

# RASIKA S. KORATKAR (ADVOCATE)

**B.com, L.L.B**

Address: TRIAA Housing, City Bay, City Point Tower,  
Dhole Patil Road, Pune 411007.

Phone: 8087822202.

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,

MahaRERA

## **LEGAL TITLE REPORT**

### **THIS IS TO CERTIFY THAT,**

I have investigated title to the properties more particularly described hereunder as per the request of Triaa Skyscrapers LLP through its partners Shyamlal Patiram Goel & Ankit Shyamlal Geol and Pratham Yash Infracon, Through its partners Mr Kishor Vishwasrao Patil , Mr Jeevraj Himmatlal Vyas, Mr Babulal Poonaram Choudhary ,Mr Harish Poonaram Choudhary, limited liability partnership duly registered under the provision of the Limited Liability Partnership Act, 2008 having registered office at - Office No.401A, City Bay, City Point Tower, Sangamwadi, Pune-411001 and I have to state my opinion as follows: --

### **A] LIST OF DOCUMENTS GIVEN FOR MY PERUSAL: -**

- 1] All the 7/12 Extracts (Survey No. 297 Hissa No. 3A/1/1, 3A/1/2, 3A/1/3, 3A/2 and 3B) from 1932- till date.
- 2] All Mutation entries on 7/12 Extract.
- 3] All registered documents such as – Sale-Deed, DA/POA, Release Deed and Confirmation Deed.
- 4] Consent Terms filed in Civil Suit 1479/2015.
- 5] Court order by District Court in civil suit 1479/2015.
- 6] Supreme Court order of SLP – 5744/2021.

### **B] DESCRIPTION OF THE PROPERTIES: -**

- 1] ALL THAT piece and parcel of land bearing Survey No.297, Hissa No.3A/1/1 admeasuring an area 01 Hectare 60 Ares + Pot Kharaba admeasuring 00 Hectare 02



Ares totally admeasuring an area 01 Hectare 62 Ares assessed at 05 Rs. 31 Paise situated, lying and being at revenue Village-Lohegaon, Taluka-Haveli, District-Pune within the limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as follows: -



ON OR TOWARDS

East : land belonging to M/s. Pratham Yash  
Infracon out of Survey No.297, Hissa  
No.3A/1/2

South : land belonging to Pratham Yash Infracon  
out of Survey No.297, Hissa No.3A/1/3 and 3A/2.

WEST: land belonging to Mr. Dale and others out of Survey No.297/2

North : 15 Mtrs. R.P. Road and 30 Mtrs. D.P. Road.

**[Hereinafter referred to as “the said property No.1”]**

2] ALL THAT piece and parcel of Land bearing **Survey No.297, Hissa No.3A/1/3** admeasuring an area 00 Hectare 56.90 Ares assessed at 1 Rs. 31 Paise situated, lying and being at revenue Village-Lohagaon, Taluka-Haveli, District-Pune within the limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as follows :-

ON OR TOWARDS

East : Land belonging to Mr. Santosh Khandve out of  
Survey No. 296, Hissa No. 1.

South : land belonging to Pratham Yash Infracon  
out of Survey No.297, Hissa No.3B.

WEST:land belonging to Pratham Yash Infracon  
out of Survey No.297, Hissa No.3A/2.

North : land belonging to Pratham Yash Infracon  
out of Survey No.297, Hissa No.3A/1/1 and 3A/1/2.

**[Hereinafter referred to as “the said property No.2”]**

3] ALL THAT piece and parcel of Land bearing **Survey No.297, Hissa No.3A/2** admeasuring an area 00 Hectare 45 Ares + Pot Kharaba admeasuring 00 Hectare 12 Ares totally admeasuring an area 00 Hectare 57 Ares assessed at 01 Rs. 31 Paise situated, lying and being at revenue Village-Lohagaon, Taluka-Haveli, District-Pune within the limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as follows :-

ON OR TOWARDS

East : land belonging to M/s. Pratham Yash  
Infracon out of Survey No.297, Hissa  
No.3A/1/3

South : land belonging to M/s. Pratham Yash  
Infracon out of Survey No.297, Hissa  
No.3B

WEST : land out of Survey No.297, Hissa No.1

North : land belonging to M/s. Pratham Yash  
Infracon out of Survey No.297, Hissa  
No.3A/1/1 and Hissa No. 3A/1/2.

**[Hereinafter referred to as “the said property No.3”]**

4] ALL THAT piece and parcel of land bearing **Survey No.297, Hissa No.3B** admeasuring an area 00 Hectare 89.5 Ares + Pot Kharaba admeasuring 00 Hectare 24.6 Ares totally admeasuring an area 01 Hectare 14.1 Ares assessed at 02 Rs. 75 Paise Paise situated, lying and being at revenue Village-Lohagaon, Taluka-Haveli, District-Pune within the limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as follows :-

ON OR TOWARDS

East : land belonging to Mr. Khandve out of  
Survey No.296, Hissa No.1.

South : land belonging to Skyways Sereno Residential  
Complex out of Survey No.297, Hissa No.1.

WEST: land out of Survey No.297, Hissa No.1.

North : land belonging to M/s. Pratham Yash  
Infracon out of Survey No.297, Hissa  
No.3A/1/3 and Hissa No. 3A/2.

**[Hereinafter referred to as “the said property No.4”]**

5] ALL THAT piece and parcel of land bearing **Survey No.297, Hissa No.3A/1/2** totally admeasuring an area 01 Hectare 60 Ares + Pot Kharaba admeasuring 00 Hectare 02 Ares totally admeasuring an area 01 Hectare 62 Ares assessed at 05 Rs. 31 Paise situated, lying and being at revenue Village-Lohagaon, Taluka-Haveli, District-Pune within the limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as follows :-

**ON OR TOWARDS**

East : land belonging to Mr. Santosh Khandve out of Survey No.296, Hissa No.1.

South : land belonging to M/s. Pratham Yash Infracon out of Survey No.297, Hissa No.3A/1/3.

WEST: land belonging to M/s. Pratham Yash Infracon and Bharat Pawar and others out of Survey No.297, Hissa No.3A/1/1.

North : 15 Mtrs. R.P. Road and 30 Mtrs. D.P. Road.

