



CHALLAN
MTR Form Number-6



GRN	MH011463856202425E	BARCODE			Date	23/11/2024-13:54:57	Form ID					
Department Inspector General Of Registration			Payer Details									
Search Fee			TAX ID / TAN (If Any)									
Type of Payment Other Items			PAN No.(If Applicable)									
Office Name HVL1_HAVELI NO1 SUB REGISTRAR			Full Name		Adv Roopali Mane							
Location PUNE												
Year 2024-2025 From 01/01/2023 To 23/11/2024			Flat/Block No.									
Account Head Details					Premises/Building							
0030072201 SEARCH FEE			50.00	Road/Street	Kiwale							
				Area/Locality	Pune							
				Town/City/District								
			PIN		4	1	2	1	0	1		
			Remarks (If Any)									
			Search fee for 2 years of Survey No 113/3B/3A Village Wakad Taluka									
			Mulshi Dist Pune									
			Amount In	Fifty Rupees Only								
Total			50.00	Words								
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK									
Cheque-DD Details			Bank CIN	Ref. No.	69103332024112312296	2900629252						
Cheque/DD No.			Bank Date	RBI Date	23/11/2024-13:55:54	Not Verified with RBI						
Name of Bank			Bank-Branch		IDBI BANK							
Name of Branch			Scroll No. , Date		Not Verified with Scroll							

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
Mobile No. : 7887878926
सदर चलान "टाइप ऑफ पेमेंट" गट्टे नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

CHALLAN
MTR Form Number-6

GRN	MH008975415202324E	BARCODE			Date	04/10/2023-14:39:31	Form ID			
Department			Inspector General Of Registration							
Search Fee			Payer Details							
Type of Payment			Other Items							
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR							
Location			PUNE							
Year			2023-2024 From 01/01/1994 To 04/10/2023							
Account Head Details			Amount In Rs.	Flat/Block No.	Premises/Building					
0030072201 SEARCH FEE			750.00	Road/Street	Bavdhan (BK)					
				Area/Locality	Pune					
				Town/City/District						
				PIN	4	1	1	0	2	1
				Remarks (If Any)						
				Search fee for 30 years of Survey No 113/3B/3A Village Wakad Taluka						
				Mulshi Dist Pune						
				Amount In	Seven Hundred Fifty Rupees Only					
Total			750.00	Words						
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332023100415906	2831591350			
Cheque/DD No.				Bank Date	RBI Date	04/10/2023-14:41:02	Not Verified with RBI			
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सादर चलन "टाइप ऑफ पर्मेट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावेताची लागू नाही.

Prasanna S Darade

B.S.L., LL.B.
Advocate

Flat No. 7, 4th Floor, Abhilasha Apts., Opp. Gate No. 6, Abhimanshree Society, Pashan Road, Pune - 411008.
Tel. : 020-25885583 / 29950047 / 8669669339 Email : prasannasdarade@gmail.com, advocatespdassociates@gmail.com

PSD/24/ **000418**

11th December, 2024.

FORMAT-A

(Circular No. 28/2021)

To,

Maha RERA

Bandra Kurla Complex,
Bandra (East),
Mumbai 400 051.

LEGAL TITLE REPORT

Sub.: Title Clearance Report with respect to all that piece and parcel of well defined and demarcated land or ground admeasuring 85.50 Ares i.e. 8550 square meters assessed at Rs. 02=76 paise carved out of Survey No. 113 Hissa No. 3B/3A total admeasuring 01 Hectare 91 Ares assessed at Rs. 05=80 paise lying, being and situate at Village Wakad, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune (Hereinafter referred to as "the said Property").

(A) I have the investigated the title of the said Property based on the request of M/s. Atlas Royal Living, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: Survey No. 113, Wakad, Pune 411057 through its partners Mr. Santosh Hande and Mr. Sanjay Ramchandani and based on the following documents and information viz.

(1) Description of the said Property

All that piece and parcel of well defined and demarcated land or ground admeasuring 85.50 Ares i.e. 8550 square meters assessed at Rs. 02=76 paise carved out of Survey No. 113 Hissa No. 3B/3A total admeasuring 01 Hectare 91 Ares assessed at Rs. 05=80 paise lying, being and situate at Village Wakad, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and bounded as follows: -

On or towards the East : By remaining portion of Survey No. 113/3B/3A.
On or towards the South : By Survey No. 114.
On or towards the West : By A.R Realty and Survey No. 113/4/2.
On or towards the North : By land held by Sai Ventures.

(2) Documents of the said Property

- 7/12 extracts for the year 1950 till date.
- All mutation entries referred to in the flow of title save and except as otherwise stated.
- All documents referred to in the flow of title save and except as otherwise stated.
- All permissions and sanctions referred to in the flow of title save and except as otherwise stated.

(3) 7/12 extract issued by Talathi, Wakad, Pune

Page | 1

	Survey No.	Mutation Entry Nos.
1	113/3B/3A	602, 906, 1524, 1959, 2011, 2281, 2625, 3066, 3688, 3910, 4965, 7318, 7319, 7320, 7321, 7322, 7323, 7324, 7325, 7326, 7327, 7328, 7329, 7330, 7331, 7332, 7333, 7334, 7335, 7336, 7337, 7338, 7339, 7340, 7341, 7342, 7343, 7344, 7345, 7346, 7352, 7362, 7366, 8410, 11897, 12261, 12708, 12784, 13840, 13848, 15452, 16759, 16820, 17678 and 17708.

(4) **Search Report for 30 years from 1994 till 2024:** Issued by Ms. Anuja D. Naidu, Advocate and Ms. Roopali Mane, Advocate.

(B) On perusal of the above mentioned documents and other documents pertaining to the title of the said Property, I am of the opinion that the title of **M/s. Atlas Royal Living**, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: Survey No. 113, Wakad, Pune 411057 through its partners Mr. Santosh Hande and Mr. Sanjay Ramchandani to the said Property is clear and marketable and without encumbrances and **M/s. Atlas Royal Living**, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: Survey No. 113, Wakad, Pune 411057 through its partners Mr. Santosh Hande and Mr. Sanjay Ramchandani have an exclusive right and authority to develop the said Property being all that piece and parcel of well defined and demarcated land or ground admeasuring 85.50 Ares i.e. 8550 square meters assessed at Rs. 02=76 paise carved out of Survey No. 113 Hissa No. 3B/3A total admeasuring 01 Hectare 91 Ares assessed at Rs. 05=80 paise lying, being and situate at Village Wakad, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune subject to obtaining the necessary permissions and sanctions.

(1) Owners of the said Property:

M/s. Atlas Royal Living, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: Survey No. 113, Wakad, Pune 411057 through its partners Mr. Santosh Hande and Mr. Sanjay Ramchandani.

(2) Qualifying Comments/Remarks if any: Separately mentioned in para (3) (III) of the Flow of Title annexed hereto and marked as Annexure "1".

(C) The Report reflecting the flow of title in respect of M/s. Atlas Royal Living to the said Property is annexed hereto and marked as Annexure "1".

