

No. CMP/05/2024

Date : 23<sup>rd</sup> January, 2024

**SEARCH AND TITLE REPORT**

**I. INTRODUCTION**

(A) All that piece and parcel of lands bearing private plot numbers, area, survey/hissa number as stated in the Annexures to this Report and name of owner is '**Esteban Development LLP**' and all lands situate at Village Mundhwa within PMC limits, Dist : Pune.

(B) A total 30 year's Search of the lands i.e. private plots comprising for the period from 1995 to 2001 was carried at the Office of Sub Registrar, Haveli No. 3 and for the period from 01/1/2002 to 04/1/2024 search was conducted of on-line entries available on the web-site of *igr.maharashtra.gov*. Also, few xerox copies of documents pertaining to the lands i.e. private plots have been perused.

**II. DEVOLUTION OF TITLE WITHIN LAST 30 YEARS**

(A) As could be ascertained from copies of documents such as extracts of mutation entries No. 1948 dated 14/7/1955 etc and 7 x 12 extracts from 1953-54 onwards produced, it is seen that :-

- (a) (i) The lands bearing S. No. 36 Hissa No. 2 belonged to Shri Nilkanth Bhaskar Kirtane as his ancestral property. (ii) He made oral partition of the said land whereby land S. No. 36/2A area 8 Acres 10 Gunthas was allotted to his son Shri Shantanand Nilkanth Kirtane and land S. No. 36/2B area 11 Acres 31 Gunthas was allotted to his another son Shri Sharad Nilkanth Kirtane as seen in M. E. No. 2008 dated 27/12/1956. (iii) The said Shri Nilkanth Bhaskar Kirtane and his sons Shri Shantanand and Shri Sharad sold and transferred the different parts of the said land in favor of the different purchasers and by virtue of the said sale deeds the said respective purchaser was allotted the distinct hissass and the same is duly mutated on the 7 x 12 extract vide respective Mutation Entry numbers as under :

Name of the Purchaser	Sale Deed Dated	Survey Mutation No.	Entry No.
Narayan Husnappa Bhandari	17/07/1958 (Regn No. 845/58 at Haveli No. 1)	36/2B/1/1	2077 dated 13/10/58
Hira Gopal Kodre	17/07/1958 (Regn No. 846/58 at Haveli No. 1)	36/2A/2	2078 dated 13/10/58
Vishnu Sadu Kodre	17/07/1958 (Regn No. 847/58 at Haveli No. 1)	36/2B/1/2A	2079 dated 13/10/58

(b) Thereafter :

- (1) the said Shri Vishnu Sadu Kodre and others have partitioned their holdings vide oral partition in favour of their family members and the said partition has been duly

*Ullas*

**V.D. ABHYANKAR**  
M.A., LL.B.  
ADVOCATE

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mutated vide Mutation Entry No. 3115 dated 24/6/1971 and S. No. 36/2A/1A, 36/2B/1/2A/1 and 36/2A/1A come to the share of Shri Dattatray Sadu Kodre.

- (2) Subsequently, the said Shri Narayan Husnappa Bhandari and others also further partitioned their respective holdings amongst their family members from time to time (M. E. No. 2090 dated 7/12/1958, No. 2409 dated 21/4/1964, No. 2410 dated 29/4/1964, No. 2847 dated 14/6/1968, No. 3605 dated 4/8/1979 and the land bearing S. No. 36/2B/1/1A-3 stood allotted one Shri Ulhas Bala Bhandari vide Partition Deed dated 17/06/1981 and the same is duly mutated vide Mutation Entry No. 3744 dated 3/6/1981.
- (3) Shri Hirabhau Gopal Kodare was the owner of the land bearing S. No. 36/2A/2 on 17/7/1958 and the said Shri Hirabhau Gopal Kodre distributed his share as under :

<u>Survey/Hissa Number</u>	<u>Name of the Owner</u>
(a) 36/2A/2A	Sarubai Hirabhau Kodre
(b) 36/2A/2B	Prakash Hirabhau Kodre, minor through Sarubai
(c) 36/2A/2C	Hirabhau Gopal Kodre

Their names came to be entered to the 7 x 12 extract vide Mutation Entry No. 2091 dated 11/12/1958.

- (B) (a) By subsequent transactions/devolutions by the said land-owners, the under mentioned persons became the owners of their respective portions as under:

<u>S. No.</u>	<u>Names of Owners</u>	<u>Mutation Entry No.</u>
(i) 36/2B/1/2A/1	Dattatray Sadu Kodre	3115
(ii) 36/2A/1A	Dattatray Sadu Kodre	3115
(iii) 36/2B/1/1	Narayan H. Bhandari	2077
(iv) 36/2B/1/1A/2	Parshuram Bhandari and others	3744
(v) 36/2B/1/1A/3	U. B. Bhandari and others	3744
(vi) 36/2B/1/2A	Vishnu Sadu Kodre	2079
(vii) 36/2A/1B	Vishnu Sadu Kodre	2079
(viii) 36/2A/2B	Prakash H. Kodre	2091
(ix) 36/2A/2C	Hira Gopala Kodre	2078
(x) 36/2A/2A	Sarubai Hira Kodre	2091

- (b) As per Mutation Entry No. 3083 dated 30/1/1971 new Metric system came to be implemented to the Village Mundhwa and made applicable to the lands therein.