**[Hereinafter referred to as "the said property No.5"]**

**[Hereinafter collectively referred to as "the said properties"]**

**C] DETAILS OF LAND OWNERS:**

**Pratham Yash Infracon**

**D] DETAILS OF LAND DEVELOPER:**

**TRIAA Skyscrapers LLP**



**Encl Annexure.....**

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

**FLOW OF THE TITLE OF THE SAID PLOT.**

**C] BRIEF HISTORY OF ACQUISITION OF TITLE OF THE SAID PROPERTIES:**

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**I] Survey No. 297/3A/1/1**

- 1] The said land was earlier owned by Mr. Ramu Mahadu Pawar who became entitled to the same by virtue of partition between him and his brother Mr. Laxman Mahadu Pawar as witnessed by Mutation Entry No. 7025.
- 2] It appears from Mutation Entry No. 9094 that Mr. Ramu Mahadu Pawar expired leaving behind him son (i)Sopana, legal heirs of predeceased son (ii) Bhiku- Baban, Sitaram, Hirabai Landge, daughters-(iii) Kamlabai Baburao Khandve, (iv) Phulabai Govind Khandve (v) Ratan Ram Khandve, (vi) Tarabai Narayan Jagtap and widow (vii) Chinkabai Rambhau Pawar as his only surviving legal heirs.
- 3] It appears from Mutation Entry No. 12980 that, 1/3<sup>rd</sup> share each was recorded in the names of (i)Sopana, (ii)Baban, (ii)Sitaram and (iv)Chinkabai respectively. The names of -(i) Kamlabai Baburao Khandve, (ii) Phulabai Govind Khandve (iii) Ratan Ram Khandve, (iv) Tarabai Narayan Jagtap were recorded in the other rights column.
- 4] It appears from Mutation Entry No.14716 that, Sopana expired leaving behind him widow-Vithabai, sons Balasaheb and Rohidas and daughters Yashoda Lokhande and Ashabai Bhandare.
- 5] By Sale Deed, dated-13/11/1995 registered at Sr. No. 583/1995, Haveli No.8 that, Mr. Baban Bhiku Pawar and Mr. Sitaram Bhiku Pawar through their power of attorney holder Mr. Arun Sampatrao Patil with the consent of Smt. Chinkabai Rambhau Pawar, Smt. Vithabai Sopan Pawar, Balasaheb Sopan Pawar, Rohidas Sopan Pawar, Yashoda Lokhande and Ashabai Bhandare all through their power of attorney holder Mr. Arun Sampatrao Patil sold land admeasuring 56.9 Ares out of 297/3A/1/3 to Atul Jayprakash Goel. Thereafter by Confirmation Deed, dated-22/12/1999 registered at Sr. No. 5722/1999, Haveli No.8, Mr. Baban Bhiku Pawar, Mrs. Sindhu Baban Pawar, Mr. Deviram Baban Pawar, Mr. Sitaram Bhiku Pawar and Mrs. Shobha Sitaram Pawar confirmed the sale deed, dated-13/11/1995.



- 6] By Sale Deed, dated-13/11/1995 registered at Sr. No. 582/1995, Haveli No.8 read with Correction Deed, dated-09/02/2005 reregistered at Sr. No. 1188/2005 that, Smt. Chinkabai Pawar, Ratan Khandve, Tarabai Jagtap through their power of attorney holder Mr. Arun Sampatrao Patil with the consent of Mr. Baban Bhiku Pawar, Mr. Sitaram Bhiku Pawar, Smt. Vithabai Sopan Pawar, Balasaheb Sopan Pawar, Rohidas Sopan Pawar, Yashoda Lokhande, Ashabai Bhandare, Smt. Hirabai Landge, Kamlabai Khandve and Phulabai Khandve all through their power of attorney holder Mr. Arun Sampatrao Patil sold land admeasuring 54 Ares out of 297/3A/1/1 to M/s. Goel Estate. Thereafter by Confirmation Deed, dated-05/09/2000 registered at Sr. No. 5063/2000, Haveli No.8, Smt. Chinkabai Pawar, Ratan Khandve, Tarabai Jagtap confirmed the Sale Deed, dated-13/11/1995. Thereafter name of M/s. Goel Estate was recorded on 7/12 extract by mutation no. 23738.
- 7] On expiry of Smt. Kamlabai Baburao Khandve, the names of her legal heirs Abaji Baburao Khandve, Bhamabai Mahadu Choudhary, Yamunabai Nivrutti Dhage, Sumanbai Vitthal Kurhe and Sheelabai Suresh Thakur were entered to the record of rights by mutation no. 34295. The said Abaji Khandve and others by Sale Deed, dated-18/07/2011 registered at Sr. No. 8456/2011, Haveli No.8 sold their share of land admeasuring 578 sq. mtrs. out of Survey No. 297/3A/1/1 to M/s. Goel Estate. Thereafter name of M/s. Goel Estate was recorded on 7/12 extract by mutation no. 35218.
- 8] On expiry of Phulabai Govind Khandve the names of her legal heirs Somnath Govind Khandve, Nagnath Govind Khandve, Ranjana Maruti Waghaskar, Anjana Vishnu Moze, Kanta Maruti Thakur, Kamal Maruti Varghade and Chandrabhaga Chandrakant Tingare were entered into the record of rights by mutation no. 38713. The names of Ranjana Maruti Waghaskar, Anjana Vishnu Moze, Kanta Maruti Thakur, Kamal Maruti Varghade and Chandrabhaga Chandrakant Tingare were deleted from the record of rights by virtue of release in favour of Somnath Khandve and Nagnath Khandve, having release deed dated- 07/12/2012 registered at Sr. No. 12343/2012, Haveli No. 8 and thereafter recorded on 7/12 extract by mutation no. 41217.
- 9] Smt. Vithabai Sopana Pawar, Mr. Rohidas Sopan Pawar, Smt. Laxmibai Balasaheb Pawar, Mr. Bharat Balasaheb Pawar, Mr. Somnath Khandve and Mr. Nagnath Khandve and others filed a Regular Civil Suit No. 1479/2015 for partition. Consent Terms have been entered in the said suit on 13/8/2021 and Final Order has been done by Honorable Supreme Court dated 24/01/2022 in SLP No.-5744/2021, whereby it has been agreed that, the area in the land bearing Survey No.297/3A/1/1 shall be distributed as under :-

Survey Nos.	Names	Hectare =Area
297/3A/1/1	Laxmibai Balasaheb Pawar And Bharat Balasaheb Pawar	00 Hectare 85 Ares
297/3A/1/1	Somnath Govind Khandve	00 Hectare 18 Ares



297/3A/1/1	Nagnath Govind Khandve	00 Hectare 12 Ares
297/3A/1/1	Goel Estate- Jayprakash Sitaram Goel	00 Hectare 47 Ares

