


<b>GRN</b>	MH010733264202425E	<b>BARCODE</b>			<b>Date</b>	06/11/2024-12:44:08		<b>Form ID</b>		
<b>Department</b> Inspector General Of Registration					<b>Payer Details</b>					
<b>Type of Payment</b> Search Fee Other Items:					<b>TAX ID / TAN (If Any)</b>					
					<b>PAN No.(If Applicable)</b>					
<b>Office Name</b> PND1_JT DISTT REGISTRAR PUNE URBAN					<b>Full Name</b>		dinkar baburao kute			
<b>Location</b> PUNE										
<b>Year</b> 2024-2025 One Time					<b>Flat/Block No.</b>					
<b>Account Head Details</b>			<b>Amount In Rs.</b>							
0030072201 SEARCH FEE			325.00		<b>Road/Street</b>					
					<b>Area/Locality</b>					
					<b>Town/City/District</b>					
					<b>PIN</b>					
					<b>Remarks (If Any)</b>					
					<b>Amount In</b>		Three Hundred Twenty Five Rupees Only			
<b>Total</b>			325.00		<b>Words</b>					
<b>Payment Details</b> IDBI BANK					<b>FOR USE IN RECEIVING BANK</b>					
<b>Cheque-DD Details</b>					<b>Bank CIN</b>	<b>Ref. No.</b>	69103332024110613306		2897840354	
<b>Cheque/DD No.</b>					<b>Bank Date</b>	<b>RBI Date</b>	06/11/2024-12:45:13		Not Verified with RBI	
<b>Name of Bank</b>					<b>Bank-Branch</b>		IDBI BANK			
<b>Name of Branch</b>					<b>Scroll No. , Date</b>		Not Verified with Scroll			

Department ID : 260571987

Mobile No. : 9822099203

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.

MH010733264202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
06 Nov 2024	Receipt	Receipt no.: 1113723789
	Name of the Applicant :	dinkar baburao kute
	Details of property of which document has to be searched :	Dist :Pune Village :Ambegaon Budruk S.No/CTS No/G.No. : 9
	Period of search :	From :2012 To :2024
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010733264202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

DINKAR B.  
B.S.L., LL.B., A  
Mob. No. 982



DINKAR B. KUTE

B.S.L., LL.B.

**ADVOCATE**

Office No.13-14, Shiv-Pushp Landmark,

S.No.14/15, Shiv-Pushp Chowk,

Suncity Road,, Vadgaon Bk., Pune-51.

Phone :24350033, 9822099203.

**FORMAT- A**  
**(Circular No.: 28 / 2021)**

To,  
**Maharashtra Real Estate Regulatory Authority**  
**6th & 7th Floor, Housefin Bhavan, Plot No. C - 21,**  
**E - Block, Bandra Kurla Complex, Bandra (E),**  
**Mumbai 400051.**

**LEGAL TITLE REPORT**

**Subject:**Title clearance certificate with respect of

Sr.No.	Survey No.	HissaNo.	Area Sq Mtr (H-R)	Pvt. Plot No.
1.	9	2/2/24	200 Sq Mtr (00-02)	48
2.	9	2/2/23	200 Sq Mtr (00-02)	44
3.	9	2/2/36	200 Sq Mtr (00-02)	39
4.	9	2/2/58	300 Sq Mtr (00-03)	36
5.	9	2/2/27	300 Sq Mtr (00-03)	35
6.	9	2/2/37	300 Sq Mtr (00-03)	34
7.	9	2/2/54	300 Sq Mtr (00-03)	33
8.	9	2/2/46	1000 Sq Mtr (00-10)	31
9.	9	2/2/28	200 Sq Mtr (00-02)	17
10.	9	2/2/57	200 Sq Mtr (00-02)	20
11.	9	2/2/56	200 Sq Mtr (00-02)	21
12.	9	2/2/52	200 Sq Mtr (00-02)	22
13.	9	2/2/41	200 Sq Mtr (00-02)	23
14.	9	2/2/38	500 Sq Mtr (00-05)	27
15.	9	2/2/51	500 Sq Mtr (00-05)	26
16.	9	2/2/7	500 Sq Mtr (00-05)	28
17.	9	2/2/33	200 Sq Mtr (00-02)	30
18.	9	2/2/16	200 Sq Mtr (00-02)	14
19.	9	2/2/61	300 Sq Mtr (00-03)	56
20.	9	2/2/1	400 Sq Mtr (00-04) (200+200 Sq Mtr)	2
21.	9	2/2/1	300 Sq Mtr (00-03)	2

Total admeasuring **00 H 67 R** i.e. **6700 Sq.Mtr.** situated at **Village Ambegaon Bk., Tal. Haveli, Dist. Pune** (hereinafter referred as the said land).



**Boundaries of Plot: -****Towards East:** - By adjoining S. No.9, Hissa No. 1,**Towards West:** - By adjoining S. No.9, Hissa No. 2/2,**Towards North:** - By adjoining S. No.9, Hissa No. 2/1,**Towards South:** - By road and S. No.9, Hissa No. 2/2.

