

**ANITA B. MAGAR
(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

Date : 15.01.2022

FORMAT - A

To,

**MAHA RERA,
MUMBAI.**

LEGAL TITLE REPORT

Subject : Title Clearance Certificate with respect of the property bearing S. Nos. 6/4, 6/5, 6/6/1 to 6/6/4, 6/7, 6/8, 6/12, 6/13, 6/14 and 6/15, area admeasuring 42500 Sq. Mtrs. Mouje Ambegaon Budruk, Taluka Haveli, District Pune. (Hereinafter referred as the Said Land)

Sir,

I have investigated the title to the said land on the request of Mr. Vinodkumar Jaichandlal Mittal, Partner of M/S Chirag Developers - S. No. 5/6, Katraj Bypass, Near Podar International School, Ambegaon Bk. Pune 411046, on the basis of following documents i.e. :-

1. DESCRIPTION OF PROPERTY :

All that piece and parcel of land and ground situated within the Registration Sub - Dist. Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation bearing S. Nos. 6/4, 6/5, 6/6/1 to 6/6/4, 6/7, 6/8, 6/12, 6/13, 6/14 and 6/15 Mouje Ambegaon Budruk, Pune totally admeasuring an area of 4 Hectors 25 Are i.e. 42500 Sq. Mtrs. and together bounded as follows :



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On or towards East : By S. No. 6/13, 6/7 and Road,
On or towards South : By S. No. 3,
On or towards West : By S. No. 6/3,
On or towards North : By S. No. 8.

2. LIST OF DOCUMENTS GIVEN FOR MY PERUSAL :

A) S. No. 6/4, 6/5, and 6/6/1 to 6/6/4 :

- a. Copies of 7/12 extracts and Mutation Entries,
- b. Copy of Partition deed dated 09.02.1994,
- c. Copy of Release deed dated 23.02.2000,
- d. Copy of Release deed dated 05.10.2004,
- e. Copy of Power of Attorney dated 24.08.2005 of S. No. 6/8, 6/12, 6/7 registered at Haveli No. VIII at serial No. 4/6407/2005,
- f. Copy of Development Agreement and Power of Attorney dated 17.02.2006 (S. No. 6/4),
- g. Copy of Development Agreement and Power of Attorney dated 17.02.2006 (S. No. 6/5),
- h. Copy of Development Agreement and Power of Attorney dated 17.02.2006 (S. No. 6/6/1 to 6/6/4),
- i. Copy of Order u/s 8(4) dated 20.10.2006 in ULC case no. 2653-KO,
- j. Copy of Order u/s 8(4) in ULC case no. 1322-D dated 25.01.2007,
- k. Copy of Order u/s 8(4) dated 22.02.2007 in ULC case no. 1333-G,
- l. Copy of N. A. Order bearing No. PRH/NA/SR/64/2007 dated 30.03.2007.
- m. Copy of Confirmation Deed dated 13.10.2007



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- n. Copy of power of Attorney dated 23.10.2007 (S. No. 6/6/1 to 6/6/4)
- o. Copy of sanctioned layout plan.
- p. Public Notice issued in daily Sakal dated 19.11.2007,

B) S. No. 6/7 :

- a. Copies of 7/12 Extracts and Mutation entries,
- b. Copy of sale deed dated 08.08.1997 in favour of Shri. Vitthal Botre and another,
- c. Copy of Development Agreement and Power of Attorney dated 3.3.2005,
- d. Copy of Release deed dated 16.09.2011,
- e. Copy of Agreement of Sale and Power of Attorney both dated 1.10.2011 (Registration Nos. 10044/2011 and 10045/2011),
- f. Copy of Sale Deed dated 16.08.2014.

C) S. No. 6/8 :

- a. Copies of 7/12 extract and Mutation entries,
- b. Copy of Sale deed dated 14.02.1997 in favour of Shri. Rajendra Gadgil & another.
- c. Copy of Sale deed dated 14.02.1997 in favour of Shri. Prasad datar and another,
- d. Copy of Sale deed dated 30.04.1997 in favour of Mrs. Charushila Bhambure & another,
- e. Copy of Development Agreement & Power of Attorney both dated 11.03.2005,
- f. Copy of Sale Deed dated 28.05.2012,



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- g. Copy of Sale deed and Power of Attorney dated 28.05.2012 by Shri. Prasad Datar & another in favour of M/S Chirag Developers (6 Are),
- h. Copy of Sale deed and Power of Attorney dated 28.05.2012 by Shri. Rajendra Gadgil & another in favour of M/S Chirag Developers (5 Are),
- i. Copy of Sale deed dated 16.08.2014 by Mrs. Maya R. jagtap & another in favour of M/S Chirag Developers (26 Are),
- j. Copy of Sale deed dated 17.06.2015 by Charisheela Bhambure in favour of M/S Chirag Developers (3 Are),

D. S. NO. 6/12 :

- a. Copies of 7/12 extract & Mutation Entries,
- b. Copy of Development agreement dated 13.11.1998,
- c. Copy Power of Attorney dated 13.11.1998,
- d. Copy Power of Attorney dated 21.08.2004,
- e. Copy of Development Agreement dated 16.10.2004,
- f. Copy of Order u/s 8(4) dated 25.08.2005 in ULC case no. 2469-KO,
- g. Copy of Deed of Confirmation dated 19.10.2006,
- h. Copy of Deed of Confirmation dated 5.06.2007,
- i. copy of power of Attorney dated 5.06.2007,
- j. Public Notice issued in daily Sakal on 03.09.2004,
- k. Copy of Objection dated 15.09.2004 of Shri. Gulab bhau Kondhare and another,
- l. Copy of Notice of Shri. Dadasaheb nanekar dated 15.09.2004,
- m. Copy of Objection of Shri. Kaluram Kondhare and another dated 24.09.2004,



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- n. copy of NOC of Shri. Malubai Lipane dated 24.09.2004,
- o. Copy of Sanctioned layout Plan,
- p. Copy of N.A. Order dated 30.03.2007,
- q. Copy of Confirmation deed dated 10.12.2007,
- r. Copy of Power of Attorney dated 10.12.2007,
- s. Copy of Confirmation deed dated 7.01.2008,
- r. Copy of Power of Attorney dated 7.01.2008,
- s. Copy of Sale deed dated 9.07.2008 by Shri. Gulab Bhau Kondhare & others in favour of m/S Chirag Developers 941 Are).

E) S. NO. 6/13 :

- a. Copies of 7/12 extract & Mutation Entries,
- b. Copy of General Power of Attorney dated 27.07.1996 by Shri. Dattu Bhau Dangat in favour of Shri Ankush Shankarrao Pawar.
- c. Copy of Development Agreement and Power of Attorney both dated 10.02.2006 by Shri. Ananta Shankararo Borhade and others in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. VIII at serial No. 1049/2006 and 1050/2006,
- d. Copy of Sale Deed dated 19.09.2008 by Shri. Ramesh Vitthal Hajare and others in favour of M/S Mahalaxmi Land Developers registered in the office of Sub Registrar Haveli No. VIII at serial No. 7585/2008,
- e. Copy of Sale Deed dated 24.08.2010 by Mrs. Jyoti Vilas Hajare in favour of Shri. Anand Rameshlal Gandhi, registered in the office of Sub Registrar Haveli No. I at Serial No. 12417/2012,



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- f. Copy of Agreement of Sale dated 12.12.2012 by Shri. Dattu Bhau Dangat in favour of M/S Chirag Developers registered in the office of Sub Registrar Haveli No. VIII at Serial No. 12417/2012,
- g. Copy of Sale Deed dated 31.08.2013 by Shri. Mallikarjun Basappa Chinchkhadi, in favour of Shri. Sanjay Shradhanand Tyagi, registered in the office of Sub Registrar Haveli No. 17 at serial No. 7512/2023,
- h. Copy of Sale Deed dated 16.08.2014 by Shri. Ananta Shankar Borhade and others in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. VIII at serial No. 7843/2014 (S. No. 6/13 and 6/15),
- i. Copy of Sale Deed dated 26.02.2016 by Shri. Anand Rameshlal Gandhi in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. 11 at Serial No. 2043/2016,
- j. Copy of Sale Deed dated 30.06.2017 by Shri. Sanjay Shradhanand Tyagi in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. 8 at Serial No. 6496/2017 (S. No. 6/13 and 6/15),
- k. Copy of Sale Deed dated 1.07.2017 by M/S Mahalaxmi Developers in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. 8 at Serial No. 6497/2017.

F) S. No. 6/14 :

- a. Copies of 7/12 extract and Mutation Entries,
- b. Copy of Sale Deed dated 29.08.1996 by Shri. Dattu Bhau Dangat and others in favour of Sou. Ranjana Sudhir Barve and



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- another, registered in the office of Sub Registrar Haveli No. IX at Serial No. 7914/1996,
- c. Copy of Sale Deed dated 25.06.1998 by Shri. Dattu Bhaui Dangat and others in favour of Sou. Pushpa Vitthal Shetty and another, registered in the office of Sub Registrar Haveli No. IX at Serial No. 5121/1998,
- d. Copy of Sale Deed dated 24.08.1998 by Shri. Dattu Bhaui Dangat and others in favour of Sou. Anita Dinkar Shetty and another, registered in the office of Sub Registrar Haveli No. IX at Serial No. 6893/1998,
- e. Copy of Sale Deed dated 9.11.1998 by Shri. Dattu Bhaui Dangat in favour of Sou. Shakuntala Raju Shetty and another, registered in the office of Sub Registrar Haveli No. IX at Serial No. 8849/1998,
- f. Copy of Sale Deed dated 4.01.1999 by Shri. Dattu Bhaui Dangat in favour of Sou. Nalini Jagannath Shetty, registered in the office of Sub Registrar Haveli No. IX at Serial No. 49/1999,
- g. Copy of Sale Deed dated 23.08.1999 by Shri. Dattu Bhaui Dangat in favour of Sou. Supriya Sudhakar Shetty, registered in the office of Sub Registrar Haveli No. IX at Serial No. 6740/1999,
- h. Copy of Sale Deed dated 1.11.1999 by Shri. Dattu Bhaui Dangat and others in favour of Sou. Pushpa Vitthal Shetty and another, registered in the office of Sub Registrar Haveli No. IX at Serial No. 8718/1999,
- i. Copy of Sale Deed dated 15.01.2001 by Shri. Dattu Bhaui Dangat and others in favour of Shri. Abhijeet Vitthal Shetty and



