

**Pratap & Joshi Associates,
Advocates**

Address: 309 & 310, 3rd Floor, Commerce Centre, Near Shivar Garden Restaurant, Shivar Chowk,
Rahatani, Pune- 411017.

Contact: +91-9850966593/9850810676,

E-mail: adv.shilpapatap@gmail.com, adv.varshajoshi@gmail.com

ANNEXURE OF THE DOCUMENTS RELIED UPON IN THE TITLE OPINION DATED 24TH MAY 2024 ISSUED TO MILLENIUM PROMOTERS IN RESPECT OF THE LAND ADMEASURING 11400 SQ. MTRS. CARVED OUT OF LAND BEARING (i) SURVEY NO. 31/32/A/5, (ii) SURVEY NO. 31/32/A/6 and (iii) SURVEY NO. 31/32/A/7 LYING BEING AND SITUATED AT VILLAGE PUNAWALE, TALUKA MULSHI, DISTRICT PUNE:

For the purpose of the Opinion, we have referred to and relied only upon the photocopies of the documents listed herein below. We have relied upon the photocopies of the below mentioned documents (except wherever it is specifically mentioned as being Original.)

a) 7/12 extract of Survey No. 31 Hissa No. 1 (3), Village Punawale for the years 1930/31 to 1939/1940, 1940/1941 to 1952/1953, 1953/1954 to 1964/1965, 1965/1966 to 1978/1979, 1982/1983 to 1991/1992, 1992/1993 to 1999/2000, 2000/2001 to 2009/2010, 2010/2011 to 2014/2015, 2015/2016 to 2019/2020
Mutation Entry No. :- 349, 478, 513, 584, 664, 720, 934, 942, 1021, 1197, 1235, 1347, 1350, 1423, 1566, 1825, 1903, 2294, 2461, 2501, 2606, 2616, 2617, 2695, 2708, 2709, 2986, 3208, 3209, 3339, 3756, 3957, 3958, 4055, 4860, 5550, 5765;

b) 7/12 extract of Survey No. 31 Hissa No. 1/1, Village Punawale for the years :
1989/1990 to 1991/1992, 1992/1993 to 1999/2000;
Mutation Entry No. :- 1347, 1728, 1986, 2583, 3824, 4860, 5765, 5793;

c) 7/12 extract of Survey No. 32, Village Punawale for the years:
1930/1931 to 1939/1940, 1940/1941 to 1950/1951, 1953/1954 to 1959/1960;

Mutation Entry No. :- 186, 200, 270, 287, 288, 289, 290, 465, 520, 534, 537, 562, 705, 707, 711, 720, 723, 758, 815, 884, 934, 941, 1028, 1148, 1160, 1188,

**Pratap & Joshi Associates,
Advocates**

1194 , 1417 , 1418 , 1555, 1566 , 1593, 1820, 1988 , 2110 , 2233 , 2382 , 2467,
2469, 2549, 2583 , 2604, 2676 , 2754, 2770, 2844, 2899 , 2920, 3239, 3272,
4427, 5543;

- d) 7/12 extract of Survey No. 32/2 (Old Survey No.32/1A/2), Village Punawale for the years : 1986-1987 to 1991-1992, 1993-1994 to 2014-2015, 2016-2017;
Mutation Entry No. :- 1194;
- e) 7/12 extract of Survey No. 32/3 (Old Survey No.32/1B/1), Village Punawale for the years : 1968-1969 , 1980-1981 to 1989-1990 , 1992-1993 to 1998-2000, 2000-2001 to 2013-2014 , Digital 7/12 extract 2015-2017 , 2019, 2021, 2022
Mutation Entry No. :- 3072 ,3131, 3720, 5720;
- f) 7/12 extract of Survey No. 32/4 (Old Survey No. 32/1/1B/2), Village Punawale for the years : 2000/2001 to 2009/2010;
Mutation Entry No. :- 723, 3342, 3599;
- g) 7/12 extract of Survey No. 32/5 (Old Survey No. 32/1/1B/3), Village Punawale for the years : 1970-1971 to 1978-1979, 1980-1981 to 1999-2000, 2000-2001 to 2014-2015, 2022;
Mutation Entry No. :- 707;
- h) 7/12 extract of Survey No. 32/6 (Old Survey No. 32/1/1B/4), Village Punawale for the years :
Mutation Entry No. :- 758, 2110;
- i) 7/12 extract of Survey No. 32/7 (Old Survey No.32/2),_Village Punawale for the years : 1965-1966 to 1975-1976 , 1980-1981 to 1991-1992, 1992-1993 to 1999-2000, 2000-2001 to 2014-2015 Digital 7/12 extract 2015-2016 to 2019-2020;
Mutation Entry No. :- 531;



- j) Common Mutation Entry No. :- 4858, 5110, 5748, 5753, 6127;
- k) 7/12 extracts of Survey No. 31/32/A/5, (ii) Survey No. 31/32/A/6 and (iii) Survey No. 31/32/A/7 Village Punawale for the years- 2023/2024