Dated this 11th day of December, 2024.


Prasanna S Darade
 Advocate

Encl.: Annexure "1"

Prasanna S Darade

B.S.L., LL.B.

Advocate

ANNEXURE "1"

FORMAT-A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

(1) 7/12 extract as on date of application for registration.

I have been furnished the copies of the 7/12 extracts and have perused the same.

(2) Mutation Entry Nos.

	Survey Nos.	Mutation Entry Nos.
1	113/3B/3A	602, 906, 1524, 1959, 2011, 2281, 2625, 3066, 3688, 3910, 4965, 7318, 7319, 7320, 7321, 7322, 7323, 7324, 7325, 7326, 7327, 7328, 7329, 7330, 7331, 7332, 7333, 7334, 7335, 7336, 7337, 7338, 7339, 7340, 7341, 7342, 7343, 7344, 7345, 7346, 7352, 7362, 7366, 8410, 11897, 12261, 12708, 12784, 13840, 13848, 15452, 16759, 16820, 17678 and 17708.

(3) Search Report for 30 years from the year 1994 till 2024 taken from the office of the Sub Registrar Haveli No. 1 to 27, Maval and Mulshi Pune

(I) Flow of Title and History

(a) Pursuant to the Phalani in the year 1933, the said Survey No. 113 of village Wakad was subdivided into four sub hissas and (i) Survey No. 113/1 admeasuring 6 Acres 24 Gunthas came to the exclusive share of Mr. Waman Chintaman Deo, (ii) Survey No. 113/2 admeasuring 5 Acres 05 Gunthas came to the exclusive share of Mr. Gajanan Anant Deo, (iii) Survey No. 113/3 admeasuring 5 Acres 07 Gunthas came to the exclusive share of Mr. Gajanan Anant Deo and (iv) Survey No. 113/4 admeasuring 5 Acres 23 Gunthas came to the exclusive share of Mr. Waman Chintaman Deo and pursuant thereto their respective names were mutated in the revenue records. The same is reflected vide mutation entry no. 602.

(b) It appears that one Mr. Kondaji alias Kondiba Laxman Mali alias Bhumkar was declared as a protected tenant in respect of the said Survey No. 113/3 and his name was accordingly mutated in the revenue records in the other rights column. The same is reflected vide mutation entry no. 906.

(c) It appears that the said Mr. Gajanan Waman Deo, Mr. Satyadeo Waman Deo and Mr. Gajanan Anant Deo had preferred an application inter alia to the revenue authorities that they had partitioned the areas held by them in Survey Nos. 113/1, 113/2, 113/3 and 113/4 amongst themselves as per their actual holding. Pursuant thereto the effect thereof was mutated in the revenue records as follows: (i) Survey No. 113/1 admeasuring 5 Acres 26.50 Gunthas to the share of Mr. Gajanan Waman Deo and Mr. Satyadeo Waman Deo, (ii) Survey No. 113/2 admeasuring 6 Acres 02.5 Gunthas to the share of Mr. Gajanan Anant Deo, (iii) Survey No. 113/3 admeasuring 5 Acres 07 Gunthas to the share of Mr. Gajanan Anant Deo and (iv) Survey No. 113/4 admeasuring 6 Acres 17 Gunthas to the share of Mr. Gajanan Waman Deo, Mr. Satyadeo Waman Deo. The same is reflected vide mutation entry no. 1524.

(d) It appears that pursuant to the Order passed by the Agricultural Land Tribunal Mulshi under section 32G of the Bombay Tenancy and Agricultural Lands Act, 1948 and the purchase price for Survey No. 113/3 was fixed. Pursuant thereto the name of the said Mr. Kondiba Laxman Bhumkar was mutated as owner/kabjedar and the name of the land owners namely Mr. Gajanan Anant Deo was mutated in the other rights column along with a remark of New Tenure. The same is reflected vide mutation entry no. 1959.

(e) Mutation entry No. 2011 of village Wakad pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village of Wakad.

(f) It appears that the said Mr. Kondiba Laxman Bhumkar had paid the purchase price in the year 1977 and pursuant thereto the necessary Certificate bearing no. IPL-VII-170 dated 4/7/1977 under section 32M of The Maharashtra Tenancy and Agricultural Lands Act, 1948 was issued in the name of Mr. Kondiba Laxman Bhumkar and the said Certificate is duly registered with the office of the Sub Registrar Maval at serial no. 86/1977 in respect of Survey Nos. 113/2 and 113/3. Pursuant thereto the name of the original land owner was deleted from other rights column and restriction of section 43 of The Bombay Tenancy and Agricultural Lands Act, 1948 was mutated along with the remark of New Tenure in the revenue records of Survey No. 113/2 and 113/3. The same is reflected vide mutation entry no. 2281.

(g) It appears that pursuant to the Order bearing no. TNC/43/SR/22/79 dated 14/5/1979 issued by the Assistant Collector, Sub Division Haveli under section 43 of The Maharashtra Tenancy and

Agricultural Lands Act, 1948 being obtained and upon payment of the necessary nazarana amount to the tune of Rs. 53.80/- on 13/6/1979, by a Gift Deed dated 11/12/1980 registered with the office of the Sub Registrar Maval at serial no. 684/1980, the said Mr. Kondiba Laxman Mali alias Bhumkar has conveyed by way of gift unto and in favour in various persons namely (i) portion admeasuring 1 Hectare 31 Ares out of Survey No. 113/2 (eastern side) to Mr. Pandurang Kondiba Bhumkar, (ii) portion admeasuring 1 Hectare 98 Ares out of Survey No. 113/3 to Mr. Pandurang Kondiba Bhumkar, (iii) portion admeasuring 1 Hectare 72 Ares out of Survey No. 113/4 to Mr. Bhagwant Kondiba Bhumkar, (iv) portion admeasuring 1 Hectare 17.50 Ares out of Survey No. 113/1 to Mr. Bhagwant Kondiba Bhumkar, (v) portion admeasuring 1 Hectare out of Survey No. 113/1 (eastern side) to Mrs. Kamlabai Bhausaheb Alhat and (vi) portion admeasuring 1 Hectare out of Survey No. 113/2 (western side) to Mrs. Kamlabai Bhausaheb Alhat. Pursuant thereto the said Survey Numbers were sub divided and the names of the owners/possessors were duly mutated as follows: -

Survey No.	Area	Assessment	Name of Owner/Possessor
113/1/1	1 Hect 20.10 Ares	Rs.04=25paise	Bhagwan Kondiba Bhumkar
113/1/2	1 Hect 00.00 Ares	Rs.04=00paise	Kamlabai Bhausaheb Alhat
113/2/1	1 Hect 31.00 Ares	Rs.03=37paise	Pandurang Kondiba Bhumkar
113/2/2	1 Hect 30.00 Ares	Rs.02=50paise	Kamlabai Bhausaheb Alhat
113/3A	0 Hect 11.00 Ares	Rs.00=00paise	Kondiba Laxman Bhumkar
113/3B	1 Hect 98.00 Ares	Rs.06=44paise	Pandurang Kondiba Bhumkar
113/4/1	1 Hect 72.00 Ares	Rs.01=72paise	Bhagwan Kondiba Bhumkar
113/4/2	0 Hect 43.00 Ares	Rs.01=00paise	Kondiba Laxman Bhumkar

The same is reflected vide mutation entry no. 2625. It is clarified that the said Permission dated 14/5/1979 issued by the Assistant Collector, Sub Division Haveli has not been produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the notings in mutation entry no. 2625.