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another, registered in the office of Sub Registrar Haveli No. IX at Serial No. 422/2001,

- j. Copy of Development Agreement dated 13.02.2007 by Sou Ranjana Sudhir Barve and another in favour of Aadhar Land Developers Pvt. Ltd., registered in the office of Sub Registrar Haveli No. XX at Serial No. 1475/2007,
- k. Copy of Irrevocable General Power of Attorney dated 13.02.2007 by Sou. Ranjana Sudhir Barve and another in favour of Aadhar Land Developers Pvt. Ltd., registered in the Office of Sub Registrar Haveli No. XX at Serial No. 1476/2007,
- l. Copy of Development Agreement dated 5.04.2007 by Sou. Reena Nanjappa and another in favour of Aadhar Land Developers Pvt. Ltd., registered in the office of Sub Registrar Haveli No. XX at Serial No. 3361/2007,
- m. Copy of Irrevocable General Power of Attorney dated 4.04.2007 by Sou. Reena Nanjappa and another in favour of Aadhar Land Developers Pvt. Ltd., registered in the Office of Sub Registrar Haveli No. XX at Serial No. 3362/2007,
- n. Copy of Sale Deed dated 3.10.2009 by Sou. Suchitra Shrinivas Shetty and another in favour of Shri. Ashit Vitthal Shetty, registered in the office of Joint Sub Registrar Haveli No. 1 at Serial No. 4687/2009,
- o. Copy of Sale Deed dated 23.07.2010 by Sou. Chandrakala Shekhar Shetty in favour of Shri. Anand Rameshlal Gandhi, registered in the office of Joint Sub Registrar Haveli No. 1 at Serial No. 6801/2010,
- p. Copy of Sale Deed dated 15.11.2010 by Sou. Reena Ninjappa and others in favour of Aadhar Land Developers Pvt. Ltd.,



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registered in the office of Sub Registrar Haveli No. 7 at Serial No. 9688/2010,

- q. Copy of Sale Deed dated 18.12.2010 by Smt. Nalini Jagannath Shetty and others in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. 8 at Serial No. 12568/2011,
- r. Copy of Sale Deed dated 13.09.2011 by Shri. Ashit Vitthal Shetty in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. 8 at Serial No. 9363/2011,
- s. Copy of Sale Deed dated 13.09.2011 by Shri. Abhijeet Vitthal Shetty in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. 8 at Serial No. 9364/2011,
- t. Copy of Sale Deed dated 13.09.2011 by Supriya Sudhakar Shetty in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. 8 at Serial No. 9365/2011,
- u. Copy of Sale Deed dated 23.09.2011 by Mrs. Anita Dinkar Shetty and another in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. 8 at Serial No. 9788/2011,
- v. Copy of Sale Deed dated 01.10.2011 by Mrs. Pushpa Vitthal Shetty and another in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. 8 at Serial No. 9366/2011,
- w. Copy of Sale Deed dated 01.10.2011 by Mrs. Shakuntala Raju Shetty and Shri. Raju Munjayya Shetty in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. 8 at Serial No. 10038/2011,



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- x. Copy of Sale Deed dated 26.02.2016 by Shri. Anand Rameshlal Gandhi in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. 11 at Serial No. 2043/2016,
- y. Copy of Sale Deed dated 31.03.2017 by Aadhar Land Developers Pvt. Ltd. in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. 8 at Serial No. 3054/2017,

G) S. No. 6/15 :

- a. Copies of 7/12 extracts & Mutation Entries,
- b. Copy of Development Agreement and Power of Attorney both dated 29.05.2007 by Shri. Dattu Bhau Dangat and others in favour of M/S Chirag Developers, registered in the Office of Joint Sub Registrar Haveli No. 8 at Serial Nos. 4489/2007 and 4490/2007,
- c. Copy of Sale Deed dated 31.08.2013 by Shri. Mallikarjun Basappa Chinchkhadi and other in favour of Shri. Sanjay Shradhanand Tyagi, registered in the office of Sub Registrar Haveli No. 17 at Serial No. 7513/2013,
- d. Copy of Sale Deed dated 16.08.2014 by Shri. Dattu Bhau Dangat and others in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. 8 at Serial No. 7843/2014,
- e. Copy of Sale Deed dated 30.06.2017 by Shri. Sanjay Shradhanand Tyagi in favour of M/S Chirag Developers, registered in the office of Sub Registrar Haveli No. 8 at Serial No. 6496/2017,



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- H) Copy of Zone Certificate,
- I) Copies of N. A. Orders bearing No. PMH/NA/SR/514/2007 dated 03.03.2008 and PMH/NA/SR/739/2013 dated 12.11.2014,
- J) Copy of Deed of Transfer dated 14.02.2014, registered in the Office of the Sub Registrar Haveli No. 1 at Serial No. 1336/2014,
- K) Copies of Sanctioned Plans dated 17.02.2017, 17.09.2018, 3.01.2019, 21.5.2021 and 31.12.2021
- L) Copies of Commencement Certificates dated 17.02.2017, 17.09.2018, 3.01.2019, 21.5.2021 and 31.12.2021.
- M) Copy of Completion Certificate (part) bearing No. PMH/KAWI/3209/2011 dated 29.09.2011 for Building A, B, C, D, E, and PMH/KAWI/178/2012 dated 03.02.2012 for Building H, OCC/0161/21 dated 7.06.2021 for K Building.
- N) Copies of Environment Clearance Order dated 31.08.2010 and 15.06.2018 and 20.9.2019.
- O) Copy of Mortgage Deed dated 20.07.2018 between M/S Chirag developers and Bajaj Finance Ltd. Registered in the office of Sub Registrar Haveli No. 8 at Serial No. 5242/2018.
- P) Copy of Indenture of Mortgage Cum Charge dated 25.06.2019 between M/S Chirag Developers and Bajaj Finance Ltd. Registered in the Office of Sub Registrar Haveli No. 20 at Serial No. 10657/2019.
- Q) Copies of Society Registration certificates,
- R) Copy of Title Opinion of Adv. P. M. Khire dated 4.02.2020.



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3. OWNERS OF THE LAND :-

M/S Chirag Developers Partner Mr. Vinodkumar Jaichandlal Mittal, Owner and taken Development Rights of S. Nos. 6/4, 6/5, 6/6/1 to 6/6/4, 6/7, 6/8, 6/12, 6/13, 6/14 and 6/15 totally area admeasuring 42500, Mouje Ambegaon Bk., Taluka Haveli, District Pune - 411046,

The Report reflecting the flow of the title of **M/S Chirag Developers**, on the said land is enclosed herewith an annexure.

PUNE

Date : 15.01.2022




Adv. Anita B. Magar (Bhosale)



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FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract of S. No. 6/4, 6/5, 6/6/1 to 6/6/4, 6/7, 6/8, 6/12, 6/13, 6/14 and 6/15 as on date of Application for registration :

2. **MUTATION ENTRY NUMBERS : -**

A) **S. No. 6/4 admeasuring 41 Are i.e. 4100 Sq. mtrs. :**

i. It is seen from the 7/12 extracts and Mutation Entry bearing No. 1063 dated 22.01.1952 that the land bearing S. No. 6/4 admeasuring an area of 1 Acre 1 Guntha since prior to 1943 belonged to Shri. Maruti Mhatarji Kondhare who expired on 27.12.1951 leaving behind him 2 sons namely Shri. Dagadu Maruti kondhare and Shri. Bapu Maruti Kondhare each thereby obtaining 8 anna share therein.

ii. It appears from the Mutation Entry bearing No. 1757 dated 08.05.1977 that out of the said owners, Shri. Dagadu Maruti kondhare expired in 1972 leaving behind him sons- Janardan, Sonba, Pandurang and Chandrakant and daughters - Hausabai Baban Bibwe and Kamal Namdeo Jambhale and widow - Bhagubai as his only heirs. The names of the said sons were mutated in the holders column while the names of the daughters and widow were mutated in the other rights column of the 7/12 extract. It is further seen from the said Mutation Entry that each of said 4 brothers were holding equal share in the 8 anna share of their late father.

iii. It is seen from the copy of the Development Agreement as well as the Mutation Entry bearing No. 4535 that on the basis of the Order



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dated 12.10.1988 passed in the suit for Partition filed in the Court at Pune, the land bearing S. No. 6/4 admeasuring an area of 41 Are was given to the share of Shri. Bapu Maruti Kondhare and his name was accordingly mutated in the 7/12 extract by Mutation Entry No. 4535 dated 05.05.1989. The copy of the said Order however is not available for my perusal.

iv. The charges of the Ambegaon Vikas Society appearing in the other rights column of the 7/12 extract of the said land since 1943, were deleted on the basis of the Order of the Tahasildar by Mutation Entry bearing No. 6083 dated 12.10.1993.

v. It is seen from the Mutation Entry No. 7844 dated 19.08.1997 that Shri Bapu Maruti Kondhare expired on 07.08.1997 leaving behind him sons - Genba and Madhukar and daughters Krishnabai Baban Shinde and Ranjana Nanasaheb Gogawale as his only heirs, his wife having pre-deceased him. It is further seen from the said Mutation Entry that Shri. Genba had pre-deceased his father on 04.05.1994 leaving behind him sons - Sadashiv and Sunil and widow - Muktabai as his only heirs. The names of the aforesaid persons were accordingly mutated in the 7/12 extract as holder of the said land.

vi. It is seen from the copy of the Release Deed and the Mutation Entry that by a Release Deed dated 05.10.2004, which is registered at the Office of the Sub-Registrar Haveli No. IX at Serial No. 6201/04, Mrs. Krishnabai Baban Shinde and Ranjana Nanasaheb Gogawale released and relinquished all their right, title and interest in the said and some other lands in favour of (1) Shri. Sadashiv Genba Kondhare, (2) Shri. Sunil Genba Kondhare, (3) Muktabai Genba Kondhare and (4)



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Madhukar Babu Kondhare. On the basis of the said Release Deed the names of the said daughters of Late Babu Kondhare were deleted from the revenue records by Mutation Entry bearing No. 12960 dated 06.12.2004.

