



FORMAT A

[As per Circular no. 28/2021]

Date: 22-09-2024

To,

Hon'ble MAHA RERA AUTHORITY,

Maharashtra

LEGAL TITLE REPORT

Subject:- Title clearance certificate with respect of land admeasuring area 20346 sq. mtrs of S. No. 20/9, S. no. 20/10, S. no. 20/11, S. no. 20/12, S. no. 20/13, S. no. 20/14, S. No. 20/15 & S. no. 20/16 [1+2+3], situated at Village: Mohammadwadi, Taluka: Haveli, District: Pune

Sir,

We are investigating the Title of M/s. Royal Construction Combine (India) Pvt Ltd to the said Land and the beneficial title of M/S. Ganraj Homes LLP, I have investigated title of the said Property/Said Land/s as mentioned above for the period of 30 years [1994 to 2024] after perusal of following documents which are as under:-

i. Description of the said Land/s:-

A portion admeasuring 20346 Sq. Mtrs out of all that piece and parcel of land of the contiguous block of land admeasuring 33300 sq. mtrs land bearing Survey No. 20 Hissa No. 9 to 16 [1+2+3] situate, lying and being at village: Mohammadwadi within the Registration Sub-District of Taluka Haveli, District: Pune and within the extended limits of Pune Municipal Corporation of Pune, the said contiguous block of land admeasuring 20346 sq. mtrs Pune and the same is bounded as follows, that is to say:

On or Towards the East: By Survey No. 20 Hissa No. 16 (P)

On or Towards the South: By Survey No. 18



On or Towards the West: By Survey No. 20/8
On or Towards the North: By Survey No. 20 Hissa No. 9/16 [Part]
(Hereinafter referred to as "**Said Lands/Captioned Land**")

The documents of allotment of the said Lands/captioned land:-

ii. **Documents Perused:** -

- a. 7/12 extract of Survey No. 20/9 to 20/16 [1+2+3] for the period since 1994 to 2024 alongwith concerned mutation entries
- b. Zone certificate Dated 28.01.2022
- c. Xerox copy Development Agreement Executed in Favour of M/s. Royal Construction Combine (India) Pvt Ltd Bearing Serial No. 2351/2006.
- d. Xerox copy of Power of Attorney Executed in favor of M/s. Royal Construction Combine (India) Private Limited bearing serial no. 2352/2006.
- e. Xerox Copy Development Agreement executed in favour of M/s. Royal Construction Combine (India) Pvt Ltd bearing at Sr No. 1753/2006,
- f. Xerox Copy of Power of Attorney Executed in favour of M/s. Royal Construction Combine (India) Pvt Ltd bearing at Sr no. 1754/2006,
- g. Xerox copy Development agreement executed between M/s. Royal Construction Combine (India) Private Limited and Mr. Vijay Sharma and others bearing at serial no. 3687/2006,
- h. Xerox copy of Power of attorney executed between M/s. Royal Construction Combine (India) Private Limited and Mr. Vijay Sharma and others bearing at serial no. 3688/2006,
- i. Xerox copy of Sale deed executed between M/s. Royal construction Combine (India) Private Limited and Mr. Vijay Sharma and others bearing serial no.6700/2011,

- j. Xerox copy of Power of Attorney executed between M/s. Royal construction Combine (India) Private Limited and Mr. Vijay Sharma and others bearing serial no.6702/2011,
- k. Xerox Copy Sale Deed executed between M/s. Royal Construction Combine (India) Pvt Ltd and Mr. Anant Shelar and his family members and others bearing at sr no. 4846/12,
- l. Xerox Copy Sale Deed executed between M/s. Royal Construction Combine (India) Pvt Ltd and Mr. Anant Shelar and his family members and others bearing at sr no. 4845/12,
- m. Xerox copy of the court order dated 25.06.2011 in matter special civil suit no. 987/2007,
- n. Xerox copy of the order dated 15.06.2011 in matter special civil suit no. 1065/2005,
- o. Xerox copy of the court order dated 26.08.2011 in matter tenancy appeal 6/2010,
- p. Xerox copy of the court order dated 15.07.2011 in matter Special Civil Suit no. 1/1995,
- q. Xerox copy of the papers filed in special civil suit no. 151/2008,
- r. Xerox copy of the court order dated 21.01.2009 in RTS/2/Appeal/39/2008,
- s. Xerox Copy of the Court Order date
- t. Xerox copy of orders of SDO Dated 27.12.2013 regarding permission for sale,
- u. Xerox copy of confirmation deed executed between Mahanubhav Balkrushna Govindraaj and M/s. Royal Construction Combine [India] Pvt Ltd Bearing Sr No. 11194/2013,
- v. Xerox copy of confirmation deed executed between Mahanubhav Balkrushna Govindraaj and M/s. Royal Construction Combine [India] Pvt Ltd Bearing Sr No. 11195/2013,



- w. Xerox Copy of Confirmation Deed Executed between M/s. Pentagaon Estate Corporation and Mr. Babu Devram Shewale and others bearing sr no. 8758/2006,
- x. Xerox Copy of Confirmation Deed/Consent Deed executed between M/s. Pentagaon Estate Corporation and Smt. Sunanda Balu Shewale and others bearing at sr no. 6526/2009,
- y. Xerox Copy of Agreement to Sale executed between M/s. Royal Construction Combine [India] Pvt Ltd and Mr. Anant Sadba Shelar and his family members bearing sr no. 6817/2011,
- z. Xerox Copy of Power of Attorney executed between M/s. Royal Construction Combine [India] Pvt Ltd and Mr. Anant Sadba Shelar and his family members bearing at sr no. 6818/2011
- aa. Xerox copy of Sale Deed executed between M/s. Royal Construction Combine (India) Pvt Ltd and Mr. Anant Sadba Shelar and his family members bearing serial no. 203/2014 along with Index-II,
- bb. Xerox copy of Sale Deed executed between M/s. Royal Construction Combine (India) Pvt Ltd and Mr. Anant Sadba Shelar and his family members and others bearing at serial no. 202/2014 alongwith Index-II
- cc. Xerox copy of the order dated 05.12.2015 in Regular Civil Suit No. 151/2007,
- dd. Xerox copy of ULC Declaration of Mr. Latif Ahmed Manjothi
- ee. Xerox Copy of Articles of agreement executed by M/s. Royal Construction Combine [India] Pvt ltd in favour of Ganraj Homes LLP bearing sr no. 11882/2022,
- ff. Xerox Copy of Power of Attorney executed by M/s. Royal Construction Combine [India] Pvt ltd in favour of Ganraj Homes LLP bearing sr no. 11883/2022,
- gg. Xerox copy of Commencement certificate no. CC/0524/22 Dated 31-05-2022;
- hh. Xerox copy of Proposed Amalgamation, Sub Division & layout with buildings on S No. 20 Hissa no. 9 to 15 & 16 (1+2+3)

ii. Xerox copy of Search and Title report previously issued by Adv. Mrs. Manjiree M Joshi Dated 09-09-2019,

- Litigation Nil

2) On perusal of previous certificate of Title Report Dated 09-09-2019, I am of the opinion that title of M/s. Royal Construction Combine (India) Private Limited to the above captioned land and the beneficial title of the said Ganraj Homes LLP to the same is free, clear and marketable without any encumbrances.

- **Owner of the said Land:-** M/s. Royal Construction Combine [India] Pvt Ltd is the owner of the said Land while Ganraj Homes LLP holds the rights of developer thereof.

3) The search report reflecting the flow of the title of M/s. Ganraj Homes LLP on the said properties/Land/s is enclosed herewith as annexure "A".



Advocate
Ganesh N. Padir

Encl: Annexure "A"

ANNEXURE "A"
[FLOW OF TITLE OF THE SAID LANDS]

A. Description of properties/Land/s:-

A portion admeasuring 20346 Sq. Mtrs out of all that piece and parcel of land of the contiguous block of land admeasuring 33300 sq. mtrs land bearing Survey No. 20 Hissa No. 9 to 16 (P) situate, lying and being at village: Mohammadwadi within the Registration Sub-District of Taluka Haveli, District: Pune and within the extended limits of Pune Municipal Corporation of Pune, the said contiguous block of land admeasuring 20346 sq. mtrs Pune and the same is bounded as follows, that is to say:

On or Towards the East:	By Survey No. 20 Hissa No. 16 (P)
On or Towards the South:	By Survey No. 18
On or Towards the West:	By Survey No. 20/8
On or Towards the North:	By Survey No. 20 Hissa No. 9/16 [Part]

(Hereinafter referred to as "**Said Lands/Captioned Land**")

B. Title Flow of the Property:-

Survey No. 20/9:-

- a. Mutation entry no. 630:- it appears that land admeasuring 01 Acres 41 Ares, assessed at Rs. 01 Anna 05 Paise 00 bearing s. no. 20/9 Mohammedwadi-Pune in the year 1953-1954 stood in the name of Shri. Kashinath Narayan Shewale, his name was mutated in the revenue records as "Karta/Manager" of the HUF after the death of his father Late Shri. Narayan Piraji Shewale who died on 20th March, 1936 at village Hadapsar.
- b. Mutation entry no. 941:- though the above land stood in the name of Shri. Kashinath Narayan Shewale, the same was under the cultivation of one Shri. Laxman Devram Shewale. He was personally cultivating the said land and was growing certain crops upon the same. He cultivated the said land from 1953-1954 to 1977-78. As per the Bombay Tenancy and Agricultural Lands Act 1948 the tenants who were cultivating the land on first day of April 1957

became deemed purchaser of the above land. It seems that Shri. Laxman Devram Shewale was a tenant of the above-mentioned land who acquired the right to purchase the said land on the above appointed day being deemed purchaser of the same. Moreover, one Shri. Devram Mahadu Shewale was shown as a protected Tenant under section 3A of the Bombay Tenancy and Agricultural lands Act of the owner Shri Kashinath Narayan shewale whose name was mutated in the other rights column vide mutation entry no. 941 dated 21.08.1944.

- c. Mutation entry no. 1438:- it appears that on 16.05.1957 Shri Devram mahadu Shewale who was a protected tenant in the said land, the name mentioned in the other rights column was removed. The ground for removing the name of protected tenant as he was not holding possession of the said land neither cultivated the same since two years.
- d. Mutation entry no. 1711:- Shri. Laxman Devram Shewale thereafter availed a loan of Rs. 224/- from one Shri. Balkrishna Keshavrao Mahanubhav as such his name was mutated in the other rights column vide Mutation Entry no. 1155 dated 29th January, 1953. The said amount was subsequently paid by Shri. Laxman Devram Shewale to him. A receipt of this effect was also issued by Shri. Balkrishna Keshavrao Mahanubhav to him which was furnished by Shri. Laxman Devram Shewale before the concerned Revenue officer. Thus relying upon the same the said officer deleted the name of Shri. Balkrishna Keshavrao Mahanubhav from the other rights column.
- e. Mutation entry no. 1676:- it appears that a Weight and Measures Act 1958 and Indian coinage Act 1955 came into force. These Acts did not affect the title of the owners to the property. The only result was that the area of the land, which was earlier on shown in Acres Guntha was now converted and shown in Hectors Ares. Thus the aforesaid land admeasuring 00 Acres 18 Gunthas, Assessed at Rs. 00 Anna 07 Paisa after the conversation was shown as 00 Hectors 18 Ares and was Assessed at Rs 00 44 Paise. The mutation to this effect was carried out dated 24.02.1969.
- f. Mutation entry no. 1862:- it appears that Shri. Kashinath Narayan Shewale later on availed on Tagal Loan of Rs. 517.30 ps from the Government by mortgaging his various lands to it including the above land for creating a "Bund". A Charge of the said amount was therefore shown in the other rights column as per the order bearing no. Bunding/Vashi/50/76 dated 13th May 1976 of the Tahasildhar Haveli-Pune. The effect to the said order was given on 05.10.1976.