- 10] Meanwhile by Sale Deed, dated-27/09/2021 registered at Sr. No. 12434/2021, Haveli No.1 Pratham Yash Infracon alongwith Mr. Mahendra Namdeo Gujar, Sharada Shrikant Deshpande, Shrikant Mitharam Deshpande, Bhudur Milind Arvind, Yogesh Madhukar Bhavsar and Ganesh Nandkumar Choudhary purchased land admeasuring 59.78 Ares out of **Survey No. 297 Hissa No. 3A/1/1** from Goel Estate. However, as per the consent terms filed in the Regular Civil Suit No. 1479/2015, area admeasuring 47 Ares was allotted to Goel Estate and Pratham Yash Infracon and others having stepped in the shoes of Goel Estate became entitled to the land admeasuring 47 Ares.
- 11] Laxmibai Balasaheb Pawar and Bharat Balasaheb Pawar by Development Agreement and Power of Attorney, both dated- 11/12/2022 granted and entrusted the development rights of their share of land admeasuring 85 Ares to and in favour of Pratham Yash Infracon. The said Development Agreement and Power of Attorney, both dated 11/12/2022 have been registered in the office of Sub-Registrar Haveli No. 23 at Sr. Nos. 27255/20222 and 27256/2022 respectively.
- 12] Somnath Khandve and others by Development Agreement and Power of Attorney, both dated- 11/12/2022 granted and entrusted the development rights of his share of land admeasuring 18 Ares to and in favour of Pratham Yash Infracon. The said Development Agreement and Power of Attorney, both dated 11/12/2022 have been registered in the office of Sub-Registrar Haveli No.23 at Sr. Nos. 27259/20222 and 27260/2022 respectively.
- 13] Nagnath Khandve by Development Agreement and Power of Attorney, both dated- 11/12/2022 granted and entrusted the development rights of his share of land admeasuring 12 Ares to and in favour of Pratham Yash Infracon. The said Development Agreement and Power of Attorney, both dated 11/12/2022 have been registered in the office of Sub-Registrar Haveli No. 23 at Sr. Nos. 27257/2022 and 27258/2022 respectively.
- 14] Mr. Mahendra Namdeo Gujar, Sharada Shrikant Deshpande, Shrikant Mitharam Deshpande, Bhudur Milind Arvind, Yogesh Madhukar Bhavsar and Ganesh Nandkumar Choudhary by Development Agreement and Power of Attorney, both dated-09/12/2022 granted and entrusted the development rights of their share of land admeasuring 6.16 Ares to and in favour of Pratham Yash Infracon. The said Development Agreement and Power of Attorney, both dated 11/12/2022 have been registered in the office of Sub-Registrar Haveli No. 1 at Sr. Nos. 24003/2022 and 24004/2022 respectively.
- 15] Pratham Yash Infracon by Development Agreement and Power of Attorney, both dated 29/03/2024 have granted and entrusted the development rights of their share of land



admeasuring 00 Hectare and 85 Ares to and in favour of Triaa Skyscrapers LLP. The said Development Agreement and Power of Attorney, both dated 29/03/2024 have been registered in the office of Sub-Registrar Haveli No. 8 at Sr. Nos. 6909/2024 and 6910/2024 respectively.

Pratham Yash Infracon by Development Agreement and Power of Attorney, both dated- 29/03/2024 have granted and entrusted the development rights of their share of land admeasuring 00 Hectare and 36.16 Ares to and in favour of Triaa Skyscrapers LLP. The said Development Agreement and Power of Attorney, both dated 29/03/2024 have been registered in the office of Sub-Registrar Haveli No. 8 at Sr. Nos. 6912/2024 and 6913/2024 respectively.

Pratham Yash Infracon by Development Agreement and Power of Attorney, both dated- 29/03/2024 have granted and entrusted the development rights of their share of land admeasuring 00 Hectare and 40.84 Ares to and in favour of Triaa Skyscrapers LLP. The said Development Agreement and Power of Attorney, both dated 29/03/2024 have been registered in the office of Sub-Registrar Haveli No. 8 at Sr. Nos. 6914/2024 and 6915/2024 respectively.

**II] SURVEY NO. 297/3A/1/3**

- 1] The said land was earlier owned by Mr. Ramu Mahadu Pawar who became entitled to the same by virtue of partition between him and his brother Mr. Laxman Mahadu Pawar as witnessed by Mutation Entry No 7025.
- 2] It appears from Mutation Entry No. 9094 that Mr. Ramu Mahadu Pawar expired leaving behind him son (i)Sopana, legal heirs of predeceased son (ii) Bhiku- Baban, Sitaram, Hirabai Landge, daughters-(iii) Kamlabai Baburao Khandve, (iv) Phulabai Govind Khandve (v) Ratan Ram Khandve, (vi) Tarabai Narayan Jagtap and widow (vii) Chinkabai Rambhau Pawar as his only surviving legal heirs.
- 3] It appears from Mutation Entry No. 12980 that, 1/3<sup>rd</sup> share each was recorded in the names of (i)Sopana, (ii)Baban, (ii)Sitaram and (iv)Chinkabai respectively. The names of -(i) Kamlabai Baburao Khandve, (ii) Phulabai Govind Khandve (iii) Ratan Ram Khandve, (iv) Tarabai Narayan Jagtap were recorded in the other rights column.
- 4] It appears from Mutation Entry No.14716 that, Sopana expired leaving behind him widow-Vithabai, sons Balasaheb and Rohidas and daughters Yashoda Lokhande and Ashabai Bhandare.
- 5] By Sale Deed, dated-13/11/1995 registered at Sr. No. 583/1995, Haveli No.8 that, Mr. Baban Bhiku Pawar and Mr. Sitaram Bhiku Pawar through their power of attorney holder Mr. Arun Sampatrao Patil with the consent of Smt. Chinkabai Rambhau Pawar, Smt. Vithabai Sopan Pawar, Balasaheb Sopan Pawar, Rohidas Sopan Pawar, Yashoda Lokhande and Ashabai Bhandare all through their power of attorney holder Mr. Arun Sampatrao Patil sold land admeasuring 56.9 Ares out of 297/3A/1/3 to Atul Jayprakash



Goel. Thereafter name of Atul Jayprakash Goel was entered in the 7/12 Extract through mutation entry no. 19501. Thereafter by Confirmation Deed, dated-22/12/1999 registered at Sr. No. 5722/1999, Haveli No.8, Mr. Baban Bhiku Pawar, Mrs. Sindhu Baban Pawar, Mr. Deviram Baban Pawar, Mr. Sitaram Bhiku Pawar and Mrs. Shobha Sitaram Pawar confirmed the sale deed, dated-13/11/1995.

- 6] On expiry of Phulabai Govind Khandve the names of her legal heirs Somnath Govind Khandve, Nagnath Govind Khandve, Ranjana Maruti Waghaskar, Anjana Vishnu Moze, Kanta Maruti Thakur, Kamal Maruti Varghade and Chandrabhaga Chandrakant Tingare were entered into the record of rights by mutation no. 38713. The names of Ranjana Maruti Waghaskar, Anjana Vishnu Moze, Kanta Maruti Thakur, Kamal Maruti Varghade and Chandrabhaga Chandrakant Tingare were deleted from the record of rights by virtue of release in favour of Somnath Khandve and Nagnath Khandve, having release deed dated- 07/12/2012 registered at Sr. No. 12343/2012, Haveli No. 8 and thereafter recorded on 7/12 extract by mutation no. 41217.
- 7] Smt. Vithabai Sopana Pawar, Mr. Rohidas Sopan Pawar, Smt. Laxmibai Balasaheb Pawar, Mr. Bharat Balasaheb Pawar, Mr. Somnath Khandve and Mr. Nagnath Khandve and others filed a Regular Civil Suit No. 1479/2015 for partition. Consent Terms have been entered in the said suit on 13/8/2021 and Final Order has been done by Honorable Supreme Court dated 24/01/2022 in SLP No.-5744/2021, whereby it has been agreed that, the said land bearing Survey No.297/3A/1/3 admeasuring 56.9 Ares is allotted to the sole and exclusive share of Mr. Atul Jayprakash Goel. Thereafter land admeasuring 56.90 Ares have been allotted to Mr. Atul Jayprakash Goel as per the court oeder through Mutation entry no. 53926.
- 8] Meanwhile by Sale Deed, dated-27/09/2021 registered at Sr. No. 12434/2021, Haveli No.1 Pratham Yash Infracon along with Mr. Mahendra Namdeo Gujar, Sharada Shrikant Deshpande, Shrikant Mitharam Deshpande, Bhudur Milind Arvind, Yogesh Madhukar Bhavsar and Ganesh Nandkumar Choudhary purchased land admeasuring 56.9 Ares bearing Survey No. 297 Hissa No. 3A/1/3 from Mr. Atul Jayprakash Goel. There after the names of purchasers have been recorded on 7/12 extract through mutation entry no. 52254.
- 9] Mr. Mahendra Namdeo Gujar, Sharada Shrikant Deshpande, Shrikant Mitharam Deshpande, Bhudur Milind Arvind, Yogesh Madhukar Bhavsar and Ganesh Nandkumar Choudhary by Development Agreement and Power of Attorney, both dated 09/12/2022 have granted and entrusted the development rights of their share of land admeasuring 02 Ares to and in favour of Pratham Yash Infracon. The said Development Agreement and Power of Attorney, both dated 09/12/2022 have been registered in the office of Sub-Registrar Haveli No. 1 at Sr. Nos. 24003/2022 and 24004/2022 respectively.
- 10] Pratham Yash Infracon by Development Agreement and Power of Attorney, both dated- 29/03/2024 have granted and entrusted the development rights of their share of land