*W. S. K.*



(C) (i) Thereafter, the said erstwhile owners as stated in (B) (a) (i) to (x) i.e. Shri Dattatraya Sadu Kodre and all others sold and transferred on 23/12/1987 their respective share/portion out of their respective survey/hissa number in favor of Shri Mahadev Durgaram Dhume alias Ghume, Shri Bhalchandra Ramchandra Sule, Shri Sandip Mahadev Dhume alias Ghume, Shri Milind Mahadev Dhume alias Ghume, Shri Pankaj Mahadev Dhume alias Ghume, Shri Taranth Radhakrishna Kamat, Shri Meghsham Kamlakar Apte and Shri Roos Fram Balaporia (Purchasers) vide separate registered Sale Deeds. (ii) The effect of the said transactions came to be given on the 7 x 12 extract vide separate Mutation Entries. (iii) The details of the sale transactions and of the relevant extracts of mutation entries are as enumerated below :

Srl No.	Survey/Hissa number	Area H - Ars	Registration number of Sale Deed(s)	Executing Party	Mutation Entry number
1.	36/2B/1/2A/1	00 - 12	No. 1257/1989 at Haveli No. 1	Shri Dattatray Sadu Kodre	4220
2.	36/2A/1A	00 - 22 (Out of total 00 - 28)	No. 17090/1988 at Haveli No. 1	Shri Dattatray Sadu Kodre	4224
3.	36/2B/1/1A/1	00 - 95	No. 17084/1988 at Haveli No. 1	Shri Narayan H. Bhandari	4226
4.	36/2B/1/1A/2	00 - 85	No. 17083/1988 at Haveli No. 1	Shri Parshuram Bhandari and others	4225
5.	36/2B/1/1A/3	00 - 84	No. 17082/1988 at Haveli No. 1	Shri U. B. Bhandari and others	4223
6.	36/2B/1/2A/2	00 - 41	No. 17080/1988 at Haveli No. 1	Shri Vishnu Sadu Kodre	4222
7.	36/2A/1B	01 - 44	No. 17079/1988 at Haveli No. 1	Shri Vishnu Sadu Kodre	4221
8.	36/2A/2B+2B/2A	00 - 80	No. 17078/1988 at Haveli No. 1	Shri Prakash H. Kodre	4218
9.	36/2A/2A and 36/2A/2C	00 - 81	No. 17077/1988 at Haveli No. 1	Shri Hira Gopala Kodre and Mrs. Sarubai Hira Kodre	4219

(D) (a) (i) Subsequently, the aforesaid co-owners viz. Shri Mahadev Durgaram Dhume alias Ghume, Shri Bhalchandra Ramchandra Sule, Shri Sandip Mahadev Dhume alias Ghume, Shri Milind Mahadev Dhume alias Ghume, Shri Pankaj Mahadev Dhume alias Ghume, Shri Taranth Radhakrishna Kamat, Shri Meghsham Kamlakar Apte and Shri Roos Fram Balaporia executed a Deed of Partition dated 21/02/1992 lodged for registration vide Receipt No. PR-1278/93 and Regn No. 1648/1992 at Haveli No. 3 whereby each of the said co-owner was allotted a specific private plot formed from amalgamation and sub-division of the said lands purchased by the aforesaid sale deeds by them. (ii) The formation of private plot No. 15, No. 16 and No. 17, their respective area and the allotment in the name of particular person is found to be as under :-

- (1) Private Plot No. 15 : (1) S. No. 36 Hissa No. 2A/1B/6 area 0 H 18 Ars + (2) S. No. 36 Hissa No. 2B/1/1A/2/2 area 0 H 22 Ars, thus total area of 0 H 40 Ars in the name of Shri Mahadev Durgaram Dhume alias Ghume;

*W.L. - 10-11-20*

(2) Private Plot No. 16 : (1) S. No. 36 Hissa No. 2A/1B/9 area 0 H 18 Ars + (2) S. No. 36 Hissa No. 2B/1/1A/2/4 area 0 H 22 Ars, thus total area of 0 H 40 Ars in the name of Shri Roos Fram Balaporia;

(3) Private Plot No. 17 : (1) S. No. 36 Hissa No. 2A/1B/7 area 0 H 19 Ars + (2) S. No. 36 Hissa No. 2B/1/1A/2/3 area 0 H 19 Ars + (3) S. No. 36 Hissa No. 2B/1/1A/3/1 area 0 H 02 Ars, thus total area of 0 H 40 Ars in the name of Shri Mahadev Durgaram Dhume alias Ghume.