Title Documents

1. Sale Deed dated 4th November 2011 registered in the office of Sub registrar Haveli No.11 Pune at Serial No. 9537/2011 and executed by (1) Ganpat Babu Madane, (2) Sharda Ganpat Madane, (3) Ramdas Ganpat Madane, (4) Sunita Ramdas Madane, (5) Anisha Ramdas Madane, (6) Aditya Ramdas Madane, No. 5 and 6 being Minors through their Natural Guardian Ramdas Ganapat Madane, (7) Rohidas Ganpat Madane, (8) Nilima Rohidas Madane, (9) Rohit Rohidas Madane, (10) Raj Rohidas Madane, No. 9 and 10 being Minors through Natural Guardian Rohidas Ganpat Madane, (11) Balwant Babu Madane, (12) Subhadra Balwant Madane, (13) Kisan Balwant Madane, (14) Anita Kisan Madane, (15) Rutuja Kisan Madane, (16) Tanuja Kisan Madane, No. 15 and 16 being Minors through their natural Guardian Kisan Balwant Madane, (17) Laxman Balwant Madane, (18) Savita Subhash Chavan, (19) Asha Balasaheb Chavan, (20) Mahesh Sahebrao Madane, (21) Babita Sahebrao Madane, (22) Vaishali Gulabrao Waghmare and (23) Indira Sagar Chavan as the Vendors therein and Bebi alias Parvati Shankar waghmare as the Confirming Party and B.U. Bhandari Schemes through its partner Rajneesh Maniklal Bhandari as the Purchaser therein, in respect of area admeasuring 00 Hectare 60 Are of the Western side out of the area admeasuring 01 Hectare 41 Are, (Comprising of 00 Hectare 47 Are being the share of 5 Aana 4 Pai owned by Mahesh Sahebrao Madane & others, 00 Hectare 6.5 Are carved out of area admeasuring 00 Hectare 47 Are being the share of 5 Aana 4 Pai owned by Ganpat Babu Madane and 00 Hectare 6.5 Are carved out of area admeasuring 00 Hectare 47 Are being the share of 5 Aana 4 Pai owned by Balwant Babu Madane) carved out of land bearing Survey No.31 Hissa No.1.



2. Sale Deed dated 4th November 2011 registered at Serial No. 9537/2011 and executed by Ganpat Babu Madane & 22 others, it appears that (1) Mahesh Sahebrao Madane, (2) Ganpat Babu Madane, (3) Ramdas Ganpat Madane, (4) Rohidas Ganpat Madane, (5) Balwant Babu Madane, (6) Kisan Balwant Madane, (7) Laxman Balwant Madane, (8) Savita Subhash Chavan, (9) Asha Balasaheb Chavan, (10) Babita Sahebrao Madane, (11) Vaishali Gulabrao Waghmare and (12) Indira Sagar Chavan as the Indemnifiers therein, also executed an Indemnity dated 4th November 2011 registered at Serial No.9539/2011 in respect of area admeasuring 00 Hectare 60 Are carved out of area admeasuring 01 Hectare 41 Are, bearing Survey No.31 Hissa No.1.
3. Sale Deed and Irrevocable Power of Attorney both dated 2nd November 2010 registered in the office of Sub-Registrar Haveli No. 19, Pune at Serial No. 10329/2010 & 10330/2010 and executed by (1) Waman Balwant Darshale, (2) Sharad Ganpat Darshale, (3) Sharada Ganpat Darshale, (4) Sampat Balwant Darshale as the Vendors therein and (1) Kantabai Balwant Darshale, (2) Bharati Waman Darshale, (3) Kamal Sampat Darshale as the Confirming Party therein and B.U. Bhandari Schemes through its Partners, (1) Rajneesh Maniklal Bhandari, and (2) Anuj Maniklal Bhandari as the Purchasers therein, it appears that the Vendors with the consent of Confirming Party sold, transferred and conveyed (a) area admeasuring 00 Hectare 29 Are owned by Waman Balwant Darshale carved out of land bearing Survey No. 31 Hissa No.1/1/A and (b) area admeasuring 00 Hectare 28 Are owned by Sharad Ganpat Darshale and Sharada Ganpat Darshale carved out of land bearing Survey No. 31 Hissa No.1/1/B and (C) area admeasuring 00 Hectare 28 Are owned by Sampat Balwant Darshale carved out of land bearing Survey No. 31 Hissa No.1/C, thus area totally admeasuring 00 Hectare 85 Are to the Purchaser therein, at or for the consideration more particularly mentioned therein.
4. Deed of Conveyance & Special Power of Attorney both dated 10th March 2023 registered in the office of Sub-registrar Haveli No.5 at Serial No. 5218/2023 & 5219/2023 and executed by (1) Dinesh Hirachand Munot, (2) Utkarsh Dinesh Munot, (3) Prasanna Shantilal Muttha as the Vendors therein, in favour of

Moonstone Real Infra Private Limited, through its Director Rajesh Krishnakumar Goyal as the Purchaser therein, it appears that the Vendors therein sold, transferred and conveyed the (a) area admeasuring 00 Hectare 60 Are carved out of land bearing Survey No. 31/1, (b) area admeasuring 00 Hectare 29 Are carved out of land bearing Survey No. 31 Hissa No. 1/1/A, (c) area admeasuring 00 Hectare 28 Are bearing Survey No. 31 Hissa No.1/1/B and (d) area admeasuring 00 Hectare 20 Are bearing Survey No. 31 Hissa No.1/C thus totally admeasuring 01 Hectare 45 Are of Village Punawale, to Moonstone Real Infra Private Limited, through its Director Rajesh Krishnakumar Goyal, at or for the consideration more particularly mentioned therein and also granted various powers to do all acts, deeds and things in respect of those lands in favour of the Purchaser/Grantee therein