admeasuring 00 Hectare and 5.86 Ares to and in favour of Triaa Skyscrapers LLP. The said Development Agreement and Power of Attorney, both dated 29/03/2024 have been registered in the office of Sub-Registrar Haveli No. 8 at Sr. Nos. 6912/2024 and 6913/2024 respectively.

Pratham Yash Infracon by Development Agreement and Power of Attorney, both dated-29/03/2024 have granted and entrusted the development rights of their share of land admeasuring 00 Hectare and 51.04 Ares to and in favour of Triaa Skyscrapers LLP. The said Development Agreement and Power of Attorney, both dated 29/03/2024 have been registered in the office of Sub-Registrar Haveli No. 8 at Sr. Nos. 6914/2024 and 6915/2024 respectively.

### III] SURVEY NO. 297/3A/2

- 1] The said land was earlier owned by Mr. Ramu Mahadu Pawar who became entitled to the same by virtue of partition between him and his brother Mr. Laxman Mahadu Pawar as witnessed by Mutation Entry No. 7025. Thereafter Mr. Ramu Mahadu Pawar sold his share of land admeasuring 57 Ares to Mr. Laxman Madhu Pawar by sale deed dated 23/04/1963 and the name of Mr. Laxman Madhu Pawar was recorded on the 7/12 extract through mutation entry no. 4452.
- 2] It appears from Mutation Entry no.9238 that, Mr. Laxman Mahadu Pawar expired intestate on 27/02/1976 leaving behind him six sons viz. Anna, Kalu, Kisan, Nivrutti, Raghunath, Narayan, legal heirs of late son Namdeo viz. daughter in law-Smt. Vatsala Namdeo Pawar, grand daughters –Shobha and Lata and four married daughters-Smt. Kamlabai Shankar Kakade, Smt. Bhamabai Tukaram Kakade, Smt. Kamal Ramdas Thorve and Smt. Vimal Jangal Lande as his only surviving legal heirs and representatives.
- 3] It is seen from Mutation Entry No.18991 that, Mr. Anna Laxman Pawar expired intestate on 09/04/1994 leaving behind him widow-Smt. Kausalya Anna Pawar, son-Mr. Rajendra Anna Pawar and four daughters- Mrs. Baby Pralhad Waghire, Mrs. Rohini Kailas Khandave, Mrs. Sangeeta Sharad Khandve and Kumari. Vijaya Anna Pawar as his only surviving legal heirs and representatives.
- 4] By Sale-Deed, dated-25/01/2011 [i]Smt. Kamlabai Shankar Kakade, [ii]Mrs. Bhamabai Tukaram Kakade and [iii]Mrs. Vimal Jangal Lande alias Mrs. Vimal Rambhau Landage with the consent of [i]Mr. Amit Rambhau Landage and [ii]Mr. Amit Jeevandas Adalkha sold and conveyed the land admeasuring 1.95 Ares out of Survey No.297, Hissa No.3A/2 to M/s. Goel Estate, a partnership firm. The said Sale-Deed, dated-25/01/2011 has been registered in the office of Sub-Registrar Haveli No.10 at Sr. No.960/2011 on 21/01/2011. There after the name of M/S. Goel Estate was recorded on 7/12 extract by mutation entry no. 35220.



- 5] By Sale-Deed, dated-04/09/2012 registered in the office of Sub-Registrar Haveli No.8 at Sr. No. 9560/2012 Smt. Sarubai Kisan Pawar along with her family members sold land admeasuring 07 Ares out of Survey No. 297/3A/2 to Mr. Somnath Govind Khandve. By Sale-Deed, dated-18/03/2015 registered in the office of Sub-Registrar Haveli No.26 at Sr. No. 2677/2015 Mr. Somnath Govind Khandve sold the said land to M/s. Sai Developers. Thereafter by Sale Deed, dated-27/02/2016 registered in the office of Sub-Registrar Haveli No.8 at Sr. No.2263/2016 M/s. Sai Developers sold the land to Mr. Mayur Somnath Khandve. Application has been made to the Tehsildar Office, Haveli on 08/06/2023 so as to enter the name of Mayur Somnath Khandve in 7/12 extract for land admeasuring 07 Ares.
- 6] By Sale-Deed, dated-05/09/2014 registered in the office of Sub-Registrar Haveli No.8 at Sr. No. 8734/2014 Mr. Nivrutti Laxman Pawar along with his wife and children sold land admeasuring 08 Ares out of Survey No. 297/3A/2 to Mr. Somnath Govind Khandve. There after the name of Mr. Somnath Govind Khandve have been recorded on 7/12 extract by mutation no. 52410.
- 7] By Sale Deed, dated-27/09/2021 registered in the office of Sub-Registrar Haveli No.1 at Sr. No. 12434/2021 Mr. Atul Jaiprakash Goel and M/s. Goel Estate sold land admeasuring 00 Hectare 1.95 Ares out of Survey No. 297/3A/2 to Pratham Yash Infracon and Mr. Mahendra Namdeo Gujar, Sharada Shrikant Deshpande, Shrikant Mitharam Deshpande, Bhudur Milind Arvind, Yogesh Madhukar Bhavsar and Ganesh Nandkumar Choudhary. There after the name of Pratham Yash Infracon and others have been recorded on 7/12 extract by mutation no. 52254
- 8] By Sale Deed, dated 23/09/2022 Mrs. Mangal Narayan Pawar, Sachin Narayan Pawar, Sudhir Narayan Pawar, Ku. Aarvi Sachin Pawar, Mrs. Pooja Sudhir Pawar, Mast. Aarav Sudhir Pawar and Mrs. Reshma Tanaji Choudhary sold and conveyed land admeasuring 24.50 Ares out of Survey No. 297/3A/2 to and in favour of Pratham Yash Infracon. The said Sale Deed, dated- 23/09/2022 has been registered in the office of Sub-Registrar Haveli No. 1 at Sr. No.19098/2022.
- 9] By Development Agreement and Power of Attorney, both dated 11/12/2022 Mr. Somnath Khandve granted and entrusted the development rights of his share of land admeasuring 8 Ares to and in favour of Pratham Yash Infracon. The said Development Agreement and Power of Attorney, both dated 11/12/2022 have been registered in the office of Sub-Registrar Haveli No.23 at Sr. Nos.27259/2022 and 27260/2022 respectively.