(b) (i) Names of the said holders came to be entered to the 7 x 12 extract vide M. E. No. 4508 dated 5/9/1992. It is, however, stated that although the said portions of lands are styled as 'private plots', they still continue to be undivided share and interest out of the total holding. (ii) The present Search and Title Report is restricted only to the private plot No. 15, No. 16 and No. 17, all forming from various hissa/pot-hissas from S. No. 36.

(E) As per Order of the Tahasildar bearing No. RTS/7/12/Sangank/1438/2004/Pune dated 21/10/2004 the earlier survey/hissas numbers came to be revised vide Mutation Entry No. 8220 dated 25/10/2004 as under :-

Private Number	Plot	Old survey/hissa number	New (present) survey/hissa number
15	(i)	S. No. 36 Hissa No. 2A/1B/6;	(i) S. No. 36/2A/8
	(ii)	S. No. 36 Hissa No. 2B/1/1A/2/2.	(ii) S. No. 36/2B/19
16	(i)	S. No. 36 Hissa No. 2A/1B/9;	(i) S. No. 36/2A/11
	(ii)	S. No. 36 Hissa No. 2B/1/1A/2/4.	(ii) S. No. 36/2B/21
17	(i)	S. No. 36 Hissa No. 2A/1B/7;	(i) S. No. 36/2A/9
	(ii)	S. No. 36 Hissa No. 2B/1/1A/2/3;	(ii) S. No. 36/2B/20
	(iii)	S. No. 36 Hissa No. 2B/1/1A/3/1.	(iii) S. No. 36/2B/4

(F) The subsequent transfer or devolution etc :-

(I) Of the private plot No. 15 from its erstwhile owner Shri Mahadev Durgaram Dhume alias Ghume up-to Shri Rajkumar C. Behr - Partner Shree Sharan Infrastructure is narrated in Annexure 'A';

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- (II) Of private plot No. 16 from its erstwhile owner Shri Roos Fram Balaporia up-to Shri Rajkumar C. Behr - Partner Shree Sharan Infrastructure is narrated in Annexure 'B'; and
- (III) Of private plot No. 17 from its erstwhile owner Shri Mahadev Durgaram Dhume alias Ghume up-to Shri Rajkumar C. Behr - Partner Shree Sharan Infrastructure is narrated in Annexure 'C'.
- (G) (i) Smt. Anita Rajkumar Behr - Partner 'Shree Sharan Infrastructure' filed application to the Talathi, Mundhwa stating that the said lands are bearing name as 'Shri Rajkumar C. Behr - Partner Shree Sharan Infrastructure'. 'Shree Sharan Infrastructure' had been registered as Partnership Firm bearing Registration Certificate No. MPA-77857 dated 14/6/2010 issued by Assistant Registrar of Firms, Pune. (ii) Smt. Anita Rajkumar Behr further stated that 'Shree Sharan Infrastructure' is also duly registered Partnership Firm bearing Registration No. PN000006002 dated 25/7/2023. (iii) She requested recording of name of 'Shree Sharan Infrastructure' on all the 7 x 12 extracts of concerned lands. (iv) Consequently, by passing Mutation Entry No. 15445 dated 18/8/2023 certified on 22/9/2023, the name of 'Shri Rajkumar C. Behr - Partner Shree Sharan Infrastructure' came to be deleted and name of 'Shree Sharan Infrastructure' came to be entered as holder on all the concerned 7 x 12 extracts of lands.
- (H) (i) Now, Shree Sharan Infrastructure (Land-owner/Vendor) sold and transferred the said lands to 'Esteban Development LLP' (Purchaser) by executing registered Sale Deed dated 21/8/2023 Regn No. 16741/2023 at Sub Registrar, Haveli No. 6. (ii) Name of 'Esteban Development LLP' came to be entered to the respective 7 x 12 extracts vide M. E. No. 15507 dated 03/10/2023. (iii) 'Esteban Development LLP' is a duly Limited Liability Partnership vide Certificate of Incorporation No. ABZ-6557 dated 28/12/2022 issued by Assistant Registrar of Companies.
- (I) (i) As per Zone Certificate bearing No. 7841 dated 23/3/2023 from PMC Survey No. 36 falls in residential zone with one 24 meter wide and another 36 meter wide M.D.R. road passing through it. (ii) Demarcation Certificate No. 1478 dated 25/11/2014 has been issued by City Survey Officer No. 2, Pune City.
- (H) The xerox copies of the following documents have been perused :-
- (a) Common for all the lands :-
- (i) 7 x 12 extract of land S. No. 36/2 from 1943-44 to 1953-54;
  - (ii) 7 x 12 extracts of land S. No. 36/2A/1 from 1953-54 to 1960-61;
  - (iii) 7 x 12 extracts of land S. No. 36/2A/1B from 1964-65 to 1990-91;
  - (iv) 7 x 12 extracts of land S. No. 36/2B/1/1A/1 from 1964-65 to 1989-90;
  - (v) 7 x 12 extracts of land S. No. 36/2B/1/1A from 1958-59 to 1973-74;
  - (vi) 7 x 12 extracts of land S. No. 36/2B/1/1A/3 from 1981-82 to 2003-2004;
  - (vii) 7 x 12 extracts of land S. No. 36/2B/1/1B/1 from 1964-65 to 1967-68;
  - (viii) 7 x 12 extracts of land S. No. 36/2B/1/1B/2 from 1964-65 to 1967-68;
  - (ix) 7 x 12 extracts of land S. No. 36/2B/1/1B/3 from 1964-65 to 1967-68;
  - (x) 7 x 12 extracts of land S. No. 36/2B/1/2A/2 from 1964-65 to 1973-74;
  - (xi) Extracts of Mutation Entries No. 1948, 2008, 2077, 2078, 2079, 2090, 2091, 2179, 2385, 2409, 2410, 2700, 2730, 2732, 2742, 2744, 2771, 2772, 2773, 2847,