5. Development Agreement and Irrevocable Power of Attorney both dated 5th May 2006 registered in the office of Sub-Registrar, Haveli No.4 Pune at Serial No.2675/2006 and Serial No. 2676/2006 executed by (1) Sindhubai Laxman Shinde, (2) Neelkanth Laxman Shinde (3) Manda Shivaji Mali and (4) Lata Laxman Shinde as the Vendors in favour of Shreekant Chandrakant Shitole as the Developer therein in respect of area adm. 01 Hectare 66 Are of land bearing Survey No. 32/1 (1A/1).
6. Sale Deed dated 7th December 2006, registered in the office of Sub-Registrar, Haveli No.4 Pune at Serial No.8248/2006 and executed by (1) Sindhubai Laxman Shinde, (2) Neelkanth Laxman Shinde (3) Manda Shivaji Mali and (4) Lata Laxman Shinde alias Lata Rajendra Bhujbal all through their Constituted Attorney Shreekant Chandrakant Shitole as the Vendor No.1 therein and Shreekant Chandrakant Shitole as the Vendor No.2 in respect of an area admeasuring 01 Hectare 66 Are of land bearing Survey No. 32/1 (1A/1) to Shree Samruddhi Vruksha Lagwad and Vruksha Sanvardhan Sahakari Sanstha Maryadit, a society represented through its Chiarman Rajanish Maniklal Bhandari and Secretary Narendra Shamjibhai Thakkar as the Purchaser therein.
7. Deed of Confirmation dated 14th September, 2007 registered in the office of Sub-Registrar, Haveli No.4 Pune at Serial No.7397/2007 and executed by



Ambaprasad Narottamdas Shastri as the Party of the First Part therein and Shree Samruddhi Vruksha Lagwad and Vruksha Savardhan Sahakari Sanstha Maryadit, a society represented through its Chiarman Rajanish Maniklal Bhandari and Secretary Narendra Shamjibhai Thakkar as the Party of the Second Part therein,.

8. Deed of Declaration / Confirmation dated 14th September 2007 registered in the office of Sub-Registrar Haveli No.4 Pune at Serial No.7398/2007 and executed by (1) Sindhubai Laxman Shinde, (2) Neelkanth Laxman Shinde (3) Manda Shivaji Mali and (4) Lata Laxman Shinde alias Lata Rajendra Bhujbal as the Declarant/Confirming Party in favour of Shree Samruddhi Vruksha Lagwad and Vruksha Savardhan Sahakari Sanstha Maryadit, a society represented through its Chiarman Rajanish Maniklal Bhandari and Secretary Narendra Shamjibhai Thakkar in respect of the area admeasuring 01 Hectare 66 Are of land bearing Survey No.32 Hissa No.1 (32 Hissa No. 1A/1).
9. Devlopment Agreement dated 5th May 2006 registered in the Office of Sub-Registrar Haveli No.4, Pune at Serial No. 2672/2006 executed by Sudam Martand Ranawade as the Vendor and Shrikant Chandrakant Shitole as the Developer therein, in respect of area admeasuring 00 Hectare 40 Are carved out of land bearing Survey No. 32, Hissa No.2 (Survey No. 32/1A/2) in favour of Shrikant Chandrakant Shitole.
10. Sale Deed dated 7th December 2006 registered in the Office of Sub- Registrar Haveli No.4, Pune at Serial No. 8249/2006 executed by Sudam Martand Ranawade through Constituted Attorney Shrikant Chandrakant Shitole as the Vendor No.1 and Shrikant Chandrakant Shitole as the Vendor No. 2 in respect of area admeasuring 00 Hectare 40 Are carved out of land bearing Survey No. 32, Hissa No.2 in favour of Shri Samrudhi Vruksha Lagwad ani Vruksha Sanwardhan Sahakari Sanstha Maryadit as the Purchaser.
11. Deed of Confirmation dated 10th August 2007 registered in the Office of Sub-Registrar Haveli No.4 at Serial No. 6378/2007 executed by Jayeshkumar Ambaprasad Shastri as the Party of the First Part and Shri Samruddhi Vruksha Lagwad ani Vruksha Sanwardhan Sahakari Sanstha Maryadit as the Party of

Second Part, in respect of area admeasuring 00 Hectare 40 Are carved out of land bearing Survey No. 32, Hissa No.2 in favour of Shree Samruddhi Vruksha Lagwad and Vruksha Savardhan Sahakari Sanstha Maryadit, a society represented through its Chairman Rajanish Maniklal Bhandari and Secretary Narendra Shamjibhai Thakkar.

12. Deed of Cancellation of Power of Attorney dated 10th August 2007 registered in the Office of Sub- Registrar Haveli No.4 at Serial No. 6381/2007 executed by Jayeshkumar Ambaprasad Shastri as the Party of the First Part and (i) Sudam Martand Ranwade, (ii) Kamal Sudam Ranwade, (iii) Popat Sudam Ranwade, (iv) Shivaji Sudam Ranwade & (v) Jyoti Dattatraya Bahule as the Party of the Second Part, in respect of area admeasuring 00 Hectare 40 Are carved out of land bearing Survey No. 32, Hissa No.2.
13. Declaration-cum-Letter of Confirmation dated 10th August 2007 registered in the Office of Sub- Registrar Haveli No.4 at Serial No. 6382/2007 executed by Sudam Martand Ranavade as the Party of the First Part and Shri Samrudhi Vruksha Lagwad ani Vruksha Sanwardhan Sahakari Sanstha Maryadit as the Party of Second Part, and (1) Kamal Sudam Ranavade, (2) Popat Sudam Ranavade, (3) Shivaji Sudam Ranavade, (4) Jyoti Dattatraya Bahule as the Confirming Party therein, In respect of area admeasuring 00 Hectare 40 Are carved out of land bearing Survey No. 32, Hissa No.2 (Old Survey No.32/1A/2) in favour of Shree Samruddhi Vruksha Lagwad and Vruksha Savardhan Sahakari Sanstha Maryadit, a society represented through its Chairman Rajanish Maniklal Bhandari and Secretary Narendra Shamjibhai Thakkar.
14. Indenture of Allotment dated 17th March 2022 and executed by Samruddhi Co-operative Housing Society Limited through its Chairman Dineshchand Hirachand Munot as the said Society and Utkarsha Dineshchand Munot, (HUF) through its Karta Utkarsh Dineshchand Munot as the Allottee/said member, with respect to area admeasuring 00 Hectare 78.5407 Are i.e. 7,854.07 Sq. Mtrs. (Plot No.2 as per the layout) being carved out portion of land bearing Survey No. 26/1/6 admeasuring 2 Hectare 00 Are as the Said Property 1 therein, and area admeasuring 1 Hectare 07.86 Are i.e. 10786 Sq. Mtrs. carved out of portion of