(h) It appears that the said Mr. Kondiba Laxman Bhumkar expired on 30/5/1986 leaving behind his Last Will and Testament dated 27/5/1985 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 5313/1985 whereby he bequeathed lands to his three sons namely Mr. Pandurang Kondiba Bhumkar, Mr. Bhagwan Kondiba Bhumkar and Mr. Sopan Kondiba Bhumkar and in Survey No. 113/1, 113/2, 113/3 and 113/4 whatever potkharaba was not stated in the Gift Deed the potkharaba of Survey No. 113/1 (9 Ares), potkharaba in Survey No. 113/2 (11 Ares), Survey No. 113/3A (11 Ares), potkharaba in Survey No. 113/4 (11 Ares) and Survey No. 113/4/2 (43 Ares) in favour of his two sons Mr. Pandurang Kondiba Bhumkar and Mr. Bhagwan Kondiba Bhumkar. It further appears that pursuant to the Order passed by the Tahasildar, Mulshi bearing No. TKL/SR/391/86 dated 30/6/1986 the effect of the Last Will and Testament of Mr. Kondiba Laxman Bhumkar read with the Order dated 3/10/1986 passed by the Circle Officer in RTS/Watap/1/87, the following effect was mutated in the revenue records viz.

Survey No.	Area	Assessment	Name of Owner/Possessor
113/1/1	1 Hect 24.60 Ares	Rs.04=25paise	Bhagwan Kondiba Bhumkar
113/1/2	1 Hect 04.50 Ares	Rs.04=00paise	Kamlabai Bhausaheb Alhat
113/2/1	1 Hect 37.40 Ares	Rs.03=37paise	Pandurang Kondiba Bhumkar
113/2/2	1 Hect 35.50 Ares	Rs.02=50paise	Kamlabai Bhausaheb Alhat
113/3B (113/3B+3A)	2 Hect 11.00 Ares	Rs.05=80paise	Pandurang Kondiba Bhumkar
113/4/1A	1 Hect 41.00 Ares	Rs.01=72paise	Bhagwan Kondiba Bhumkar
113/4/2	0 Hect 45.00 Ares	Rs.01=00paise	Pandurang Kondiba Bhumkar and Bhagwan Kondiba Bhumkar

The same is reflected vide mutation entry no. 3066. It is clarified that the said Order dated 30/6/1986 and Order dated 3/10/1986 are not produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the notings in the mutation entry no. 3066 and the relevant 7/12 extracts.

(i) It appears that by a Sale Deed dated 9/1/1987 registered with the office of the Sub Registrar Maval at serial no. 72/1987, the said Mr. Pandurang Kondiba Bhumkar along with Mr. Bhagwan Kondiba Bhumkar have sold and conveyed a portion admeasuring 20 Ares out of Survey No. 113/3B/3A unto and in favour of Mr. Nivrutti Shamrao Ingale for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 113/3B/3A was subdivided and Survey No. 113/3B/3A admeasuring 1 Hectare 91 Ares was retained by the original land owner and Survey No. 113/3B/3A/1 admeasuring 20 Ares was allotted to the said purchaser and his name was accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 3688. It is clarified that the said Sale Deed dated 9/1/1987 has not been produced for inspection and the said fact has only been ascertained from the notings in mutation entry no. 3688.

(j) It appears that by a Sale Deed dated 22/7/1988, the said Mr. Pandurang Kondiba Bhumkar has sold and conveyed a portion admeasuring 10 Ares out of Survey No. 113/3B/3A unto and in favour of Mr. Suresh Ramchandra Misal for consideration and on certain terms and conditions. Pursuant

Prasanna S Darade

B.S.L., LL.B.

Advocate

thereto the said Survey No. 113/3B/3A was subdivided and Survey No. 113/3B/3A admeasuring 1 Hectare 81 Ares was retained by the original land owner and Survey No. 113/3B/3A/2 admeasuring 10 Ares was allotted to the said purchaser. The same is reflected vide mutation entry no. 3910. It is clarified that the said mutation entry no. 3910 was not certified. It is clarified that the said Sale Deed dated 22/7/1988 has not been produced for inspection and the said fact has only been ascertained from the notings in mutation entry no. 3910.

(k) It appears that by a Sale Deed dated 30/11/1987 registered with the office of the Sub Registrar Maval at serial no. 3185/1989 (old no. 3808/1987), the said Mr. Pandurang Kondiba Bhumkar has sold and conveyed a portion admeasuring 1 Hectare 71 Ares out of Survey No. 113/3B+3A unto and in favour of Mr. Dnyaneshwar Baban Shedge for consideration and on certain terms and conditions. The same is reflected vide mutation entry no. 7341. It is clarified that the said mutation entry no. 7341 was not certified.

(l) It appears that by a Mortgage Deed dated 20/4/1987 registered with the office of the Sub Registrar Maval at serial no. 190/1987, the said Mr. Pandurang Kondiba Bhumkar had obtained loan to the tune of Rs. 40,000/- and mortgaged the said Survey No. 113/3B/3A in favour of Bank of Maharashtra. Pursuant thereto the charge of the said bank was mutated in the revenue records. The same is reflected vide mutation entry no. 4965. It is clarified that the said Mortgage Deed has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the notings in the mutation entry no. 4965. It appears that the said Mr. Pandurang Kondiba Bhumkar had repaid the said loan and pursuant to the Letter issued by the said bank, the charge of the said bank was deleted from the revenue records. The same is reflected vide mutation entry no. 12261.