I have investigated the title of the said plot on the request of **M/s. Sneha Constructions** and following documents:

**1. Description of the property:**

All that piece and parcel of land bearing

Sr.No.	Survey No.	HissaNo.	Area Sq.Mtr. (H-R)	Pvt. Plot No.
1.	9	2/2/24	200 Sq Mtr (00-02)	48
2.	9	2/2/23	200 Sq Mtr (00-02)	44
3.	9	2/2/36	200 Sq Mtr (00-02)	39
4.	9	2/2/58	300 Sq Mtr (00-03)	36
5.	9	2/2/27	300 Sq Mtr (00-03)	35
6.	9	2/2/37	300 Sq Mtr (00-03)	34
7.	9	2/2/54	300 Sq Mtr (00-03)	33
8.	9	2/2/46	1000 Sq Mtr (00-10)	31
9.	9	2/2/28	200 Sq Mtr (00-02)	17
10.	9	2/2/57	200 Sq Mtr (00-02)	20
11.	9	2/2/56	200 Sq Mtr (00-02)	21
12.	9	2/2/52	200 Sq Mtr (00-02)	22
13.	9	2/2/41	200 Sq Mtr (00-02)	23
14.	9	2/2/38	500 Sq Mtr (00-05)	27
15.	9	2/2/51	500 Sq Mtr (00-05)	26
16.	9	2/2/7	500 Sq Mtr (00-05)	28
17.	9	2/2/33	200 Sq Mtr (00-02)	30
18.	9	2/2/16	200 Sq Mtr (00-02)	14
19.	9	2/2/61	300 Sq Mtr (00-03)	56
20.	9	2/2/1	400 Sq Mtr (00-04) (200+200 Sq Mtr)	2
21.	9	2/2/1	300 Sq Mtr (00-03)	2

Total admeasuring **00 H 67 R** i.e. **6700 Sq.Mtr.** situated at **Village :Ambegaon Bk.,Tal. Haveli Dist. Pune**, within the limits of **Pune Municipal Corporation, Pune**

**Boundaries of Plot: -****Towards East:** - By adjoining S. No.9, Hissa No. 1,**Towards West:** -By adjoining S. No.9, Hissa No. 2/2,**Towards North:** - By adjoining S. No.9, Hissa No. 2/1,**Towards South:** - By road and S. No.9, Hissa No. 2/2.

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PUNE



## 2. Documents of Allotment of Plot:

- (a) Document No.1571/2010 & 1572/2010 dt.20/02/2010.
- (b) Document No.2544/2010 & 2545/2010 dt.18/03/2010.
- (c) Document No.1566/2010 & 1567/2010 dt.20/02/2010.
- (d) Document No.2548/2010 & 2549/2010 dt.18/03/2010.
- (e) Document No.2144/2010 & 2145/2010 dt.06/03/2010.
- (f) Document No.8560/2010 & 8561/2010 dt.06/09/2010.
- (g) Document No.1555/2010 & 1556/2010 dt.20/02/2010.
- (h) Document No.7120/2010 & 7121/2010 dt.01/09/2010.
- (i) Document No.1573/2010 & 1574/2010 dt.20/02/2010.
- (j) Document No.2546/2010 & 2547/2010 dt.18/03/2010.
- (k) Document No.2598/2010 & 2599/2010 dt.02/03/2010.
- (l) Document No.7819/2010 & 7820/2010 dt.01/09/2010.
- (m) Document No.1987/2010 & 1988/2010 dt.03/03/2010.
- (n) Document No.1518/2010 & 1519/2010 dt.22/02/2010.
- (o) Document No.8374/2010 dt.01/09/2010.
- (p) Document No.3464/2010 & 3465/2010 dt.26/08/2010.
- (q) Document No.1989/2010 & 1990/2010 dt.05/03/2010.
- (r) Document No.1575/2010 & 1576/2010 dt.20/02/2010.
- (s) Document No.1993/2010 and 1994/2010 dated 03/03/2010.
- (t) Document No.9971/2018 and 9973/2018 dated 26/06/2018.
- (u) Document No.1520/2010 & 1521/2010 dt.22/02/2010.
- (v) Document No.1516/2010 & 1517/2010 dt.22/02/2010.
- (w) Document No.1514/2010 & 1515/2010 dt.22/02/2010.
- (x) Current 7/12 extract, along with mutation entries.

3. 7/12 extract or property card issued by village Ambegaon Bk, Mutation Entry No. 4636, 4635, 4672, 5322, 14913, 16626, 4639, 4673, 5073, 4682, 4640, 5321, 5320, 4688, 4677, 4674, 4687, 16185, 4619, 4669, 4628, 5325, 4613, 15279, 15278, 4613, 19887, etc,

4. Search report for 30 years from 1994 till 2024.

2/- On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of the owners and the developer **M/s. Sneha Constructions** is clear, marketable and without any encumbrances.