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- 3082, 3115 (incomplete copy), 3355, 3356, 3386, 3387, 3595, 3605, 3744, 4218, 4219, 4220, 4221, 4222, 4223, 4224, 4225, 4226, 4508, 15445 and 15507;
- (xii) Sale Deed dated 17/7/1958 Regn No. 845/1985 at Haveli No. 1;
  - (xiii) Sale Deed dated 17/7/1958 Regn No. 846/1985 at Haveli No. 1;
  - (xiv) Sale Deed dated 17/7/1958 Regn No. 847/1985 at Haveli No. 1;
  - (xv) Sale Deed dated 23/12/1987 Regn No. 1257/89 at Haveli No. 1;
  - (xvi) Sale Deed dated 23/12/1987 Regn No. 17090/88 at Haveli No. 1;
  - (xvii) Sale Deed dated 23/12/1987 Regn No. 17084/88 at Haveli No. 1;
  - (xviii) Sale Deed dated 23/12/1987 Regn No. 17083/88 at Haveli No. 1;
  - (xix) Sale Deed dated 23/12/1987 Regn No. 17082/88 at Haveli No. 1;
  - (xx) Sale Deed dated 23/12/1987 Regn No. 17080/88 at Haveli No. 1;
  - (xxi) Sale Deed dated 23/12/1987 Regn No. 17079/88 at Haveli No. 1;
  - (xxii) Sale Deed dated 23/12/1987 Regn No. 17078/88 at Haveli No. 1;
  - (xxiii) Sale Deed dated 23/12/1987 Regn No. 17077/88 at Haveli No. 1;
  - (xxiv) Deed of Partition dated 21/2/1992 lodged for registration vide Receipt No. PR-1278 and Regn No. 1678/92 at Haveli No. 3;
  - (xxv) Zone Certificate bearing No. 7841 dated 23/3/2023 from PMC;
  - (xxvi) Demarcation Certificate No. 1478/2014 dated 25/11/2014 issued by City Survey Officer No. 2, PuneCity;
  - (xxvii) Letter No. ULC/KV/33/2015/207 dated 16/3/2015 from Tahsildar, Pune Urban Agglomeration to Mrs. Rajshree Sunil Parakh about non-issuance of ULC order in Case No. 948-K and Case No. 1293-DE;
  - (xxviii) Letter No. ULC/KV/49/2015/240 dated 24/3/2015 from Tahsildar, Pune Urban Agglomeration to Mrs. Sudarshana Deepchand Parakh about non-issuance of ULC order in Case No. 948-K and Case No. 1293-DE;
  - (xxix) Letter No. ULC/KV/50/2015/239 dated 24/3/2015 from Tahsildar, Pune Urban Agglomeration to Shri Sujit Deepchand Parakh about non-issuance of ULC order in Case No. 948-K and Case No. 1293-DE.
  - (xxx) Registration Certificate No. MPA-77857 dated 14/6/2010 issued by Assistant Registrar of Firms, Pune in the name of Shree Sharan Infrastructure;
  - (xxxi) Certificate of Incorporation No. ABZ-6557 dated 28/12/2022 issued by Assistant Registrar of Companies;
  - (xxxii) Sale Deed dated 21/8/2023 Regn No. 16741/2023 at Sub Registrar, Haveli No. 6.

(b) Specific for each private plot :

(Please see the respective annexure)

### **III. ENCUMBRANCES**

A total 30 year's Search of these lands i.e. private plots comprising for the period (i) from 1995 to 2002 at Sub Registrar, Haveli No. 3 all the registers excepting for 1999 were available with 1995 and 1998 are having some loose sheets and (iii) for the period from 01/1/2002 to 04/1/2024, the on-line computer service at [igr.maharashtra.gov](http://igr.maharashtra.gov) is available. In the available registers no encumbrance was found recorded for the said lands i.e. private plots.