10]

By Development Agreement and Power of Attorney, both dated 09/12/2022 Mr. Mahendra Namdeo Gujar, Sharada Shrikant Deshpande, Shrikant Mitharam Deshpande, Bhudur Milind Arvind, Yogesh Madhukar Bhavsar and Ganesh



Nandkumar Choudhary granted and entrusted the development rights of their share of land admeasuring 0.2 Ares to and in favour of Pratham Yash Infracon. The said Development Agreement and Power of Attorney, both dated 09/12/2022 have been registered in the office of Sub-Registrar Haveli No.1 at Sr. Nos. 24003/2022 and 24004/2022 respectively.

15] By Power of Attorney dated 11/12/2022, Mr. Mayur Somnath Khandve have granted and entrusted the development rights of his share of land admeasuring 7 Ares to and in favour of Pratham Yash Infracon. The said Power of Attorney dated 11/12/2022 have been registered in the office of Sub-Registrar Haveli No. 23 at Sr. Nos.27260/2022. The Development Agreement of this land admeasuring 7 Ares will be done as soon as the land of 7 Ares will be recorded in name of Mr. Mayur Somnath Khandve.

11] Pratham Yash Infracon by Development Agreement and Power of Attorney, both dated-29/03/2024 have granted and entrusted the development rights of their share of land admeasuring 00 Hectare and 8.20 Ares to and in favour of Triaa Skyscrapers LLP. The said Development Agreement and Power of Attorney, both dated 29/03/2024 have been registered in the office of Sub-Registrar Haveli No. 8 at Sr. Nos. 6912/2024 and 6913/2024 respectively.

Pratham Yash Infracon by Development Agreement and Power of Attorney, both dated-29/03/2024 have granted and entrusted the development rights of their share of land admeasuring 00 Hectare and 26.25 Ares to and in favour of Triaa Skyscrapers LLP. The said Development Agreement and Power of Attorney, both dated 29/03/2024 have been registered in the office of Sub-Registrar Haveli No. 8 at Sr. Nos. 6914/2024 and 6915/2024 respectively.

#### IV] Survey No. 297/3B

1] The said land was earlier owned by Mr. Ramu Mahadu Pawar who became entitled to the same by virtue of partition between him and his brother Mr. Laxman Mahadu Pawar as witnessed by Mutation Entry No. 7025.

2] It appears from Mutation Entry no.9238 that, Mr. Laxman Mahadu Pawar expired intestate on 27/02/1976 leaving behind him six sons viz. Anna, Kalu, Kisan, Nivrutti,Raghunath, Narayan, legal heirs of late son Namdeo viz.daughter in law-Smt. Vatsala Namdeo Pawar, grand-daughters –Shobha and Lata and four married daughters- Smt. Kamlabai Shankar Kakade, Smt. Bhamabai Tukaram Kakade, Smt. Kamal Ramdas Thorve and Smt. Vimal Jangal Lande as his only surviving legal heirs and representatives.

3] It is seen from Mutation Entry No.18991 that, Mr. Anna Laxman Pawar expired intestate on 09/04/1994 leaving behind him widow-Smt. Kausalya Anna Pawar, son-



Mr. Rajendra Anna Pawar and four daughters- Mrs. Baby Pralhad Waghire, Mrs. Rohini Kailas Khandave, Mrs. Sangeeta Sharad Khandve and Kumari. Vijaya Anna Pawar as his only surviving legal heirs and representatives.

- 4] By Sale-Deed, dated-10/11/1995 [1]Smt. Kauslyabai Annasaheb Pawar and [2]Mr. Rajendra Annasaheb Pawar with the consent of [i]Mr. Kalu Laxman Pawar, [ii]Mr. Kisan Laxman Pawar, [iii] Mr. Nivrutti Laxman Pawar, [iv] Mr. Narayan Laxman Pawar, [v]Mr. Raghunath Laxman Pawar, [vi] Smt. Vatsalabai Namdeo Pawar, [vii]Mrs. Sadhana Gopichand Khandave, [viii]Mrs. Shobha Balasaheb Khandave, [ix]Smt. Kamlabai Shankar Kakade, [x]Smt. Bhamabai Tukaram Kakade, [xi]Smt. Kamal Ramdas Thorve and [xii]Smt. Vimal Jangal Lande, all through their Constituted Attorney-Mr. Arjun Sampatrao Patil sold and conveyed the land admeasuring 30 Ares out of Survey No.297, Hissa No.3B to Mr. Umesh Sitaram Goel. The said Sale-Deed, dated-10/11/1995 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.5432/1995 on the same day. Smt. Kauslyabai Annasaheb Pawar, Baby Pralhad Waghire, Rohini Kailas Khandve, Sangeeta Sharad Khandve, Vijaya Vishwas Padwal by confirmation deed, dated-27/09/2005 which has been registered in the office of Sub-Registrar Haveli No.7 at Sr. No.8264/2005 confirmed the said sale deed. There after the name of Mr. Umesh Goel was recorded on 7/12 extract by mutation entry no. 21173.
- 5] By Sale-Deed, dated-11/12/1995 Mr. Raghunath Laxman Pawar, Mr. Janardhan Raghunath Pawar and Master Dnyaneshwar Raghunath Pawar through his natural and legal guardian father Mr. Raghunath Laxman Pawar with the consent of [i]Mr. Kalu Laxman Pawar, [ii]Mr. Kisan Laxman Pawar, [iii] Mr. Nivrutti Laxman Pawar, [iv] Mr. Narayan Laxman Pawar, [v]Smt. Kauslyabai Annasaheb Pawar, [vi]Mr. Rajendra Annasaheb Pawar [vii]Smt. Vatsalabai Namdeo Pawar, [viii]Mrs. Sadhana Gopichand Khandave, [ix]Mrs. Shobha Balasaheb Khandave, [x]Smt. Kamlabai Shankar Kakade, [xi]Smt. Bhamabai Tukaram Kakade, [xii]Smt. Kamal Ramdas Thorve and [xiii]Smt. Vimal Jangal Lande, all through their Constituted Attorney-Mr. Arjun Sampatrao Patil sold and conveyed the land admeasuring 60 Ares out of Survey No.297, Hissa No.3B to Mr. Jaiprakash Sitaram Goel. The said Sale-Deed, dated-11/12/1995 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.3254/1996. By Deed of Confirmation, dated-07/12/1999 Mr. Raghunath Laxman Pawar, Mr. Janardhan Raghunath Pawar, Mr. Dnyaneshwar Raghunath Pawar and Mrs. Nanda Balasaheb Khandave confirmed the said Sale-Deed-11/12/1995. The said Deed of Confirmation, dated-07/12/1999 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.5365/1999 on the same day. There after the name of Mr. Jaiprakash Sitaram Goel was recorded on 7/12 extract by mutation entry no. 19496.
- 6] By Sale-Deed, dated-25/01/2011 [i]Smt. Kamlabai Shankar Kakade, [ii]Mrs. Bhamabai Tukaram Kakade and [iii]Mrs. Vimal Jangal Lande alias Mrs. Vimal Rambhau Landage with the consent of [i]Mr. Amit Rambhau Landage and [ii]Mr. Amit Jeevandas Adalkha sold and conveyed the land admeasuring 31.11 Ares out of Survey No.297, Hissa No.3B to M/s. Goel Estate, a partnership firm. The said Sale-Deed, dated-25/01/2011 has been



registered in the office of Sub-Registrar Haveli No.10 at Sr. No.960/2011 on 31/01/2011. There after the name of M/S Goel Estate was recorded on 7/12 extract by mutation entry no. 35220 for land admeasuring 24.10 Ares as only land admeasuring 24.10 Ares was available as on 7/12 extract.