20/01/2023  
DATE  
PAGE  
9203

**Owners of the Land:-**

Survey No.	Hissa No	Area (in Sq.Mtr)	Owners	Developer
9	2/2/51	500	M/s. Sneha Constructions	M/s. Sneha Constructions
9	2/2/24	200	Yogesh Balasaheb Mahajan Mahesh Balasaheb Mahajan Santosh Balasaheb Mahajan Lalita Balasaheb Mahajan	
9	2/2/23	200	Nirmala Ashok Wavhal	
9	2/2/36	200	Ashok Dattatraya Dawalbhakta	
9	2/2/58	300	Sadanand Abhimanyu Dhobale	
9	2/2/27	300	Aashish Govardhan Dhamke	
9	2/2/37	300	Sanjay Balakrishna Pawar Sushama Hemant Bhalekar Sunita Prakash Vishwe	
9	2/2/54	300	Ramchandra Shankar alias Shankarrao Deore	
9	2/2/46	1000	Krishna Ishannasa alias Irannassa Choudhari	
9	2/2/28	200	Dilip Babanrao Harke	
9	2/2/57	200	Malan alias Malati Sadashiv Dongare	
9	2/2/56	200	Anand Sakharan Bandiwadekar	
9	2/2/52	200	Bhalchandra Gopal Upadhye Manoj Bhalchandra Upadhye Vaidehi Shriram Kulkarni	
9	2/2/41	200	Hanumant Laxmanrao Deshmukh	
9	2/2/38	500	Chandravati Kishichand alias Kishanchand Lahori	
9	2/2/7	500	Vittal Namdev Jadhav	
9	2/2/33	200	Mr. Sanjeev alias Sanjay Vishnu Bakale (Bafale)	
9	2/2/16	200	Girish Sadashiv Petwe	
9	2/2/61	300	Pandurang Raghunath Walvekar	
9	2/2/1	200+200	1.Rajani Shashikant Kale 2. Jayashree Vidyadhar Kulkarni	
9	2/2/1	300	Rohini Dilip Khisti	

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B.S.L., LL.B.,  
Mob. No. 9



**Qualifying Remarks: N/A**


3/- The report reflecting the flow of the title of the owners and the developer **M/s. Sneha Constructions** on the said land is enclosed herewith as annexure.

Encl: Annexure A

**Date :-18.01.2025**

**Advocate**

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CATE  
0203

  
**Adv. Dinkar B. Kute**

**DINKAR B. KUTE**  
**B.S.L., LL.B., ADVOCATE**  
**Mob. No. 9822099203**

DINKAR B. KUTE

B.S.L., LL.B.

**ADVOCATE**

Office No.13-14, Shiv-Pushp Landmark,

S.No.14/15, Shiv-Pushp Chowk,

Suncity Road,, Vadgaon Bk., Pune-51.

Phone :24350033, 9822099203.

**FORMAT- A**  
**(Circular No.: 28 / 2021)**

**FLOW OF TITLE OF THE SAID LAND**

**Captioned property:-**

All that piece and parcel of lands bearing

Sr.No	Survey No.	HissaNo.	Area Sq Mtr (H-R)	Pvt. Plot No.
1.	9	2/2/24	200 Sq Mtr (00-02)	48
2.	9	2/2/23	200 Sq Mtr (00-02)	44
3.	9	2/2/36	200 Sq Mtr (00-02)	39
4.	9	2/2/58	300 Sq Mtr (00-03)	36
5.	9	2/2/27	300 Sq Mtr (00-03)	35
6.	9	2/2/37	300 Sq Mtr (00-03)	34
7.	9	2/2/54	300 Sq Mtr (00-03)	33
8.	9	2/2/46	1000 Sq Mtr (00-10)	31
9.	9	2/2/28	200 Sq Mtr (00-02)	17
10.	9	2/2/57	200 Sq Mtr (00-02)	20
11.	9	2/2/56	200 Sq Mtr (00-02)	21
12.	9	2/2/52	200 Sq Mtr (00-02)	22
13.	9	2/2/41	200 Sq Mtr (00-02)	23
14.	9	2/2/38	500 Sq Mtr (00-05)	27
15.	9	2/2/51	500 Sq Mtr (00-05)	26
16.	9	2/2/7	500 Sq Mtr (00-05)	28
17.	9	2/2/33	200 Sq Mtr (00-02)	30
18.	9	2/2/16	200 Sq Mtr (00-02)	14
19.	9	2/2/61	300 Sq Mtr (00-03)	56
20.	9	2/2/1	400 Sq Mtr (00-04) (200+200)SqMtr	2
21.	9	2/2/1	300 Sq Mtr (00-03)	2

admeasuring 00 H 67 R i.e. 6700 Sq. Mtr situated at **Village: Ambegaon Bk, Taluka: Haveli, District: Pune** within the limits of the **Pune Municipal Corporation**, and also within the limits of Sub-Registrar Haveli, Pune and bounded as under-

**Towards East:** - By adjoining S. No. 9, Hissa No. 1,

**Towards West:** -By adjoining S. No. 9, Hissa No. 2/2,

**Towards North:** - By adjoining S. No. 9, Hissa No. 2/1,

**Towards South:** -By road and S. No. 9, Hissa No. 2/2.

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B.S.L., LL.B.  
Mob. 9822099203



**1. 7/12 Extract (Property Card) as on date of application-**

The owners of the said land as per 7/12 extract.