(m) It appears that pursuant thereto the said Mr. Dnyaneshwar Baban Shedge has sold and conveyed portions out of the said Survey No. 113/3B/3A unto and in favour of several persons as enumerated hereunder:-

Name of Purchasers	Date	Regn details	Area	mutation entry nos.
Mr. Dinkar Vitthoba Ghule, Mr. Tanaji Shankar More and Mr. Suresh Ramchandra Pardeshi	30/11/1987	Maval 3186/1989 (old 3809/1987)	3 Ares	7342
Mrs. Rekha Yeshwant Chitode	30/11/1987	Maval 3187/1989 (old 3810/1987)	4 Ares	7343
Mr. Suresh Baburao Barge	30/11/1987	Maval 3188/1989 (old 3811/1987)	2 Ares	7340
Mr. Janardhan Martand Mahajan	30/11/1987	Maval 3189/1989 (old 3812/1987)	2 Ares	7344
Mr. Dinkar Bhanudas Shedge	30/11/1987	Maval 3190/1989 (old 3814/1987)	2 Ares	-
Mrs. Sudha Bhalchandra Deshmukh	30/11/1987	Maval 3191/1989 (old 3815/1987)	3 Ares	7345
Mr. Prafulla Balkrishna Zunjarrao	30/11/1987	Maval 3192/1989 (old 3816/1987)	3 Ares	7331
Mr. Pramod Motiram Ghatkar	30/11/1987	Maval 3193/1989 (old 3817/1987)	3 Ares	7332
Mr. Parshuram Tukaram Patil	30/11/1987	Maval 3194/1989 (old 3818/1987)	3 Ares	7333
Mrs. Rajrani Dilipraj Grover	30/11/1987	Maval 3195/1989 (old 3819/1987)	3 Ares	7334
Mr. Vilas Janardhan Deshpande	30/11/1987	Maval 3196/1989 (old 3820/1987)	3 Ares	7335
Mrs. Surekha Manohar Khandpekar	30/11/1987	Maval 3197/1989 (old 3821/1987)	2 Ares	7336
Mrs. Shanta Vana Marathe	30/11/1987	Maval	3 Ares	-

		3199/1989 (old 3823/1987)		
Mr. Yellappa Tatoba Shahpurkar and Mr. Dilip Manoappa Deshpurkar	30/11/1987	Maval 3376/1989 (old 3825/1987)	2 Ares	7328
Mr. Vijay Purushottam Kakade	30/11/1987	Maval 3377/1989 (old 3826/1987)	3 Ares	7329
Mr. Manohar Shankar Dhore	30/11/1987	Maval 3378/1989 (old 3827/1987)	3 Ares	7330
Mr. Shrinivas Krishnarao Alose	30/11/1987	Maval 3379/1989 (old 3828/1987)	2 Ares	7318
Mr. Shankar Ganpat Somvanshi	30/11/1987	Maval 3380/1989 (old 3829/1987)	3 Ares	7319
Mr. Eknath Martand Mahajan	30/11/1987	Maval 3381/1989 (old 3832/1987)	3 Ares	7320
Mr. Suryakant Vitthal Jadhav	30/11/1987	Maval 3382/1989 (old 3833/1987)	4 Ares	-
Mr. Laxman Mahipati Kadam	30/11/1987	Maval 3383/1989 (old 3835/1987)	2 Ares	7324
Mrs. Laxmi Govind Rane, Mr. Maruti Shiva Katale and Mr. Madhukar Vasant Shinde	30/11/1987	Maval 3384/1989 (old 3836/1987)	3 Ares	7325
Mrs. Pooja Ganesh Bhavsar and Mr. Ramchandra Bhimaji Palve	30/11/1987	Maval 3385/1989 (old 3837/1987)	2 Ares	7326
Mr. Kamlakar Sachinnand Deshpande and Mr. Sharadchandra Dwarkanath Deshmukh	30/11/1987	Maval 3653/1989 (old 3813/1987)	3 Ares	7321
Mrs. Sunanda Neminath Samarth	30/11/1987	Maval 3654/1989 (old 3830/1987)	3 Ares	7322
Smt. Aruna Arvind Mane	30/11/1987	Maval 3655/1989 (old 3834/1987)	2 Ares	7323
Mr. Shripati Vishnu Kondval	30/11/1987	Maval 1323/1995 (old 3831/1987)	3 Ares	7338
Mr. Maqbul Hamid Attar	1/12/1987	Maval 3375/1989 (old 3824/1987)	2 Ares	7346
Mrs. Sunanda Sakharam Jogndhalikar	1/12/1987	Maval 3198/1989 (old 3822/1987)	4 Ares	7337
Mrs. Jayashree Dangat Patil	1/12/1987	Maval 3386/1989 (old 3838/1987)	3 Ares	7327
Mr. Dinkar Bhanudas Shedge	30/11/1987	Maval 3190/1989 (old 3814/1987)	2 Ares	-
Mr. Sudhakar Manaji Deshpande	30/12/1987	Maval 1324/1991 (old 3839/1987)	3 Ares	7339

It is clarified that the aforesaid mutation entries were not certified.

(n) It appears that by a Sale Deed dated 18/6/1997 registered with the office of the Sub Registrar Maval at serial no. 3124/1997, the said Mr. Maqbal Hamid Attar has sold and conveyed a portion admeasuring 2 Ares out of Survey No. 113/3B/3A unto and in favour of Mr. Shamshuddin Abdul

Prasanna S Darade

B.S.L., LL.B.

Advocate

Karimshaikh for consideration and on certain terms and conditions. The same is reflected vide mutation entry no. 7352. It is clarified that the said mutation entry no. 7352 has not been certified.

(o) It appears that by a Sale Deed dated 18/6/1997 registered with the office of the Sub Registrar Maval at serial no. 3125/1997, the said Mrs. Sunanda Sakharam Jogndhalikar has sold and conveyed a portion admeasuring 4 Ares out of Survey No. 113/3B/3A unto and in favour of Mr. Shabbir Mikanbhai Tamboli for consideration and on certain terms and conditions. The same is reflected vide mutation entry no. 7362. It is clarified that the said mutation entry no. 7362 has not been certified.

(p) It appears that by a Sale Deed dated 22/7/1997 registered with the office of the Sub Registrar Maval at serial no. 3661/1997, the said Mrs. Jayshree Dangat Patil has sold and conveyed a portion admeasuring 3 Ares out of Survey No. 113/3B/3A unto and in favour of Mr. Sadik Ahmed Tamboli for consideration and on certain terms and conditions. The same is reflected vide mutation entry no. 7366. It is clarified that the said mutation entry no. 7366 has not been certified.

(q) It appears that the said Mr. Pandurang Kondiba Bhumkar had obtained a loan to the tune of Rs. 1,50,000/- and Rs. 4,00,000/- from Wakad Vikas Karyakari Seva Sahakari Society respectively. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry nos. 8410 and 11897. It appears that the Mr. Pandurang Kondiba Bhumkar and Mr. Kaluram Pandurang Bhumkar have duly repaid the said loan and pursuant to the Letter date 22/6/2020 issued by the said society, the charge of the said society was deleted from the revenue records. The same is reflected vide mutation entry no. 16759.

(r) It appears that the said Mr. Kaluram Pandurang Bhumkar had obtained a loan to the tune of Rs. 3,50,000/- from Wakad Vikas Karyakari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 13840. It appears that the Mr. Pandurang Kondiba Bhumkar and Mr. Kaluram Pandurang Bhumkar have duly repaid the said loan and pursuant to the Letter date 22/6/2020 issued by the said society, the charge of the said society was deleted from the revenue records. The same is reflected vide mutation entry no. 16759. It is clarified that inspite of the mutation entry no. 16759, the charge mutated vide mutation entry no. 13840 still appears on the revenue records.