- 7] By Sale-Deed, dated-04/09/2012 registered in the office of Sub-Registrar Haveli No.8 at Sr. No. 9560/2012 Smt. Sarubai Kisan Pawar along with her family members sold land admeasuring 11 Ares out of Survey No. 297/3B to Mr. Somnath Govind Khandve. By Sale-Deed, dated-18/03/2015 registered in the office of Sub-Registrar Haveli No.26 at Sr. No. 2677/2015 Mr. Somnath Govind Khandve sold the said land to M/s. Sai Developers. Thereafter by Sale Deed, dated-27/02/2016 registered in the office of Sub-Registrar Haveli No.8 at Sr. No.2263/2016 M/s. Sai Developers sold the land to Mr. Mayur Somnath Khandve. Thereafter the name of Mr. Mayur Somnath Khandve was recorded on 7/12 extract for land admeasuring 10.50 Ares through mutation no. 46584, as only land admeasuring 10.50 Ares was available on 7/12 extract.
- 8] By Sale-Deed, dated-05/09/2014 registered in the office of Sub-Registrar Haveli No.8 at Sr. No. 8734/2014 Mr. Nivrutti Laxman Pawar alongwith his wife and children sold land admeasuring 10.5 Ares out of Survey No. 297/3B to Mr. Somnath Govind Khandve. By Sale-Deed, dated-23/03/2015 registered in the office of Sub-Registrar Haveli No.26 at Sr. No. 2679/2015 Mr. Somnath Govind Khandve sold the said land to M/s. Sai Developers. Thereafter by Cancellation Deed dated-16/03/2016 registered in the office of Sub-Registrar Haveli No.8 at Sr. No.2257/2016 M/s. Sai Developers cancelled the sale deed with Mr. Somnath Govind Khandve dated- 23/03/2015 registered in the office of Sub-Registrar Haveli No.26 at Sr. No. 2679/2015. Thereafter name of Mr. Somnath Govind Khandve was recorded on 7/12 extract for land admeasuring 1.92 Ares through mutation no. 42280 as only land admeasuring 1.92 Ares was available on 7/12 extract and the process of recording the name of Mr. Somnath Govind Khandve for balance land admeasuring 8.58 Ares on 7/12 extract is under process.
- 9] By Sale Deed, dated-27/09/2021 registered in the office of Sub-Registrar Haveli No.1 at Sr. No. 12435/2021 Mr. Jaiprakash Sitaram Goel, Mr. Anuj Umesh Goel, Mr. Ankit Umesh Goel and Mr. Subhash Sitaram Goel sold land admeasuring 00 Hectare 90 Ares out of Survey No. 297/3B to Pratham Yash Infracon. Thereafter the name of Pratham Yash Infracon was recorded on 7/12 extract through mutation no. 52058.
- 10] By Sale Deed, dated-27/09/2021 registered in the office of Sub-Registrar Haveli No.1 at Sr. No. 12434/2021 Mr. Atul Jaiprakash Goel and M/s. Goel Estate sold land admeasuring 00 Hectare 16.60 Ares out of Survey No. 297/3B to Pratham Yash Infracon and Mr. Mahendra Namdeo Gujar, Sharada Shrikant Deshpande, Shrikant Mitharam Deshpande, Bhudur Milind Arvind, Yogesh Madhukar Bhavsar and Ganesh Nandkumar Choudhary. Thereafter the name of Pratham Yash Infracon and Mr. Mahendra Namdeo Gujar, Sharada Shrikant Deshpande, Shrikant Mitharam



Deshpande, Bhudur Milind Arvind, Yogesh Madhukar Bhavsar and Ganesh Nandkumar Choudhary was recorded on 7/12 extract through mutation no. 52254.

- 11] By Sale Deed, dated-26/02/2020 registered in the office of Sub-Registrar Haveli No.11 at Sr. No. 3743/2020 M/s. Goel Estate sold land admeasuring 00 Hectare 7.41 Ares out of Survey No. 297/3B to Rah Buildcon LLP. Thereafter the name of Rah Buildcon LLP was recorded on 7/12 extract through mutation no. 52255.
- 12] By Sale Deed, dated 11/12/2022 Pratham Yash Infracon sold and conveyed land admeasuring 13 Ares out of Survey No. 297/3B to and in favour of Mr. Somnath Khandve. The said Sale Deed, dated 11/12/2022 has been registered in the office of Sub-Registrar Haveli No. 23 at Sr. No.27265/2022.
- 13] By Exchange Deed, dated 11/12/2022 Pratham Yash Infracon transferred land admeasuring 13 Ares out of Survey No. 297/3B to and in favour of Mr. Somnath Khandve in exchange of other land situated in survey no. 297/1 admeasuring 10 Ares. The said Exchange Deed, dated 11/12/2022 has been registered in the office of Sub-Registrar Haveli No. 23 at Sr. No.27261/2022.
- 14] By Development Agreement dated 28/03/2024, Mr. Somnath Khandve and others have granted and entrusted the development rights of their share of land admeasuring 26 Ares to and in favour of Pratham Yash Infracon. The said Development Agreement dated 28/03/2024 have been registered in the office of Sub-Registrar Haveli No. 1 at Sr. Nos. 5521/2024.
- 15] By another Development Agreement dated 11/12/2022 Mr.Somnath Govind Khandve, Mr. Mayur Somnath Khandve and Mr. Swapnil Somnath Khandve granted and entrusted the development rights of their share of land admeasuring 10.5 Ares and 1.92 Ares respectively to and in favour of Pratham Yash Infracon. The said Development Agreement dated 11/12/2022 have been registered in the office of Sub-Registrar Haveli No. 23 at Sr. Nos. 27259/2022.
- By another Power of Attorney dated 11/12/2022 Mr.Somnath Govind Khandve, Mr. Mayur Somnath Khandve and Mr. Swapnil Somnath Khandve granted and entrusted the development rights of their share of land admeasuring 10.5 Ares and 11 Ares respectively to and in favour of Pratham Yash Infracon. The said Power of Attorney dated 11/12/2022 have been registered in the office of Sub-Registrar Haveli No. 23 at Sr. Nos. 27260/2022.
- 16] By Development Agreement and Power of Attorney, both dated 8/12/2022 Mr. Mahendra Namdeo Gujar, Sharada Shrikant Deshpande, Shrikant Mitharam Deshpande, Bhudur Milind Arvind, Yogesh Madhukar Bhavsar and Ganesh Nandkumar Choudhary granted and entrusted the development rights of their share of



land admeasuring 1.71 Ares to and in favour of Pratham Yash Infracon. The said Development Agreement and Power of Attorney, both dated 8/12/2022 have been registered in the office of Sub-Registrar Haveli No. 1 at Sr. Nos.24003/2022 and 24004/2022 respectively.