Survey No.	Hissa No	Area (in SqMtr)	Owners	Developer
9	2/2/51	500	M/s. Sneha Constructions	M/s. Sneha Constructions
9	2/2/24	200	Yogesh Balasaheb Mahajan Mahesh Balasaheb Mahajan Santosh Balasaheb Mahajan Lalita Balasaheb Mahajan	
9	2/2/23	200	Nirmala Ashok Wavhal	
9	2/2/36	200	Ashok Dattatraya Dawalbhakta	
9	2/2/58	300	Sadanand Abhimanyu Dhobale	
9	2/2/27	300	Aashish Govardhan Dhamke	
9	2/2/37	300	Sanjay Balakrishna Pawar Sushama Hemant Bhalekar Sunita Prakash Vishwe	
9	2/2/54	300	Ramchandra Shankar alias Shankarrao Deore	
9	2/2/46	1000	Krishna Ishannasa alias Irnannasa Choudhari	
9	2/2/28	200	Dilip Babanrao Harke	
9	2/2/57	200	Malan alias Malati Sadashiv Dongare	
9	2/2/56	200	Anand Sakharan Bandiwadekar	
9	2/2/52	200	Bhalchandra Gopal Upadhye Manoj Bhalchandra Upadhye Vaidehi Shriram Kulkarni	
9	2/2/41	200	Hanumant Laxmanrao Deshmukh	
9	2/2/38	500	Chandravati Kishichand alias Kishanchand Lahori	
9	2/2/7	500	Vittal Namdev Jadhav	
9	2/2/33	200	Mr. Sanjeev alias Sanjay Vishnu Bakale (Bafale)	
9	2/2/16	200	Girish Sadashiv Petwe	
9	2/2/61	300	Pandurang Raghunath Walvekar	
9	2/2/1	200+200	1. Rajani Shashikant Kale 2. Jayashree Vidyadhar Kulkarni	
9	2/2/1	300	Rohini Dilip Khisti	

**2. Mutation Entry No. 4636, 4635, 4672, 5322, 14913, 16626, 4639, 4673, 5073, 4682, 4640, 5321, 5320, 4688, 4677, 4674, 4687, 16185, 4619, 4669, 4628, 5325, 4613, 15279, 15278, 4613, 19887, etc,**



### 3. Flow of title of the Said Land: -

1. That the said property bearing **Survey No.9/2/2/24**, admeasuring area about **00 H. 02 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare.

Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mr. Balasaheb Sitaram Mahajan vide Sale Deed dt.25/05/1989. Then after Mr. Balasaheb Sitaram Mahajan entered his name on 7/12 extract as an 'owner' by M. E. No.4636.

Then after Mr. Balasaheb Sitaram Mahajan transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadhuram Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.18/02/2010 which was registered in the office of Sub Registrar Haveli No.12 under Sr.No.1571/2010 & 1572/2010 dt.20/02/2010.

Then after Balasaheb Sitaram Mahajan died on 22/05/2011 leaving behind his legal heirs wife Smt. Lalita Balasaheb alias Balkrishna Majahan, Sons – Mr. Santosh Balasaheb Mahajan, Mr. Mahesh Balasaheb Mahajan & Mr. Yogesh Balasaheb Mahajan which was recorded on 7/12 Extract by Mutation Entry No.19887. Smt. Lalita Balasaheb alias Balkrishna Majahan, Mr. Santosh Balasaheb Mahajan, Mr. Mahesh Balasaheb Mahajan & Mr. Yogesh Balasaheb Mahajan executed Deed Of Confirmation & Power Of Attorney in favour of M/s. Sneha Construction through it's Partner Mrs. Sneha Ramesh Gurnani & Mr. Ritesh Ramesh Gurnani which is registered in the office of Sub Registrar Haveli No.16 at Sr.No.15257/2018 & 15258/2018 dt.24/09/2018 respectively.

2. That the said property bearing **Survey No.9/2/2/23**, admeasuring area about **00 H. 02 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mrs. Nirmala



Ashok Wavhal vide Sale Deed dt.25/05/1989. Then after Mrs. Nirmala Ashok Wavhal entered her name on 7/12 extract as an 'owner' by M. E. No.4635.

Then after Mrs. Nirmala Ashok Wavhal transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadharam Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.17/03/2010 which is registered in the office of Sub Registrar Haveli No.16 under Sr.No.2544/2010 & 2545/2010 dt.18/03/2010.

3. That the said property bearing **Survey No.9/2/2/36**, admeasuring area about **00 H. 02 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mr. Ashok Dattatraya Dawalbhakta vide Sale Deed dt.09/05/1989 which is registered in the office of Sub Registrar Haveli No.1 under Sr.No.7901/1989. Then after Mr. Ashok Dattatraya Dawalbhakta entered his name on 7/12 extract as an 'owner' by M. E. No.4672.

Then after Mr. Ashok Dattatraya Dawalbhakta transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadharam Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.18/02/2010 which is registered in the office of Sub Registrar Haveli No.12 under Sr.No.1566/2010 & 1567/2010 dt.20/02/2010.

4. That the said property bearing **Survey No.9/2/2/58**, admeasuring area about **00 H. 03 R.**, situated at village Ambegaon Bk., Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mr. Abhimanyu Arjunrao Dhobale vide Sale Deed dt.27/12/1990. Then after Mr. Abhimanyu Arjunrao Dhobale entered his name on 7/12 extract as an 'owner' by M. E. No.5322.