- g. Mutation Entry no. 2389:- Since Shri. Laxman Devram Shewale was in possession and cultivation of the said land on the above appointed day. An enquiry was conducted by the Additional Tahasildhar Haveli-Pune after the enquiry proceeded to fix the purchase price of the said land under section 32 H of the Bombay Tenancy Agricultural Lands Act 1948. The said price was subsequently paid by the tenant-purchaser Shri. Laxman Devram Shewale in the Government Treasury within, accordingly a purchase certificate under section 32 M was issued to him as a conclusive proof certifying the above purchase. Thus after the said purchase his name was muted in the owners/holders column on 29.06.1987.
- h. Mutation entry no. 2404:- Shri.Laxman Devram Shewale died on 9th June 1986 at village: Mohammadwadi, leaving behind the following legal heirs:- (a). Shri. Prakash Laxman Shewale, (b). Shri. Pandurang Laxman Shewale, (c). Smt. Sashikala Laxman Shewale, (d). Smt. Gangubai Laxmann Shewale, € Smt. Hausabai Balasaheb More, the legal heirs name was muted in the 7/12 extract of owners/holders column on 5th August, 1987.
- i. Mutation Entry no. 2476:- the above legal heirs (i.e. (a) to € as above of Late Shri. Laxman Shewale subsequently sold out the said land along with the other two lands bearing survey no. 20/1, 20/4 and 20/7 respectively for Rs. 20,000/- to Shri. Anant Sadba Shelar vide sale deed dated 31st January 1997, accordingly Shri. Anant Sadba Shelar name was muted in the owners/holders column on 31st January 1997.
- j. Mutation Entry no. 4297:- It seems that as per oral direction given by Hon'ble Tahasildhar-Haveli, Pune to Talathis on 5th May 1993 the name of Shri. Pandurang Bandal was deleted from the other rights column and also the charge of the loan availed by Shri. Kashinath Narayan Shewale for constructing a bund , the same effect was given on 25th October 1993.
- k. Mutation Entry no. 5327:- the legal heirs of Late Shri. Laxman Devram Shewale subsequently sold out a portion of the above land admeasuring 10 Ares bearing S No. 20/9 for Rs. 2500/- to Shri. Anant Sadba Shelar vide Sale Deed 16-10-1992. However, while dealing with the said land the above persons did not take the permission from the Collector and therefore the same was in contravention to Section 43 of the Bombay Tenancy and Agriculture Lands Acts 1948. A remark to this effect was made in column 4 of Mutation entry no. 4476 dated 14-12-1994. Though the said mutation entry was prepared for mutating his name in the revenue records it was not given effect on account of the reasons as above. Hence a fresh Mutation entry of 5327 dated 13-10-1997 was later on prepared by the concerned revenue officer for mutating his name in the revenue records, which was

subsequently deleted by the concerned Circle Officer, Hadapsar, Pune as the land was a New Tenure Land.

- i. Mutation entry no. 5328:- Shri. Anant Sadba Shelar thereafter purchased 11 Ares out of the remaining land from the above legal heirs of Late Shri. Laxman Devram Shewale for Rs. 15000/- vide Sale Deeds dated 17-06-1994 bearing Registration No. 3314/94 17-06-1994. His name after the above sale was shown in the other rights column vide mutation entry no. 5328 dated 13-10-1997 but the said mutation entry was cancelled by the concerned revenue officer as the said transaction was in violation of the provisions of the BTAL act 1948.
- m. Mutation entry no. 9229:- Since Shri. Anant Sadba Shelar did not take the permission from the collector while purchasing the above lands the same vested with the Government as per order bearing no. Tenancy/SR/15/2005 Pune Dated 19-10-05 of the Additional Tahasildhar Haveli. The mutation to this effect was made in the revenue records on 16-11-2005. In said mutation entry the area of the land which vested with the government was shown as 21 Ares.
- n. It appears that an enquiry was conducted under section 84-C by the Tahasildhar Haveli, Pune in respect of the above transaction by virtue of which the lands bearing S. No. 20/9 was purchased by Shri. Anant Sadba Shelar and after the said enquiry the above transaction was held invalid by him. As a result his name was deleted from the owners/holders column and the name of the Government was mutated therein after the above land was acquired by the Government as per order bearing no. 84-C-/SR/15/06 dated 28-08-2006 of the Tahasildhar Haveli, Pune.
- o. Mutation Entry no. 9599:- the said land was later on allotted by the Additional Tahasildar vide his order bearing no. order bearing no. 84-C/SR/15/06 Dated 28-08-2006 to Smt. Leela Anant Shelar on "New Tenure" on the condition that she would use the land for Agricultural purpose only and would pay Rs. 262/- towards the ownership rights granted to her in respect of the said land. Thus as per his order her name was mutated in the owners/holders column.
- p. Mutation entry no. 7365:- it further appears that as per the order bearing no. RTS/Appeal/49/1997 dated 27th March 2000 passed by Hon'ble SDO, Sub-division Pune and the order bearing No. RTS/Appeal/170/98 dated 27th April 2000 passed by the Additional District Collector of Pune the names from other rights column which were deleted as per oral directions given by Tahasildhar, Haveli Pune as per order passed on 5th May 1993 was seaside

therein, the orders passed by of SDO, Pune and Additional District Collector, Pune were effected bearing no. HV/Kavi/1772/2000 dated 24th July 2000 of the Tahasildhar, Haveli, Pune the said order was muted on 21st October 2000, but in spite of this orders the name of Shri. Pandurang Bandal was not muted again in the revenue records.

Survey No. 20/10: -

- a. Mutation entry no. 860:- it appears that land admeasuring 00 Acres 36 Gunthas, Assessed at Rs. 01 Anna 03 Pai 00 in S. No. 20/10, Mohammedwadi, Pune in the year 1953-54 stood in the name of Shri. Jethmal Raichand Oswal proprietor of M/s. Raichand Kanaji and Company after he had purchased the said land for Rs. 100/- from the original owner i.e. Shri. Vishnu Raghu Shewale vide registered sale deed dated 15th October 1945, the said transaction was muted in revenue records as on 14th March, 1946. At that time the said land was under the cultivation and possession of Shri. Tukaram Kesu Shewale and Shri. Laxman Devram Shewale. Both cultivator was having equal one half portion of the said land in their possession and cultivation.
- b. As per the Bombay Tenancy and Agricultural Lands Act 1948 the tenants who were cultivating the land on the first day of April 1957 which is also known as the "Tillers Day" became deemed purchasers of the same on the said appointed day divesting the landlord of all his rights, title and interest of whatsoever nature in the said land. Thus, Shri. Tukaram Kesu Shewale and Shri. Laxman Devram Shewale had become deemed purchasers of the said land on the above appointed day.
- c. Mutation entry no. 1129:- State Government thereafter enacted The Bombay Prevention of Fragmentation and Consolidation of Holdings Act 1947 with & view to prevent Fragmentation of Agricultural holding and to provide for the consolidation of Agricultural holdings for the purpose of better cultivation. The said Act was made applicable to the above-mentioned land. The effect was also endorsed in the other rights column vide said mutation entry. This effect was endorsed as per notification bearing no. 5869/47 dated 17.05.1950.
- d. The Column no. 2 of the said mutation entry indicates S No. 20/10 which means that the said Act was applicable to the above land though column no. 3 of the said mutation entry does not indicate any Survey Number. The reason as to why it was not shown in the other rights column in the village form 77A and 12 for the period 1953-54 to 1969-70 and thereafter is not known.

- e. Mutation Entry no. 1173: as per the Bombay Tenancy and Agricultural Lands Act 1948, the tenants who were cultivating the land on the first day of April 1957 which is also known as the "Tillers Day" became deemed purchasers of the same on the said appointed day divesting the land lord of all his rights, title and interest of whatsoever nature in the said land. Thus, Shri. Tukaram Kesu Shewale and Shri. Laxman Devram Shewale had become Deemed purchasers of the said land on the above appointed day. Shri. Tukaram Kesu Shewale name was enter as owners/holders as simple tenant of Shri. Jethmal Raichand oswal. On 12th November 1953.
- f. Mutation entry no. 1711:- Shri. Laxman Devram Shewale thereafter availed a loan of Rs. 224/- from one Shri. Balkrishna Keshavrao Mahanubhav as such his name was mutated in the other rights column vide Mutation Entry no. 1155 dated 29th January, 1953. The said amount was subsequently paid by Shri. Laxman Devram Shewale to him. A receipt of this effect was also issued by Shri. Balkrishna Keshavrao Mahanubhav to him which was furnished by Shri. Laxman Devram Shewale before the concerned Revenue officer. Thus relying upon the same the said officer deleted the name of Shri. Balkrishna Keshavrao Mahanubhav from the other rights column.
- g. Mutation entry no. 1676:- it appears that a Weight and Measures Act 1958 and Indian coinage Act 1955 came into force. These Acts did not affect the title of the owners to the property. The only result was that the area of the land, which was earlier on shown in Acres Guntha was now converted and shown in Hectors Ares. Thus the aforesaid land admeasuring 00 Acres 10 Gunthas, Assessed at Rs. 00 Anna 04 Paisa 00 after the conversation was shown as 00 Hectors 10 Ares and was Assessed at Rs 00 25 Paise. The mutation to this effect was carried out dated 24.02.1969.
- h. Mutation Entry no. 1443:- prior to 1953-1954 Shri. Mahasku Khusaba Gule gave up the cultivation and possession right of the said land, accordingly Mr. Ghule name was deleted from the said column on 16th May, 1957. The said mutation entry indicates that Mr. Ghule gave up the cultivation of the said land nearly two years prior to the above-mentioned mutation entries, in Kul Ani khand Column in the year 1956-1954 showed that the land to be under the cultivation of Shri. Laxman Devram Shewale.
- i. Mutation entry no. 1129:- State Government thereafter enacted The Bombay Prevention of Fragmentation and Consolidation of Holdings Act 1947 with & view to prevent Fragmentation of Agricultural holding and to