land bearing Survey No. 32/1 admeasuring 1 Hectare 66 Are i.e. 16,600 Sq. Mtrs. as the Said Property 2 Village Punawale, as the members of the said Society.

15. Indenture of Allotment dated 17th March 2022 and executed by Samruddhi Co-operative Housing Society Limited through its Chairman Dineshchand Hirachand Munot as the said Society and Pravin Shunilul Multha as the Allottee/said member, with respect to area admeasuring 00 Hectare 13.6172 Are i.e. 1361.72 Sq. Mtrs being carved out portion of land bearing Survey No. 26/3/1 admeasuring 00 Hectare 44 Are i.e. 4400 Sq. Mtrs. and area admeasuring 00 Hectare 12.5718 Are i.e. 1257.18 Sq. Mtrs. carved out of portion of land of Survey No. 26/3/2 admeasuring 00 Hectare 44 Are i.e. 4400 Sq. Mtrs., total area admeasuring 2618.90 Sq. Mtrs., Village Punawale as the Said Property 1 therein, and area admeasuring 00 Hectare 3.596 Are i.e. 3596 Sq. Mtrs. carved out of portion of land bearing Survey No. 32/7 admeasuring 1 Hectare 00 Are i.e. 10,000 Sq. Mtrs. Village Punawale as the Said Property 2 Village Punawale, as the members of the said Society.

16. Indenture of Allotment dated 17th March 2022 and executed by Samruddhi Co-operative Housing Society Limited through its Chairman Dineshchand Hirachand Munot as the said Society and Pragati Dinesh Bothra as the Allottee/said member, with respect to area admeasuring 00 Hectare 17.6939 Are i.e. 1769.39 Sq. Mtrs. being carved out of portion of land bearing Survey No. 26/3/1 area admeasuring 00 Hectare 44 Are i.e. 4400 Sq. Mtrs, area admeasuring 00 Hectare 17.9281 Ares i.e. 1792.81 Sq. Mtrs. carved out of portion of land of Survey No. 26/3/2 admeasuring 00 Hectare 44 Are i.e. 4400 Sq. Mtrs and area admeasuring 00 Hectare 42.9187 Are i.e. 4291.87 Sq. Mtr. Carved out of portion of land of Survey No. 26/1/6 admesuring 02 Hectare 00 Are i.e. 20,000 Sq. Mtrs, total are admeasuring 00 hectare 78.5407 Are i.e. 7854.07 Sq. Mtrs. Village Punawale as the Said Property 1 therein, and area admeasuring 00 Hctare 18.3583 Are i.e. 1835.83 Sq. Mtrs. carved out of portion of land of Survey No. 32/7 admeasuring 1 Hctare 00 Are i.e. 10,000 Sq. Mtrs. as the Said Property 2 Village Punawale, as the members of the said Society.



17. Indenture of Allotment dated 17th March 2022 and executed by Samruddhi Co-operative Housing Society Limited through its Chairman Dineshchand Hirachand Munot as the said Society and Leelabai Shantilal Muttha as the Allottee/said member, with respect to 00 Hectare 13.5001 Are i.e. 1350.01 Sq. Mtrs. carved out of portion of land bearing Survey No. 26/3/1 admeasuring 00 Hectare 44 Are i.e. 4400 Sq. Mtrs and area admeasuring 00 Hectare 12.6889 Are i.e. 1268.89 Sq. Mtrs being carved out of portion of land bearing Survey No. 26/3/2 admeasuring 00 Hectre 44 Are i.e. 4400 Sq. Mtrs total area admesuring 261.90 Sq. Mtrs. Village Punawale as the Said Property 1 therein, and area admeasuring 00 Hectare 3.596 Are i.e. 3596 Sq. Mtrs. carved out of portion of land of Survey No. 32/7 admeasuring 1 Hectare 00 Are i.e. 10,000 Sq. Mtrs. as the Said Property 2 Village Punawale, as the members of the said Society.
18. Indenture of Allotment dated 17th March 2022 and executed by Samruddhi Co-operative Housing Society Limited through its Chairman Dineshchand Hirachand Munot as the said Society and Dineshchand Hirachand Munot as the Allottee/said member, with respect to 00 Hectare 78.5407 Are i.e. 7854.07 Sq. Mtrs. (Plot No.1 as per Layout) carved out of portion of land bearing Survey No. 26/1/6 admeasuring 02 Hectare 00 Are i.e. 20000 Sq. Mtrs Village Punawale as the Said Property 1 therein, and area admeasuring 00 Hectare 58.1430 Are i.e. 5814.30 Sq. Mtrs. carved out of portion of land of Survey No. 32/1 admeasuring 1 Hectare 66 Are i.e. 16,600 Sq. Mtrs., Survey No.32/2 admeasuring 00 Hctare 40 Are i.e. 4000 Sq. Mtrs. and area admeasuring 00 Hecter 09.7151 Are i.e. 971.51 Sq. Mtrs. carved out of portion of land bearing Survey No. 32/7 admeasuring 01Hectre 00 Are i.e. 10,000 Sq. Mtrs. as the Said Property 2 Village Punawale, as the members of the said Society.
19. Deed of Conveyance and Special Power of Attorney both dated 10th March 2023 registered in the office of Sub-Registrar, Haveli No.5 Pune at Serial No. 5222/2023 and Serial No. 5223/2023 executed by Samruddhi Co-operative Housing Society Limited through its authorized signatory Secretary Prasanna Shantilal Mutha as the Vendor No. 1/ the said Society and Dinesh Hirachand