Then after Mr. Abhimanyu Arjunrao Dhobale died on 21/04/1993 leaving behind his legal heirs (1) Prabhavati Abhimanyu Dhobale, (2) Mr. Sadanand Abhimanyu Dhobale, (3) Mr. Suresh Abhimanyu Dhobale. The said legal heirs mutated their names on 7/12 extract as an owner by M. E. No.14913.

Then after (1) Prabhavati Abhimanyu Dhobale, (2) Mr. Suresh Abhimanyu Dhobale transferred their share in the above mentioned land property admeasuring 185.57 sq. mtrs. to Mr. Sadanand Abhimanyu Dhobale vide Sale Deed which was registered in the office of Sub Registrar Haveli No.3 under Sr.No.1239/2010 dt.17/02/2010.

Then after Mr. Sadanand Abhimanyu Dhobale mutated his name on 7/12 extract for total land admeasuring 00 H. 03 R. by M. E. No.16626.

Then after Mr. Sadanand Abhimanyu Dhobale transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadhuram Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.17/03/2010 which was registered in the office of Sub Registrar Haveli No.16 under Sr.No.2548/2010 & 2549/2010 dt.18/03/2010.

Then after Sadanand Abhimanyu Dhobale died on 23/06/2016 leaving behind his legal heirs wife Smt. Manisha Sadanand Dhobale, Daughters – Mrs. Yogini Rajesh Yadav alias Miss. Yogini Sadanand Dhobale & Miss. Akshata Sadanand Dhobale, Son – Mr. Ajinkya Sadanand Dhobale, above legal heirs is still not effected on 7/12 Extract. Smt. Manisha Sadanand Dhobale, Daughters – Mrs. Yogini Rajesh Yadav alias Miss. Yogini Sadanand Dhobale & Miss. Akshata Sadanand Dhobale, Son – Mr. Ajinkya Sadanand Dhobale executed Deed Of Confirmation & Power Of Attorney in favour of M/s. Sneha Construction through it's Partner Mr. Ritesh Ramesh Gurnani which is registered in the office of Sub Registrar Haveli No.16 at Sr.No.4417/2018 & 4418/2018 dt.22/03/2018 respectively.

5. That the said property bearing **Survey No.9/2/2/27**, admeasuring area about **00 H. 03 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mr. Ashish Govardhan Dhamke vide Sale Deed dt.23/08/1989 which is registered in the office of Sub Registrar Haveli No.1 at Sr.No.8668/1989. Then after Mr.

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Ashish Govardhan Dhamke entered his name on 7/12 extract as an 'owner' by M. E. No.4639.

Then after Mr. Ashish Govardhan Dhamke transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadhuram Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.06/03/2010 which is registered in the office of Sub Registrar Haveli No.16 under Sr.No.2144/2010 & 2145/2010 dt.06/03/2010.

6. That the said property bearing **Survey No.9/2/2/37**, admeasuring area about **00 H. 03 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mr. Balkrishna Maruti Pawar vide Sale Deed dt.04/05/1989. Then after Mr. Balkrishna Maruti Pawar entered his name on 7/12 extract as an 'owner' by M. E. No.4673. Then after Mr. Balkrishna Maruti Pawar died on 28/12/2008 and Smt. Kantabai Balkrishna Pawar died on 28/12/2001 leaving behind their legal heirs (1) Mr. Sanjay Balkrishna Pawar, (2) Sunita Prakash Vishwe, (3) Sushma Hemant Bhalekar.

Then after legal heirs of Late Balkrishna Maruti Pawar (1) Mr. Sanjay Balkrishna Pawar, (2) Sunita Prakash Vishwe, (3) Sushma Hemant Bhalekar transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadhuram Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.06/09/2010 which was registered in the office of Sub Registrar Haveli No.16 under Sr.No.8560/2010 & 8561/2010 dt.06/09/2010.

7. That the said property bearing **Survey No.9/2/2/54**, admeasuring area about **00 H. 03 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare.

Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mr. Ramchandra Shankar alias Shankarrao Deore vide Sale Deed



dt.06/07/1989 which is registered in the office of Sub Registrar Haveli No.1 under Sr. No.11041/1989. Then after Mr. Ramchandra Shankar alias Shankarrao Deore entered his name on 7/12 extract as an 'owner' by M. E. No.5073.

Then after Mr. Ramchandra Shankar Deore transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadharam Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.18/02/2010 which was registered in the office of Sub Registrar Haveli No.12 under Sr.No.1555/2010 & 1556/2010 dt.20/02/2010.

8. That the said property bearing **Survey No.9/2/2/46**, admeasuring area about **00 H. 10 R.**, situated at village Ambegaon Bk., Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mr. Krishna Irannassa alias Ishannasa Choudhari vide Sale Deed dt.01/12/1989. Then after Mr. Krishna Ishannasa alias Irannassa Choudhari entered his name on 7/12 extract as an 'owner' by M. E. No.4682.

Then after Mr. Krishna Ishannasa alias Irannassa Choudhari transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadharam Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.27/07/2010 which was registered in the office of Sub Registrar Haveli No.16 under Sr.No.7120/2010 & 7121/2010 dt.01/09/2010.