- provide for the consolidation of Agricultural holdings for the purpose of better cultivation. The said Act was made applicable to the above-mentioned land. The effect was also endorsed in the other rights column vide said mutation entry. This effect was endorsed as per notification bearing no. 5869/47 dated 17.05.1950.
- j. Mutation entry no. 1676:- it appears that a Weight and Measures Act 1958 and Indian coinage Act 1955 came into force. These Acts did not affect the title of the owners to the property. The only result was that the area of the land, which was earlier on shown in Acres Guntha was now converted and shown in Hectors Ares. Thus the aforesaid land admeasuring 00 Acres 36 Gunthas, Assessed at Rs. 01 Anna 03 Paisa 00 after the conversation was shown as 00 Hectors 36 Ares and was Assessed at Rs 01 19 Paise. The mutation to this effect was carried out dated 24.02.1969.
- k. Mutation entry no. 1684:- it appears that an application was made by Shri. Laxman Devram Shewale on 13th November, 1969 to the Revenue authorities for mutating his name and the name of Shri. Tukaram Kesu Shewale in the owners and holders column on the basis of their cultivation and continuous possession of the said land. Thus on his application their names were mutated in the said column in place of the above owner of the said land. The said effect was muted on 28th November 1969. The reason specifying the same is not properly given in the said mutation entry. It is seen that the said land is not restricted under "New Tenure" and the said land is converted into Class-I also. Therefore it is assumed that Mr. Laxman Devram Shewale purchased the said land under individual capacity instead of under tenancy Act.
- l. Mutation entry no. 1750:- the name of Shri Laxman Devram Shewale was later on muted in the owners/holders column in place of the name of the owner Shri. Dinu Shankar Shewale by the revenue authorities after he (Shri Laxman Devram Shewale) made an application to this effect to them wherein he had stated that he was in continuous possession and cultivation of the said land. As per application Shri. Dinu Shankar Shewale name was deleted and the said mutation was muted on 11th February 1972. It is also seen that the said land is not restricted under "New Tenure" and the said land is converted into Bhogwata Class-I.
- m. Mutation Entry no. 1744:- Shri. Laxman Devram Shewale availed a loan of Rs. 4000/- on 10th August, 1970 from The Pune District Co-operative Land Development Bank, Pune by mortgaging his various lands including his undivided share in the said land to it. The said mutation was carried out as

- per order bearing no. Tagi/Kavi/3631/Dated 15th November 1976 of the Tahsildhar-Haveli Pune. The said bank name was muted as charge in the other rights column on 6th December 1976.
- n. Mutation entry no. 1862:- Shri. Laxman Devram Shewale subsequently availed a Tagal loan of Rs. 517.30 ps from the government by mortgaging his various lands including the above land to it for constructing bund upon land. The charge of the said amount was then shown in the other rights column as per order bearing number Bunding/Vasahi/50/76 dated 13th May 1976 and the said mutation was enter in the revenue record on 5th October 1976.
- o. Mutation entry no. 1876:- Shri. Laxman Devram Shewale prior to the selling transaction had availed a loan of Rs. 10,000/- on 5th August, 1976 from the Hadapsar Multi Purposes Credit Co-operative Society Limited by Mortgaging his various land including the above land to it. The mortgage charge was shown in the other rights column vide the said mutation on 25th October 1976.
- p. Mutation Entry no. 2184:- Shri Laxman Devram Shewale subsequently paid the entire loan amount with interest to Pune District Land Co-operative Bank on 21st May 1983, a certificate of no due was issued by the Bank and same was submitted to Revenue authorities, as per that the said mutation was recorded in revenue books on 1st September 1983.
- q. Mutation entry no. 2404:- Shri.Laxman Devram Shewale died on 9th June 1986 at village: Mohammadwadi, leaving behind the following legal heirs:- (a). Shri. Prakash Laxman Shewale, (b). Shri. Pandurang Laxman Shewale, (c). Smt. Sashikala Laxman Shewale, (d). Smt. Gangubai Laxmann Shewale, €. Smt. Hausabai Balasaheb More, the legal heirs name was muted in the 7/12 extract of owners/holders column on 5th August, 1987.
- r. Mutation entry no. 4359:- Shri. Tukaram Kesu Shewale died on 14th September 1982 leaving behind following legal heirs namely:- (i). Shri. Ananta Tukaram Shewale, (ii). Smt. Shakuntala Shankararao Vanjale, (iii). Smt. Baby Sopan Chaudhary, thus after his death their names were mutated in the owners/holders column on 18th April 1994.
- s. Mutation entry no. 4360:- legal heirs of Late Tukaram Kesu Shewale thereafter sold out their half undivided share admeasuring about 18 ares alongwith two other lands bearing Survey No. 20/6 and S. no. 20/3 for Rs. 20,000/- to Shri. Anant sadba Shelar vide sale deed dated 7th November

1988, after the said transaction the names of legal heirs of Late Shri. Tukaram kesu Shewale were deleted from revenue records on 18th April 1994.

- t. Mutation Entry No. 4465:- similarly the other half portion of the said land was thereafter sold out by the above referred legal heir of late Shri. Laxman Devram Shewale for Rs. 38,500/- to Shri. Anant Sadba Shelar vide a Registered sale deed dated 01-12-1991. The said legal heirs later on sold out the remaining land admeasuring 7 Ares for Rs. 25,000/- to the above referred purchaser vide sale deed dated 16th October 1992. Accordingly, his name was mutated in respect of these purchased lands vide mutation entry no. 4465 and 4476.

Survey No. 20/11:-

- a. Mutation entry no.630:- it appears that land admeasuring 00 Acres 36 Gunthas, assessed at Rs. 01 Anna 05 Paise 00 bearing s. no. 20/11 Mohammadwadi-Pune in the year 1953-1954 stood in the name of Shri. Kashinath Narayan Shewale, his name was mutated in the revenue records as "Karta/Manager" of the HUF after the death of his father Late Shri. Narayan Piraji Shewale who died on 20th March, 1936 at village Hadapsar.
- b. Mutation entry no. 941:- though the above land stood in the name of Shri. Kashinath Narayan Shewale, the same was under the cultivation of one Shri. Laxman Devram Shewale. He was personally cultivating the said land and was growing certain crops upon the same. He cultivated the said land from 1953-1954 to 1977-78. As per the Bombay Tenancy and Agricultural Lands Act 1948 the tenants who were cultivating the land on first day of April 1957 became deemed purchaser of the above land. It seems that Shri. Laxman Devram Shewale was a tenant of the above-mentioned land who acquired the right to purchase the said land on the above appointed day being deemed purchaser of the same. Moreover one Shri. Devram Mahadu Shewale was shown as a protected Tenant under section 3A of the Bombay Tenancy and Agricultural lands Act of the owner Shri Kashinath Narayan shewale whose name was mutated in the other rights column vide mutation entry no. 941 dated 21.08.1944.
- c. Mutation entry no. 1407:- the name of shri. Laxman Devram Shewale was mutated in the other rights column after the death of his father Late Shri. Devram Mahadu Shewale on 14th May, 1957. But prior to it the name of Devram Mahadu Shewale name was reflecting in the Kul Ani Khand column which means that the cultivation of the said land through his son Shri. Laxman Devram Shewale prior to his death.

- d. Mutation entry no. 1129:- State Government thereafter enacted The Bombay Prevention of Fragmentation and Consolidation of Holdings Act 1947 with & view to prevent Fragmentation of Agricultural holding and to provide for the consolidation of Agricultural holdings for the purpose of better cultivation. The said Act was made applicable to the above mentioned land. The effect was also endorsed in the other rights column vide said mutation entry. This effect was endorsed as per notification bearing no. 5869/47 dated 17.05.1950.
- e. Mutation Entry no. 1155:- Shri. Laxman Devram Shewale thereafter availed a loan of Rs. 224/- from one Shri. Balkrishna Keshavrao Mahanubhav as such his name was mutated in the other rights column vide Mutation Entry no. 1155 dated 29th January, 1953. The said amount was subsequently paid by Shri. Laxman Devram Shewale to him.
- f. Since Shri. Laxman Devram Shewale was in possession and cultivation of the said land on the above appointed day i.e. the first day of April 1957, an enquiry was conducted by the Hon'ble Additional Mamlatdar Haveli, Pune under section 32-G of the Bombay Tenancy Agricultural Lands Act 1948 who after the said enquiry proceeded to fix the purchase price of the same under section 32-H of the Bombay Tenancy Agricultural Lands Act 1948. The Purchase price was determined by him and was fixed at Rs. 150/-. The Tenant-purchaser was accordingly directed by him to pay the same within a weeks' time.
- g. Mutation entry no. 1676:- it appears that a Weight and Measures Act 1958 and Indian coinage Act 1955 came into force. These Acts did not affect the title of the owners to the property. The only result was that the area of the land, which was earlier on shown in Acres Guntha was now converted and shown in Hectors Ares. Thus the aforesaid land admeasuring 00 Acres 36 Gunthas, Assessed at Rs. 01 Anna 05 Paise 00 after the conversation was shown as 00 Hectors 36 Ares and was Assessed at Rs 01 Paise. The mutation to this effect was carried out dated 24.02.1969.
- h. Mutation entry no. 1862:- Shri. Laxman Devram Shewale subsequently availed a Tagal loan of Rs. 517.30 ps from the government by mortgaging his various lands including the above land to it for constructing bund upon land. The charge of the said amount was then shown in the other rights column as per order bearing number Bunding/Vasahi/50/76 dated 13th May 1976 and the said mutation was enter in the revenue record on 5th October 1976.
- i. Mutation entry no. 1876:- Shri. Laxman Devram Shewale availed a loan of Rs. 10,000/- on 5th August 1976 from The Hadapsar Multi Purposes Credit Co-operative Society Limited by mortgaging his various lands including the said



land. The said charge was shown and recorded in the other rights column of 7/12 extract on 25th October 1976.

- j. Mutation Entry no. 2389:- Since Shri. Laxman Devram Shewale was in possession and cultivation of the said land on the above appointed day. An enquiry was conducted by the Additional Tahasildhar Haveli-Pune after the enquiry proceeded to fix the purchase price of the said land under section 32 H of the Bombay Tenancy Agricultural Lands Act 1948. The said price was subsequently paid by the tenant-purchaser Shri. Laxman Devram Shewale in the Government Treasury within, accordingly a purchase certificate under section 32 M was issued to him as a conclusive proof certifying the above purchase. Thus after the said purchase his name was muted in the owners/holders column on 29.06.1987.
- k. Mutation entry no. 2404:- Shri.Laxman Devram Shewale died on 9th June 1986 at village: Mohammadwadi, leaving behind the following legal heirs:-
 - (a). Shri. Prakash Laxman Shewale, (b). Shri. Pandurang Laxman Shewale, (c). Smt. Sashikala Laxman Shewale, (d). Smt. Gangubai Laxmann Shewale, E. Smt. Hausabai Balasaheb More, the legal heirs name was muted in the 7/12 extract of owners/holders column on 5th August, 1987.
- l. Mutation entry no. 2477:- the above legal heirs of Late Shri. Laxman Shewale after some time sold out the said land for Rs. 15,000/- to Shri. Anant Sadba Shelar vide sale deed dated 13-07-1987. Thus after the said purchase his name was mutated in the owners/holders column vide mutation entry no. 2477 dated 11-03-1988. It is to be noted that the above persons before selling the said land did not obtain the permission of the collector. This mutation entry was certified subject to the same and the said purchaser was directed to clarify his position about the said purchase by reporting at the Tahasildhars office, Haveli-Pune.
- m. Mutation entry no. 5115:- an enquiry was conducted by the Additional Tahasildar Haveli, Pune vide his order bearing no. 84c/VASHI/206/96 dated 31-03-1997 to Smt. Leela Anant Shelar on "New Tenure" on the condition that she would use the said land for Agricultural purpose only and would pay Rs. 348/- towards the ownership rights granted to her in respect of the said land.
- n. Mutation Entry no. 4297:- It seems that as per oral direction given by Hon'ble Tahasildhar-Haveli, Pune to Talathis on 5th May 1993 the name of Shri. Pandurang Bandal was deleted from the other rights column and also the charge of the loan availed by Shri. Kashinath Narayan Shewale for constructing a bund, the same effect was given on 25th October 1993.