(s) It appears that by a notarized Development Agreement dated 19/8/2004, the said Mr. Pandurang Kondiba Bhumkar and Mr. Kaluram Pandurang Bhumkar have granted the development rights and authority to develop the said Survey No. 113/3B/3A unto and in favour of Mr. Arun Sampatrao Patil for consideration and on certain terms and conditions. In pursuance to the said Development Agreement dated 19/8/2004, the said Mr. Pandurang Kondiba Bhumkar and Mr. Kaluram Pandurang Bhumkar have executed a notarized Power of Attorney dated 19/8/2004 in favour of Mr. Arun Sampatrao Patil interalia vesting in him with certain powers and authorities pertaining to the said Survey No. 113/3B/3A.

(t) It appears that by a Development Agreement dated 14/7/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 3590/2005, the said Mr. Parshuram Tukaram Patil, Mr. Shankar Ganpat Somvanshi, Mr. Shrinivas Krishnarao Alose, Mr. Suresh Baburao Barge, Mr. Yellappa Tatoba Shahpurkar, Mr. Dilip Manoappa Deshpurkar, Mr. Shamshuddin Abdul Karimshaikh, Mrs. Surekha Manohar Khandpekar, Mr. Pramod Motiram Ghatkar, Mr. Vijay Purushottam Kakade, Mrs. Sunanda Neminath Samarth, Mr. Sudhakar Manaji Deshpande, Mrs. Sudha Bhalchandra Deshmukh, Mr. Shabbir Mikanbhai Tamboli, Mr. Shripati Vishnu Kondval, Mr. Sadik Ahmed Tamboli and Mr. Dinkar Bhanudas Shedge have granted the development rights and authority to develop a portion admeasuring 43 Ares out of Survey No. 113/3B/3A unto and in favour of Mr. Arun Sampatrao Patil for consideration and on certain terms and conditions. In pursuance to the said Development Agreement dated 14/7/2005, the said Mr. Parshuram Tukaram Patil, Mr. Shankar Ganpat Somvanshi, Mr. Shrinivas Krishnarao Alose, Mr. Suresh Baburao Barge, Mr. Yellappa Tatoba Shahpurkar, Mr. Dilip Manoappa Deshpurkar, Mr. Shamshuddin Abdul Karimshaikh, Mrs. Surekha Manohar Khandpekar, Mr. Pramod Motiram Ghatkar, Mr. Vijay Purushottam Kakade, Mrs. Sunanda Neminath Samarth, Mr. Sudhakar Manaji Deshpande, Mrs. Sudha Bhalchandra Deshmukh, Mr. Shabbir Mikanbhai Tamboli, Mr. Shripati Vishnu Kondval, Mr. Sadik Ahmed Tamboli and Mr. Dinkar Bhanudas Shedge have executed a Power of Attorney dated 14/7/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 3591/2005, in favour of Mr. Arun Sampatrao Patil interalia vesting in him with several powers and authorities pertaining to the a portion admeasuring 43 Ares out of Survey No. 113/3B/3A.

(u) It appears that by a Development Agreement dated 5/10/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 6118/2005, the said Mr. Janardhan Martand Mahajan, Mr. Laxman Mahipati Kadam, Smt. Aruna Arvind Mane, Smt. Pooja Ganesh Bhavsar, Mr. Ramchandra Bhimaji Palve, Smt. Rajrani Dilipraj Grover, Mr. Prafulla Balkrishna Zunjarrao, Mr. Vilas Janardhan Deshpande, Smt. Suman Kamlakar Deshpande (being successor to Mr. Kamlakar Sachinnand Deshpande), Mr. Sharadchandra Dwarkanath Deshmukh, Mr. Eknath Martand Mahajan, Mr. Suryakant Vitthal Jadhav, Smt. Rekha Yeshwant Chitode, Mr. Mahindra Parshuram Dhore (being successor to Mr. Manohar Shankar Dhore), Smt. Laxmi Govind Rane, Mr. Maruti Shiva Katale, Mr. Madhukar Vasant Shinde, Mr. Dinkar Vitthoba Ghule, Mr. Tanaji Shankar More, Mr. Suresh Ramchandra Pardeshi and Smt. Shanta Vana Marathe have granted the development rights and authority to develop a portion

admeasuring 43 Ares out of Survey No. 113/3B/3A unto and in favour of Mr. Arun Sampatrao Patil for consideration and on certain terms and conditions. In pursuance to the said Development Agreement dated 5/10/2005, the said Mr. Janardhan Martand Mahajan, Mr. Laxman Mahipati Kadam, Smt. Aruna Arvind Mane, Smt. Pooja Ganesh Bhavsar, Mr. Ramchandra Bhimaji Palve, Smt. Rajrani Dilipraj Grover, Mr. Prafulla Balkrishna Zunjarao, Mr. Vilas Janardhan Deshpande, Smt. Suman Kamlakar Deshpande, Mr. Sharadchandra Dwarkanath Deshmukh, Mr. Eknath Martand Mahajan, Mr. Suryakant Vitthal Jadhav, Smt. Rekha Yeshwant Chitode, Mr. Mahindra Parshuram Dhore, Smt. Laxmi Govind Rane, Mr. Maruti Shiva Katale, Mr. Madhukar Vasant Shinde, Mr. Dinkar Vitthoba Ghule, Mr. Tanaji Shankar More, Mr. Suresh Ramchandra Pardeshi and Smt. Shanta Vana Marathe have executed a Power of Attorney dated 5/10/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 6119/2005, in favour of Mr. Arun Sampatrao Patil interalia vesting in him with several powers and authorities pertaining to the a portion admeasuring 43 Ares out of Survey No. 113/3B/3A.