vii. It appears from the Mutation Entry bearing No. 12961 dated 06.12.2004 that by a Deed of Partition dated 05.10.2004 and registered at Serial No. 6202/2004, (1) Shri. Madhukar Babu Kondhare, (2) Shri. Sandeep Madhukar Kondhare, (3) Mrs. Sunanda Madhukar Kondhare, (4) Mrs. Suvarna Tulshiram Vaswand, (5) Rohini Madhukar Kondhare, (6) Shri. Sadashiv Genba Kondhare, (7) Shri. Sunil Genba Kandhare, (8) Muktabai Genba Kondhare, (9) Vaijayanta Sadashiv Kondhare and (10) Manisha Sunil Kondhare partitioned all the properties held by them jointly. In the said partition portions of the land bearing S. No. 6/4 were partitioned as under :

Name	Area
Shri Sadashiv G. Kondhare	10.0 Are
Shri Sunil G. Kondhare	10.0 Are
Smt. Muktabai G. Kondhare	10.0 Are
Mrs. Vaijayanta S. Kondhare	05.5 Are
Mrs. Manisha S. Kondhare	05.5 Are

41.0 Are

The copy of the said Partition Deed is not available for my perusal.

viii. By an Agreement of Development and Power of Attorney dated 17.02.2006 which are registered at the Office of the Sub Registrar



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Haveli No. IX at Serial Nos. 1187/06 and 1188/06, (1) Shri. Sadashiv Genba Kondhare, (2) Shri. Sunil Genba Kondhare, (3) Smt. Muktabai Genba Kondhare, (4) Mrs. Vaijayanta Sadashiv Kondhare and (5) Mrs. Manisha Sunil Kondhare entrusted their respective shares in the said land to M/s Chirag Developers for the purpose of development and carrying out a scheme of ownership flats thereon.

ix. By the said Agreement M/s Chirag Developers became entitled to develop the said property. construct building thereon comprising of residential units, enter into agreements of allotment / sale in respect thereof with the prospective purchasers and on the completion of the scheme to get the final conveyances completed in favour of such purchaser from the owners.

x. On the said lands being designated in the residential zone Shri. Madhukar Bapu Kondhare and others had filed statement is 6(1) of the Urban Land (Ceiling and Regulation) Act 1976 thereby declaring the total holding of his family. The Competant Authority vide Order u/s 8(4) dated 20.10.2006 in ULC Case No. 2653-KO held the land bearing S. No. 6/4 as being retainable and held a portion admeasuring 200 Sq. mtrs. out of S. No.7/3C belonging to the said Owners as being surplus (which is not the subject matter of this opinion).

B) S. No. 6/5 admeasuring 51 Are i.e. 5100 Sq. mtrs. :

i. The land bearing S. No. 6/5 admeasuring 1 acre 10 gunthas since prior to 1945 belonged to Shri. Hari Genu kondhare. Shri. Hari Kondhare expired on 19.06.1945 leaving behind him 3 sons namely -



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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Namdeo, Eknath and Mahadu as his only heirs. The names of the said heirs were mutated in the 7/12 extract of the said land vide Mutation Entry bearing No. 1136 dated 20.04.1954. Each of the said three sons were holding equal share in the said land.

ii. It is seen from the copy of the Release Deed dated 23.02.2000 and also from the Mutation Entry bearing No. 10435 dated 23.03.2000 that the land bearing S. No. 6/5 along with lands bearing S. Nos. 4/27/1 and 4/2/3 had belonged to Shri. Hari Genu Kondhare. The said 3 sons of late Hari had thereafter orally partitioned their properties amongst themselves. In the said partition the property bearing S. No. 6/5 was given to the share of Shri. Namdeo Hari Kondhare. By the said Release Deed the heirs of late Mahadu Hari Kondhare confirmed that late Mahadu Hari Kondhare had within his lifetime released his share in S. No. 6/5 in favour of Shri Namdeo Hari Kondhare. However the name of Shri. Mahadu had not been deleted from the 7/12 extract of the said land. Shri. Mahadu had expired in the meanwhile leaving behind him son - Shri. Dilip, widow - Smt. Devkabai and daughter - Mrs. Ranjana Raghunath Gorad as his only heirs.

After the demise of Mahadu Hari Kondhare his aforesaid legal heirs released and relinquished their right, title and interest in the land bearing S. No. 6/5 in favour of Shri. Namdeo Hari Kondhare by a Release Deed dated 23.02.2000 which has been registered at the Office of the Sub Registrar Haveli No. IX at Serial No. 1693/2000. By the said Release Deed the name of Shri. Mahadu was deleted from the 7/12 extract vide Mutation Entry No. 10435 dated 23.03.2000. On the



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,

Durwankur Karyalay lane,

Dhankawadi, Pune - 411043

Mobile - 9975595385

Email: advanitabhosale@gmail.com

B.S.L., L.L.B., ADVOCATE

basis of the said Release Deed Shri. Namdeo is seen to be holding 2/3rd share in the said land bearing S. No. 6/5.

iii. As funds were required for the welfare and education of the minors and for other just and sufficient reasons Shri. Namdeo and Shri. Eknath Hari kondhare decided to develop their respective shares in the said land and carry out a scheme of ownership flats thereon. As it was not possible for the said owners to do and carry out the said works by themselves they i.e. (1) Shri. Namdeo Hari Kondhare and (2) Shri. Eknath Hari Kondhare with due consent of (1) (a) Shri. Rambhau Namdeo Kondhare, (b) Shri. Sadhu Namdeo Kondhare, (c) Mrs. Kalpana Balu Badhe, (d) Anjana Gulab Gawde, (e) Shri Vilas Rambhau Kondhare, (f) Bandu alias Giridhar Rambahu Kondhare, (g) Sunita Suresh Ghate, (h) Shri. Sagar Sadhu Kondhare, (i) Vaishali Rambhau Kondhare, (j) Geeta Rambhau Kondhare, (2) (a) Babasaheb Eknath kondhare, (b) Mohan Eknath kondhare, (c) Appasaheb Eknath kondhare, (d) Shri. Sunil Eknath Kondhare, (e) Kacharabai Babasaheb Kondhare. (f) Asha Bhalchandra Dangat entrusted their respective shares in the land bearing S. No. 6/5 admeasuring 51 Are to M/s Chirag Developers by a Development Agreement and Power of Attorney dated 17.02.2006 which are registered at the Office of the Sub-Registrar Haveli No. IX at Serial No. 1191/06 and 1192/06.

iv. By the said Agreement M/s Chirag Developers became entitled to develop the said property, construct building thereon comprising of residential units, enter into agreements of allotment / sale in respect thereof with the prospective purchasers and on the completion of the



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

B.S.L., L.L.B., ADVOCATE

scheme to get the final conveyances completed in favour of such purchaser from the owner:

v. Shri. Namdeo Hari Kondhare expired on 09.07.2006, leaving behind him sons- Rambhau and Sadhu and daughters-Kalpana Balu Badhe and Anjana Gulab Gawde as his only heirs, his wife having pre-deceased him. The names of the said heirs were mutated in the 7/12 extract to the share of late Namdeo by Mutation Entry bearing No. 13626 dated 27.07.2006.

vi. On the said land being designated in the residential zone. The owners had filed their statement u/s 6(1) of the Urban Land (Ceiling and Regulation) Act. 1976. The Competant Authority vide order u/s 8(4) dated 22.02.2007 in ULC Case No. 1333-G held the owners to be non surplus holders. Shri. Yogesh Sadhu Kondhare has been given a unit however his name is not appearing in the development agreement. However his father Sadhu has joined in the development agreement and necessity of family for sale of the land is shown in the agreement and all other family members have been joined in the agreement and this opinion is given relying on the same.

C) S. No. 6/6/1, 6/6/2, 6/6/3 and 6/6/4 totally admeasuring 50 Are i.e. 5000 Sq. mtrs.:

i. It is seen from the 7/12 extract that the land bearing S. No. 6/6 admeasuring an area of 1 acre 9 gunthas since prior to 1943 belonged to (1) Shri. Rama Krishna Dangat, (2) Shri. Ganpati Vithu Dangat and (3) Smt. Shilabai Maruti Dangat (widow of deceased brother Maruti Krishna Dangat as per the partition deed dated 09.02.1994).



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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ii. Shri. Rama Krishna Dangat expired in 1958 leaving behind him sons- (1) Dagadu, (2) Sadashiv, (3) Kisan and (4) the heirs of deceased son - Mahadu namely i. Shri Laxman ii. Balu and iii. Smt. Kamiabai Mahadu Dangat and iv. Mrs. Gangubai Seetaram Walhekar. The names of the said heirs were mutated in the 7/12 extract of S. No. 6/6 vide Mutation Entry bearing No. 1283 dated 01.09.1960.

iii. Smt. Shilubai Maruti Dangat thereafter expired on 05.04.1962 Shilubai left behind her no heirs and hence her share devolved on the family of her husband i.e. the heirs of Rama and Ganpat Krishna Dangat. However the name of Shilubai continued to appear in the 7/12 extract till it was deleted in 1998 by Mutation Entry bearing No. 9034 dated 01.04.1998.

iv. Shri. Balu Mahadu Dangat expired on 03.02.1979 leaving behind him his widow - Umabai as his only heir to his share. The name of Smt. Umabai was mutated in the 7/12 extract of S. No. 6/6 vide Mutation Entry bearing No. 4783 dated 19.11.1989.

v. It appears from the Mutation Entry bearing No.9034 dated 01.04.1998 as under:

- a) Shri. Ganpat alias Ganpati Vithal Dangat expired leaving behind him sons - Anna, Vasant, Balwant and widow Smt. Anusaya. He had no daughters.
- b) Shri. Rambhau Krishna Dangat expired leaving behind him sons- Dagadu, Sadashiv and Mhadu and Kisan as his only heirs.
- c) Shri. Dagadu expired leaving behind him Raghunath, Dyanoba and daughter Bayajabai Shelar as his only heirs, his wife having pre-deceased him.