- o. Mutation entry no. 7365:- it further appears that as per the order bearing no. RTS/Appeal/49/1997 dated 27th March 2000 passed by Hon'ble SDO, Sub-division Pune and the order bearing No. RTS/Appeal/170/98 dated 27th April 2000 passed by the Additional District Collector of Pune the names from other rights column which were deleted as per oral directions given by Tahasilhdar, Haveli Pune as per order passed on 5th May 1993 was seaside therein, the orders passed by of SDO, Pune and Additional District Collector, Pune were effected bearing no. HV/Kavi/1772/2000 dated 24th July 2000 of the Tahasilhdar, Haveli, Pune the said order was muted on 21st October 2000, but in spite of this orders the name of Shri. Pandurang Bandal was not muted again in the revenue records.
- p. Mutation Entry no. 8159: - inspite of the said orders no step was taken by the concerned revenue officer for re-mutating his name in the revenue records and instead of his name, te name of one Shri. Prabhakar Balkrishna Mahanubhav was mutated in the other rights column vide mutation entry no. 8159 dated 07-08-2002 who was shown as an heir of Late Shri Balkrishna Govindraj Mahanubhav who died to 21-07-1978.
- q. It is seen that Shri. Balkrishna Keshavraj Mahanubhav alias Shri. Balkrishna Govindraj Mahanubhav released his right in favour of M/s. Royal Construction Combine {India} Pvt Ltd on 01-10-2013 and also confirmed agreements executed in favour of M/s. Royal Construction Combine {India} Pvt Ltd. The said confirmation deed was duly registered at Haveli No. 10 at serial no. 11194/2013.

Survey no. 20/12:-

- a. Mutation Entry No. 983:- it appears that land admeasuring 01 Acres 01 Guntha, assessed at Rs. 01 Anna 11 Pai 00 bearing Survey No. 20/12, Mohammedwadi, Pune, since 1953-54 name of Shri. Dinu Shankar Shewale was muted in the 7/12 extract as possessor and holder of the said land. But the said land was under the cultivation and possession of one Shri. Laxman Devram Shewale as a tenant of the said land. Prior to Laxman Devram Shewale the said land was under the cultivation of one Shri. Mahasku Khusaba Ghule, he was shown as a protected tenant under section 3-a, as such his name was muted in the other rights column on 21st August 1948.
- b. Mutation Entry no. 1443:- prior to 1953-1954 Shri. Mahasku Khusaba Gule gave up the cultivation and possession right of the said land, accordingly Mr. Ghule name was deleted from the said column on 16th May, 1957. The said mutation entry indicates that Mr. Ghule gave up the cultivation of the said land nearly two

years prior to the above mentioned mutation entries, in Kul Ani khand Column in the year 1956-1954 showed that the land to be under the cultivation of Shri. Laxman Devram Shewale.

- c. Mutation Entry no. 1155:- Shri. Laxman Devram Shewale thereafter availed a loan of Rs. 224/- from one Shri. Balkrishna Keshavrao Mahanubhav as such his name was mutated in the other rights column vide Mutation Entry no. 1155 dated 29th January, 1953. The said amount was subsequently paid by Shri. Laxman Devram Shewale to him.
- d. Mutation entry no. 1862:- it appears that Shri. Kashinath Narayan Shewale later on availed on Tagal Loan of Rs. 517.30 ps from the Government by mortgaging his various lands to it including the above land for creating a "Bund". A Charge of the said amount was therefore shown in the other rights column as per the order bearing no. Bunding/Vashi/50/76 dated 13th May 1976 of the Tahasildhar Haveli-Pune. The effect to the said order was given on 05.10.1976.
- e. Mutation entry no. 1876:- Shri. Laxman Devram Shewale prior to the selling transaction had availed a loan of Rs. 10,000/- on 5th August, 1976 from the Hadapsar Multi Purposes Credit Co-operative Society Limited by Mortgaging his various land including the above land to it. The mortgage charge was shown in the other rights column vide the said mutation on 25th October 1976.
- f. Mutation entry no. 1750:- the name of Shri Laxman Devram Shewale was later on muted in the owners/holders column in place of the name of the owner Shri. Dinu Shankar Shewale by the revenue authorities after he (Shri Laxman Devram Shewale) made an application to this effect to them wherein he had stated that he was in continuous possession and cultivation of the said land. As per application Shri. Dinu Shankar Shewale name was deleted and the said mutation was muted on 11th February 1972. It is also seen that the said land is not restricted under "New Tenure" and the said land is converted into Bhogwata Class-I.
- g. The reason specifying the same is not properly given in the said mutation the entry. It is seen that the said land is not restricted under "New Tenure" and said land is converted into "Bhogwata Varg-I also. Therefore, it is assumed that Mr. Laxman Devram Shewale purchased the said land under individual capacity instead of under tenancy act.
- h. Mutation entry no. 2188:- Shri. Laxman Devram Shewale later on sold out the said land to Shri. Balwant Sadba Shelar vide a registered Sale Deed. As a result his name was mutated in the owners/holders column.

- i. The Hon'ble Tahasildar Haveli, Pune orally directed the Talathi's in the meeting held on 05-05-1993 for deleting the names of all the tenants appearing in the other rights column as well as the loan amounts which had been obtained by mortgaging the lands for the various agricultural purposes.
- j. Mutation Entry no. 4297:- It seems that as per oral direction given by Hon'ble Tahasildhar-Haveli, Pune to Talathis on 5th May 1993 the name of Shri. Pandurang Bandal was deleted from the other rights column and also the charge of the loan availed by Shri. Kashinath Narayan Shewale for constructing a bund, the same effect was given on 25th October 1993.
- k. Mutation entry no. 7365:- it further appears that as per the order bearing no. RTS/Appeal/49/1997 dated 27th March 2000 passed by Hon'ble SDO, Sub-division Pune and the order bearing No. RTS/Appeal/170/98 dated 27th April 2000 passed by the Additional District Collector of Pune the names from other rights column which were deleted as per oral directions given by Tahasilhdar, Haveli Pune as per order passed on 5th May 1993 was seaside therein, the orders passed by of SDO, Pune and Additional District Collector, Pune were effected bearing no. HV/Kavi/1772/2000 dated 24th July 2000 of the Tahasildhar, Haveli, Pune the said order was muted on 21st October 2000, but in spite of this orders the name of Shri. Pandurang Bandal was not muted again in the revenue records.
- l. Mutation Entry no. 8159: - inspite of the said orders no step was taken by the concerned revenue officer for re-mutating his name in the revenue records and instead of his name, te name of one Shri. Prabhakar Balkrishna Mahanubhav was mutated in the other rights column vide mutation entry no. 8159 dated 07-08-2002 who was shown as an heir of Late Shri Balkrishna Govindraaj Mahanubhav who died to 21-07-1978.
- m. It is seen that Shri. Balkrishna Keshavraj Mahanubhav alias Shri. Balkrishna Govindraaj Mahanuhav released his right in favour of M/S. Royal Construction Combine [India] Pvt Ltd on 01-10-2013 and also confirmed agreements executed in favour of M/S. Royal Construction Combine [India] Pvt Ltd on 01-10-2013. The said confirmation deed was duly registered at Haveli No. 10 vide serial no. 11194/2013.

Survey No. 20/13:-

- a. Mutation entry no. 860:- it appears that land admeasuring 01 Acres 04 Gunthas, Assessed at Rs. 01 Anna 12 Pai 00 in S. No. 20/13, Mohammedwadi, Pune in the year 1953-54 stood in the name of Shri. Jethmal Raichand Oswal proprietor of M/s. Raichand Kanaji and Company after he had



purchased the said land for Rs. 100/- from the original owner i.e. Shri. Vishnu Raghu Shewale vide registered sale deed dated 15th October 1945, the said transaction was muted in revenue records as on 14th March, 1946. At that time the said land was under the cultivation and possession of Shri. Tukaram Kesu Shewale and Shri. Laxman Devram Shewale. Each cultivator was having equal one-half portion of the said land in their possession and cultivation.

- b. Mutation Entry no. 1155:- Shri. Laxman Devram Shewale thereafter availed a loan of Rs. 224/- from one Shri. Balkrishna Keshavrao Mahanubhav as such his name was mutated in the other rights column vide Mutation Entry no. 1155 dated 29th January, 1953. The said amount was subsequently paid by Shri. Laxman Devram Shewale to him.
- c. Mutation Entry no. 1173: as per the Bombay Tenancy and Agricultural Lands Act 1948, the tenants who were cultivating the land on the first day of April 1957 which is also known as the "Tillers Day" became deemed purchasers of the same on the said appointed day divesting the land lord of all his rights, title and interest of whatsoever nature in the said land. Thus, Shri. Tukaram Kesu Shewale and Shri. Laxman Devram Shewale had become Deemed purchasers of the said land on the above appointed day. Shri. Tukaram Kesu Shewale name was enter as owners/holders as simple tenant of Shri. Jethmal Raichand oswal. On 12th November 1953.
- d. Mutation entry no. 1407:- the name of shri. Laxman Devram Shewale was mutated in the other rights column after the death of his father Late Shri. Devram Mahadu Shewale on 14th May, 1957. But prior to it the name of Devram Mahadu Shewale name was reflecting in the Kul Ani Khand column which means that the cultivation of the said land through his son Shri. Laxman Devram Shewale prior to his death.
- e. Mutation Entry no. 1653:- as per Agricultural Lands Tribunal vide its order no ALT/II/Mohammadwadi/65 further clarified the fact that there was no tenant-landlord relationship between Shri. Laxman Devram Shewale and Shri. Tukaram Keth July su Shewale as a esult /their names were deleted from the other rights column of the extract on 28th July 1968.
- f. Mutation entry no. 1711:- Shri. Laxman Devram Shewale thereafter availed a loan of Rs. 224/- from one Shri. Balkrishna Keshavrao Mahanubhav as such his name was mutated in the other rights column vide Mutation Entry no. 1155 dated 29th January, 1953. The said amount was subsequently paid by Shri. Laxman Devram Shewale to him. A receipt of this effect was also issued by Shri. Balkrishna Keshavrao Mahanubhav to him which was furnished by Shri. Laxman Devram Shewale before the concerned Revenue officer. Thus

relying upon the same the said officer deleted the name of Shri. Balkrishna Keshavrao Mahanubhav from the other rights column.