9. That the said property bearing **Survey No.9/2/2/28**, admeasuring area about **00 H. 02 R.**, situated at village Ambegaon Bk., Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mr. Dilip Babanrao Harke vide Sale Deed dt.30/05/1989 which is registered in the office of Sub Registrar Haveli No.1 under Sr. No.8789/1989. Then after Mr. Dilip Babanrao Harke entered his name on 7/12 extract as an 'owner' by M. E. No.4640.



Then after Mr. Dilip Babanrao Harke transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadharam Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.18/02/2010 which is registered in the office of Sub Registrar Haveli No.12 under Sr.No.1573/2010 & 1574/2010 dt.20/02/2010 respectively.

10. That the said property bearing **Survey No.9/2/2/57**, admeasuring area about **00 H. 02 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare.

Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Malan alias Malati Sadashiv Dongare vide Sale Deed dt.27/12/1990 which is registered in the office of Sub Registrar Haveli No.1 under Sr. No.16489/1990. Then after Malan alias Malati Sadashiv Dongare entered her name on 7/12 extract as an 'owner' by M. E. No.5321.

Then after Malan alias Malati Sadashiv Dongare transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadharam Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.17/03/2010 which is registered in the office of Sub Registrar Haveli No.16 under Sr.No.2546/2010 & 2547/2010 dt.18/03/2010 respectively.

11. That the said property bearing **Survey No.9/2/2/56**, admeasuring area about **00 H. 02 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mr. Anand Sakharan Bandiwadekar vide Sale Deed dt.27/12/1990 which is registered in the office of Sub Registrar Haveli No.1 under Sr. No.16488/1990. Thenafter Mr. Anand Sakharan Bandiwadekar entered his name on 7/12 extract as an 'owner' by M. E. No.5320.



Then after Mr. Anand Sakharam Bandiwadekar transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadharam Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.02/03/2010 which is registered in the office of Sub Registrar Haveli No.16 under Sr.No.2598/2010 & 2599/2010 dt.23/03/2010 respectively.

12. That the said property bearing **Survey No.9/2/2/52**, admeasuring area about **00 H. 02 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mrs. Shailaja Bhalchandra Upadhye & Mr. Bhalchandra Gopal Upadhye vide Sale Deed dt.01/08/1989 which was registered in the office of Sub Registrar Haveli No.1 under Sr. No.8323/1989. Then after Mrs. Shailaja Bhalchandra Upadhye & Mr. Bhalchandra Gopal Upadhye entered their name on 7/12 extract as an 'owner' by M. E. No.4688. Then after Mrs. Shailaja Bhalchandra Upadhye died on 25/05/2007 leaving behind her legal heirs (1) Mr. Bhalchandra Gopal Upadhye, (2) Mr. Manoj Bhalchandra Upadhye, (3) Mrs. Vaidehi Shriram Kulkarni which is recorded on 7/12 Extract vide Mutation Entry No.19163.

Then after (1) Mr. Bhalchandra Gopal Upadhye, (No.1 for self and as legal heir of Late Shailaja Bhalchandra Upadhye) (2) Mr. Manoj Bhalchandra Upadhye, (3) Mrs. Vaidehi Shriram Kulkarni transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadharam Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.14/08/2010 which is registered in the office of Sub Registrar Haveli No.16 under Sr.No.7819/2010 & 7820/2010 dt.01/09/2010 respectively.

13. That the said property bearing **Survey No.9/2/2/41**, admeasuring area about **00 H. 02 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mr. Hanumant

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Laxmanrao Deshmukh vide Sale Deed dt.12/05/1989 which is registered in the office of Sub Registrar Haveli No.1 under Sr. No.8124/1989. Then after Mr. Hanumant Laxmanrao Deshmukh entered his name on 7/12 extract as an 'owner' by M. E. No.4677.

Then after Mr. Hanumant Laxmanrao Deshmukh transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadharam Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.02/03/2010 which is registered in the office of Sub Registrar Haveli No.16 under Sr.No.1987/2010 & 1988/2010 dt.03/03/2010 respectively.

14. That the said property bearing **Survey No.9/2/2/38**, admeasuring area about **00 H. 05 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Chandravati Kishichand alias Kishanchand Lahori vide Sale Deed dt.25/04/1989 which is registered in the office of Sub Registrar Haveli No.1 under Sr. No.7162/1989. Then after Chandravati Kishichand alias Kishanchand Lahori entered her name on 7/12 extract as an 'owner' by M. E. No.4674.

Then after Chandravati Kishichand alias Kishanchand Lahori transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadharam Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.18/02/2010 which is registered in the office of Sub Registrar Haveli No.12 under Sr.No.1518/2010 & 1519/2010 dt.22/02/2010 respectively.

15. That the said property bearing **Survey No.9/2/2/51**, admeasuring area about **00 H. 05 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mr. Shashikant Dhananjay Shinde and Mr. Pradip



Hiraman Bhujbal vide Sale Deed dt.23/05/1989. Then after Mr. Shashikant Dhananjay Shinde and Mr. Pradip Hiranman Bhujbal entered their name on 7/12 extract as an 'owner' by M. E. No.4687.