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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- d) Shri. Raghunath Dagadu Dangat expired leaving behind him daughters - Shantabai and Kantabai Raghunath Dangat and widow - Alkabai Raghunath Dangat as his only heirs.
- e) Shri. Dyanoba Dagadu Dangat expired leaving behind him sons - Raju and Somnath, daughters - Manisha Sanjay Badade, Sunila Rohidas Shelar and widow - Manjulabai as his only heirs.
- f) Shri. Sadashiv Rambhau Dangat expired leaving behind him sons - Shankar and Tukaram, daughter - Indubai Laxman Dhawale and widow - Yashodabai as his only heirs.
- g) Shri. Mahadu Rambhau Dangat expired leaving behind him sons - Laxman and Balasaheb as his only heirs.
- h) Shri. Laxman Mahadu Dangat expired leaving behind him son - Pritam, daughters - Sujata Laxman Dangat, Seema Laxman Dangat and widow - Kausalyabai Laxman Dangat as his only heirs.

vi. By a Deed of Partition dated 09.02.1994 which is registered at the Office of the Sub-Registrar Haveli No. IX at Serial No. 610/94, the members of the Dangat family namely (1) Shri. Anna Ganpati Dangat, (2) Mrs. Hausabai Anna Dangat, (3) Shri. Machhindra Anna Dangat, (4) Mrs. Changunabai Machhindra Dangat, (5) Shri. Sahebrao Anna Dangat, (6) Shri. Balwant Ganpat Dangat, (7) Mrs. Indubai Balwant Dangat, (8) Shri. Ramchandra Balwant Dangat, (9) Shri. Sunil Balwant Dangat, (10) Mrs. Rohini Ramchandra Dangat, (11) Shri. Vasant Ganpat Dangat, (12) Mrs. Laxmibai Vasant Dangat, (13) Shri. Umesh Vasant Dangat, (14) Shri. Ramesh Vasant Dangat, (15) Shri. Kisan Rambahu Dangat, (16) Mrs. Leelabai Kisan Dangat, (17) Shri. Kallas Kisan Dangat, (18) Shri. Uddhav Kisan Dangat, (19) Shri.



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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Manohar Kisan Dangat, (20) Shri. Anil Kisan Dangat, (21) Shri. Dyaneshwar Dagadu Dangat, (22) Mrs. Bayadabai Sattu Shelar, (23) Miss. Shanta Raghunath Dangat, (24) Miss. Kanta Raghunath Dangat, (25) Smt. Alka Raghunath Dangat, (26) Smt. Uma Balasaheb Dangat, (27) Smt. Kausalya Laxman Dangat, (28) Shri. Pritam Laxman Dangat, (29) Miss. Sujata Laxman Dangat, (30) Miss. Seema Laxman Dangat, (31) Smt. Kamala Mahadu Dangat, (32) Shri. Shankar Sadashiv Dangat, (33) Smt. Yashodabai Sadashiv Dangat, (34) Shri. Tukaram Sadashiv Dangat, (35) Smt. Indubai Sadashiv Dangat, (36) Gangubai Seetaram Walhekar - deceased through her legal heirs - a. Shri. Prakash Seetaram Walhekar, b. Shri. Lala Seetaram Walhekar, c. Mrs. Alka Rajaram Jawalkar, d. Shantabai Janardan Bhosale, partitioned all the properties held by them jointly. In the said partition portions each admeasuring 12.5 Are out of S. No. 6/6 were given to the share of the following members as under :

Name	Area	S. No.
Shri. Kailas Kisan Dangat	12.5 Are	6/6/1
Shri. Uddhav Kisan Dangat	12.5 Are	6/6/2
Shri. Manohar Kisan Dangat	12.5 Are	6/6/3
Shri. Anil Kisan Dangat	12.5 Are	6/6/4

The entry of the said partition and the names of the aforesaid persons were mutated in the 7/12 extracts of the respective lands vide Mutation Entry bearing No. 7816 dated 25.07.1997.

vii. By an Agreement of Development and Power of Attorney dated 17.02.2006 which are registered at the Office of the Sub Registrar



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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Haveli No, IX at Serial Nos. 1189/06 and 1190/06, (1) Shri. Kailas Kisan Dangat, (2) Shri. Uddhav Kisan Dangat. (3) Shri. Manohar Kisan Dangat, (4) Shri. Anil Kisan Dangat entrusted their respective properties bearing S. Nos. 6/6/1 to 6/6/4 to M/s Chirag Developers for the purpose of development and carrying out a scheme of ownership flats thereon. In the said agreements (1) Smt. Leelabai Kisan Dangat, (2) Mrs. Ranjana Tukaram Dhavade, (3) Mrs. Yogita Navnath kondhare. (4) Shri. Atul Kailas Dangat and (5) Shri. Pravin Kailas Dangat had joined as Consenting Party.

viii. By the said Agreement M/s Chirag Developers became entitled to develop the said property, construct building thereon comprising of residential units, enter into agreements of allotment / sale in respect thereof with the prospective purchasers and on the completion of the scheme to get the final conveyances completed in favour of such purchaser from the owners.

ix. Shri. Kailas Kisan Dangat and others had filed a statement u/s 6(1) of the Urban Land (Ceiling and Regulation) Act 1976 thereby declaring the holding of their family. The Competant Authority vide Order u/s 8(4) dated 25.01.2007 in ULC Case No. 1322-D permitted the lands bearing S. No. 6/6/1, 6/6/2, 6/6/3, 6/6/4, 8/10/2 and 8/10/7 as retainable land and held some other lands belonging to the said owners as being surplus.

It appears from the copy of the said order that the owners had claimed 6 units for – Shri. Kailas Kisan Dangat, Smt. Kisabai Kisan Dangat, Shri. Uddhav Kisan Dangat, Shri. Manohar Kisan Dangat, Shri. Anil Kisan Dangat and Smt. Ranjana Tukaram Dhavade. I am



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

B.S.L., L.L.B., ADVOCATE

informed by you that by mistake the name of Leelabai was mentioned as Kisabai in the said order and this opinion is given relying upon the said information given by you.

By a Deed of Confirmation and Power of Attorney dated 13.10.2007 Smt. Leelabai Kisan Dangat confirmed that her share in the said property had been also entrusted to M/s Chirag Developers by the Development Agreement dated 17.02.2006.

x. It is seen from the copy of Mutation Entry No. 19282 dated 09.11.2016 that Shri. Kailas Kisan Dangat expired on 25.01.2015 and the names of his heirs viz. widow - Sanjivani Kailas Dangat, two sons - Atul Kailas Dangat and Pravin Kailas Dangat, married daughter - Yogita Navnath kondhare have been mutated in the 7/12 extract vide the said mutation entry.

D) S. No. 6/7 admeasuring 41 Are i.e. 4100 Sq. mtrs. :

i. It is seen from the Mutation Entry bearing No. 654 dated 29.08.1934 that the land bearing S. No. 6/7 since prior to 1930 belonged to Shri. Sadashiv Narayan Thosar as per the Phalnibara and name was mutated in the 7/12 extract as holder by the said mutation entry.

It is further seen from the 7/12 extract that one of Shri. Maruti Mhatarji Kondhare was a tenant in the said land from 1930 to 1943.

ii. It is seen from the Mutation Entry bearing No. 1018 dated 01.06.1949 that one Shri. Narayan Laxman Dangat was a protected tenant and his name as Karta and Manager of his HUF for one half share was mutated in the other rights column of the 7/12 extract.



**ANITA B. MAGAR
(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

iii. It is seen from the Mutation Entry No. 1181 dated 07.08.1955 that the land owner Shri. Sadashiv Narayan Thosar had expired on 17.04.1952 leaving behind him his son - Shri Ganesh Sadashiv Thosar as his only legal heirs. The name of Shri. Ganesh Thosar was mutated in the 7/12 extract as holder of the said land.

iv. It appears from the Mutation Entry No. 1289 dated 22.12.1960 that the tenant Narayan Laxman Dangat had expired leaving behind him his sons - Shri Murlidhar and Waman, married daughter - Sou, Kamal Ganpat Charwad and widow - Smt. Godabei/Koridabai as his only legal heirs. The name of Shri Murlidhar Narayan Dangat (HUF) was mutated in the other rights column of the 7/12 extract. It is further seen from the said entry that as the daughter was married and lived with her husband her name was not entered into the revenue records.

v. It is seen from the Mutation Entry No. 1374 dated 08.01.1964 that as the land was not in possession of the land owner and as statements to that effect was given by the legal heirs of the said owner namely Sadashiv Narayan Thosar, vide order of the Mamletdar Haveli bearing no. ALT/7 dated 07 01.1963, the name of Sadashiv Narayan Thosar was deleted and the name of Shri. Murlidhar Narayan Dangat (HUF) was entered into the holder's column by the said Mutation Entry. The copy of the said Order is not given for my perusal.

vi. a) It is seen from the copy of the Sale Deed dated 08.08.1997 and the Mutation Entry No. 8826 dated 07.01.1998 that Shri. Murlidhar Narayan Dangat and Shri. Waman Narayan Dangat through their constituted attorney Shri. Gangadhar Shivram Valse



**ANITA B. MAGAR
(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

sold and conveyed a portion admeasuring 10 Are by a Sale Deed dated 08.08.1997 which is registered at the Office of the Sub Registrar Haveli No. IX at Serial No. 8589/97, to Shri. Vitthal Mahadeo Botre and Shri. Prashant Vitthal Botre and their names were mutated in the 7/12 extract as holders of 10 Are by the said Mutation Entry. It is seen from the said sale deed that the said land was in the agricultural zone and copy of the zone certificate had been submitted.

b) It is seen from the copy of the Agreement of Sale dated 01.10.2011, that Shri. Vitthal M. Botre expired on 11.07.2002, leaving behind him sons - Prashant, Prakash and Milind as his only heirs.

c) Shri. Prakash and Milind V. Botre by a Release Deed dated 16.09.2011 which is registered at the Office of the Sub Registrar Haveli No. II at Serial No. 6909/2011, released and relinquished all their right, title and interest obtained by them in the one half share of their late father in favour of Shri. Prashant Botre.

d) By an Agreement of Sale and Power of Attorney both dated 01.10.2011 which are registered at the Office of the Sub Registrar Haveli No. VIII at Serial Nos. 10044/2011 and 10045/2011 respectively, Shri. Prashant Vitthal Botre agreed to sell and entrusted to M/s Chirag Developers the rights of development in respect of his portion admeasuring 10 Are. The copy of the said Release Deed dated 16.09.2011 is annexed to the said Agreement of Sale.

vii. It is seen from the Mutation Entry No. 10186 dated 04.12.1999 that Shri. Murlidhar Narayan Dangat had expired on 20.06.1999 leaving behind him his sons - (1) Shri. Balu, (2) Shekhar, (3) Bhaskar and married daughters - (1) Sou. Bharti Rajendra Doundkar, (2) Sou. Sharda Vishwanath Gandale and widow - Smt. Krushnabai and