- g. Mutation entry no. 1676:- it appears that a Weight and Measures Act 1958 and Indian coinage Act 1955 came into force. These Acts did not affect the title of the owners to the property. The only result was that the area of the land, which was earlier on shown in Acres Guntha was now converted and shown in Hectors Ares. Thus the aforesaid land admeasuring 00 Acres 21 Gunthas, Assessed at Rs. 00 Anna 21 Paisa 00 after the conversation was shown as 00 Hectors 21 Ares and was Assessed at Rs 00 55 Paise. The mutation to this effect was carried out dated 24.02.1969.
- h. Mutation Entry No. 983:- it appears that land admeasuring 00 Acres 21 Ares, assessed at Rs. 00 Anna 09 Pai 00 bearing Survey No. 20/5, Mohammedwadi, Pune, since 1953-54 name of Shri. Dinu Shankar Shewale was muted in the 7/12 extract as possessor and holder of the said land. But the said land was under the cultivation and possession of one Shri. Laxman Devram Shewale as a tenant of the said land. Prior to Laxman Devram Shewale the said land was under the cultivation of one Shri. Mahasku Khusaba Ghule, he was shown as a protected tenant under section 3-a, as such his name was muted in the other rights column on 21st August 1948.
- i. Mutation Entry no. 1443:- prior to 1953-1954 Shri. Mahasku Khusaba Gule gave up the cultivation and possession right of the said land, accordingly Mr. Ghule name was deleted from the said column on 16th May, 1957. The said mutation entry indicates that Mr. Ghule gave up the cultivation of the said land nearly two years prior to the above-mentioned mutation entries, in Kul Ani khand Column in the year 1956-1954 showed that the land to be under the cultivation of Shri. Laxman Devram Shewale.
- j. Mutation entry no. 1129:- State Government thereafter enacted The Bombay Prevention of Fragmentation and Consolidation of Holdings Act 1947 with & view to prevent Fragmentation of Agricultural holding and to provide for the consolidation of Agricultural holdings for the purpose of better cultivation. The said Act was made applicable to the above-mentioned land. The effect was also endorsed in the other rights column vide said mutation entry. This effect was endorsed as per notification bearing no. 5869/47 dated 17.05.1950.
- k. Mutation entry no. 1676:- it appears that a Weight and Measures Act 1958 and Indian coinage Act 1955 came into force. These Acts did not affect the title of the owners to the property. The only result was that the area of the land, which was earlier on shown in Acres Guntha was now converted and shown in Hectors Ares. Thus the aforesaid land admeasuring 00 Acres 21

Gunthas, Assessed at Rs. 00 Anna 21 Paisa 00 after the conversation was shown as 00 Hectors 21 Ares and was Assessed at Rs 00 55 Paise. The mutation to this effect was carried out dated 24.02.1969.

- l. Mutation entry no. 1684:- it appears that an application was made by Shri. Laxman Devram Shewale on 13th November, 1969 to the Revenue authorities for mutating his name and the name of Shri. Tukaram Kesu Shewale in the owners and holder's column on the basis of their cultivation and continuous possession of the said land. Thus on his application their names were mutated in the said column in place of the above owner of the said land. The said effect was muted on 28th November 1969.
- m. The reason specifying the same is not properly given in the said mutation entry. It is seen that the said land is not restricted under "New Tenure" and said land is converted into Bhogwata Varg1 also. Therefore, it is assumed that Mr. Laxman Devram Shewale purchased the said land under individual capacity instead of under tenancy act.
- n. Mutation Entry no. 1744:- Shri. Laxman Devram Shewale availed a loan of Rs. 4000/- on 10th August, 1970 from The Pune District Co-operative Land Development Bank, Pune by mortgaging his various lands including his undivided share in the said land to it. The said mutation was carried out as per order bearing no. Tagi/Kavi/3631/Dated 15th November 1976 of the Tahsildhar-Haveli Pune. The said bank name was muted as charge in the other rights column on 6th December 1976.
- o. Mutation entry no. 1862:- it appears that Shri. Kashinath Narayan Shewale later on availed on Tagal Loan of Rs. 517.30 ps from the Government by mortgaging his various lands to it including the above land for creating a "Bund". A Charge of the said amount was therefore shown in the other rights column as per the order bearing no. Bunding/Vashi/50/76 dated 13th May 1976 of the Tahasildhar Haveli-Pune. The effect to the said order was given on 05.10.1976.
- p. Mutation entry no. 1876:- Shri. Laxman Devram Shewale prior to the selling transaction had availed a loan of Rs. 10,000/- on 5th August, 1976 from the Hadapsar Multi Purposes Credit Co-operative Society Limited by Mortgaging his various land including the above land to it. The mortgage charge was shown in the other rights column vide the said mutation on 25th October 1976.
- q. Mutation entry no. 1750:- the name of Shri Laxman Devram Shewale was later on muted in the owners/holders column in place of the name of the

owner Shri. Dinu Shankar Shewale by the revenue authorities after he (Shri Laxman Devram Shewale) made an application to this effect to them wherein he had stated that he was in continuous possession and cultivation of the said land. As per application Shri. Dinu Shankar Shewale name was deleted and the said mutation was muted on 11th February 1972. It is also seen that the said land is not restricted under "New Tenure" and the said land is converted into Bhogwata Class-I.

- r. Mutation entry no. 1862:- it appears that Shri. Kashinath Narayan Shewale later on availed on Tagal Loan of Rs. 517.30 ps from the Government by mortgaging his various lands to it including the above land for creating a "Bund". A Charge of the said amount was therefore shown in the other rights column as per the order bearing no. Bunding/Vashi/50/76 dated 13th May 1976 of the Tahasildhar Haveli-Pune. The effect to the said order was given on 05.10.1976.
- s. Mutation entry no. 2240:- Shri Laxman Devram Shewale later on sold out the said land and another land bearing survey no. 20/5 for consideration of Rs 9000/- to Shri. Keshav Shankar Devle vide sale deed dated 10th August 1974. The said sale deed was muted in the 7/12 extract on 3rd September 1984.
- t. Mutation entry no. 1876:- Shri. Laxman Devram Shewale prior to the selling transaction had availed a loan of Rs. 10,000/- on 5th August, 1976 from the Hadapsar Multi Purposes Credit Co-operative Society Limited by Mortgaging his various land including the above land to it. The mortgage charge was shown in the other rights column vide the said mutation on 25th October 1976.
- u. Mutation Entry no. 2184:- Shri Laxman Devram Shewale subsequently paid the entire loan amount with interest to Pune District Land Co-operative Bank on 21st May 1983, a certificate of no due was issued by the Bank and same was submitted to Revenue authorities, as per that the said mutation was recorded in revenue books on 1st September 1983.
- v. Mutation entry no. 2185:- the above entire land was later on sold out by Shri. Tukaram Keshav Shewale and Laxman Devram Shewale to Shri. Keshav Shankar Devle vide sale deed dated 01-06-1980. Accordingly his name was mutated in the revenue records vide mutation entry no. 2185 dated 01-09-1983.
- w. Mutation entry no. 2187:- Shri. Keshav Shankar Devle in turn sold out the said land for Rs. 10,000/- to Shri. Balwant Sadba Shelar vide Sale Deed Dated

25-08-1983. Thus after the said purchase his name was mutated in the revenue records vide mutation entry no. 2187 dated 08-09-1983.

Survey No. 20/14:-

- a. Mutation entry no. 630:- it appears that land admeasuring 01 Acres 09 Guntha, assessed at Rs. 02 Anna 11 Paise 00 bearing s. no. 20/14 Mohammadwadi-Pune in the year 1953-1954 stood in the name of Shri. Kashinath Narayan Shewale, his name was mutated in the revenue records as "Karta/Manager" of the HUF after the death of his father Late Shri. Narayan Piraji Shewale who died on 20th March, 1936 at village Hadapsar.
- b. Mutation entry no. 941:- though the above land stood in the name of Shri. Kashinath Narayan Shewale, the same was under the cultivation of one Shri. Laxman Devram Shewale. He was personally cultivating the said land and was growing certain crops upon the same. He cultivated the said land from 1953-1954 to 1977-78. As per the Bombay Tenancy and Agricultural Lands Act 1948 the tenants who were cultivating the land on first day of April 1957 became deemed purchaser of the above land. It seems that Shri. Laxman Devram Shewale was a tenant of the above-mentioned land who acquired the right to purchase the said land on the above appointed day being deemed purchaser of the same. Moreover one Shri. Devram Mahadu Shewale was shown as a protected Tenant under section 3A of the Bombay Tenancy and Agricultural lands Act of the owner Shri Kashinath Narayan shewale whose name was mutated in the other rights column vide mutation entry no. 941 dated 21.08.1944.
- c. Mutation entry no. 1438:- it appears that on 16.05.1957 Shri Devram mahadu Shewale who was a protected tenant in the said land, the name mentioned in the other rights column was removed. The ground for removing the name of protected tenant as he was not holding possession of the said land neither cultivated the same since two years.
- d. Mutation entry no. 1676:- it appears that a Weight and Measures Act 1958 and Indian coinage Act 1955 came into force. These Acts did not affect the title of the owners to the property. The only result was that the area of the land, which was earlier on shown in Acres Guntha was now converted and shown in Hectors Ares. Thus the aforesaid land admeasuring 01 Acres 09 Gunthas, Assessed at Rs. 02 Anna 11 Paise after the conversation was shown as 00 Hectors 50 Ares and was Assessed at Rs. 02 Paise 69. The mutation to this effect was carried out dated 24.02.1969.

- e. Mutation entry no. 1862:- it appears that Shri. Kashinath Narayan Shewale later on availed on Tagal Loan of Rs. 517.30 ps from the Government by mortgaging his various lands to it including the above land for creating a "Bund". A Charge of the said amount was therefore shown in the other rights column as per the order bearing no. Bunding/Vashi/50/76 dated 13th May 1976 of the Tahasildhar Haveli-Pune. The effect to the said order was given on 05.10.1976.
- f. Mutation Entry no. 2389:- Since Shri. Laxman Devram Shewale was in possession and cultivation of the said land on the above appointed day. An enquiry was conducted by the Additional Tahasildhar Haveli-Pune after the enquiry proceeded to fix the purchase price of the said land under section 32 H of the Bombay Tenancy Agricultural Lands Act 1948. The said price was subsequently paid by the tenant-purchaser Shri. Laxman Devram Shewale in the Government Treasury within, accordingly a purchase certificate under section 32 M was issued to him as a conclusive proof certifying the above purchase. Thus after the said purchase his name was muted in the owners/holders column on 29.06.1987.
- g. Mutation entry no. 2404:- Shri.Laxman Devram Shewale died on 9th June 1986 at village: Mohammadwadi, leaving behind the following legal heirs:- (a). Shri. Prakash Laxman Shewale, (b). Shri. Pandurang Laxman Shewale, (c). Smt. Sashikala Laxman Shewale, (d). Smt. Gangubai Laxmann Shewale, €. Smt. Hausabai Balasaheb More, the legal heirs name was muted in the 7/12 extract of owners/holders column on 5th August, 1987.
- h. Mutation entry no. 2475:- the above legal heirs of Late Shri Laxman Shewale thereafter sold out the above land for Rs. 15,000/- to Shri. Balwant Sadba Shelar vide Sale Deed Dated 31-12-1987. In this transaction Smt. Gangubai Laxman Shewale represented her daughters namely Sou. Sashikala Laxman Kad and Smt. Hausabai Balasaheb More as their constituted attorney. After the said purchase, his name was mutated in the revenue records vide mutation entry no. 2475 dated 11-03-1988. The above owners while selling the land did not take the permission from the Collector as required under section 43 of the Bombay Tenancy and Agricultural Lands Act 1948. As such the mutation entry was certified by the concerned revenue officer by making a remark to this effect and for mutating the name of the said purchaser in the other rights column who was also directed to report about the same at the Taluka office.
- i. Mutation entry no. 5113:- an enquiry conducted by the Additional Tahasildhar Haveli Pune under section 84-C of the Bombay Tenancy and Agricultural Lands Act 1948 and after the said enquiry the above transaction was held

invalid due to which the land was vested with the Government as per the order bearing no. 84-C/Vashi/205/86 dated 13-12-1996 of the Tahalsidhar Haveli, Pune. As a result, the name of the Government was mutated in the owner's/holder's column and the name of the above referred person Shri. Balwant Sadba Shelar was deleted from the said column vide mutation entry no. 5113 dated 16-12-1996.