- Munot as the Vendor No.2 therein and Consonance Buildtech LLP through its Director Rajesh Krishnakumar Goyal as the Purchaser therein, in respect of land admeasuring 00 Hectare 40 Are of land bearing Survey No. 32 Hissa No.2, to Consonance Buildtech LLP through its Director Rajesh Krishnakumar Goyal.
20. Earnest Receipt dated 27th August 2005 executed by Pandurang Ganpat Shinde and Ramchandra Ganpat Shinde in favour of Sandeep Pralhad Parkhi and Rajendra Jaju. Pandurang Ganpat Shinde and Ramchandra Ganpat Shinde were agreed to sell an area admeasuring 00 Hectare 88 Are carved out of land bearing Survey No. 32/ 1B/1 (New Surveyu No. 32/3).
21. Earnest Receipt dated 07th October 2005 executed by Pandurang Ganpat Shinde & Ramchandra Ganpat Shinde as the Vendors therein and Sandeep Pralhad Parkhi and Rajendra Jaju as the Confirming Party therein and Munaf Yusuf Shaikh as the Purchaser therein, with respect to an area admeasuring 00 Hectare 88 Are carved out of land bearing Survey No. 32, Hissa No. 1B/1 (New Survey No. 32/3) to Munaf Yusuf Shaikh.
22. Memorandum of Understanding dated 12th January 2006 executed by Pandurang Ganpat Shinde & Ramchandra Ganpat Shinde in favour of (i) Nabar Associates through its Partner, Ramesh Shripad Nabar and (ii) Indrani Chandrachood as the Purchasers therein, with respect to area admeasuring 02 Acre 12 Gunthe being undivided share (owned by each of them 1 Acre 6 Guntha) carved out of land bearing Survey No. 32, Hissa No. 1B/1 (New Survey No. 32/3) to (i) Nabar Associates through its Partner, Ramesh Shripad Nabar and (ii) Indrani Chandrachood.
23. Development Agreement and Power of Attorney both dated 23th January 2006 registered in the office of Sub-Registrar Haveli No. 14 Pune at Serial No. 618/2006 and 619/2006 executed by (1) Ramchandra Ganpat Shinde and (2) Pandurang Ganpat Shinde, as the Vendors therein and (1) Lata Ramchandra Shinde (2) Deepak Ramchandra Shinde, (3) Sagar Ramchandra Shinde, (4) Vaishali Sunil Nevse, (5) Varsha Vijay Baravkar, (6) Kausalya Pandurang Shinde, (7) Kamal Pandurang Shinde, (8) Rupa Bapusahab Bhujbal, as the Coconsenting Party therein, and Nabar Associates through its Partner Ramesh

Shripad Nabar as the Developer therein in respect of area admeasuring 00 Hectre 89.50 Ares being undivided share (comprising of area admeasuring 00 Hectare 44.75 Are each) carved out of land bearing Survey No. 32 Hissa No. (1B/1)3.

24. Irrevocable Power of Attorney dated 17th April 2006 registered in the Office of Sub- Registrar Haveli No. 15 at Serial No. 2919/2006 executed by (i) Ramchandra Ganpat Shinde, ((i) Nabar Associates through its Partner, Ramesh Shripad Nabar and (ii) Indrani Chandrachood ii) Pandurang Ganpat Shinde, (iii) Lata Ramchandra Shinde, (iv) Deepak Ramchandra Shinde, (v) Vaishali Sunil Nevase (vi) Varsha Vijay Barvakar, (vii) Kausalya Pandurang Shinde, (viii) Kamal Pandurang Shinde, (ix) Rupa Bapusaheb Bhujbal, as the Party of the First Part and Nabar Associates through its Partner, Ramesh Shripad Nabar as a Attorney Holder, in respect of area admeasuring 00 Hectare 44.75 Are out of 00 Hectare 89.50 Are carved out of land bearing Survey No. 32, Hissa No.3 (Old Survey No. 3, Hissa No. 1B/1).
25. Deed of Confirmation dated 7th August registered at Serial No. 5845/2006 and executed by Paramount Infrastructure through (1) Sheetal Tejwani, (2) Munaf Yusuf Shaikh (3) Sandeep Prahlad Parkhi and (4) Rajendra Jaju, as the Party of the First Part in favour of Nabar Associates, through its Partner Ramesh Shripad Nabar as the Party of the Second Part, in respect of area adm. 00 Hectare 89.50 Are owned by Ramchandra Ganpat Shinde and Pandurang Ganpat Shinde, carved out of land bearing Survey No.32 Hissa No. 3 (Old Hissa No. 1B/1).
26. Irrevocable Power of Attorney dated 28th September 2006 registered in the Office of Sub- Registrar Haveli No. 15 at Serial No.6894/2006 executed by Sagar Ramchandra Shinde in favour of Nabar Associates through its Partner, Ramesh Shripad Nabar as a Attorney Holder, it appears that Sagar Ramchandra Shinde appointed Nabar Associates through its Partner, Ramesh Shripad Nabar as his Attorney and granted him various powers to do all acts, deeds and things in respect of area admeasuring 00 Hectare 44.75 Are out of 00 Hectare 89.50 Are carved out of land bearing Survey No. 32, Hissa No.3 (Old Survey No. 3,