- 17] By Development Agreement and Power of Attorney, both dated 11/02/2023 Rah Buildcon LLP granted and entrusted the development rights of its share of land admeasuring 7.5 Ares to and in favour of Pratham Yash Infracon. The said Development Agreement and Power of Attorney, both dated 11/02/2023 have been registered in the office of Sub-Registrar Haveli No. 23 at Sr. Nos. 3952/2023 and 3953/2023 respectively.
- 18] Pratham Yash Infracon by Development Agreement and Power of Attorney, both dated-29/03/2024 have granted and entrusted the development rights of their share of land admeasuring 00 Hectare and 47.63 Ares to and in favour of Triaa Skyscrapers LLP. The said Development Agreement and Power of Attorney, both dated 29/03/2024 have been registered in the office of Sub-Registrar Haveli No. 8 at Sr. Nos. 6912/2024 and 6913/2024 respectively.

Pratham Yash Infracon by Development Agreement and Power of Attorney, both dated-29/03/2024 have granted and entrusted the development rights of their share of land admeasuring 00 Hectare and 78.89 Ares to and in favour of Triaa Skyscrapers LLP. The said Development Agreement and Power of Attorney, both dated 29/03/2024 have been registered in the office of Sub-Registrar Haveli No. 8 at Sr. Nos. 6914/2024 and 6915/2024 respectively.

**V] SURVEY NO. 297/3A/1/2**

- 1] The said land was earlier owned by Mr. Ramu Mahadu Pawar who became entitled to the same by virtue of partition between him and his brother Mr. Laxman Mahadu Pawar as witnessed by Mutation Entry No. 7025.
- 2] It appears from Mutation Entry no.9238 that, Mr. Laxman Mahadu Pawar expired intestate on 27/02/1976 leaving behind him six sons viz. Anna, Kalu, Kisan, Nivrutti, Raghunath, Narayan, legal heirs of late son Namdeo viz. daughter in law-Smt. Vatsala Namdeo Pawar, granddaughters –Shobha and Lata and four married daughters-Smt. Kamlabai Shankar Kakade, Smt. Bhamabai Tukaram Kakade, Smt. Kamal Ramdas Thorve and Smt. Vimal Jangal Lande as his only surviving legal heirs and representatives.
- 3] It is seen from Mutation Entry No.18991 that, Mr. Anna Laxman Pawar expired intestate on 09/04/1994 leaving behind him widow-Smt. Kausalya Anna Pawar, son-Mr. Rajendra Anna Pawar and four daughters- Mrs. Baby Pralhad Waghire, Mrs.



Rohini Kailas Khandave, Mrs. Sangeeta Sharad Khandve and Kumari. Vijaya Anna Pawar as his only surviving legal heirs and representatives.

- 4] By Sale-Deed, dated-10/11/1995 read with Correction Deed, dated-07/12/1999[1]Smt. Vatsalabai Namdeo Pawar, [2]Mrs. Sadhana Gopichand Khandave and [3]Mrs. Shobha Balasaheb Khandave, Nos. 2 and 3 through their Constituted Attorney-Mr. Arjun Sampatrao Patil with the consent of [i]Mr. Kalu Laxman Pawar, [ii]Mr. Kisan Laxman Pawar, [iii] Mr. Nivrutti Laxman Pawar, [iv] Mr. Narayan Laxman Pawar, [v]Mr. Raghunath Laxman Pawar, [vi] Smt. Kauslyabai Annasaheb Pawar, [vii]Mr. Rajendra Annasaheb Pawar, [viii]Smt. Kamlabai Shankar Kakade, [ix]Smt. Bhamabai Tukaram Kakade, [x]Smt. Kamal Ramdas Thorve and [xi]Smt. Vimal Jangal Lande, all through their Constituted Attorney-Mr. Arjun Sampatrao Patil sold and conveyed the land admeasuring 00 Hectare 80 Ares out of Survey No.297, Hissa No.3A/1/2 to Mr. Subhash Sitaram Goel. The name of Mr. Subhash Sitaram Goel has been entered to the record of rights as the owner of the land admeasuring 80 Ares vide Mutation Entry No.21343. Further Smt. Vatsalabai Namdeo Pawar, Mrs. Sadhana Gopichand Khandve and Mrs. Shobha Balasaheb Khandve by Confirmation Deed, dated-07/12/1999 which has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.5364/1999 confirmed the sale deed.
- 5] By Sale-Deed, dated-10/11/1995 [1]Smt. Kauslyabai Annasaheb Pawar and [2]Mr. Rajendra Annasaheb Pawar with the consent of [i]Mr. Kalu Laxman Pawar, [ii]Mr. Kisan Laxman Pawar, [iii] Mr. Nivrutti Laxman Pawar, [iv] Mr. Narayan Laxman Pawar, [v]Mr. Raghunath Laxman Pawar, [vi] Smt. Vatsalabai Namdeo Pawar, [vii]Mrs. Sadhana Gopichand Khandave, [viii]Mrs. Shobha Balasaheb Khandave, [ix]Smt. Kamlabai Shankar Kakade, [x]Smt. Bhamabai Tukaram Kakade, [xi]Smt. Kamal Ramdas Thorve and [xii]Smt. Vimal Jangal Lande, all through their Constituted Attorney-Mr. Arjun Sampatrao Patil sold and conveyed the land admeasuring 30 Ares out of Survey No.297, Hissa No.3A/1/2 to Mr. Umesh Sitaram Goel. The said Sale-Deed, dated-10/11/1995 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.5432/1995 on the same day. Smt. Kauslyabai Annasaheb Pawar, Baby Pralhad Waghire, Rohini Kailas Khandve, Sangeeta Sharad Khandve, Vijaya Vishwas Padwal by confirmation deed, dated-27/09/2005 which has been registered in the office of Sub-Registrar Haveli No.7 at Sr. No.8264/2005 confirmed the said sale deed. Thereafter the name of Mr. Umesh Sitaram Goel was recorded on 7/12 extract by mutation entry no. 21173.
- 6] By Sale-Deed, dated-25/01/2011 [i]Smt. Kamlabai Shankar Kakade, [ii]Mrs. Bhamabai Tukaram Kakade and [iii]Mrs. Vimal Jangal Lande alias Mrs. Vimal Rambhau Landage with the consent of [i]Mr. Amit Rambhau Landage and [ii]Mr. Amit Jeevandas Adalkha sold and conveyed the land admeasuring 05.52 Ares out of Survey No.297, Hissa No.3A/1/2 to M/s. Goel Estate, a partnership firm. The said Sale-Deed, dated-25/01/2011 has been registered in the office of Sub-Registrar Haveli No.10 at Sr.



No.960/2011 on 31/01/2011. Thereafter the name of M/s. Goel Estate was recorded on 7/12 extract by mutation entry no. 35220.