**ANITA B. MAGAR
(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

brother - Shri Waman Narayan Dangat as his only heirs. The names of the said heirs were mutated in the 7/12 extract as holders of the said land, vide the said Mutation Entry.

viii. By a Development Agreement and Power of Attorney dated 03.03.2005, which are registered at the Office of the Sub Registrar Haveli No. IX at Serial Nos. 1647/2005 and 1648/2005, Shri. Waman Narayan Dangat along with the heirs of Late Murlidhar namely - Shri. Balu, Shekhar, Bhaskar and married daughters - Sou Bharti Rajendra Doundkar, Sou. Sharda Vishwanath Gandale and widow - Smt. Krushnabai entrusted the rights of development in respect of their portion admeasuring 31 Are to M/s Chirag Developers.

ix. By a Sale Deed dated 16.08.2014, which is registered at the Office of the Sub Registrar Haveli No. VIII at Serial No. 7843/2014 (1) Shri. Balu Murlidhar Dangat, (2) Shri. Shekhar Murlidhar Dangat, (3) Shri. Bhaskar Murlidhar Dangat, (4) Sou. Bharati Rajendra Daundkar, (5) Sou. Sharda Vishwanath Gandale, (6) Smt. Krushnabai Murlidhar Dangat, (7) Shri. Waman Narayan Dangat sold and conveyed their portion admeasuring 31 Are out of S. No. 6/7(part) to M/s Chirag Developers. The said Sale Deed also included the lands bearing S. No.6/8(part), 6/13 (part) and 6/15 (part) which were sold and conveyed by their respective owners to M/s. Chirag Developers. By the said Sale Deed the name of M/s Chirag Developers were mutated in the 7/12 extract of S. No. 6/7 as holders of 31 Are by Mutation Entry No. 18499 dated 03.03.2015.



**ANITA B. MAGAR
(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

Thus M/s Chirag Developers became the owner of 31 Are out of S. No. 6/7 and obtained the rights of development in respect of the remaining portion admeasuring 10 Arc.

E) S. No. 6/8, admeasuring 40 Are i.e. 4000 Sq. mtrs. :-

i. It is seen from the 7/12 extract and Sale Deed dated 28.05.2012 that since 1953 Shri. Rama Krishna Dangat was the holder of S. No. 6/8 and his name was mutated in the 7/12 extract as holder thereof vide Mutation Entry No. 654 dated 29.08.1934.

ii. It is seen further seen from the copy of Mutation Entry No. 1283 dated 01.09.1960 and copy of the Sale Deed dated 28.05.2012 that Shri. Rama Krishna Dangat had expired in 1958 leaving behind him sons- (1) Shri. Dagdu, (2) Shri. Sadashiv and (3) Shri. Kisan Rama Dangat, heirs of deceased son - Mahadu namely Kamlabai, sons - Laxman and Babu and daughter Gangubai Sitaram Walhekar were mutated in the 7/12 extract of the said land vide said Mutation Entry.

iii. It is further seen from the said Sale Deed dated 28.05.2012 that out of the aforesaid owners Shri. Sadashiv Dangat had expired on 12.01.1971, leaving behind him widow - Yashodabai, sons - Tukaram and Shankar and one married daughter - Indubai Laxman Dhawale as his only heirs. The names of the said heirs were mutated to the share of Sadashiv vide Mutation Entry bearing No. 3695 dated 15.12.1987. The copy of the said Mutation entry is not given for my perusal.

iv. It appears from the Mutation Entry bearing No. 9034 dated 01.04.1998 as under :



**ANITA B. MAGAR
(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

a) Out of the said heirs of Rama Dangat, Shri Dagadu expired leaving behind him sons - Shri. Raghunath, Shri. Dyanoba and daughter - Sou. Bayajabai Shelkar as his only heirs, his wife having pre deceased him.

b) Shri. Raghunath Dagadu Dangat also expired leaving behind him daughters - Miss. Shantabai and Miss Kantabai Raghunath Dangat and widow Smt. Alkabai Raghunath Dangat as his only heirs.

c) Shri. Dynaoba Dagadu Dangat expired leaving behind him sons - Shri. Raju and Shri. Somnath, daughters - Sou. Manisha Sanjay Badade, Sou. Sunita Rohidas Shelkar and widow - Smt. Marjulabai as his only heirs.

v. By a Sale Deed dated 19.12.1990, (1) Shri. Dagadu Rama Dangat alongwith (2) Shri Kisan Rambhau Dangat, (3) Uma Babu Dangat, (4) Shri. Tukaram Sadashiv Dangat, (5) Shri. Shankar Sadashiv Dangat, (6) Yashodabai Sadashiv Dangat (7) Indubai Sadashiv Dangat, (8) Kausalya Laxman Dangat, (9) Shri. Pritam Laxman Dangat, (10) Sujata Laxman Dangat, (11) Seema Laxman Dangat, (12) Smt. Kamlabai Mahadu Dangat sold and conveyed the entire land bearing S. No. 6/8 admeasuring 40 Are to Shri. Gangadhar Shivram Valse. By the said Sale Deed the name of Shri. Gangadhar Valse was mutated in the 7/12 extract as holder of S. No. 6/8 vide Mutation Entry bearing No. 5337 dated 04.03.1991. Copy of the said Sale Deed is not given for my perusal.

vi. It is seen from the Mutation Entry 6474 dated 05.04.1995 that Shri. Gangadhar Valse by a Sale Deed dated 12.01.1994 sold and conveyed a portion admeasuring 10 Are on the northern side to Mrs.



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(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

Maya Ravikant Jagtap by which her name was mutated in the 7/12 extract of S. No. 6/8 as holder of 10 Are vide the said Mutation Entry. Copy of the said Sale Deed is not given for my perusal.

vii. By another Sale Deed dated 14.02.1997, which is registered at the Office of the Sub Registrar Haveli No. 9 at Serial No. 1756/1997, Shri. Gangadhar Valse sold a portion admeasuring 5 Are to Shri. Prasad Sadashiv Datar and Mrs. Manjiri Prasad Datar. The names of the said purchasers were mutated in the 7/12 extract of S. No. 6/8 as holders of 5 Are vide Mutation Entry No. 7663 dated 06.05.1997.

viii. Shri. Gangadhar Valse sold and conveyed another portion admeasuring 5 Are out of S. No. 6/8 to Shri. Rajendra Madhukar Gadgil and Smita Rajendra Gadgil by a Sale Deed dated 14.02.1997, which is registered at the Office of the Sub Registrar Haveli No. 9 at Serial No. 1757/97. By the said Sale Deed the names of the aforesaid purchasers were mutated in the 7/12 extract of S. No. 6/8 vide Mutation Entry No. 7664 dated 06.05.1997.

ix. It is seen from the Mutation Entry No. 7666 dated 06.05.1997 that Shri. Gangadhar Valse sold portion admeasuring 3 Are, 1 Are and 2 Are respectively to Mohan Vasant Phatale, Vinay Vasant Phatale and Arun Ramkrishna Khandare by a Sale Deed dated 11.03.1997. Copy of the said Sale Deed is not given for my perusal.

x. By a Sale Deed dated 30.12.1993 Shri. Gangadhar Valse sold another portion admeasuring 10 Are out of S. No. 6/8 to Mrs. Vijaymala Sopanrao Sawant. By the said Sale Deed the name of Mrs. Vijaymala Sawant was mutated in the 7/12 extract of S. No. 6/8 as



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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holder of 10 Are vide Mutation Entry No. 8206 dated 14.10.1997.
Copy of the said Sale Deed is not given for my perusal.

xi. It is seen from the Mutation Entry No. 8566 dated 03.11.1997 and copy of Sale Deed dated 30.04.1997, which is registered at the Office of the Sub Registrar Haveli No. IX at Serial No. 6508/97, Shri. Gangadhar Valse sold another portion admeasuring 4 Are out of S. No. 5/8 to Mrs. Charusheela Jitendra Bhambure (3 Are) and Prasad Sadashiv Datar (1 Are). By the said Sale Deed the names of the said Purchasers were entered into the 7/12 extract as holders of 4 Are by the said Mutation Entry. It is seen from the Sale Deed that the said land was in the residential zone and copy of zone certificate has been submitted. It is not known if consent u/s 26 of the ULC Act was obtained and this Opinion is given subject to the same.

xii. By a Development Agreement and Power of Attorney both dated 30.01.2006 which are registered at the Office of the Sub Registrar Haveli at Serial Nos. 705/2006 and 706/2006 respectively on 14.03.2006, Shri. Mohan Vasant Phatale, Shri. Vinay Vasant Phatale and Shri. Arun Ramkrishna Khandare entrusted their respective portions totally admeasuring 6 Are to M/s Chirag Developers for a purpose of development and carrying out a scheme of ownership flats thereon. On the basis of the Order of the Tahasildar bearing No. HNO/RAWI/3597/07, the name of M/s Chirag Developers was mutated in the other rights column of the 7/12 extract vide Mutation Entry No. 14031 dated 13.07.2007.

xiii. By another Development Agreement and Power of Attorney both dated 11.03.2005 which are registered at the Office of the Sub



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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Registrar Haveli at Serial Nos. 1846/2005 and 1847/2005 respectively on 20.04.2005, Mrs. Maya Ravikant Jagtap and Mrs. Vijaymala Sopanrao Sawant entrusted their respective portions, each admeasuring 10 Are, totally to 20 Are to M/s Chirag Developers. On the basis of the Order of the Tahasildar bearing No. HNO/RAWI/3597/07, the entry of the Development Agreement was made in the other rights column of S. No. 6/8 by Mutation Entry No. 14040 dated 13.07.2007.

xiv. The said Shri. Prasad Sadashiv Datar and Mrs. Manjiri Prasad Datar thereafter by a Sale Deed dated 28.05.2012, which is registered at the Office of the Sub Registrar Haveli No. VIII at Serial No. 5690/2012 on 04.06.2012 sold and conveyed their portion admeasuring 6 Are to M/s Chirag Developers. Shri. Prasad Sadashiv Datar & another executed Power of Attorney in favour of M/s Chirag Developers, which is registered at the Office of the Sub Registrar Haveli No. VIII at Serial No. 5691/2012.