- j. Mutation entry no. 5154:- the said land was later on allotted by the Additional Tahalsidhar vide his order bearing no. 84C/SR205/96 dated 31-03-1997 to Smt. Shashikala Balwant Shelar on "New Tenure" and subject to her using the said land for agricultural purpose only. She was directed to pay Rs. 538/-towards the ownership rights granted to her in respect of the said land. Thus as per his order her name was mutated in the owners/holders column vide mutation entry no.5154 dated 02-04-1997 and the name of the government was deleted therefrom.

Survey No. 20/15:-

- a. Mutation Entry No. 983:- it appears that land admeasuring 01 Acres 12 Guntha, assessed at Rs. 03 Anna 00 Pai 00 bearing Survey No. 20/15, Mohammedwadi, Pune, since 1953-54 name of Shri. Dinu Shankar Shewale was muted in the 7/12 extract as possessor and holder of the said land. But the said land was under the cultivation and possession of one Shri. Laxman Devram Shewale as a tenant of the said land. Prior to Laxman Devram Shewale the said land was under the cultivation of one Shri. Mahasku Khusaba Ghule, he was shown as a protected tenant under section 3-a, as such his name was muted in the other rights column on 21st August 1948.
- b. Mutation Entry no. 1443:- prior to 1953-1954 Shri. Mahasku Khusaba Gule gave up the cultivation and possession right of the said land, accordingly Mr. Ghule name was deleted from the said column on 16th May, 1957. The said mutation entry indicates that Mr. Ghule gave up the cultivation of the said land nearly two years prior to the above mentioned mutation entries, in Kul Ani khand Column in the year 1956-1954 showed that the land to be under the cultivation of Shri. Laxman Devram Shewale.
- c. Mutation entry no. 1676:- it appears that a Weight and Measures Act 1958 and Indian coinage Act 1955 came into force. These Acts did not affect the title of the owners to the property. The only result was that the area of the land, which was earlier on shown in Acres Guntha was now converted and shown in Hectors Ares. Thus the aforesaid land admeasuring 01 Acres 12 Gunthas, Assessed at Rs. 03 Anna 00 Paisa after the conversation was shown

as 00 Hectors 54 Ares and was Assessed at Rs 03 Paise 00. The mutation to this effect was carried out dated 24.02.1969.

- d. Mutation entry no. 1750:- the name of Shri Laxman Devram Shewale was later on muted in the owners/holders column in place of the name of the owner Shri. Dinu Shankar Shewale by the revenue authorities after he (Shri Laxman Devram Shewale) made an application to this effect to them wherein he had stated that he was in continuous possession and cultivation of the said land. As per application Shri. Dinu Shankar Shewale name was deleted and the said mutation was muted on 11th February 1972. It is also seen that the said land is not restricted under "New Tenure" and the said land is converted into Bhogwata Class-I.
- e. Mutation entry no. 1862:- it appears that Shri. Kashinath Narayan Shewale later on availed on Tagal Loan of Rs. 517.30 ps from the Government by mortgaging his various lands to it including the above land for creating a "Bund". A Charge of the said amount was therefore shown in the other rights column as per the order bearing no. Bunding/Vashi/50/76 dated 13th May 1976 of the Tahasildhar Haveli-Pune. The effect to the said order was given on 05.10.1976.
- f. Mutation entry no. 1876:- Shri. Laxman Devram Shewale prior to the selling transaction had availed a loan of Rs. 10,000/- on 5th August, 1976 from the Hadapsar Multi Purposes Credit Co-operative Society Limited by Mortgaging his various land including the above land to it. The mortgage charge was shown in the other rights column vide the said mutation on 25th October 1976.
- g. Mutation entry no. 2189:- Shri. Laxman Devram Shewale with the consent of Shri. Keshav Sharikar Devle subsequently sold out the said land for Rs. 35000/- to Shri Balwant Sadba Shelar vide sale deed 25-09-1983. Thus after the said purchase his name was mutated in the revenue records mutation entry no. 2189 dated 08-09-1983.
- h. The reason specifying the same is not properly given in the said mutation entry. It is seen that the said land is not restricted under "New Tenure" and said land is converted into "Bhogwata Varg-I" also. Therefore, it is assumed that Mr. Laxman Devram Shewale purchased the said land under individual capacity instead of under Tenancy Act.

Survey No. 20/16:-



- a. Mutation entry no. 860:- it appears that land admeasuring 01 Acres 12 Gunthas, Assessed at Rs. 02 Anna 15 Pai 00 in S. No. 20/16, Mohammedwadi, Pune in the year 1953-54 stood in the name of Shri. Jethmal Raichand Oswal proprietor of M/s. Raichand Kanaji and Company after he had purchased the said land for Rs. 100/- from the original owner i.e. Shri. Vishnu Raghu Shewale vide registered sale deed dated 15th October 1945, the said transaction was muted in revenue records as on 14th March, 1946. At that time the said land was under the cultivation and possession of Shri. Tukaram Kesu Shewale and Shri. Laxman Devram Shewale. Both cultivator was having equal one half portion of the said land in their possession and cultivation.
- b. Mutation Entry no. 1173: as per the Bombay Tenancy and Agricultural Lands Act 1948, the tenants who were cultivating the land on the first day of April 1957 which is also known as the "Tillers Day" became deemed purchasers of the same on the said appointed day divesting the land lord of all his rights, title and interest of whatsoever nature in the said land. Thus, Shri. Tukaram Kesu Shewale and Shri. Laxman Devram Shewale had become Deemed purchasers of the said land on the above appointed day. Shri. Tukaram Kesu Shewale name was enter as owners/holders as simple tenant of Shri. Jethmal Raichand oswal. On 12th November 1953.
- c. Mutation entry no. 1407:- the name of shri. Laxman Devram Shewale was mutated in the other rights column after the death of his father Late Shri. Devram Mahadu Shewale on 14th May, 1957. But prior to it the name of Devram Mahadu Shewale name was reflecting in the Kul Ani Khand column which means that the cultivation of the said land through his son Shri. Laxman Devram Shewale prior to his death.
- d. Mutation entry no. 1676:- it appears that a Weight and Measures Act 1958 and Indian coinage Act 1955 came into force. These Acts did not affect the title of the owners to the property. The only result was that the area of the land, which was earlier on shown in Acres Guntha was now converted and shown in Hectors Ares. Thus the aforesaid land admeasuring 01 Acres 12 Gunthas, Assessed at Rs. 01 Anna 15 Paisa after the conversation was shown as 00 Hectors 54 Ares and was Assessed at Rs 02 94 Paise. The mutation to this effect was carried out dated 24.02.1969.
- e. Mutation entry no. 1684:- it appears that an application was made by Shri. Laxman Devram Shewale on 13th November, 1969 to the Revenue authorities for mutating his name and the name of Shri. Tukaram Kesu Shewale in the owners and holders column on the basis of their cultivation and continuous possession of the said land. Thus on his application their names were mutated in the said column in place of the above owner of the said land. The

said effect was muted on 28th November 1969. The reason specifying the same is not properly given in the said mutation entry. It is seen that the said land is not restricted under "New Tenure" and the said land is converted into Class-I also. Therefore it is assumed that Mr. Laxman Devram Shewale purchased the said land under individual capacity instead of under tenancy Act.

- f. Mutation Entry no. 1744:- Shri. Laxman Devram Shewale availed a loan of Rs. 4000/- on 10th August, 1970 from The Pune District Co-operative Land Development Bank, Pune by mortgaging his various lands including his undivided share in the said land to it. The said mutation was carried out as per order bearing no. Tagi/Kavi/3631/Dated 15th November 1976 of the Tahsildhar-Haveli Pune. The said bank name was muted as charge in the other rights column on 6th December 1976.
- g. Mutation entry no. 1876:- Shri. Laxman Devram Shewale prior to the selling transaction had availed a loan of Rs. 10,000/- on 5th August, 1976 from the Hadapsar Multi Purposes Credit Co-operative Society Limited by mortgaging his various land including the above land to it. The mortgage charge was shown in the other rights column vide the said mutation on 25th October 1976.
- h. Mutation Entry no. 2184:- Shri Laxman Devram Shewale subsequently paid the entire loan amount with interest to Pune District Land Co-operative Bank on 21st May 1983, a certificate of no due was issued by the Bank and same was submitted to Revenue authorities, as per that the said mutation was recorded in revenue books on 1st September 1983.
- i. Mutation entry no. 2186:- Shri. Tukaram Kesu Shewale later on sold out a portion of the said land for Rs. 1,000/- to Shri. Keshav Shankar Devle vide registered sale deed dated 27-03-1980 bearing registration no. 1218/80. But before selling the said land Shri. Tukaram Kesu Shewale did not obtain permission from the collector under section 43 of the Bombay Tenancy and Agricultural lands Act 1948 which restricted the transfer of the said land in any manner whatsoever without previous permission of the District Collector. After the above sale the name of the said purchaser was mutated in the revenue records on 01-09-1983. The reason specifying the same is not properly given in the said mutation the entry. It is seen that the said land is not restricted under "new tenure" and said land is converted into bhogwata varg1 also. Therefore, it is assumed that Mr. Laxman Devram Shewale purchased the said land under individual capacity instead of under tenancy act.

- j. Mutation entry no. 2189:- Shri. Laxman Devram Shewale with the consent of Shri. Keshav Sharikar Devle subsequently sold out the said land for Rs. 35000/- to Shri Balwant Sadba Shelar vide sale deed 25-09-1983. Thus after the said purchase his name was mutated in the revenue records mutation entry no. 2189 dated 08-09-1983.
- k. It is to be noted that after the said sale transaction the name of Shri. Keshav Shankar Devle was deleted from the owners/holders column. The reason for the same is not known. There is also no mutation entry on record to show as to how name was deleted from the said columns. He was only a consenting party to the said transaction.
- l. Shri Balwant Sadba Shelar after purchasing the said land sold out the same in parts o various persons. Details of which are given in the sheet separately attached herewith.