(v) It appears that by a Development Agreement dated 28/12/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 15/2006 read with the Deed of Correction dated 25/2/2022 registered with the office of the Sub Registrar Haveli No. 25 at serial no. 3101/2022, the said (A) Mr. Shivajirao Jyotiram Ghadge, Mr. Sachin Atmaram Patil, Mrs. Vandana Rajendra Chaudhari, Mrs. Sushama Anil Kolate, Mrs. Shweta Dinesh Bavaskar, Smt. Alka Atmaram Patil, Mr. Shivaji Raghunath Bhosale, Smt. Kamlabai Shankar Yelvande, Mrs. Damayanti Ashok Jagtap, Mrs. Parvati Laxmanrao Jagtap, Mrs. Sujata Rajaram Lad, Mr. Ashok Vitthoba Jagtap and Mrs. Jayshree Purshottam Kulkarni, (B) Mr. Parshuram Tukaram Patil, Dr. Shankar Ganpat Somvanshi, Mr. Shriniwas Krishnarao Alose, Mr. Suresh Baburao Barge, Mr. Yellappa Tatoba Shahpurkar, Mr. Dilip Manoappa Deshpurkar, Mr. Shamsuddin Karim Shaikh, Mrs. Surekha Manohar Khandpekar, Mr. Pramod Motiram Ghatkar, Mr. Vijay Purushottam Kakade, Mrs. Sunanda Neminath Samarth, Mr. Sudhakar Manaji Deshpande, Mrs. Sudha Bhalchandra Deshmukh, Mr. Shabbir Mikanbhai Tamboli, Mr. Shripati Vishnu Kondval, Mr. Sadiq Ahmed Tamboli and Mr. Dinkar Bhanudas Shedge, (C) Mr. Janardhan Martand Mahajan, Mr. Laxman Mahipati Kadam, Smt. Aruna Arvind Mane, Mrs. Pooja Ganesh Bhavsar, Mr. Ramchandra Bhimaji Palve, Mrs. Rajrani Dilipraj Grover, Mr. Prafulla Balkrishna Zunjarao, Mr. Vilas Janardhan Deshpande, Smt. Suman Kamlakar Deshpande, Mr. Sharadchandra Dwarkanath Deshmukh, Mr. Eknath Martand Mahajan, Mr. Suryakant Vitthal Jadhav, Mrs. Rekha Yashwant Chitode, Mr. Mahendra Parashuram Dhore, Mrs. Laxmi Govind Rane, Mr. Maruti Shiva Katale, Mr. Madhukar Vasant Shinde, Mr. Dinkar Vitthoba Ghule, Mr. Tanaji Shankar More, Mr. Suresh Ramchandra Pardeshi and Mrs. Shanta Vana Marathe (D) Mrs. Rashmi Madhusudhan Joshi, Mr. Nitin Dhundiraj Patwardhan, Mr. Bispi Homi Bhda, Mrs. Nandita Bramhanand Raikar, Mr. Uday Vishnu Lawate, Mr. Suresh Somnathrao Pathare, Mr. Ashok Dnyaneshwar Gumaste, Mr. B.N. Chitte, Mr. Siddeshwar Shankar Gud, Smt. Archana Anand Dhamdhere for herself and for minor master Abhijeet Anand Dhamdhere, Mr. Abhimanyu Kashinath Patil, Mr. Usmanbhai Papamiyan Shaikh all through their constituted attorney Mr. Arun Sampatrao Patil, (E) Mr. Pandurang Kondiba Bhumkar, Mr. Kaluram Pandurang Bhumkar, Mr. Sitaram Bhagwan Bhumkar, Mr. Nivrutti Bhagwan Bhumkar, Mr. Namdeo Bhagwan Bhumkar and Smt. Anjanabai Bhagwan Bhumkar all through their constituted attorney Mr. Arun Sampatrao Patil, the said No. (B) and (C) herein with the consent of Mr. Arun Sampatrao Patil have granted the development rights and authority to develop a portion admeasuring 86 Ares out of Survey No. 113/3B/3A and also the area left for road therein unto and in favour of M/s. Unique Properties through its partners Mr. Anand Ramesh Kering and Mr. Arvind Chaganlal Kering for consideration and on certain terms and conditions. In pursuance to the said Development Agreement dated 28/12/2005, the said Mr. Shivajirao Jyotiram Ghadge and others have also executed a Power of Attorney dated 28/12/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 16/2006 in favour of the partners and nominees of M/s. Unique Properties interalia vesting in them with several powers and authorities pertaining to develop a portion admeasuring 86 Ares out of Survey No. 113/3B/3A and also the area left for road therein.

(w) It appears that by a Partition Deed 27/8/2010 registered with the office of the S.T Haveli No. 17 at serial no. 10161/2010, the said Mr. Pandurang Kondiba Bhumkar, Mr. Kaluram Pandurang Bhumkar, Mrs. Geetabai Sambhaji Pandhare, Mrs. Kusum alias Pushpa Pandurang Dhadge, Smt. Jayshree Chandrakant Chankankar, Mrs. Kalpana Uttam Alhat, Mrs. Sarla Balkrishna Chankankar, M. Chandrakala Pandurang Bhumkar and Mrs. Muktabai Pandurang Bhumkar have partitioned the said Survey No. 113/3B/3A and other lands and pursuant thereto (i) a portion admeasuring 90 Ares out of Survey No. 113/3B/3A came to the exclusive share of Mr. Pandurang Kondiba Bhumkar and (ii) a portion admeasuring 1 Hectare 01 Ares out of Survey No. 113/3B/3A came to the exclusive share of Mr. Kaluram Pandurang Bhumkar. Pursuant thereto the effect of the said partition was mutated in the revenue records. The same is reflected vide mutation entry no. 12784.

(x) It appears that in pursuance to the said Development Agreement 28/12/2005, by a Sale Deed dated 17/12/2007 read with the Deed of Confirmation dated 23/12/2011 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 12567/2011, and read with the Deed of Confirmation dated 25/2/2022 registered with the office of the Sub Registrar Haveli No. 25 at serial no. 3099/2022, the said (A) Mr. Shivajirao Jyotiram Ghadge, Mr. Sachin Atmaram Patil, Mrs. Vandana Rajendra Chaudhari, Mrs. Sushama Anil Kolate, Mrs. Shweta Dinesh Bavaskar, Smt. Alka Atmaram Patil, Mr. Shivaji

Prasanna S Darade

B.S.L., LL.B.

Advocate

Raghunath Bhosale, Smt. Kamlabai Shankar Yelvande, Mrs. Damayanti Ashok Jagtap, Mrs. Parvati Laxmanrao Jagtap, Mrs. Sujata Rajaram Lad, Mr. Ashok Vitthoba Jagtap and Mrs. Jayshree Purshottam Kulkarni, (B) Mr. Parshuram Tukaram Patil, Dr. Shankar Ganpat Somvanshi, Mr. Shrinivas Krishnarao Alose, Mr. Suresh Baburao Barge, Mr. Yellappa Tatoba Shahpurkar, Mr. Dilip Manoappa Deshpurkar, Mr. Shamsuddin Karim Shaikh, Mrs. Surekha Manohar Khandpekar, Mr. Pramod Motiram Ghatkar, Mr. Vijay Purushottam Kakade, Mrs. Sunanda Neminath Samarth, Mr. Sudhakar Manaji Deshpande, Mrs. Sudha Bhalchandra Deshmukh, Mr. Shabbir Mikanbhai Tamboli, Mr. Shripati Vishnu Kondval, Mr. Sadiq Ahmed Tamboli and Mr. Dinkar Bhanudas Shedge, (C) Mr. Janardhan Martand Mahajan, Mr. Laxman Mahipati Kadamb, Smt. Aruna Arvind Mane, Mrs. Pooja Ganesh Bhavsar, Mr. Ramchandra Bhimaji Palve, Mrs. Rajrani Dilipraj Grover, Mr. Prafulla Balkrishna Zunjarao, Mr. Vilas Janardhan Deshpande, Smt. Suman Kamalakar Deshpande, Mr. Sharadchandra Dwarkanath Deshmukh, Mr. Eknath Martand Mahajan, Mr. Suryakant Vitthal Jadhav, Mrs. Rekha Yeshwant Chitode, Mr. Mahendra Parashuram Dhore, Mrs. Laxmi Govind Rane, Mr. Maruti Shiva Katala, Mr. Madhukar Vasant Shinde, Mr. Dinkar Vitthoba Ghule, Mr. Tanaji Shankar More, Mr. Suresh Ramchandra Pardeshi and Mrs. Shanta Vana Marathe (D) Mrs. Rashmi Madhusudhan Joshi, Mr. Nitin Dhundiraj Patwardhan, Mr. Bispi Homi Bhada, Mrs. Nandita Bramhanand Raikar, Mr. Uday Vishnu Lawate, Mr. Suresh Somnathrao Pathare, Mr. Ashok Dnyaneshwar Gumaste, Mr. B.N. Chitte, Mr. Siddeshwar Shankar Gud, Smt. Archana Anand Dhamdhare for herself and for minor master Abhijeet Anand Dhamdhare, Mr. Abhimanyu Kashinath Patil, Mr. Usmanbhai Papamiyan Shaikh all through their constituted attorney Mr. Arun Sampatrao Patil, (E) Mr. Pandurang Kondiba Bhumkar, Mr. Kaluram Pandurang Bhumkar, Mr. Sitaram Bhagwan Bhumkar, Mr. Nivrutti Bhagwan Bhumkar, Mr. Namdeo Bhagwan Bhumkar and Smt. Anjanabai Bhagwan Bhumkar all through their constituted attorney Mr. Arun Sampatrao Patil, the said No. (B) and (C) herein with the consent of Mr. Arun Sampatrao Patil have sold and conveyed a portion admeasuring 86 Ares out of Survey No. 113/3B/3A and also the area left for road therein unto and in favour of M/s. Unique Properties through its partners Mr. Anand Ramesh Kering and Mr. Arvind Chaganlal Kering for consideration and on certain terms and conditions.