By another Sale Deed dated 28.05.2012, which is registered at the Office of the Sub Registrar Haveli No. VIII at Serial No. 5692/2012, Shri. Rajendra Madhukar Gadgil and Smita R. Gadgil sold and conveyed their portion admeasuring 5 Are to M/s Chirag Developers. Shri. Rajendra Gadgil & another executed Power of Attorney in favour of M/s Chirag Developers, which is registered at the Office of the Sub Registrar Haveli No. VIII at Serial No. 5693/2012.

xv. It is seen from the Mutation Entry bearing No. 18499 dated 03.03.2015 and copy of Sale Deed dated 16.08.2014 registered at the



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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Office of the Sub Registrar Haveli No. VIII at Serial No. 7843/2014 (1) Mrs. Maya R. Jagtap (10 Are), (2) Mrs. Vijaymala S. Sawant (10 Are), (3) i. Shri. Mohan V. Phatale, ii. Shri. Vinay V. Phatale, iii. Shri. Arun R. Khandhare, (6 Are) sold and conveyed their respective lands totally 26 Are to M/s Chirag Developers.

xvi. It is seen from the Mutation Entry bearing No. 18697 dated 29.07.2015 and copy of Sale Deed dated 17.06.2015 registered at the Office of the Sub Registrar Haveli No. VIII at Serial No. 6124/2015 Charusheela Jitendra Bhambure sold and conveyed her portion admeasuring 3 Are to M/s Chirag Developers.

F) S. No. 6/12 admeasuring 1 Hectare 23 Are i.e. 12,300 Sq. mtrs. :

i. It appears from the Mutation Entry No. 654 dated 29.08.1934, that in accordance with Phalnimbara the land bearing S. No. 6/12, admeasuring 3 acres 1 guntha was held by Shri. Bhau Tukaram Kondhare.

ii. It appears from the Mutation Entry No. 961 dated 12.02.1948 that Shri. Bhau Tukaram Kondhare expired on 24.09.1946 leaving behind him 2 sons - Bajirao and Gulab as his only heirs. The name of Shri. Bajirao was mutated in the 7/12 record as Karta and Manager of HUF vide said Mutation Entry No. 961.

iii. It appears from Mutation Entry No. 1270 dated 01.09.1960 that Shri. Bajirao Bhau kondhare also expired leaving behind him a minor son - Jaganath, widow - Thakubai and brother - Gulab as his only



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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heirs. The names of the said heirs were mutated in the 7/12 record as holders thereof vide said Mutation Entry No. 1270 dated 01.09.1960.

iv. It appears from the Mutation Entry No. 6949 dated 15.07.1966, that Smt. Thakubai had expired and that her heir - Shri. Jaganath had also expired on 01.06.1973 leaving behind him daughter Mrs. Vidya Sudam Lipane as his only heir whose name was mutated in 7/12 record by the said Mutation Entry.

v. It appears from Mutation Entry No. 11039 dated 11.01.2001 that the name of Mrs. Malubai Dnyanoba Lipane was entered in 7/12 record of S. No. 6 Hissa No. 12 by the orders of Tahasildar in Case No. 1301/2000 by the said Mutation Entry. It appears from the Development Agreement dated 16.10.2004, that Shri. Bajirao Bhau kondhare had left behind him a daughter by name Mrs. Malubai Dnyanoba Lipane also, however her name was not earlier mutated in 7/12 record and therefore she had applied for entering her name in 7/12 record.

vi. It appears from the copy of Agreement and Power of Attorney both dated 13.11.1998 which are registered at the Office of the Sub Registrar Haveli No. IX at Serial No. 8986/98 and 8987/98 that by the said Agreement dated 13.11.1998 Shri. Gulab Bhau Kondhare and Mrs. Vidya Sudam Lipane transferred the development rights in the said property to Shri. Balasaheb Baban Barate and Mrs. Jayashree Hanumant Palwe Patil, Shri. Kaluram Gulab kondhare i.e. the son of Shri. Gulab and Shri. Sudam Sopan Lipane the husband of Vidya have joined the said Agreement as Consenting Party.



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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vii. It appears from the copy of the Power of Attorney dated 21.08.2004, that Mrs. Malubai Dnyanoba Lipane had executed a Power of Attorney in favour of Shri. Shashikant Pandurang Kondhare and Shri. Kondiba Damu kondhare on 21.08.2004 which is registered at the Office of the Sub Registrar Haveli No. IX at Serial No. 5191/04.

viii. It appears from the copies of Agreement of Development and Power of Attorney both dated 16.10.2004 that by an Agreement of Development and Power of Attorney dated 16.10.2004 which are registered at the Office of the Sub Registrar Haveli No. IX at serial No. 6396/04 and 6397/04, Shri. Balasaheb Baban Barate and Mrs. Jayashree Hanumant Palwe Patil assigned their rights under the Agreement dated 13.11.1998 in respect of the said property in favour of M/s Chirag Developers. Mrs. Malubai Dyanoba Lipane by the same agreement transferred development rights in respect of her share in the land bearing S. No. 6/12 to M/s Chirag Developers. It appears from the said Development Agreement dated 16.10.2004 that Mrs. Malubai Dnyanoba Lipane had orally agreed to sell her share in the said land to Shri. Shashikant Pandurang kondhare and Shri. Kondiba Damu kondhare. The said Shri. Shashikant Pandurang kondhare and Shri. Kondiba Damu kondhare have executed the said Development Agreement as confirming Party. By the said Agreement Shri. Shashikant kondhare and Kondiba Damu Kondhare declared that they had not created any third party interest on the basis of their power of attorney and oral agreement and further cancelled the oral agreement and the Power of Attorney dated 21.08.2004 executed in their favour by Smt. Malubai Lipane. You have informed me that you



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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have made the entire payment in accordance with the said Development Agreement.

ix. It appears from Mutation Entry No. 13103 dated 28.03.2005 and the copy of Confirmation Deed dated 05.06.2007, which is registered at the Office of the Sub Registrar Haveli No. IX at Serial No. 4658/07, that Shri. Gulab Bhaui kondhare and 3 others had filed Regular Civil Suit No. 375/2002 in Civil Court at Pune against Shri. Damu Nathu kondhare and that the said dispute was compromised wherein a portion admeasuring 40 Are out of S. No. 6/12 was agreed to be given to the share of Shri. Damu Nathu Kondhare; that on the basis of the Decree and on the basis of Order of the Tahasildar bearing No. HNO/KAW1/714/05 dated 05.03.2005, the name of Shri. Damu Nathu Kondhare was mutated in the 7/12 record of S. No. 6/12 as holder of 40 Are by the said Mutation Entry bearing No. 13103.

x. It is seen from the copy of Deed of Confirmation dated 05.06.2007 that by a Deed of Confirmation and Power of Attorney dated 05.06.2007 which are registered at the Office of the Sub Registrar Haveli No. IX at Serial Nos. 4658/07 and 4659/07 that Shri. Damu Nathu Kondhare confirmed the aforesaid Development Agreements and Power of Attorneys dated 13.11.1998 and 16.10.2004 and that the same were binding on him and on his share in the said land. Shri. Damu Nathu Kondhare further confirmed having received the entire consideration of his share from Shri. Gulab Kondhare and others.



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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xi. It is seen from the copy of order of Competent Authority date 25.08.2005 that Shri. Gulab Bhau kondhare and others had filed a statement u/s 6(1) of the Urban Land (Ceiling and Regulation) Act 1976. Competant Authority, Pune Urban Agglomeration vide its Order u/s 8(4) dated 25.08.2005 in ULC Case No. 2469-KO permitted the owners to hold 13 ceiling units and declared the owners to be non-surplus holders. The said units were granted for 4 married daughters and son Kaluram of Shri. Gulab Bhau Kondhare, 2 sons of Malubai Lipane and the son of Damu Nathu Kondhare.

xii. It is seen from the copy of a Deed of Confirmation dated 19.10.2006 that by a Deed of Confirmation dated 19.10.2006, which is registered at the Office of the Sub Registrar Haveli No. IX at Serial No. 7433/06, Shri. Gulab kondhare along with his son Kaluram and daughters Mrs. Manjula Balasaheb Pawale, Mrs. Manisha Vinayak Tupe, Mrs. Rohini Sanjay Kavade, Mrs. Lata Vilas Junawane confirmed the Agreements dated 13.11.1998 and 16.10.2004 to be binding on their shares also.

xiii. It is seen from the copy of Confirmation Deed and a Power of Attorney both dated 10.12.2007 that by the said Confirmation Deed Mrs. Sharada Chandrakant Buchade niece of Shri. Gulab Bhau kondhare confirmed the aforesaid Agreements dated 13.11.1998 and 16.10.2004 and she executed the Power of Attorney in favour of M/s Chirag Developers. The said documents are registered at the Office of Sub-Registrar Haveli No. IX at Serial Nos. 10521/2007 and 10522/2007.



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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xiv. It is seen from the copy of Confirmation Deed and Power of Attorney both dated 07.01.2008 that by the said Confirmation Deed Shri Gopinath Dnyandeo Lipane and Shri Ganesh Dnyandeo Lipane confirmed the aforesaid Agreements dated 13.11.1995 and 16.10.2004 and they executed the Power of Attorney in favour of M/s Chirag Developers. The said documents are registered at the Office of the Sub-Registrar Haveli No. XX at Serial Nos. 236/2008 and 237/2008.

xv. By a Sale Deed dated 09.07.2008 which is registered at the Office of the Sub Registrar Haveli No. VIII at Serial No. 5780/2008, Shri. Gulab Bhau kondhare, Mrs. Chabubai Gulab Kondhare, Shri. Kaluram G. Kondhare (for self and as legal guardian of minor daughter Archana), Mrs. Asha Kaluram Kondhare, Mrs. Manjula Balu Pawate, Mrs. Rohini Sanjay Kavade, Mrs. Vaneeta Vinayak Tupe and Mrs. Lata Vilas Junawane sold and conveyed to M/s Chirag Developers their portion admeasuring 41 Are out of S. No. 6/12. The name of M/s Chirag Developers has not as yet been mutated in the 7/12 extract and this Opinion is given subject to the same.

