/12



extract of the said land. The Circle Officer, Thergaon certified the Mutation Entries bearing Nos. 4859 and 5110 to that effects.

- e. By virtue of Deed of Sale dated 08/08/2024, the said Mr. Shatrughna Genubhau Kate, Mrs. Surekha Shatrughna Kate, Mr. Abhishek Shatrughna Kate, Mrs. Pratibha Abhishek Kate (Maiden Name : Pratibha Sarjerao Gokule) and Mrs. Sonal Sachin Yawale sold out the said land i.e. Survey No. 23/6/4 unto and in favor of M/s. Infinity Associates, through its Partner, M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 15256/2024. However, Mutation Entry bearing No. 6324 is pending for adjudication.

Simultaneously with the execution of the abovementioned Deed of Sale, the said owners also have executed Power of Attorney unto and in favor of said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 15257/2024.

Sr.No.

- A) The 7/12 extracts issued by Talathi/Online Portal dated 09/10/2024.
 B) Mutation Entries bearing Nos. 305, 308, 318, 689, 720, 785, 933, 1028, 1039, 1069, 1112, 1134, 1215, 1529, 1630, 1636, 1668, 1832,





1936, 2143, 2263, 2282, 2331, 2491, 2499, 2583, 2618, 2624, 2631, 2632, 2633, 2704, 2735, 2737, 2815, 2827, 3073, 3158, 3161, 3162, 3163, 3270, 3354, 3416, 3420, 3422, 3793, 4018, 4047, 4052, 4093, 4547, 4799, 4859, 4884, 4933, 5042, 5110, 5132, 5307, 5309, 5310, 5322, 5417, 5547, 5660, 6039, 6141, 6163, 6179, 6194, 6226, 6276, 6282, 6283, 6307, 6324, 6325 and 6328 hereon.

- C) Search Report for 30 years from 1994 to 2024 taken by obtaining Challan bearing GRN No. MH004040699202425P dated 24/06/2024 from the office of Sub Registrar, Haveli No. 15 (Pune).
- D) Any other relevant title - NA-
- E) Litigations, if any: -NIL-

Pune,

Dated : 09/10/2024,



Chandrakant Naanekar,
Advocate.

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