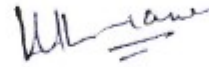
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IV. CONCLUSION/CERTIFICATE

From the fore-goings I am of the opinion that :-

- (a) Based on the copies of the documents produced, the said land-owner-LLP is having clear and marketable title to the said lands i.e. private plots.
- (b) Further, subject to the availability of the Index II registers/on-line entries, there is no encumbrance found recorded for the said lands i.e. private plots.
- (c) Accordingly, this Search and Title Report is issued.



(V.D.ABHYANKAR)  
Advocate

No. CMP/05/2024

Housiey.com

Annexure 'A' to Report No. CMP/05/2024  
dated 23<sup>rd</sup> Jan 2024

**PRIVATE PLOT NO. 15 AREA 40 ARS NAME OF OWNER**  
**SHRI RAJKUMAR C. BEHR - PARTNER SHREE**  
**SHARAN INFRASTRUCTURE**

**(I) DEVOLUTION OF TITLE :**

(A) In terms of the registered Deed of Partition dated 21/02/1992 Regn No. 1278/1992 at Haveli No. 3, the Private Plot No. 15 was formed by clubbing two pieces of lands viz (1) S. No. 36 Hissa No. 2A/1B area 0 H 18 Ars and (2) S. No. 36 Hissa No. 2B/1/1A/2 area 0 H 22 Ars, thus total area of 0 H 40 Ars together with the right to use 9.15 mtrs wide common road of the private layout for ingress and egress to the said private plot and along-with the right to use water from common well situated in the private layout carved out of land bearing Survey No. 36 and was allotted to and in the name of Shri Mahadev Durgaram Dhume alias Ghume.

(B) The subsequent sale and transfer by the said land-owner up-to the present land-owner is as follows :-

- (a) (i) Sale deed dated 24/06/1992 Regn No. 3204/92 at Haveli No. 3 for S. No. 36 Hissa No. 2A/1B/6 area 0 H 18 Ars + S. No. 36 Hissa No. 2B/1/1A/2/2 area 0 H 22 Ars styled as **private Plot No. 15 area 0 H 40 Ars** by Shri Madhav Durgaram Dhume Alias Ghume (Vendor) in favour of Shri Pheroze P. Kharas, Mrs. Nargis P. Kharas, Mrs. Zareen H. Boghanwal, Mrs. Yashmin P. Kharas, Ms. Nahid P. Kharas (Purchasers). (ii) Names of the purchasers came to be entered to the 7 x 12 extract vide M. E. No. 4528 dated 23/10/1991.
- (b) Agreement of Development cum Sale dated 18/08/2005 Regn No 4824/2005 at Haveli No. 6 for S. No. 36 Hissa No. 2A/1B/6 area 0 H 18 Ars + S. No. 36 Hissa No. 2B/1/1A/2/2 area 0 H 22 Ars styled as **private Plot No. 15 area 0 H 40 Ars** by Shri Pheroze P. Kharas, Mrs. Nargis P. Kharas, Mrs. Zareen H. Boghanwal, Mrs. Yashmin P. Kharas, Ms. Nahid P. Kharas (Plot-owners) in favour of Mrs. Sudarshanabai Deepchand Parakh (Developer/Purchaser);
- (c) General Power of Attorney dated 18/08/2005 Regn No 4825/2005 at Haveli No. 6 for the above Agreement No. 4824/2005;
- (d) (i) Sale Deed dated 6/11/2008 Regn No. No.8330/2008 at Haveli No. 6 for S. No. 36 Hissa No. 2A/8 (old Hissa No. 2A/1B/6) area 0 H 18 Ars + S. No. 36 Hissa No. 2B/19 (old Hissa No. 2B/1/1A/2/2) area 0 H 22 Ars styled as **private Plot No. 15 area 0 H 40 Ars** by Shri Pheroze P. Kharas, Mrs. Nargis P. Kharas, Mrs. Zareen H. Boghanwal, Mrs. Yashmin P. Kharas, Ms. Nahid P. Kharas (Plot-owners/Vendors) in favour of Mrs. Sudarshanabai Deepchand Parakh (Purchaser).(ii) Name of the purchaser came to be entered to the 7 x 12 extract vide M. E. No. 10355 dated 06/8/2005.
- (e) (i) Sale Deed dated 13/6/2015 Regn No. 4663/2015 at Haveli No. 23 for S. No. 36 Hissa No. 2A/8 (old Hissa No. 2A/1B/6) area 0 H 18 Ars + S. No. 36 Hissa

*Uthman*



No. 2B/19 (old Hissa No. 2B/1/1A/2/2) area 0 H 22 Ars styled as **private Plot No. 15 area 0 H 40 Ars** by Mrs. Sudarshanabai Deepchand Parakh (Vendor) in favour of Shri Rajkumar C. Behr - Partner Shree Sharan Infrastructure (Purchaser). (ii) Name of the purchaser has been entered to the 7 x 12 extract by Mutation Entry No. 13172 dated 19/6/2015.