- Hissa No. 1B/1) in pursuant to the Development Agreement registered at Serial No. 618/2006.
27. Judgment dated 26th July 2010 at Exhibit 70 passed in Special Civil Suit No. 1811/2007 filed by Nabar Associates through its Partner, Ramesh Shripad Nabar as the Plaintiff therein against (i) Ramchandra Ganpat Shinde deceased (ii) Pandurang Ganpat Shinde, (iii) Lata Ramchandra Shinde, (iv) Deepak Ramchandra Shinde, (v) Vaishali Sunil Nevase (vi) Varsha Vijay Barvakar, (vii) Kausalya Pandurang Shinde, (viii) Kamal Pandurang Shinde, (ix) Rupa Bapusaheb Bhujbal & (x) Sagar Ramchandra Shinde as the Defendants therein, in respect of area admeasuring 00 Hectare 89 Are carved out of land bearing Survey No. 32 Hissa No.1B/1.
28. Sale Deed dated 24th September 2010 registered in the Office of Sub-Registrar Haveli No.2, Pune at Serial No. 9011/2010 executed by Late Ramchandra Ganpat Shinde through his legal heirs (i) Lata Ramchandra Shinde (ii) Deepak Ramchandra Shinde, (iii) Sagar Ramchandra Shinde, (iv) Vaishali Sunil Nevase, (v) Varsha Vijay Barvakar, (vi) Pandurang Ganpat Shinde, (vii) Kauslaya Pandurang Shinde, (viii) Kamal Pandurang Shinde, (ix) Rupa Bapusaheb Bhujbal all through their constituted Attorney Ramesh Shripad Nabar as the Vendors therein and Nabar Associates through its Partner, Ramesh Shripad Nabar as the Purchaser therein, with respect to area admeasuring 00 Hectare 89.5 Are being undivided portion of northern side (00 Hectare 44.75 Are each owned by Late Ramchandra Ganpat Shinde and Pandurang Ganpat Shinde) carved out of land bearing Survey 32 Hissa No. 1B/1/3 to Nabar Associates through its Partner, Ramesh Shripad Nabar.
29. Consent and Confirmation Deed dated 26th October 2010 registered in the Office of Sub- Registrar Haveli No. 10 at Serial No.10029/2010 executed by Ramchandra Ganpat Shinde through his legal heirs (i) Lata Ramchandra Shinde, (ii) Deepak Ramchandra Shinde, (iii) Sagar Ramchandra Shinde, (iv) Vaishali Sunil Nevase (v) Varsha Vijay Barvakar, (vi) Pandurang Ganpat Shinde, (vii) Kamal Pandurang Shinde, (viii) Rupa Bapusaheb Bhujbal, (ix) Suman Baban Raikar & (xx) Rukmini Dagdu Bhujbal as the Party of the First Part and Nabar



Associates through its Partner, Ramesh Shripad Nabar as the Party of the Second Part.

30. Sale Deed dated 25th January 2008 registered in the Office of Sub-Registrar Haveli No.19, Pune at Serial No. 713/2008 and executed by (i) Chaban Ganpat Shinde, (ii) Sanjeev Sadashiv Shinde, (iii) Vijay Sadashiv Shinde, (iv) Nandkumar Sadashiv Shinde, (v) Laxmibai Sadashiv Shinde as the Vendors therein and (i) Jijabai Chaban Shinde, (ii) Rohidas Chaban Shinde, (iii) Sunita Rohidas Shinde, (iv) Ganesh Rohidas Shinde through natural guardian Rohidas Chaban Shinde, (v) Vicky Rohidas Shinde, through natural guardian Rohidas Chaban Shinde, (vi) Bhanudas Chaban Shinde, (vii) Rupali Bhanudas Shinde, (viii) Aniket Bhanudas Shinde, through natural guardian Bhanudas Chaban Shinde, (ix) Nitin Bhanudas Shinde, through natural guardian Bhanudas Chaban Shinde, (x) Ramdas Bhanudas Shinde, (xi) Anita Ramdas Shinde, (xii) Karan Ramdas Shinde through natural guardian Ramdas Chaban Shinde, (xiii) Sarika Sanjeev Shinde, (xiv) Shubham Sanjeev Shinde through natural guardian Sanjeev Sadashiv Shinde, (xv) Sahil Sanjeev Shinde through natural guardian Sanjeev Sadashiv Shinde, (xvi) Anjana Vijay Shinde, (xvii) Rohan Vijay Shinde, through natural guardian Vijay Sadashiv Shinde (xviii) Rohit Vijay Shinde, through natural guardian Vijay Sadashiv Shinde, (xix) Ghilpa Nandkumar Shinde, (xx) Manish Nandkumar Shinde as the consenting party therein, sold, transferred and conveyed area admeasuring 00 Hectare 89.5 Are carved out of land bearing Survey No. 32 Hissa No. 3 (Old Survey No. 32 Hissa No. 1B/1) area totally admeasuring 01 Hectare 79 Are, to Shree Samruddhi Vruksha Lagwad and Vruksha Savardhan Sahakari Sanstha Maryadit, a society represented through its Chairman Rajanish Maniklal Bhandari and Secretary Narendra Shamjibhai Thakkar.