- 7] By Sale-Deed, dated-04/09/2012 registered in the office of Sub-Registrar Haveli No.8 at Sr. No. 9560/2012 Smt. Sarubai Kisan Pawar along with her family members sold land admeasuring 22 Ares out of Survey No. 297/3A/1/2 to Mr. Somnath Govind Khandve. By Sale-Deed, dated-18/03/2015 registered in the office of Sub-Registrar Haveli No.26 at Sr. No. 2677/2015 Mr. Somnath Govind Khandve sold the said land to M/s. Sai Developers. Thereafter by Sale Deed, dated-27/02/2016 registered in the office of Sub-Registrar Haveli No.8 at Sr. No.2263/2016 M/s. Sai Developers sold the land to Mr. Mayur Somnath Khandve. . Thereafter the name of Mr. Mayur Somnath Khandve was recorded on 7/12 extract by mutation entry no. 46584.
- 8] By Sale-Deed, dated-05/09/2014 registered in the office of Sub-Registrar Haveli No.8 at Sr. No. 8734/2014 Mr. Nivrutti Laxman Pawar along with his wife and children sold land admeasuring 22 Ares out of Survey No. 297/3A/1/2 to Mr. Somnath Govind Khandve. Thereafter name of Mr. Somnath Govind Khandve was recorded on 7/12 extract for land admeasuring 2.38 Ares through mutation no. 52410 as only land admeasuring 2.38 Ares was available on 7/12 extract and the process of recording the name of Mr. Somnath Govind Khandve for balance land admeasuring 19.62 Ares on 7/12 extract is under process.
- 9] By Sale Deed, dated-27/09/2021 registered in the office of Sub-Registrar Haveli No.1 at Sr. No. 12435/2021 Mr. Jaiprakash Sitaram Goel, Mr. Anuj Umesh Goel, Mr. Ankit Umesh Goel and Mr. Subhash Sitaram Goel sold land admeasuring 01 Hectare 10 Ares out of Survey No. 297/3A/1/2 to Pratham Yash Infracon. alongwith Mr. Mahendra Namdeo Gujar, Sharada Shrikant Deshpande, Shrikant Mitharam Deshpande, Bhudur Milind Arvind, Yogesh Madhukar Bhavsar and Ganesh Nandkumar Choudhary. Thereafter the name of Pratham Yash Infracon was recorded on 7/12 extract by mutation entry no. 52058.
- 10] By Sale Deed, dated-27/09/2021 registered in the office of Sub-Registrar Haveli No.1 at Sr. No. 12434/2021 Mr. Atul Jaiprakash Goel and M/s. Goel Estate sold land admeasuring 00 Hectare 5.52 Ares out of Survey No. 297/3A/1/2 to Pratham Yash Infracon alongwith Mr. Mahendra Namdeo Gujar, Sharada Shrikant Deshpande, Shrikant Mitharam Deshpande, Bhudur Milind Arvind, Yogesh Madhukar Bhavsar and Ganesh Nandkumar Choudhary. Thereafter the name of Pratham Yash Infracon alongwith Mr. Mahendra Namdeo Gujar, Sharada Shrikant Deshpande, Shrikant Mitharam Deshpande, Bhudur Milind Arvind, Yogesh Madhukar Bhavsar and Ganesh Nandkumar Choudhary was recorded on 7/12 extract by mutation entry no. 52254.
- 11] By Development Agreement dated 11/12/2022 Mr. Somnath Govind Khandve, Mr. Mayur Somnath Khandve and Mr. Swapnil Somnath Khandve have granted and entrusted the development rights of their share of land admeasuring 22 Ares and 2.38



Ares, total altogether 24.38 Ares to and in favour of Pratham Yash Infracon. The said Development Agreement dated 11/12/2022 have been registered in the office of Sub-Registrar Haveli No. 23 at Sr. Nos. 27259/2022 respectively.

- 12] By Power of Attorney dated 11/12/2022 Mr. Somnath Govind Khandve, Mr. Mayur Somnath Khandve and Mr. Swapnil Somnath Khandve have granted and entrusted the development rights of their share of land admeasuring 22 Ares and 22 Ares, total altogether 44 Ares to and in favor of Pratham Yash Infracon. The said Power of Attorney dated 11/12/2022 have been registered in the office of Sub-Registrar Haveli No. 23 at Sr. Nos. 27260/2022.
- 13] By Development Agreement and Power of Attorney, both dated- 08/12/2022 Mr. Mahendra Namdeo Gujar, Sharada Shrikant Deshpande, Shrikant Mitharam Deshpande, Bhudur Milind Arvind, Yogesh Madhukar Bhavsar and Ganesh Nandkumar Choudhary granted and entrusted the development rights of their share of land admeasuring 0.57 Ares to and in favour of Pratham Yash Infracon. The said Development Agreement and Power of Attorney, both dated 08/12/2022 have been registered in the office of Sub-Registrar Haveli No. 1 at Sr. Nos.24003/2022 and 24004/2022 respectively.
- 14] Pratham Yash Infracon by Development Agreement and Power of Attorney, both dated- 29/03/2024 have granted and entrusted the development rights of their share of land admeasuring 01 Hectare and 14.95 Ares to and in favour of Triaa Skyscrapers LLP. The said Development Agreement and Power of Attorney, both dated 29/03/2024 have been registered in the office of Sub-Registrar Haveli No. 8 at Sr. Nos. 6914/2024 and 6915/2024 respectively.

Pratham Yash Infracon by Development Agreement and Power of Attorney, both dated- 29/03/2024 have granted and entrusted the development rights of their share of land admeasuring 00 Hectare and 24.95 Ares to and in favour of Triaa Skyscrapers LLP. The said Development Agreement and Power of Attorney, both dated 29/03/2024 have been registered in the office of Sub-Registrar Haveli No. 8 at Sr. Nos. 6912/2024 and 6913/2024 respectively.

- D] I have caused the search of the Index-II registered maintained in the offices of Sub-Registrar Haveli and also caused the online search on the website- [www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in) for the years 1994 to 2024 bearing GRN no MH010806259202425U. From the available record I state that no documents evidencing any subsisting mortgage, charge and encumbrances were found recorded. On the basis of the same and the documents mentioned hereinabove which have been given for my perusal and subject to whatsoever stated above I am of the opinion that, **Triaa Skyscrapers LLP** through its partners Shyamlal Patiram Goel , Ankit Shyamlal Goel and **Pratham Yash Infracon**, Through its partners Mr. Kishor Vishwasrao Pati ,Mr Jeevraj Himmatlal Vyas, Mr Babulal Poonaram Choudhary ,Mr. Harish Poonaram



Choudhary is the owner of / entitled to the development rights of the said properties and the title of the said properties is clean, clear and marketable which is free from any encumbrances, charges or claims and demands of whatsoever nature.

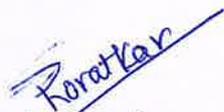
7/12 as on date of application: **Pratham Yash infracon**

Search report for 30 years for the years **1994 to 2024** taken from Sub – registrar office Haveli Pune.

Any other relevant title: **No**

Litigation if any: **No**

Date:07/11/2024

  
Rasika Koratkar  
[ADVOCATE]