Mutation Entries & Dates	S No. Allotted original land	S. No. allotted to the purchased land	Area Sold	Area Left	Assessment of land purchased	Name of holder/owners of the land
4049 24-06-1992	20/16/1	20/16/2	00 02	00 51	00 08	Shri. Milind Nivrutti Limbore
4850 24-06-1992	20/16/1	20/16/3	00 04	00 47	00 16	Shri. Vasant Dhondairao More
4051 24-06-1992	20/16/1	20/16/4	00 04	00 43	00 16	Shri. Ramjas Maladhwan Pal
8046 09-05-2002	20/16/1		00 03	00 40		Smt. Tresa Walter Lazarus, Shri. Christopher Walter Lazarus & Shri. Vivian Walter Lazarus
8047 09-05-2002	20/16/1		00 02	00 38		Shri.S. Devidas Madhuram Smt. M.S. Madhuram
8353 18-11-2002	20/16/1		00 03	00 35		Shri. Ravindra Govindrao Jagtap

S No. 20/16/2 (part):-

- a. Mutation Entry no. 4049:- thus new hissa numbers were allotted to each portion of the land sold out by Shri. Balwant Sadba Shelar in the year 1991-1992. Similarly the survey number of the original land got changed from

20/16 to 20/16/1 to 20/16/4. Thus S. No. 20/16/2 assessed at Rs. 00-08 ps was allotted to Shri. Milind Nivrutti Limbore and his name was mutated therein on 24-06-1992. However this mutation entry was certified subject to section 84-C of the Bombay Tenancy and Agricultural Lands Act 1948.

- b. Mutation entry no. 9038:- the said above transaction was regularized by the Aval Karkon of (Tenancy) Tahasildhar Haveli, Pune office vide his order no. 84C/SR/2/570/05 dated 19-04-2005 and mutation to this effect was carried out on 19-04-2005. Hence after the above transactions Shri. Balwant Sadba Shelar was left with only 35 Ares of land as shown in the said schedule.
- c. Mutation Entry no. 10844:- it is seen after the death of Shri. Milind Nivrutti Limbore, his legal heirs Smt. Sangeeta Milind Limbore (wife), Master son Mayur, Mast. Gayatri became the owners of the said land and their names mutated to revenue record by the said mutations.
- d. Mutation Entry no. 11691:-it is seen that Mr. Anant Sadba Shelar Purchased the said land from Smt. Sangeeta Milind Limbore on behalf of her and as a guardian of her children by a registered sale deed which was duly registered at Haveli no. 3 at sr.no. 1791/2010 on 11-03-2010. By virtue of the said agreement Mr. Anant Sadba Shelar became the owner of the said land and his name mutated to revenue record vide the present mutation entry.

S. No. 16/3 (part):-

- a. Mutation entry no. 7735: - it is seen that after the death of Shri. Vasant Dhondalirao More his legal heirs Smt. Vaishali Vasant More (wife), Mast. Nitin (son) and Mast. Nilesh (son) became the owner of the said land and their names was mutated to revenue record.
- b. It is seen that Smt. Vaishali Vasant More executed a development agreement in respect of the said land in favour of Mr. Anant Sadba Shelar on behalf of her and as a guardian of her children which was duly registered at Haveli No. 12 at sr no. 10927/2007 on 10-12-2007. It is seen that Smt. Vaishali Vasant More also entrusted a power of attorney in favour of Mr. Anant Sadba Shelar on 10-12-2007 which was also duly registered at Haveli No. 12 at sr no. 4846/2012. By virtue of the said development agreement and power of attorney Mr. Anant Sadba Shelar entitled to develop/transfer/all rights in respect of the said land.

The 7/12 Extract of aforesaid Survey Number appears to be closed and are merged into below mentioned survey number:

- i) Sr. No. 20/9/16/1 NA Plot



- ii) Sr. No. 20/9/16/2/24 DP Road
- iii) Sr. No. 20/9/16/3/18 DP Road
- iv) Sr. No. 20/9/16/4 Open Space
- v) Sr. No. 20/9/16/5 Amenity Space
- vi) Sr. No. 20/9/16/6 Nala Garden

Chain of Development/Conveyance: -

- a. By virtue of the Development Agreement Dated 24.03.2006 which is duly registered in the office of the Sub Registrar Haveli No. 16 vide serial no. 2351/2006, Mr. Anant Sadbha Shelar agreed to sale and granted the development rights in respect of land bearing S. No. 20/2 (00 Hectors 10 Ares), S. No. 20/3 (00 Hectors 16 Ares), S. No. 20/5 (00 Hectors 21 Ares), S. No. 20/6 (00 Hectors 26 Ares), S. No. 20/10 (00 Hectors 36 Ares), S. No. 20/12 (00 Hectors 41 Ares), S. No. 20/13 (00 Hectors 45 Ares), S. No. 20/15 (00 Hectors 54 Ares), S. No. 20/16/1 (00 Hectors 35 Ares), S. No. 20/16/2 (00 Hectors 02 Ares), S. No. 20/16 (00 Hectors 04 Ares) in favor of Mr. Vijay Tirthram Sharma, Mr. Jitendra Vijay Sharma, Mr. Rahul Shivajirao Kadam, Smt. Savita Shivajirao Kadam, Mrs. Rajani Shivajirao Kadam, Shri. Shivajirao Shripatrao Kadam, Mr. Niyamat Latif Manjothi, Mr. Latif Ahmad Manjothi herein for the total and all inclusive consideration of Rs. 1,05,44,800/- and also entrusted a Power of Attorney Dated 24.03.2006 in favour of Mr. Vijay Tirthram Sharma, Mr. Latif Ahmad Manjothi which was duly registered in the office of the Sub Registrar Haveli No. 16 at serial no. 2352/2006.
- b. By virtue of Agreement dated 04.03.2006 which is duly registered in the office of Sub Registrar Haveli No. 8 vide serial no. 1753/2006, Mr. Balwant Sadba Shelar agreed to sale and granted the development rights in respect of land bearing S. No. 20/2 (00 Hectors 10 Ares), S. No. 20/3 (00 Hectors 16 Ares), S. No. 20/5 (00 Hectors 21 Ares), S. No. 20/6 (00 Hectors 26 Ares), S. No. 20/10 (00 Hectors 36 Ares), S. No. 20/12 (00 Hectors 41 Ares), S. No. 20/13 (00 Hectors 45 Ares), S. No. 20/15 (00 Hectors 54 Ares), S. No. 20/16/1 (00 Hectors 35 Ares), S. No. 20/16/2 (00 Hectors 02 Ares), S. No. 20/16 (00 Hectors 04 Ares), alongwith other lands to and in favor of Mr. VIjay Tirthram Sharma, Mr. Jitendra Vijay Sharma, Mr. Rahul Shivajirao Kadam, Smt. Savita Shivajirao Kadam, Mrs. Rajani Shivajirao Kadam, Shri. Shivajirao Shripatrao Kadam, Mr. Niyamat Latif Manjothi, Mr. Latif Ahmad Manjothi herein for total and all inclusive consideration of Rs. 1,96,90,800/- and Mr. Balwant Sadba Shelar also executed Power of Attorney Dated 04.03.2006 in favour of Mr. Vijay Tirthram Sharma and Mr. Latif Ahmad Manjothi which is duly registered in the office of the Sub Registrar Haveli no. 8 at serial no. 1754/2006.

- c. By virtue of the Agreement & Power of Attorney dated 12.05.2006 which is duly registered in the office of Sub Registrar Haveli no. 11-Pune vide serial no. 3687/2006 & 3688/2006, Mr. Vijay Tirthram Sharma, Mr. Jitendra Vijay Sharma, Mr. Rahul Shivajirao Kadam, Smt. Savita Shivajirao Kadam, Mrs. Rajani Shivajirao Kadam, Shri. Shivajirao Shripatrao Kadam, Mr. Niyamat Latif Manjothi, Mr. Latif Ahmad Manjothi agreed to assign, transfer and sale all the rights accrued by virtue of the above mentioned agreement in respect of the said lands/ S. No. 20/2 (00 Hectors 10 Ares), S. No. 20/3 (00 Hectors 16 Ares), S. No. 20/5 (00 Hectors 21 Ares), S. No.20/6 (00 Hectors 26 Ares), S. No. 20/10 (00 Hectors 36 Ares), S. No. 20/12 (00 Hectors 41 Ares), S. No. 20/13 (00 Hectors 45 Ares), S. No. 20/15 (00 Hectors 54 Ares), S. No. 20/16/1 (00 Hectors 35 Ares), S. No. 20/16/2 (00 Hectors 02 Ares), S. No. 20/16 (00 Hectors 04 Ares) in favour of M/s. Royal Construction Combine (India) Pvt Ltd, herein for the total and all-inclusive consideration of Rs. 7,31,80,000/-.
- d. Mr. Anant Sadba Shelar and Mr. Balwant Baba Shelar and her family members and Mr. Vijay Tirthram Sharma, Mr. Jitendra Vijay Sharma, Mr. Rahul Shivajirao Kadam, Smt. Savita Shivajirao Kadam. Mrs. Rajani Shivajirao Kadam, Shri. Shivajirao Shripatrao Kadam, Mr. Niyamat Latif Manjothi, Mr. Latif Ahmed Manjothi, Mr. Vikas Prakash Shewale and his family members, Smt. Sarubai Kashinath Shewale and her family members entered into a sale deed with Royal Construction Combine (India) private limited on 21.07.2011. The said Sale Deed was duly registered at Haveli No. 1 at serial no. 6700/2011 in respect of the land bearing S. no. 20 Hissa no. 2,3,5,6,9 (part) alongwith other hands. By virtue, the said Sale Deed Name of M/s. Royal Construction Combine (India) Private Ltd mutated to revenue record by Mutation entry no. 12033;
- e. Mr. Anant Sadba Shelar and Mr. Balwant Baba Shelar and her family members and Mr. Vijay Tirthram Sharma, Mr. Jitendra Vijay Sharma, Mr. Rahul Shivajirao Kadam, Smt. Savita Shivajirao Kadam, Mrs. Rajani Shivajirao Kadam, Shri. Shivajirao Shripatrao Kadam, Mr. Niyamat Latif Manjothi, Mr. Latif Ahmed Manjothi, Mr. Vikas Prakash Shewale and his family members, Smt. Sarubai Kashinath Shewale and her family members entered into a Sale Deed with M/s. Royal Construction Combine (India) Private Limited on 07.01.2014. The said sale deed was duly registered at serial no. 202/2014 in the office of Sub Registrar Haveli No. 22-Pune in respect of the land bearing S. no. 20 Hissa No. 1, 4, 7, 11 & 14. By virtue, the said Sale Deed, name of M/s Royal Construction Combine (India) Pvt Ltd mutated to revenue record by Mutation Entry no. 13065 on 09.01. 2014;