31. Conveyance Deed dated 05th May 2022 registered in the Office of Sub-Registrar Haveli No.23, Pune at Serial No. 10309/2022 and executed by M/s. Nabar Associates through its Partner (i) Rahul Ramesh Nabar, (ii) Anjali Ramesh Nabar as the Vendor therein and Moonstone Realinfra Pvt. Ltd. through its Director, Vineet Krishnakumar Goyal as the Purchaser therein, with respect to area



admeasuring 00 Hectare 89.50 Are bearing Survey No. 32, Hissa No. 3 to the Purchaser.

32. Power of Attorney dated 05th May 2022 was also registered in the Office of Sub-Registrar Haveli No.23, Pune at Serial No. 10310/2022 executed by M/s. Nabar Associates through its Partner, (i) Rahul Ramesh Nabar, (ii) Anjali Ramesh Nabar as the Vendor/Grantor therein and Moonstone Realinfra Pvt. Ltd. through its Director, Vineet Krishnakumar Goyal as the Purchaser/Attorney Holder therein, in respect of area admeasuring 00 Hectare 89. 50 Are bearing Survey No. 32, Hissa No. 3.
33. Sale Deed dated 22nd February 2014 registered in the Office of Sub-Registrar Haveli No.10, Pune at Serial No. 1996/2014 executed by Pralhad Sakharam Gaikwad as the Vendor therein and (i) Pravin Pralhad Gaikwad, (ii) Prajakta Pravin Gaikwad, (iii) Apurv Pravin Gaikwad, (iv) Neha Pravin Gaikwad, (v) Pramod Pralhad Gaikwad, (vi) Manisha Pramod Gaikwad, (vii) Prathamesh Pramod Gaikwad, (viii) Madhura Pramod Gaikwad through natural guardian Pramod Pralhad Gaikwad and (ix) Pratibha Dilip Kalbhor as the Consenting Parties therein, with respect to area admeasuring 00 Hectare 74 Are of land bearing Survey No. 32, Hissa No. 5 in favour of B. U. Bhandari Schemes through its Partners, (i) Rajnish Maniklal Bhandari, (ii) Anuj Maniklal Bhandari, at or for consideration more particularly mentioned therein.
34. Deed of Conveyance dated 10th March 2023 registered in the office of Sub-Registrar, Haveli No.5 Pune at Serial No. 5216/2023 executed by (1) Dinesh Hirachand Munot as the Vendor No.1, (2) Utkarsha Dinesh Munot as the Vendor No. 2, (3) Prasanna Shantilal Mutha, as the Vednor No.3, collectively referred to as the Vendors therein and Consonance Buildtech LLP through its Partner Rajesh Krishnakumar Goyal as the Purchaser therein, with respect to area admeasuring 00 Hectare 74 Are of land bearing Survey No. 32, Hissa No.5, to Consonance Buildtech LLP through its Partner Rajesh Krishnakumar Goyal.
35. Sale Deed dated 31st December 2007 registered in the Office of Sub- Registrar Haveli No. 17 at Serial No.3160/2008 executed by (i) Lilabai Ranba Shevkar & (ii) Bhikabai Maruti Bhujbal as the Vendors therein and (i) Baban Ranba



Shevkar, (ii) Sanjay Ranba Shevkar, (iii) Bebi (Sunanda) Prakash Gaikwad (iv) Subhadra Chandrakant Tilekar (v) Ramesh Maruti Bhujbal (vi) Vandana Subhash Jadhav as the Consenting Party therein, in respect of area admeasuring 00 Hectare 49 Are carved out of land bearing Survey No. 32 Hissa No. 6 (Old Survey No. 32 Hissa No. 1/1B/4), to Shantilal Bhikchand Katariya being a Partner of Aditya Promoters.

36. Conveyance Deed and Power of Attorney both dated 15th January 2022, registered in the office of Sub-Registrar Haveli No.11 Pune at Serial No. 985/2022 and 986/2022 executed by Aditya Promoters through its Partner Shantilal Bhikchand Kataria as the Vendor therein and Moonstone Realinfra Pvt. Ltd. through its Director Vineet Krishnakumar Goyal as the Purchaser therein, in respect of area admeasuring 00 Hectare 49 Are bearing Survey No. 32 Hissa No.6,

37. Sale Deed dated 30th March 2007 registered in the Office of Sub-Registrar Haveli No.4, Pune at Serial No. 2669/2007 executed by (i) Chandrakant Dharma Darshale, (ii) Ranjana Chandrakant Darshale, (iii) Umesh Chandrakant Darshale, (iv) Kedarnath Chandrakant Darshale (v) Jyoti Umesh Darshale, (vi) Sarika Kedarnath Darshale & (vii) Manisha Sanjay Shinde as the Vendors therein and Shree Samruddhi Vruksha Lagwad and Vruksha Savardhan Sahakari Sanstha Maryadit, a society represented through its Chairman Rajanish Maniklal Bhandari and Secretary Narendra Shamjibhai Thakkar, as the Purchaser therein, in respect of an area admeasuring 01 Hectare carved out of land bearing Survey No.32 Hissa No. 7 to Shree Samruddhi Vruksha Lagwad and Vruksha Savardhan Sahakari Sanstha Maryadit, a society represented through its Chairman Rajanish Maniklal Bhandari and Secretary Narendra Shamjibhai Thakkar.