Then after Mr. Shashikant Dhananjay Shinde and Mr. Pradip Hiranman Bhujbal transferred the said above mentioned land by Development Agreement and Power of Attorney to Mrs. Naglambika Pradip Adke dt.22/07/2010 which was registered in the office of Sub Registrar Haveli No.16 under Sr.No.7006/2010 & 7007/2010 dt.22/07/2010.

Then after Mr. Shashikant Dhananjay Shinde and Mr. Pradip Hiranman Bhujbal, through their power of attorney holder Mrs. Naglambika Pradip Adke transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadhuram Gurnani and Mrs. Sneha Ramesh Gurnani by way of Sale Deed dt.29/07/2010 which was registered in the office of Sub Registrar Haveli No.16 under Sr.No.8374/2010 dt.01/09/2010. Then after M/s. Sneha Constructions mutated its name on 7/12 extract as an owner by M. E. No.16185.

16. That the said property bearing **Survey No.9/2/2/7**, admeasuring area about **00 H. 05 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mr. Vitthal Namdeo Jadhav vide Sale Deed dt.21/05/1989 which is registered in the office of Sub Registrar Haveli No.1 under Sr. No.7534/1989. Then after Mr. Vitthal Namdeo Jadhav entered his name on 7/12 extract as an 'owner' by M. E. No.4619.

Then after Mr. Vitthal Namdeo Jadhav transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadhuram Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.12/04/2010 which is registered in the office of Sub Registrar Haveli No.16 under Sr.No.3464/2010 & 3465/2010 dt. 26/05/2010 respectively.

17. That the said property bearing **Survey No.9/2/2/33**, admeasuring area about **00 H. 02 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu



Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mr. Sanjeev alias Sanjay Vishnu Bakale (Bafale) vide Sale Deed dt.16/05/1989 which is registered in the office of Sub Registrar Haveli No.1 under Sr. No.8320/1989. Then after Mr. Sanjeev alias Sanjay Vishnu Bakale (Bafale) entered his name on 7/12 extract as an 'owner' by M. E. No.4669.

Then after Mr. Sanjeev alias Sanjay Vishnu Bakale (Bafale) transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadharam Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.02/03/2010 which was registered in the office of Sub Registrar Haveli No.16 under Sr.No.1989/2010 & 1990/2010 dt.05/03/2010 respectively.

18. That the said property bearing **Survey No.9/2/2/16**, admeasuring area about **00 H. 02 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare.

Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Mr. Girish Sadashiv Petwe vide Sale Deed dt.18/04/1989 which is registered in the office of Sub Registrar Haveli No.1 under Sr. No.8458/1989. Then after Mr. Girish Sadashiv Petwe entered his name on 7/12 extract as an 'owner' by M. E. No.4628.

Then after Mr. Girish Sadashiv Petwe transferred the above mentioned land to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadharam Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.18/02/2010 which is registered in the office of Sub Registrar Haveli No.12 under Sr.No.1575/2010 & 1576/2010 dt.20/02/2010 respectively.

19. That the said property bearing **Survey No.9/2/2/61**, admeasuring area about **00 H. 03 R.**, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare & Others. Shri. Balasaheb Ramu Kondhare & Others through their Power Of Attorney holder Shri.



Gangadhar Shivram Walse had sold out the said land to Shri. Pandurang Raghunath Walvekar by virtue of Sale Deed which was duly registered in the office of the Sub-Registrar Haveli No.01 at Sr. No.13915/1990 dated 07/11/1990 which was recorded on Extract of 7/12 vide Mutation entry No.5325. Then after Shri. Pandurang Raghunath Walvekar transferred the development rights of the said land to M/s. Sneha Construction through its Partners Shri. Rajesh Sadharam Gurnani and Mrs. Sneha Ramesh Gurnani by virtue of Development Agreement & Power Of Attorney executed dated 02/03/2010, which were duly registered in the office of the Sub-Registrar Haveli No.16 at Sr. No.1993/2010 and 1994/2010 dated 03/03/2010 respectively.

Then after Shri. Pandurang Raghunath Walvekar died on 12/03/2013 leaving behind his legal heirs Wife (1) Smt. Tara Pandurang Walvekar, Son (2) Mr. Ajit Pandurang Walvekar and Daughter (3) Mrs. Pratibha Nitin Rangarej alias Miss. Pratibha Pandurang Walvekar. Then after Smt. Tara Pandurang Walvekar, Mr. Ajit Pandurang Walvekar and Mrs. Pratibha Nitin Rangarej alias Miss. Pratibha Pandurang Walvekar executed Deed Of Confirmation and Power Of Attorney in favour of M/s. Sneha Construction through its Partners Shri. Ritesh Ramesh Gurnani and Mrs. Sneha Ramesh Gurnani executed dated 25/06/2018, which is duly registered in the office of the Sub-Registrar Haveli No.16 at Sr. No.9973/2018 and 9972/2018 dated 26/06/2018 respectively.

20. That the said property bearing **Survey No.9/2/2/1**, admeasuring area about **00 H. 04 R.** out of total land 00 H. 07 R., situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune. The said total land admeasuring area 00 H 07 R was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Rohini Dilip Khisti vide Sale Deed dt.24/04/1989. Then after Rohini Dilip Khisti entered her name on 7/12 extract as an 'owner' by M. E. No.4613.