- f. Mr. Anant Sadba Shelar and his family members entered into a Agreement to Sale with M/s. Royal Construction Combine [India] Pvt Ltd on 26-07-2011. The said agreement to sale was duly registered at Haveli No. 1 at sr no. 6817/2011. Mr. Anant Sadba Shelar and his family members also entrusted a power of attorney in favour of M/s. Royal Construction Combine [India] Pvt Ltd which was duly registered at Haveli no. 1 at sr no. 6818 on 26-07-2011. As per the permission for sale order dt 27-12-2013 Mr. Anant Sadba Shelar and his family members through power of attorney holder M/s. Royal Construction Combine [India] Pvt Ltd executed a sale deed in favour of sale deed of Royal Construction Combine [India] Pvt Ltd which was duly registered at Haveli no. 22 vide serial no. 203/2014 in respect of the land bearing S no. 20 Hissa no. 9. By virtue of the said sale deed, name of M/s. Royal Construction Combine [India] Pvt Ltd mutated to revenue record by mutation entry no. 13066 on 09-01-2014.
- g. Mr. Anant Sadba shelar and his family members entered into a sale deed with M/s Royal Construction Combine [India] pvt ltd on 08-06-2012. The said sale deed was duly registered at Haveli no. 16 at sr no. 4845/2011 in respect of the land admeasuring about 2 Ares out of S No. 20/16/3. By virtue of the sale deed M/s. Royal Construction Combine [India] pvt ltd became the owner of the said land.
- h. It is seen that Sub Divisional Officer, Pune was pleased to grant a permission to sale the land bearing S. No. 20 Hissa No. 1, 4, 7, 11, 14 vide its order on 27.12.2013 in order no. 43/SR/89/2011. It is seen that Sub Divisional Officer; Pune was pleased to grant a permission to sale the lands bearing S. no. 20 Hissa no. 9 [p] vide its oder on 27.12.2013 in order no. 43/SR/90/2011.
- i. It appears that, on 1st June 2008, Mr Vijay Tirthram Sharma, Mr. Jitendra Vijay Sharma obtained an additional finance of Rs. 2,95,70,619 (In Words Rupees Two Crores Ninety Five Lakhs Seventy Thousand Six Hundred and Nineteen Only) from M/s. Royal Construction Combine (India) Private Limited for compliance of agreements executed with Shelar Families. Mr. Vijay Tirthram Sharma, Mr. Jitendra Vijay Sharma agreed to transfer/sale an area admeasuring about 2233 sq. mtrs out of total agreed area admeasuring about 4079 sq. mtrs to M/s. Royal Construction Combine (India) Private Limited, a copy of notarized is perused on record a Memorandum of Understanding executed to that effect is made between Royal Construction Combine (India) Private Limited Mr. Vijay Tirthram Sharma, Mr. Jitendra Vijay Sharma which was executed on 20th June, 2008;
- j. It appears that, a Confirmation cum Allotment Deed is executed by Royal Construction Combine (India) Private Limited in favor of Mr. Vijay Tirthram

Sharma & Another-1 the same is executed on 02.03.2022 and registered in the office of Sub Registrar Haveli No. 16 vide serial no. 3773/2022, it is seen from the confirmation deed that the developer i.e. Royal have allotted an area of 6012 sq. ft salable area in the sanctioned plan of the project and remaining to be allotted area admeasuring of 35070 sq. ft. of salable area in the proposed sanctioned building. The total salable area to be allotted to Mr. Sharma & another-1 is of 41,082 sq. ft. (salable Area). The said MOU dated 20.06.2008(mentioned in clause no. g herein) is also being annexed with the said deed of confirmation herein;

- k. It appears that, Articles of Agreement Dated 31-05-2022 is executed by Royal Construction Combine [India] Private limited in favour of Ganraj Homes LLP registered at Haveli No. 11 vide serial no. 11882/2022. It is also seen that Irrevocable Power of Attorney Dated 31-05-2022 is executed by Royal Construction Combine [India] Private limited in favour of Ganraj Homes LLP registered at Haveli No. 11 vide serial no. 11883/2022. The said Royal Construction Combine [India] Private limited granted rights of development of the above captioned land to in/favour of the said Ganraj Homes LLP at on the terms and conditions therein contained.
- l. It appears that, as per unregistered Confirmation Cum Allotment Deed is executed by by Royal Construction Combine (India) Private Limited in favor of [i] Mr. Rahul Shivajirao Kadam, [ii] Smt. Savita Shivajirao Kadam, [iii] Mrs. Rajani Shivajirao Kadam and [iv] Shri. Shivajirao Shripatrao Kadam, it seems that developer i.e. Royal have allotted an construction units admeasuring about 14028 sq. ft. salable area from sanctioned and proposed sanctioned plan;
- m. The perusal of the zone certificate dated 28.01.2022, it indicates that as per sanctioned Pune Regional Plan Survey No. 20 Comes under the "Residential Zone". However, some portion of it is reserved for 24-meter DP Road and some portion is reserved for 8 Nala Garden;
- n. No notice in respect of the said land under section 10 (3) and 10 (5) of Urban Land (Ceiling & Regulation) Act 1976 has received to the Land owner M/s. Royal Construction Combine (India) Pvt Ltd and no exemption has obtained by Royal Construction Combine (India) Pvt Ltd under the said Act. A Declaration to that effect is issued by Mr. Latif Ahmed Manjothi of Royal Construction Combine (India) Pvt Ltd;
- o. By Virtue of the order bearing no. Haveli/Sanad/SR/55/12017 dated 31.05.2017, the Hon'ble Tahsildar (Haveli) Pune authorized Non-Agricultural use of the said land;

Litigations: -

- a. It seems and appear that, Mr. Vikas Prakash Shewale Son of Late Laxman Shewale filed an Spl CS no. 1/1995 in the Civil Court, Pune and RCS No. 1065/2005 in the civil court Pune for various prayers mentioned therein, against the Mr. Anant Sadba Shelar and Mr. Balwant Shelar and others in respect of the said land mentioned in above captioned alongwith other lands;
- b. It appears that, Smt. Sarubai Kashinath Shewale wife of Mr. Kashinath Narayan Shewale (the original owner of the land) filed the Spl CS No. 987/2007 in the civil court Pune for various prayers mentioned therein, against Mr. Anant Sadba Shelar, Mr. Balwant Shelar and Mr. Vijay Tirthram Sharma, Mr. Jitendra Vijay Sharma, Mr. Rahul Shivajirao Kadam, Smt. Savita Shivajirao Kadam, Mrs. Rajani Shivajirao Kadam, Shri. Shivajirao Shripatrao Kadam, Mr. Niyamat Latif Manjothi, Mr. Latif Ahmad Manjothi and legal heirs of Late Mr. Laxman Devram Shewale and others in respect of the said land mentioned in above captioned alongwith other lands;
- c. It appears that, Mr. Babu Devram Shewale a brother of late Mr. Laxman Devram Shewale mutated his name at 7/12 extract of the said property alongwith other lands by mutation entry no. 9596 fraudulently. By virtue of the said mutation entry, Mr. Babu Devram Shewale entered into a Development Agreement with M/s. Pentagone Estate Corporation Dated 07.11.2006 which is registered at Haveli No. 12 at serial no. 8758/2006. Mr. Babu Devram Shewale also entrusted a power of attorney in favour of M/s. Pentagone Estate Corporation which is registered at Haveli No. 12 vide serial no. 8759/2006 on 07.11.2006 and name of M/s. Pentagone Estate Corporation mutated to 7/12 extract in other rights column by mutation entry no. 9877;
- d. It appears that, Mr. Anant Sadba Shelar and Mr. Balwant Shelar and others challenged the said mutation entry no. 9596 and order of SDO Dt 31.07.2006 before the Additional District Collector, Pune RTS/2/Appeal/39/2008 dated 21.01. 2009 name of Babu Devram Shewale deleted from the 7/12 extracts of the said Land;
- e. It is seen that Mr. Babu Devram Shewale and his son Mr. Balu Babu Shewale and daughter-Smt. Kosabai Dnyaneshwar Jawalkar already executed a consent letter in favour of the Mr. Anant Sadba Shelar and Mr. Balwant Sada Shelar and others and declared that they did not have rights in respect of the said land and released all their rights in case they have or will get in future in favor Smt. Leela Anant Shelar. The said consent letter was duly registered at Haveli No. 3 at seruka bi, 1025/2006 on 05.01.2006 Mr Babu Devram Shewale and his son Mr. Balu Babu Shewale and Smt. Kosabai Sadba Shelar

and Mr. Balwant Saba Shelar which was duly registered at Haveli No. 3 at serial no. 103/2006 on 06.01.2006;

- f. It is seen that M/s. Pentagone Estate Corporation on behalf of Mr. Babu Devram Shewale and His son Mr. Balu Babu Shewale filed a suit for partition in Civil Court bearing Special Civil Suit no. 151/2008/ on basis of abovementioned mutation entry no. 9596 for partition. Mr. Babu Devram Shewale expired on 23.11.2008 and his son Mr. Balu Babu Shewale expired on 05.02.2008 and Smt. Sunanda Babu Shewale daughter in law of late Mr. Balu Devram Shewale and Mr. Aniket Babu Shewale grandson of late Mr. Balu Devram Shewale executed a consent deed/confirmation deed in favour of M/s. Pentagaon Estate Corporation which was duly registered at Haveli No. 12 at serial no. 6526/2009;
- g. It appears that, Mr. Anant Sadba Shelar and Mr. Balwant Saba Shelar and Mr. Vijay Tirthram Sharma, Mr. Jitendra Vijay Sharma, Mr. Rahul Shivajirao Kadam, Smt. Savita Shivajirao Kadam, Mrs. Rajani Shivajirao Kadam, Shri. Shivajirao Shripatrao Kadam, Mr. Niyamat Latif Manjothi, Mr. Latif Ahmad Manjothi and others through her power of attorney holder M/s Royal Construction Combine (India) Pvt Ltd settled all their disputes except special civil suit no. 151/2008 out of the court with legal heirs of late Mr. Laxman Devram Shewale i.e. Mr. Vikas Prakash Shewale and their family members and Smt. Sarubai Kashinath Shewale w/o late Mr. Kashinath Narayan Shewale and their family members and accordingly filed the compromise purshis with the record of terms of compromise and accordingly by virtue of the separate orders mentioned below, the above mentioned suits/disputes/claims are settled;
- h. It is seen that in Special Civil Suit no. 151/2007 an judgment is passed on 5th December 2015 stating that the case be dismissed. In-lieu of the same Smt. Sunanda Balu Shewale (Daughter in law of Late Mr. Babu Devram Shewale) or Mr. Aniket Balu Shewale (the grandson of Late Mr. Babu Devram Shewale) preferred a civil appeal no. 329/2016 against the order dated 05.12.2015 before District Judge, Pune the said Civil appeal is dismissed and judgment in RCS 151/2007 is confirm;

ULC Record: -

No notice in respect of the said land under section 10 (3) and 10 (5) of Urban Land (Ceiling & Regulation) Act 1976 has received to the land owner i.e. M/s. Royal Construction Combine (India) Pvt Ltd and no exemption has obtained by M/s. Royal Construction Combine (India) Pvt Ltd under the said act. A Declaration to that effect

is issued by Mr. Latif Ahmed Manjothi Director of M/s. Royal Construction Combine (India) Pvt Ltd.

LAYOUT Sanctions: -

M/s. Royal Construction Combine (India) Pvt Ltd obtained sanctioned layout plan with building via proposed amalgamation on Survey No. 20 Hissa No. 9 to 15 & 16 (1+2+3) at Mohammedwadi, Pune vide drawing sheet no. 01/02 and 02/02 with original Commencement certificate no. CC/0524/22 Dated 31-05-2022. The said sanctioned is for the proposal of Residential and Commercial.

Further in Search Report, found following aspects which are narrated as under: -

- Found various unit agreement and cancellation deeds in favor of flat purchaser. Other than mentioned above Mortgage Deed, further charge in favor of Flat Purchasers no documents evidencing any subsisting mortgage, charge, and encumbrance found recorded from the available registers;
- Due Diligence and Title Investigation report on 22nd September 2024 for captioned properties for the year 1994 to 2024 by paying requisite Government Fee vide receipt no. MH012645224202223E;



Advocate

Ganesh N. Padir