(C) The xerox copies of the following documents have been perused :-

- (i) 7 x 12 extracts of S. No. 36 Hissa No. 2A/1B/6 from 1992-93 to 2003-2004;
- (ii) 7 x 12 extracts of S. No. 36 Hissa No. 2A/8 from 2004-05 to 2014-15;
- (iii) 7 x 12 extracts of S. No. 36 Hissa No. 2B/1/1A/2/2 from 1992-93 to 2003-2004;
- (iv) 7 x 12 extracts of S. No. 36 Hissa No. 2B/19 from 2004-05 to 2014-15;
- (v) 7 x 12 extracts of S. No. 36/ 2A/8 and S. No. 36/ 2B/19 from 2016-17 to 2017-2018;
- (vi) Extracts of Mutation Entries No. 4528, 10355 and 13172;
- (vii) Sale deed dated 24/06/1992 Regn No. 3204/92 at Haveli No. 3;
- (viii) Agreement of Development cum Sale dated 18/08/2005 Regn No 4824/2005 at Haveli No. 6;
- (ix) General Power of Attorney dated 18/08/2005 Regn No 4825/2005 at Haveli No. 6;
- (x) Sale Deed dated 6/11/2008 Regn No. No.8330/2008 at Haveli No. 6;
- (xi) General Power of Attorney dated 27/2/2010 Regn No. 2115/2010 at Haveli No. 2 executed by Mrs. Sudarshanabai Deepchand Parakh in favour of Shri Swapnil J. Parakh (Attorney), but not for sale.
- (xii) Sale Deed dated 13/6/2015 Regn No. 4663/15 at Haveli No. 6.



(V.D.ABHYANKAR)  
Advocate

No. CMP/05/2024

Annexure 'B' to Report No. CMP/05/2024  
dated 23<sup>rd</sup> Jan 2024

**PRIVATE PLOT NO. 16 AREA 40 ARS NAME OF OWNER**  
**SHRI RAJKUMAR C. BEHR - PARTNER SHREE SHARAN**  
**INFRASTRUCTURE**

**(I) DEVOLUTION OF TITLE :**

(A) In terms of the registered Deed of Partition dated 21/02/1992 Regn No. 1278/1992 at Haveli No. 3, the Private Plot No. 16 was formed by clubbing two pieces of lands viz (1) S. No. 36 Hissa No. 2A/1B area 0 H 18 Ars and (2) S. No. 36 Hissa No. 2B/1/1A/2 area 0 H 22 Ars, thus total area of 0 H 40 Ars together with the right to use 9.15 mtrs wide common road of the private layout for ingress and egress to the said private plot and along-with the right to use water from common well situated in the private layout carved out of land bearing Survey No. 36 and was allotted to and in the name of Shri Roos Fram Balaporia.

(B) (i) Thereafter, Shri Roos Fram Balaporia made oral partition of said property (i.e. private Plot No. 16 area 40 Ars) between himself and his three family members viz. his wife Mrs. Vispi Roos Balaporia and two sons Shri Zubin Roos Balaporia and Shri Zahir Roos Balaporia. (ii) The said partition was sanctioned by the Tahsildar, Pune City vide Order No. WTP/85/SR/1/97 dated 19/11/1997. According to this partition u/s 85 of Maharashtra Land Revenue Code, an area admeasuring 10 Ares was allocated to the share of each of the co-owner. (iii) The names of the said owners/holders came to be entered to the 7 x 12 extract vide Mutation entry No. 5851 dated 20/11/1997.

(C) The subsequent sale and transfer by the said land-owners up-to the present land-owner is as follows :-

- (a) Agreement of Development cum Sale dated 18/08/2005 Regn No. 4826/2005 at Haveli No. 6 for S. No. 36 Hissa No. 2A/1B/9 area 0 H 18 Ars + S. No. 36 Hissa No. 2B/1/1A/2/4 area 0 H 22 Ars styled as **private Plot No. 16 area 0 H 40 Ars** by Shri Roos Fram Balaporia and his family members (Plot-owners) in favour of Mrs. Meera Sujit Parakh (Developer/Purchaser);
- (b) General Power of Attorney dated 18/08/2005 Regn No 4827/2005 at Haveli No. 6 for the above Agreement No. 4826/2005;
- (c) (i) Sale Deed dated 6/11/2008 Regn No. No.8331/2008 at Haveli No 6 for S. No. 36 Hissa No. 2A/11 (old Hissa No. 2A/1B/9) area 0 H 18 Ars + S. No. 36 Hissa No. 2B/21 (old Hissa No. 2B/1/1A/2/4) area 0 H 22 Ars styled as **private Plot No. 16 area 0 H 40 Ars** by Shri Roos Fram Balaporia and his family members (Plot-owners/Vendors) in favour of Mrs. Meera Sujit Parakh (Purchaser). (ii) Name of the purchaser came to be entered to the 7 x 12 extract vide M. E. No. 13057 dated 6/8/2005.