(y) It appears that the said Mr. Kaluram Pandurang Bhumkar had obtained a loan to the tune of Rs. 60,00,000/- from Wakad Vikas Karyakari Seva Sahakari Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 16820.

(z) It appears that the said Mr. Pandurang Kondiba Bhumkar and others had paid the necessary nazarana to the tune of 40 times the assessment on 20/1/2023 as required under the provisions of The Maharashtra Tenancy and Agricultural Lands Act, 1948 and pursuant thereto the Tahsildar, Pune vide its Order bearing No. KUKAK/43/SR/01/2023 dated 20/1/2023 under section 43 of The Maharashtra Tenancy and Agricultural Lands Act, 1948 for Survey No. 113/3B/3A admeasuring 1 Hectare 91 Ares has deleted the remark as regards prior permission for transfer i.e. new Tenure and converted the said land to Class I land.

(aa) It appears that by a Sale Deed dated 24/3/2023 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 5314/2023, the said Mr. Pandurang Kondiba Bhumkar and Mr. Kaluram Pandurang Bhumkar (for self and as karta of his HUF) have with the consent and confirmation of (1) M/s. Unique Properties through its partners Mr. Anand Ramesh Kering and Mrs. Saroj Ramesh Kering, (2) Mr. Dnyaneshwar Baban Shedge, (3A) Mr. Janardhan Martand Mahajan, (3B) Mr. Laxman Mahipati Kadamb, (3C) Smt. Aruna Arvind Mane, (3D) Smt. Pooja Ganesh Bhavsar, (3Da) Mr. Ramchandra Bhimaji Palve, (3E) Smt. Rajrani Dilipraj Grover, (3F) Mr. Prafulla Balkrishna Zunjarao, (3G) Mr. Vilas Janardhan Deshpande, (3H) Smt. Suman Kamalakar Deshpande, (3Ha) Mr. Sharadchandra Dwarkanath Deshmukh, (3I) Mr. Eknath Martand Mahajan, (3J) Mr. Suryakant Vitthal Jadhav, (3K) Smt. Rekha Yeshwant Chitode, (3L) Mr. Mahendra Parashuram Dhore, (3M) Smt. Laxmi Govind Rane, (3Ma) Mr. Maruti Shiva Katala, (3Mb) Mr. Madhukar Vasant Shinde, (3N) Mr. Dinkar Vitthoba Ghule, (3Na) Mr. Tanaji Shankar More, (3Nb) Mr. Suresh Ramchandra Pardeshi, (3O) Smt. Shanta Vana Marathe, (3P) Mr. Parshuram Tukaram Patil, (3Q) Mr. Shankar Ganpat Somvanshi, (3R) Mr. Shrinivas Krishnarao Alose, (3S) Mr. Suresh Baburao Barge, (3T) Mr. Yellappa Tatoba Shahpurkar, (3Ta) Mr. Dilip Manoappa Deshpurkar, (3U) Mr. Shamsuddin Abdul Karimshaikh, (3V) Mrs. Surekha Manohar Khandpekar, (3W) Mr. Pramod Motiram Ghatkar, (3X) Mr. Vijay Purushottam Kakade, (3Y) Mrs. Sunanda Neminath Samarth, (3Z) Mr. Sudhakar Manaji Deshpande, (3AA) Mrs. Sudha Bhalchandra Deshmukh, (3BB) Mr. Shabbir Mikanbhai Tamboli, (3CC) Mr. Shripati Vishnu Kondval, (3DD) Mr. Sadik Ahmed Tamboli, (3EE) Mr. Dinkar Bhanudas Shedge, (4A) Mr. Arun Sampatrao Patil, (4B) Smt. Seema Kaluram Bhumkar, (4C) Mr. Abhay Kaluram Bhumkar and (4D) Ms. Mrunal Kaluram Bhumkar have absolutely sold and conveyed a portion admeasuring 85.50 Ares out of Survey No. 113/3B/3A unto and in favour of M/s. Sai Matani Homes Living for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser has been mutated in the revenue records. The same is reflected vide mutation entry no. 17678.

(bb) It appears that by a Sale Deed dated 24/3/2023 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 5312/2023, the said Mr. Pandurang Kondiba Bhumkar and Mr. Kaluram Pandurang Bhumkar (for self and as karta of his HUF) have with the consent and confirmation of (1) M/s. Unique Properties through its partners Mr. Anand Ramesh Kering and Mrs. Saroj Ramesh Kering,