G) S. No. 6/13 admeasuring 19 Ares i.e. 1900 Sq. mtrs. :

i. It is seen from 7/12 extract and Mutation Entry No. 654 dated 29.08.1934 that as per the Phalnibara the name of Shri. Bhau Narayan Dangat was mutated as holder of S. No. 6/13 admeasuring an area of 19 Gunthas.

ii. It appears from Mutation Entry No. 1057 dated 20.01.1952 that the said S. No. 6/13 was brought under the Maharashtra



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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Fragmentation and Consolidation Act 1947 and remark to that effect was mutated in other rights of 7/12 extract by the said mutation entry. The said remark is still showing in 7/12 extract for the year 2013 to 2016.

iii. It appears from the Mutation Entry No. 2190 dated 27.03.1982 that Shri. Bhau Narayan Dangat had expired on 11.02.1971 leaving behind him sons - Shri. Kondiba, Shri. Dattu and daughters - Shantabai Nivrutti Shevale, Sheelabai Dnyanoba Shevale and Parubai Gopal Dhavde as his only legal heirs and names of the sons were mutated in the holders column while the names of the daughters were mutated in other rights of 7/12 extract of the said land.

iv. It appears from the Mutation Entry No. 5341 dated 18.03.1991 that Shri. Dattu Bhau Dangat had filed a Suit bearing No. 783/1988 in the court at Pune against his brother Shri. Kondiba Bhau Dangat for partition of the various lands held by them jointly including the land bearing S. No. 6/13. The said dispute was compromised wherein the entire land bearing S. No. 6/13 along with some other land were given to the share of Shri. Dattu Bhau Dangat and name of Shri. Kondiba Bhau Dangat was deleted and name of Shri. Dattu Bhau Dangat was mutated as holder in 7/12 extract by the said mutation entry. According to the said partition Shri. Dattu Bhau Dangat became the absolute owner of S. No. 6/13. Copy of said compromise and its Order are not given for my perusal. It is further appears from the Mutation Entry No. 14522 dated 21.05.2008 that Shri. Dattu Bhau Dangat had filed an application wherein he stated that as per the compromise which took place in Suit No. 783/1988 the names of



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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his sisters namely Sou. Shantabai Nivrutti Shevale, Sou. Sheelabai Dnyanoba Shevale and Sou. Parubai Gopal Dhavde be deleted from 7/12 extract. It is seen from the remark in the mutation entry that on the basis of the Court order the names of the sisters were deleted by the Mutation Entry No. 14522 dated 21.05.2008.

v. It appears from the Mutation Entry No. 7362 dated 13.01.1997 that by Sale Deed dated 7.09.1996, which appears to be registered at Serial No. 8965, Shri. Dattu Bhau Dangat through his constituted attorney - Shri. Ankush Shankarrao Pawar sold and conveyed a portion admeasuring 00 Hector 3 Are from and out of totally admeasuring 00 Hector 19 Are of S. No. 6/13 to Shri. Ananta Shankarrao Borhade. By the said sale deed the name of the said purchaser was mutated as holder in 7/12 as holder of 3 Are. Copy of said Sale Deed is not given for my perusal and this opinion is subject to the same.

vi. It appears from the Mutation Entry No. 7363 dated 13.01.1997 that by another Sale Deed dated 27.09.1996, which appears to be registered at Serial No. 8966, Shri. Dattu Bhau Dangat through Power of Attorney holder Shri. Ankush Shankarrao Pawar sold and conveyed another portion admeasuring 00 Hector 3 Are out of the total area of 19 Are of S. No. 6/13 to Shri. Ramesh Shankarrao Borhade and name of the said purchaser was mutated as holder in 7/12 extract by the said mutation entry. Copy of said Sale Deed is not given for my perusal and this opinion is subject to the same.

vii. It is seen from the Mutation Entry No. 7364 dated 13.01.1997 that Shri. Dattu Dangat by a Sale Deed dated 27.09.1996 sold a



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

B.S.L., L.L.B., ADVOCATE

portion admeasuring 3 Are out of the said land to Jyoti Vilas Hazare and Swati Ramesh Hazare.

viii. It appears from the mutation entry bearing No. 8059 dated 09.10.1997 that Jyoti Hazare sold her portion admeasuring 1.5 Are to Swati Ramesh Hazare by a Sale Deed dated 05.03.1997. However the entry of the said transaction was deleted as proof of the purchaser being an agriculturist had not been submitted.

ix. It is further seen from Mutation Entry No. 9837 dated 01.03.1999 that by an Order dated 01.01.1999 of Sub Divisional Officer in RTS/Appeal/1110/98 the said mutation entry No. 8059 was restored and name of Jyoti Vilas Hajare was deleted and name of Swati Ramesh Hajare was mutated for 3 Are in the 7/12 extract by Mutation Entry No. 9837 dated 01.03.1999.

x. It appears from the Mutation Entry No. 8041 dated 09.10.1997 that by Sale Deed dated 14.11.1996, which appears to be registered at Serial No. 10823 Shri. Dattu Bhau Dangat through Power of Attorney holder Shri. Ankush Shankarrao Pawar sold and conveyed a portion admeasuring 00 Hector 2 Are out of S. No. 6/13 to Shobha Suresh Salunke and name of the said purchaser was mutated as holder in 7/12 extract by the said mutation entry. Copy of said Sale Deed is not given for my perusal and this Opinion is subject to the same.

xi. It is seen from the Mutation Entry bearing No. 7977 dated 09.10.1997 and copy of Sale Deed dated 31.08.2013 that Shri. Dattu Dangat along with Sou. Shantabai Nivrutti Shevale, Sou. Sheelabai Dnyanoba Shevale and Sou. Parubai Gopal Dhavde sold a portion



**ANITA B. MAGAR
(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

admeasuring 2 Are out of S No 6/13 to Ashwini Shashikant Dharmatti, by a Sale Deed dated 29.06.1996. The entry of the said sale deed was made in the revenue records by the said mutation entry. It is seen from the remark in the said mutation that the entry of the sale deed was deleted. The said transaction was subsequently re-mutated in the 7/12 extract vide mutation entry bearing No. 9010 dated 01.04.1998.

xii. It appears from the Mutation Entry No. 8130 dated 10.10.1997 that by Sale Deed dated 29.08.1996, which appears to be registered at Serial No. 7910 Shri. Dattu Bhau Dangat for himself and as Power of Attorney holder for Sou. Shantabai Nivrutti Shevale, Sou. Sheelabai Dnyanoba Shevale and Sou. Parubai Gopal Dhavde sold and conveyed a portion admeasuring 2 Are out of S. No. 6/13 along with some other lands to Mallikarjun Basappa Chinchkhandi and name of the said purchaser was mutated as holder in 7/12 extract by the said mutation entry. Copies of said Sale Deed and Power of Attorney given to Shri. Dattu Dangat are not given for my perusal and this Opinion is subject to the same.

xiii. It appears from the Mutation Entry No. 8807 dated 07.01.1998 that by Sale Deed dated 31.12.1996, which appears to be registered at Serial No. 12707/96 Shri. Dattu Bhau Dangat through Power of Attorney holder Shri. Ankush Shankarrao Pawar sold and conveyed a portion admeasuring 00 Hecter 3 Are from and out of totally admeasuring 19 Are of S. No. 6/13 to Smt. Jyoti Vilas Hajare and name of the said purchaser was mutated as holder in 7/12 extract by



**ANITA B. MAGAR
(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

the said mutation entry. Copy of said Sale Deed is not given for my perusal and this Opinion is subject to the same.

xiv. It appears from the Mutation Entry No. 13553 dated 12.05.2006 that Swati Ramesh Hajare expired on 30.08.2004 leaving behind her husband - Shri. Ramesh and 2 sons - Nilesh and Hrishikesh as her only legal heirs and their names were mutated as holders for 3 Are in 7/12 extract by the said mutation entry.

xv. It appears from the Mutation Entry No. 14037 dated 13.07.2007 and copy of the Development Agreement and Power of Attorney dated 10.02.2006, which are registered at the Office of Sub Registrar Haveli no. VIII at Serial Nos. 1049/2006 and 1050/2006 that, (a) Shri. Ananta Shankarrao Borade (3 Are), (b) Shri. Ramesh Shankarrao Borade (3 Are) and (c) Shobha Suresh Salunke (2 Are) entrusted the rights of development of their respective portions totally admeasuring 8 Are in favour of M/s Chirag Developers. The entry of the said Development Agreement was made in the other rights column of S. No. 6/13 by the said entry. Thereafter the said entry was deleted from the other rights column after the entry of the sale deed in favour of M/s Chirag Developers was made in the 7/12 extract by Mutation Entry No. 18499 dated 03.03.2015.

xvi. It appears from the copy of Agreement of Sale and Power of Attorney dated 12.12.2012, which are registered at the Office of Joint Sub Registrar Haveli No. 8 at Serial Nos. 12417/2012 and 12418/2012 respectively, that Shri. Dattu Bhau Dangat had agreed to sell portion admeasuring 00 Hector 1 Are in favour of M/s Chirag Developers.