(D) (i) Mrs. Meera Sujit Parakh died on 1/10/2014 leaving behind Shri Sujit (husband), Miss Triya Sujit Parakh, Miss Ridhi Sujit Parakh (two major daughters) and Master Varenia (minor son) as the legal heirs in accordance with Hindu Succession Act and their names came to be

*Meera*

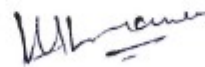


entered to the 7 x 12 extract vide M.E. No. 12825 dated 1/11/2014. (ii) However, subsequently it was found that late Mrs. Meera Sujit Parakh had executed her unregistered Last Will and Testament dated 29/7/2013 bequeathing the subject property to and in the name of her husband Shri Sujit Deepchand Parakh. (iii) Consequently, the names of other legal heirs viz Miss Triya Sujit Parakh, Miss Ridhi Sujit Parakh (two major daughters) and Master Varenya (minor son) came to be deleted and vide M. E. No.13047 dated 13/4/2015 name of Shri Sujit Deepchand Parakh only came to be entered to the 7 x 12 extracts of the property.

(E) Shri Sujit Deepchand Parakh executed registered Sale Deed dated 13/6/2015 Regn No. 4667/2015 at Haveli No. 23 and sold and transferred the said land S. No. 36 Hissa No. 2A/11 (old Hissa No. 2A/1B/9) area 0 H18 Ars + S. No. 36 Hissa No. 2B/21 (old Hissa No. 2B/1/1A/2/4) area 0 H 22 Ars styled as **private Plot No. 16 area 0 H 40 Ars** in favour of Shri Rajkumar C. Behr - Partner Shree Sharan Infrastructure (Purchaser). (ii) Name of the purchaser has been entered to the 7 x 12 extract by Mutation Entry No. 13174 dated 19/6/2015.

(F) The xerox copies of the following documents have been perused :-

- (i) 7 x 12 extracts of S. No. 36 Hissa No. 2A/1B/9 from 1992-93 to 2003-2004;
- (ii) 7 x 12 extracts of S. No. 36 Hissa No. 2A/11 from 2004-05 to 2014-15;
- (iii) 7 x 12 extracts of S. No. 36 Hissa No. 2B/1/1A/2/4 from 1992-93 to 2003-2004;
- (iv) 7 x 12 extracts of S. No. 36 Hissa No. 2B/21 from 2004-05 to 2014-15;
- (v) 7 x 12 extracts of S. No. 36/ 2A/11 and S. No. 36/ 2B/21 from 2016-17 to 2017-2018;
- (vi) Extracts of Mutation Entries No. 5851, 10357, 12885 and 13047 and No. 13174;
- (vii) Agreement of Development cum Sale dated 18/08/2005 Regn No. 4826/2005 at Haveli No. 6;
- (viii) General Power of Attorney dated 18/08/2005 Regn No 4827/2005 at Haveli No. 6;
- (ix) Sale Deed dated 6/11/2008 Regn No. No.8331/2008 at Haveli No 6;
- (x) General Power of Attorney dated 03/1/2015 Regn No. 130/15 at Haveli No. 15 by Miss Ridhi Sujit Parakh in favour of her father Shri Sujit Deepchand Parakh (Attorney).
- (xi) Sale Deed dated 13/6/2015 Regn No. 4667/2015 at Haveli No. 6.



(V.D.ABHYANKAR)  
Advocate

Annexure 'C' to Report No. CMP/05/2024  
dated 23<sup>rd</sup> Jan 2024

**PRIVATE PLOT NO. 17 AREA 40 ARS NAME OF OWNER**  
**SHRI RAJKUMAR C. BEHR PARTNER - SHREE**  
**SHARAN INFRASTRUCTURE**

**(I) DEVOLUTION OF TITLE :**

(A) In terms of the registered Deed of Partition dated 21/02/1992 Regn No. 1278/1992 at Haveli No. 3, the Private Plot No. 17 was formed by clubbing three pieces of lands viz (1) S. No. 36 Hissa No. 2A/1B area 0 H 19 Ars and (2) S. No. 36 Hissa No. 2B/1/1A/2 area 0 H 19 Ars and (3) S. No. 36 Hissa No. 2B/1/1A/3 area 0 H 02 Ars, thus total area of 0 H 40 Ars together with the right to use 9.15 mtrs wide common road of the private layout for ingress and egress to the said private plot and along-with the right to use water from common well situated in the private layout carved out of land bearing Survey No. 36 and was allotted to and in the name of Shri Mahadev Durgaram Dhume alias Ghume.