38. Deed of Conveyance dated 10th March 2023 registered in the office of Sub-Registrar, Haveli No.5 Pune at Serial No. 5220/2023 executed by Shri Samruddhi Co-operative Housing Society Limited through its authorized signatory Secretary Prasanna Shantilal Mutha as the Vendor No.1/Society therein and (i) Dinesh Hirachand Munot, (ii) Utkarsha Munot (HUE) through its



Karta, Utkarsha Dinesh Munot, (iii) Pragti Dinesh Bothra (iv) Prasanna Shantilal Mutha, (v) Nakul Prasanna Mutha as the Vendor No. 2 and Moonstone Realinfra Pvt. Ltd. through its Director Rajesh Krishnakumar Goyal as the Purchaser therein, with respect to (i) area admeasuring 01 Hectare 66 Are of land bearing Survey No. 32, Hissa No.1, (ii) area admeasuring 00 Hectare 89.50 Are being Eastern Part of land bearing Survey No. 32, Hissa No.3, (iii) area admeasuring 01 Hectare 00 Are of land bearing Survey No. 32, Hissa No.7, thus totally admeasuring 03 Hectare 55. 50 Are i.e. 35,550 Sq. Mtrs. to Moonstone Realinfra Pvt. Ltd. through its Director Rajesh Krishnakumar Goyal.

39. Special Power of Attorney dated 10th March 2023 registered in the office of Sub-Registrar, Haveli No.5 Pune at Serial No. 5221/2023 executed by Samruddhi Co-operative Housing Society Limited through its authorized signatory Secretary Prasanna Shantilal Mutha as the Vendor No.1/Society therein and (i) Dinesh Hirachand Munot, (ii) Utkarsha Munot (HUF) through its Karta, Utkarsha Dinesh Munot, (iii) Pragti Dinesh Bothra (iv) Prasanna Shantilal Mutha, (v) Nakul Prasanna Mutha as the Vendor No. 2 and thereby appointed Moonstone Realinfra Pvt. Ltd. through its Director Rajesh Krishnakumar Goyal as their Attorney in respect of (i) area admeasuring 01 Hectare 66 Are of land bearing Survey No. 32, Hissa No.1, (ii) area admeasuring 00 Hectare 89.50 Are being Eastern Part of land bearing Survey No. 32, Hissa No.3, (iii) area admeasuring 01 Hectare 00 Are of land bearing Survey No. 32, Hissa No.7, thus totally admeasuring 03 Hectare 55. 50 Are i.e. 35,550 Sq. Mtrs.
40. Deed of Conveyance dated 10th May 2024 registered in the office of Sub-Registrar, Haveli No.18 Pune at Serial No. 10758/2024 executed by M/s. Consonance Buildtech LLP through its Partner Rajesh Krishnakumar Goyal and Vineet Krishnakumar Goyal as the Vendor therein and Millenium Promoters through its partner Sachin Shrichand Kukreja, as the Purchaser therein, with respect to (1) Non-agricultural area admeasuring 9884.99 Sq. Mtrs. bearing Survey No. 31/32/A/5 recorded as Plot No.2, (2) Non agricultural area admesuring 1099.03 Sq. Mtrs. bearing Survey No. 31/32/A/6 recorded as Open space 2 and (3) Non-agricultural area admesuring 415.98 Sq. Mtrs. bearing



- Survey N. 31/32/A/7 recorded as area affected by 18 Meter DP Road, to Millenium Promoters through its partner Sachin Shrichand Kukreja.
41. Public Notice in respect of the non-agricultural land being identified as Plot No.2 admeasuring 11,400 Sq. Mtrs. carved out of a sanctioned layout an area admeasuring 75300 Sq. Mtrs., being comprising and formed of amalgamated land parcels bearing Survey No. 32/1, 32/2, 32/3, 32/5, 32/6, 32/7, 31/1, 31/1/1/A, 31/1/1/B, and 31/1/1/C all lying being and situated Village Punawale Taluka Mulshi, Dist.Pune, in the daily newspaper circulating in Pune viz. "Prabhat", on 7th April 2023, issued by H & Co. Legal, Advocates & Attorneys.
42. Letter dated 26th April 2023 has been issued by H & Co. Legal Advocates & Attorneys stating that they have not received any objection pursuant to the Public Notice
43. Photocopy of Objection dated 28th May 2022 taken by Advocate Vivek Nanekar on behalf of his client Dhananjay Suresh More and addressed to Advocate Sudhakar Kale.
44. Photocopy of Objection dated 23rd August 2022 taken by Advoacte Sudir Suresh Shinde to the Public Notice dated 13th August 2022 published in Prabhat Newspaper by Advoacte Sudhir Kale & Associates in respect of land bearing Survey No. 32/5 area admeasuring 00 Hectare 74 Are. The said Public Notice was issued by Advoacte Sudhakar Kale on behalf of his client Dineshchand Munot, Utkarsh Dineshchand Munot, and Prasanna Shantilal Muttha.
45. Online Status of Regular Civil Suit bearing No. 1416/2023 filed in the Court of Civil Judge Senior Division, Pune.

XXXXXXXXXXXXXXXXXXXX



Housiey.com