(2) Mr. Dnyaneshwar Baban Shedge, (3A) Mr. Janardhan Martand Mahajan, (3B) Mr. Laxman Mahipati Kadam, (3C) Smt. Aruna Arvind Mane, (3D) Smt. Pooja Ganesh Bhavsar, (3Da) Mr. Ramchandra Bhimaji Palve, (3E) Smt. Rajrani Dilipraj Grover, (3F) Mr. Prafulla Balkrishna Zunjarrao, (3G) Mr. Vilas Janardhan Deshpande, (3H) Smt. Suman Kamlakar Deshpande, (3Ha) Mr. Sharadchandra Dwarkanath Deshmukh, (3I) Mr. Eknath Martand Mahajan, (3J) Mr. Suryakant Vitthal Jadhav, (3K) Smt. Rekha Yeshwant Chitode, (3L) Mr. Mahindra Parshuram Dhore, (3M) Smt. Laxmi Govind Rane, (3Ma) Mr. Maruti Shiva Katale, (3Mb) Mr. Madhukar Vasant Shinde, (3N) Mr. Dinkar Vitthoba Ghule, (3Na) Mr. Tanaji Shankar More, (3Nb) Mr. Suresh Ramchandra Pardeshi, (3O) Smt. Shanta Vana Marathe, (3P) Mr. Parshuram Tukaram Patil, (3Q) Mr. Shankar Ganpat Somvanshi, (3R) Mr. Shrinivas Krishnarao Alose, (3S) Mr. Suresh Baburao Barge, (3T) Mr. Yellappa Tatoba Shahpurkar, (3Ta) Mr. Dilip Manoappa Deshpurkar, (3U) Mr. Shamshuddin Abdul Karimshaikh, (3V) Mrs. Surekha Manohar Khandpekar, (3W) Mr. Pramod Motiram Ghatkar, (3X) Mr. Vijay Purushottam Kakade, (3Y) Mrs. Sunanda Neminath Samarth, (3Z) Mr. Sudhakar Manaji Deshpande, (3AA) Mrs. Sudha Bhalchandra Deshmukh, (3BB) Mr. Shabbir Mikanbhai Tamboli, (3CC) Mr. Shripati Vishnu Kondval, (3DD) Mr. Sadik Ahmed Tamboli, (3EE) Mr. Dinkar Bhanudas Shedge, (4A) Mr. Arun Sampatrao Patil, (4B) Smt. Seema Kaluram Bhumkar, (4C) Mr. Abhay Kaluram Bhumkar and (4D) Ms. Mrunal Kaluram Bhumkar have absolutely sold and conveyed a portion admeasuring 85.50 Ares out of Survey No. 113/3B/3A unto and in favour of M/s. Atlas Royal Living for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser has been mutated in the revenue records. The same is reflected vide mutation entry no. 17708.

(II) Zone, Permissions and Sanctions.

(a) Pursuant to the Zone Certificate dated 2/12/2021 issued by the Pimpri Chinchwad Municipal Corporation, the said Survey No. 113 is in the Residential and Industrial Zone and is effected by 18 meter wide road, and 9 meter wide proposed road.

(b) The Pimpri Chinchwad Municipal Corporation has sanctioned the layout and building plans in respect of the proposed buildings to be constructed on the said Property and has issued Commencement Certificate bearing No. B.P./Wakad/134/2024 dated 25/10/2024.

(c) The Tahsildar, Mulshi has vide its Order bearing outward No. 42B/NA/SR/19/2024 dated 18/03/2024 has fixed the non agricultural assessemment and permitted the non agriucultural use of the said Property.

(III) Qualifying Comments/Remarks

(a) I have caused online searches to be carries out in the Index II registers available in the office of the Sub Registrar Haveli Nos. 1 to 27 through my associate Ms. Anuja D. Naidu, Advocate for the period from the year 1994 till 2023 and through my associate Ms. Roopali Mane, Advocate for the period from the year 20023 till date. I am informed by Ms. Anuja D. Naidu, Advocate and Ms. Roopali Mane, Advocate that from the available records during the searches, save and except as herein before stated, neither of them have come across any entry evidencing any encumbrances of whatsoever nature in and upon the said Property.

(b) It is clarified that at the specific instructions of my clients, I have not issued any public notice calling for objections and/or claims for the purposes of issuance of this Report.

(c) It is clarified that the mutation entry no. 15452 pertains to corrections being made in the computerized 7/12 extracts pursuant to the order passed by the Tahsildar, Mulshi.

(d) It is clarified that mutation entry no. 12708 and 13848 has wrongly been mutated in the revenue records and does not pertain to Survey No. 113/3B/3A.

(e) It is clarified that the 7/12 extracts for the year 1966 to 1988 and mutation entry no. 2574 and 4278 are not traceable as per the Letter dated 16/12/2021 issued by Tahsildar, Mulshi.

(f) It is clarified that this report is based on the searches carried out at the office of the Sub Registrar of Assurances and on the documents and revenue records produced before for my inspection and certain information supplied to me by my clients. It is clarified that I have not conducted any litigation searches in respect of the said Property.

(g) Certain documents/ correspondence, mutation entries are not made available to me and hence I have assumed and relied on the other documents and/or link facts and/or notings on 7/12 extract to arrive at a conclusion which can be presumed to be correct unless proved or a new entry is lawfully substituted therefor.

(h) I have assumed that all members of the Hindu Undivided Family if referred above have been made a party to the documents as discussed hereinabove and no person/s are left out. It is clarified that as the detailed family has not been furnished to me, I have assumed and relied on the correctness as regards all members of Hindu Undivided Family being made a party to the documents. Further as a custom, the titles to said Property is ascertained on the basis of perusal of the village records maintained by the Revenue Department and of which the copies were made available to me by my clients. Relying upon the presumptions under law about the same being correct unless proved otherwise or contrary and an analysis of the same with regards to the applicable laws is used to deduce a chain of title.

Prasanna S Darade

B.S.L., LL.B.
Advocate

(i) It is further clarified for the purposes of issuance of this report, (A) I have assumed (i) the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures, and authenticity of all documents submitted to me as certified or photocopies and have not examined the same, (ii) only photocopies of the documents referred above are produced for inspection and I have assumed the same to be true and correct, (iii) that all permissions, if necessary have been obtained, (iv) the accuracy and completeness of all the factual representations made in the documents and information given to me, (v) that there have been no changes, amendments or modifications to the documents examined by me, (B) I have relied upon the information relating to (i) Lineage on the basis of the revenue records made available and certain information provided to me by my clients, (ii) there are no litigations/ claims/ applications/etc. of whatsoever nature pending in respect of the said Property before any Court, Forum, Revenue Courts and Authority, Judicial/ Quasi Judicial Officer or Authority, Arbitrator, etc. as per information provided to me by my clients, (iii) physical areas of the said Property thereof on the basis of the documents made available and information provided to me by my clients and (iv) boundaries of the said Property on the basis of documents and information provided to me by my clients.

(j) It is further clarified that since my scope of work does not include considering aspects within the domain of an architect or surveyor, I have not carried out any physical inspection of the said Property nor have commented on its zoning and development aspects, etc. thereof. Further I am not certifying the boundaries of the said Property nor am I qualified to express my opinion on physical identification of the said Property.

This Title Report is based on the provisions of the law as applicable and prevailing as on date and the facts of the matter which is derived from documents perused and information provided and as I understand them to be. My understanding is based upon and limited to the information and documents provided to me and any variance of facts or of law may cause a corresponding change in my Title Report.

(4) Any other relevant title

Not Applicable

(5) Litigations

As per the available records and as informed by my clients that there are no litigations in respect of the said Property.

Dated this 11th day of December, 2024.


Prasanna S Darade
Advocate