(B) The subsequent sale and transfer by the said land-owner up-to the present land-owner is as follows :-

- (a) Sale deed dated 19/09/1992 Regn No. 199/1992 at Haveli No. 03 for S. No. 36 Hissa No. 2A/1B/7 area 0 H 19 Ars + S. No. 36 Hissa No. 2B/1/1A/2/3 area 0 H 19 Ars + S. No. 36 Hissa No. 2B/1/1A/3/1 area 0 H 02 styled as **private Plot No. 17 area 0 H 40 Ars** by Shri Madhav Durgaram Dhume Alias Ghume (Vendor) in favour of Mrs. Sucheta Shashikumar Dere, Shri Shashikumar Shankar Dere, Miss Kalyani Shashikumar Dere and Shri Vikram Shashikumar Dere (Purchasers). Name of the purchasers came to be entered to the 7 x 12 extract vide M. E. No. 4529 dated 23/10/1992.
- (b) Agreement of Development cum Sale dated 18/08/2005 Regn No. 4569/2005 at Haveli No. 6 for S. No. 36 Hissa No. 2A/1B/7 area 0 H 19 Ars + S. No. 36 Hissa No. 2B/1/1A/2/3 area 0 H 19 Ars + S. No. 36 Hissa No. 2B/1/1A/3/1 area 0 H 02 styled as **private Plot No. 17 area 0 H 40 Ars** by Mrs. Sucheta Dere and others (Plot-owners) in favour of Mrs. Rajeshri Sunil Parakh (Developer/Purchaser);
- (c) General Power of Attorney dated 18/08/2005 Regn No. 4570/2005 at Haveli No. 6 for the above Agreement No. 4569/2005;
- (d) Sale Deed dated 6/10/2008 Regn No. 8333/2008 at Haveli No. 6 for S. No. 36 Hissa No. 2A/9 (old Hissa No. 2A/1B/7) area 0 H 19 Ars + S. No. 36 Hissa No. 2B/20 (old Hissa No. 2B/1/1A/2/3) area 0 H 19 Ars + S. No. 36 Hissa No. 2B/4 (old Hissa No. 2B/1/1A/3/1) area 0 H 02 Ars styled as **private Plot No. 17 area 0 H 40 Ars** by Mrs. Sucheta Dere and others (Plot-owners/Vendors) in favour of Mrs. Rajeshri Sunil Parakh (Purchaser). Name of the purchaser came to be entered to the 7 x 12 extract vide M. E. No. 10360 dated 06/8/2009.
- (e) Sale Deed dated 13/6/2015 Regn No. 4665/2015 at Haveli No. 23 for S. No. 36 Hissa No. 2A/9 (old Hissa No. 2A/1B/7) area 0 H 19 Ars + S. No. 36 Hissa No. 2B/20 (old

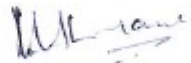
*W. S. Rane*



Hissa No. 2B/1/1A/2/3) area 0 H 19 Ars + S. No. 36 Hissa No. 2B/4 (old Hissa No. 2B/1/1A/3/1) area 0 H 02 Ars styled as **private Plot No. 17 area 0 H 40 Ars** by Mrs. Rajeshri Sunil Parakh (Vendor) in favour of Shri Rajkumar C. Behr - Partner Shree Sharan Infrastructure (Purchaser). (ii) Name of the purchaser has been entered to the 7 x 12 extract by Mutation Entry No. 13173 dated 19/6/2015.

(C) The xerox copies of the following documents have been perused :-

- (i) 7 x 12 extracts of S. No. 36 Hissa No. 2A/1B/7 from 1992-93 to 2003-2004;
- (ii) 7 x 12 extracts of S. No. 36 Hissa No. 2A/9 from 2004-05 to 2014-15;
- (iii) 7 x 12 extracts of S. No. 36 Hissa No. 2B/1/1A/3/1 from 1992-93 to 2003-2004;
- (iv) 7 x 12 extracts of S. No. 36 Hissa No. 2B/4 from 2004-05 to 2014-15;
- (v) 7 x 12 extracts of S. No. 36 Hissa No. 2B/1/1A/2/3 from 1992-93 to 2003-2004;
- (vi) 7 x 12 extracts of S. No. 36 Hissa No. 2B/20 from 2004-05 to 2014-15;
- (vii) 7 x 12 extracts of S. No. 36/ 2A/9, S. No. 36/ 2B/20 and S. No. 36/ 2B/4 from 2016-17 to 2017-2018;
- (viii) Extracts of Mutation Entries No. 4529, 10360 and 13173;
- (ix) Sale deed dated 19/09/1992 Regn No. 199/1992 at Haveli No. 03;
- (x) Agreement of Development cum Sale dated 18/08/2005 Regn No. 4569/2005 at Haveli No. 6;
- (xi) General Power of Attorney dated 18/08/2005 Regn No. 4570/2005 at Haveli No. 6;
- (xii) Sale Deed dated 6/10/2008 Regn No. 8333/2008 at Haveli No. 6.
- (xiii) Sale Deed dated 13/6/2015 Regn No. 4665/2015 at Haveli No. 15.



(V.D.ABHYANKAR)  
Advocate

No. CMP/05/2024