Then after Rohini Dilip Khisti transferred the above mentioned 00 H. 02 R out of total land 00 H. 07 R. to Jayshree Vidyadhar Kulkarni by Gift Deed which was registered in the office of Sub Registrar Haveli No.12 under Sr.No.5220/1989 dt.18/08/1989. Then after Jayshree Vidyadhar Kulkarni mutated her name on 7/12 extract as an owner by M. E. No.15279.



Then after Jayshree Vidyadhar Kulkarni transferred the above mentioned land 00 H. 02 R. to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadhuram Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.18/02/2010 which was registered in the office of Sub Registrar Haveli No.12 under Sr.No.1520/2010 & 1521/2010 dt.22/02/2010.

Then after Rohini Dilip Khisti transferred the above mentioned 00 H. 02 R out of total land 00 H. 07 R. to Rajani Shashikant Kale by Gift Deed which was registered in the office of Sub Registrar Haveli No.12 under Sr.No.5219/1989 dt.18/08/1989. Then after Rajani Shashikant Kale mutated her name on 7/12 extract as an owner by M. E. No.15278.

Then after Rajani Shashikant Kale transferred the above mentioned land 00 H. 02 R. to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadhuram Gurnani and Mrs. Sneha Ramesh Gurnani by way of Development Agreement & Power of Attorney dt.18/02/2010 which was registered in the office of Sub Registrar Haveli No.12 under Sr.No.1516/2010 & 1517/2010 dt.22/02/2010.

21. That the said property bearing **Survey No.9/2/2/1**, admeasuring area about **00 H. 03 R.** out of total land 00 H. 07 R, situated at village **Ambegaon Bk.**, Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation, Pune was originally owned and possessed by Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare. Then after Shri. Balasaheb Ramu Kondhare, Smt. Parvati Ramu Kondhare, Vandana Ramu Kondhare, Mrs. Kamalabai Shivaji Pawar, Shri. Ranu Sadhu Kondhare, through their power of attorney holder Shri. Gangadhar Shivram Valse transferred the said land to Rohini Dilip Khisti vide Sale Deed dt.24/04/1989. Then after Rohini Dilip Khisti entered her name on 7/12 extract as an 'owner' by M. E. No.4613.

Then after Mrs. Rohini Dilip Khisti sold the land admeasuring 00 H. 02 R to Rajani Shashikant Kale and 00 H. 02 R to Jayshree Vidhyadhar Kulkarni out of total land admeasuring 00 H. 07 R. as mentioned in para 20 above. Then after Mrs. Rohini Dilip Khisti entered her name on 7/12 extract as an owner for remaining land 00 H. 03 R by M.E. No.4613.

Then after Mrs. Rohini Dilip Khisti transferred the development rights of the land admeasuring 00 H. 03 R. to M/s. Sneha Constructions, through its partners Mr. Rajesh Sadhuram Gurnani and Mrs. Sneha Ramesh Gurnani vide registered Development Agreement dt.18/02/2010 and Power of Attorney which was registered in the



office of Sub Registrar Haveli No.12 under Sr.No.1514/2010 & 1515/2010 dt.22/02/2010

That, the said above mentioned properties are at present in the name of above mentioned land owners and M/s. Sneha Constructions and M/s. Sneha Constructions is having development rights of the above mentioned property and the said property is in possession of the M/s. Sneha Constructions.

That I have applied to the Sub-Registrar Haveli No. 16, Pune for taking search of the said land for last 30 years i.e. till today, under their Receipt No.1112025325 dated 03/05/2021 vide its GRN No.MH000940377202122E.Additional Receipt No.1113273742 dated 19/01/2024 vide its GRN No.MH014274182202324E. Additional Receipt No.1113723789 dated 06/11/2024 vide its GRN No.MH010733264202425E.

I am very sorry to mention that the Index Registers available and mentioned in the Sub-Registrar's office are in very poor condition. The Registers for same period of years are not at all available in spite of the best efforts and for some period of years the concerned pages of registers are completely in bad conditions. I could not get proper and detailed information from the Index Registers shown by online records and therefore I am constrained to draw my inferences from the available 'as is where is' online records only.

It is hereby certified that

**It is Certify that –**

That, the said land is clean, clear & marketable title and at present standing in the name of mentioned above land owners and M/s. Sneha Constructions having absolute development rights of the above mentioned property admeasuring **00 H. 67 R.** and is in actual possession and enjoyment of the said land as a developer and they have development rights of the said property.

This SEARCH & TITLE REPORT is prepared on relying upon the records made available to me and the records which are available in the offices of the concerned Sub- Registrar Haveli Pune on the date of inspection. Hence this is the Search & Title Report Certificate.

The documents, papers, extracts, etc. supplied to me by my client M/s. Sneha Constructions, are returned here with.

  
**DINKAR E**  
B.S.L., LL.B.,  
Mob. No. 98



4. Search Report for 30 Years From 1994 till 2024 taken from Sub-Registrar Office at Haveli No.1 to 27.

5. Any other relevant title – Nil

6. Litigation (if any) – Nil

Date: 18/01/2025

  
Adv. Dinkar B. Kute

Advocate

DINKAR B. KUTE  
B.S.L., LL.B., ADVOCATE  
Mob. No. 9822099203

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