**ANITA B. MAGAR
(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

xvii. By a Sale Deed dated 16.08.2014, which is registered at the Office of Joint Sub Registrar Haveli No. VIII at Serial No. 7843/2014 (i) Shri. Ananta Shankarrao Bhorade (3 Are), (ii) Shri. Ramesh Shankarrao Bhorade (3 Are) and (iii) Shobha Suresh Salunke (2 Are) sold and conveyed their respective portions totally admeasuring 8 Are out of S. No. 6/13 to M/s Chirag Developers.

xviii. It is further seen that by the same Sale Deed dated 16.08.2014 registered at the Office of the Joint Sub Registrar Haveli No. VIII at Serial No. 7843/2014 (1) Shri. Dattu Bhau Dangat, (2) Sou. Mangal Dattu Dangat and (3) Ku. Tejaswini Dangat through her natural guardian Shri. Dattu Dangat also sold and conveyed his remaining 1 Are portion to M/s Chirag Developers and the names of Shri. Ananta Shankarrao Bhorade, Shri. Ramesh Shankarrao Bhorade, Shobha Suresh Salunke and Shri. Dattu Bhau Dangat were deleted and name of M/s Chirag Developers was mutated as holder for 9 Are in 7/12 extract by the said mutation entry.

xix. It appears from the Mutation Entry No. 15345 dated 08.10.2009 and copy of Sale Deed dated 19.09.2008, which is registered at the Office of Joint Sub Registrar Haveli No. VIII at Serial No. 7585/2008 that (1) Shri. Ramesh Vitthal Hajare, (2) Shri. Nilesh Ramesh Hajare and (3) Shri. Hrishikesh Ramesh Hajare sold their respective portion admeasuring 3 Are out of S. No. 6/13 sold and conveyed their portion admeasuring 3 Are to M/s Mahalaxmi Land Developers. By the said sale deed the name of the said firm was mutated in the 7/12 extract as holder of 3 Are by the said mutation entry. It is mentioned in the said sale deed that Shri. Ramesh Hazare and 2 others had also



**ANITA B. MAGAR
(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

executed a Development Agreement and Power of Attorney dated 09.06.2006 in favour of M/s Mahalaxmi Land Developers Pvt. Ltd. which are registered at Serial Nos. 4205/2006 and 4206/2006. Copies of both Development Agreement and Power of Attorney are not given to me.

xx. It is seen from Mutation Entry No. 19575 dated 15.07.2017 and copy of Sale Deed dated 01.07.2017, which is registered at the Office of Joint Sub Registrar Haveli No. VIII at Serial No. 6497/2017 M/s Mahalaxmi Land Developers sold and conveyed its portion admeasuring 3 Are to M/s Chirag Developers and name of M/s Chirag Developers was mutated as holder for 00 Hector 3 Are by the said mutation entry.

xxi. It is seen from Mutation Entry No. 17742 dated 31.08.2013 and copy of Sale Deed dated 31.08.2013, which is registered at the Office of the Sub Registrar Haveli No. 17 at Serial No. 7512/13 that (1) Mallikarjun Basappa Chinchkhandi and (2) Ashwini Shashikant Dharmatti sold and conveyed their portions each admeasuring 2 Are i.e. 4 Are to Shri. Sanjay Shradhanand Tyagi and name of the said Shri. Sanjay S. Tyagi was mutated as holder for portion admeasuring 4 Are.

xxii. It is seen from Mutation Entry No. 19574 dated 15.07.2017 and copy of Sale Deed dated 30.06.2017, which is registered at the Office of Joint Sub Registrar Haveli No. 8 at Serial No. 6496/2017 Shri. Sanjay Shradhanand Tyagi thereafter sold and conveyed his portion admeasuring 4 Are to M/s Chirag Developers. By the said Sale Deed



**ANITA B. MAGAR
(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

the name of M/s Chirag Developers was mutated as holder of 4 Are by the said mutation entry.

xxiii. It appears from the Mutation Entry No. 16050 dated 04.11.2010 and copy of Sale Deed dated 24.08.2010, which is registered at the Office of Joint Sub Registrar Haveli No. 1 at Serial No. 7909/2010 that Smt. Jyoti Vilas Hajare sold and conveyed her portion admeasuring 3 Are out of S. No. 6/13 to Shri. Anand Rameshlal Gandhi by which the name of the said purchaser was mutated as holder for 3 Are and name of the purchaser Jyoti Hajare was deleted from the 7/12 extract by the said mutation entry.

xxiv. It appears from the Mutation Entry No. 19009 dated 02.03.2016 and copy of Sale Deed dated 26.02.2016, which is registered at the Office of Joint Sub Registrar Haveli No. XI at Serial No. 2043/2016 that Shri. Anand Rameshlal Gandhi sold and conveyed his portion admeasuring 3 Are of S. No. 6/13 to M/s Chirag Developers. By the said sale deed the name of M/s Chirag Developers was mutated as holder for 3 Are in the 7/12 extract by the said mutation entry. Therefore M/s Chirag Developers became absolute owner of S. No. 6/13 totally admeasuring 00 Hecter 19 Are.

H) S. No. 6/14 admeasuring 44 Are i.e. 4400 Sq. mtrs. :

i. It appears from the 7/12 extract that the land bearing S. No. 6/14 admeasuring 1 Acre 4 Gunthe was formerly belonged to Bajabai Kanhu Sandbhore and her name was mutated as holder in 7/12 extract.



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

B.S.L., L.L.B., ADVOCATE

- ii. It is appears from the Mutation Entry No. 845 dated 02.02.1943 that by a Sale Deed dated 21.09.1939 Bajabai Kanhu Sandbhore sold and conveyed S. No. 6/14 admeasuring 1 Acre 4 Gunthe to Shri. Bhau Narayan Dangat and name of the said purchaser was mutated as holder and name of Bajabai Kanhu Sandbhore was deleted from 7/12 extract by the said mutation entry. Copy of said Sale Deed is not given for my perusal and this Opinion is subject to the same.
- iii. It appears from the Mutation Entry No. 1116 dated 30.11.1953 that Shri. Bhau Narayan Dangat was a Simple Tenant in S. No. 6/14 and his name was mutated in other rights of 7/12 extract by the said mutation entry.
- iv. It appears from the Mutation Entry No. 1384 dated 01.05.1964 that by an Order of Agricultural Land Tribunal dated 17.01.1963 that Shri. Bhau Narayan Dangat was a tenant in S. No. 6/14 and he had purchased the said land from Bajabai Kanhu Sandbhore before 01.04.1957 u/s 32G of Bombay Tenancy and Agricultural Land and accordingly name of Bajabai Sandbhore was deleted as holder and name of Shri. Bhau Narayan Dangat was deleted from other rights as tenant from 7/12 extract and his name was mutated as holder by the said mutation entry.
- v. It appears from the Mutation Entry No. 2190 dated 27.03.1982 that Shri. Bhau Narayan Dangat had expired on 11.02.1971 leaving behind him his sons - Shri. Kondiba and Dattu and daughters - Sou. Shantabai Nivrutti Shevale, Sou. Sheelabai Dnyanoba Shevale and Sou. Parubai Gopal Dhavde as his only legal heirs and names of the



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

B.S.L., L.L.B., ADVOCATE

sons were mutated as holders and names of the daughters were mutated in other rights of 7/12 extract by the said mutation entry.

vi. It appears from the Mutation Entry No. 5341 dated 18.03.1991 that Shri. Dattu Bhau Dangat filed a Suit bearing No. 783/1988 against Shri. Kondiba Bhau Dangat for Partition for various S. Nos. along with the S. No. 6/14 before Civil Judge Senior Division, Pune and compromised had taken place regarding partition and accordingly S. No. 6/14 along with the other Survey Numbers were given to the share of Shri. Dattu Bhau Dangat and name of Shri. Kondiba Bhau Dangat was deleted and name of Shri. Dattu Bhau Dangat was mutated as holder in 7/12 extract by the said mutation entry. According to the Partition Shri. Dattu Bhau Dangat became the absolute owner of S. No. 6/14 along with other Survey Numbers. Copy of said Suit No. 783/1988 and its Order are not given for my perusal. It further appears from the 7/12 extract for the year 2010 to 2016 that the names of Shri. Dattu and his sisters were deleted from 7/12 extract but by which mutation entry is not mentioned.

vii. It appears from the Mutation Entry No. 9395 dated 19.08.1998 that by Sale Deed dated 25.06.1998, which appears to be registered at Serial No. 5122/1998 that (1) Shri. Dattu Bhau Dangat, (2) Sou. Shantabai Nivrutti Shevale, (3) Sou. Sheelabai Dryanoba Shevale and (4) Sou. Parubai Gopal Dhavde sold and conveyed a portion admeasuring 00 Hector 2.25 Are of S. No. 6/14 to Sou. Reena Nanjappa and Shri. M. G. Nanjappa and names of the said purchasers were mutated as holders in 7/12 extract for 00 Hector 2.25 Are by the



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

B.S.L., L.L.B., ADVOCATE

said mutation entry. Copy of said Sale Deed is not given for my perusal and this Opinion is subject to the same.

viii. It appears from the Mutation Entry No. 9796 dated 16.02.1999 that Sou. Recna Nanjappa and Shri. M. G. Nanjappa had executed Correction Deed dated 04.01.1999 which appears to be registered at Serial No. 50/99 in favour of Shri. Dattu Bhau Dangat and others. It is not mentioned in the mutation entry for what purpose they had executed Correction Deed. Give me copy of said Correction Deed.

ix. It appears from the Mutation Entry No. 9484 dated 17.09.1998, and copy of Sale Deed dated 19.08.1996 which is registered at the Office of Sub Registrar Haveli No. IX at Serial No. 7914/1996 that (1) Shri. Dattu Bhau Dangat with consent of (2) Sou. Shantabai Nivrutti Shevale, (3) Sou. Sheelabai Dnyanoba Shevale and (4) Sou. Parubai Gopal Dhavde sold and conveyed a portion admeasuring 00 Hector 11 Are to Sou. Ranjana Sudhir Barve and Shri. Sudhir Raghunath Barve and names of the said purchasers were mutated as holders in 7/12 extract for 00 Hector 11 Are by the said mutation entry.

x. It appears from the Mutation Entry No. 10904 dated 08.11.2000 that by Sale Deed dated 19.10.2000, which appears to be registered at Serial No. 8986/2000 that (1) Shri. Dattu Bhau Dangat, (2) Sou. Shantabai Nivrutti Shevale, (3) Sou. Sheelabai Dnyanoba Shevale and (4) Sou. Parubai Gopal Dhavde sold and conveyed a portion admeasuring 00 Hector 4 Are to Shri. Shrinivas Sarvottam Shetty and Suchitra Shrinivas Shetty and names of the said purchasers were mutated as holders in 7/12 extract for 00 Hector 4 Are by the said



**ANITA B. MAGAR
(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

Fratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

mutation entry. Copy of said Sale Deed is not given for my perusal and this Opinion is subject to the same.

xi. It appears from the copy of Development Agreement dated 13.02.2007, which is registered at the Office of Sub Registrar Haveli No. 20 at Serial Nos. 1475/2007 that (1) Sou. Ranjana Sudhir Barve and (2) Shri. Sudhir Raghunath Barve transferred the development rights of their portion admeasuring 00 Hector 11 Are to Adhar Land Developers Pvt. Ltd. The said owners also executed an Irrevocable General Power of Attorney dated 13.02.2007 in favour of Adhar Land Developers Pvt. Ltd. And same is registered at the Office of Sub Registrar Haveli No. 20 at Serial No. 1476/2007.

xii. It appears from the copy of Development Agreement dated 05.04.2007, which is registered at the Office of Sub Registrar Haveli No. 20 at Serial No. 3361/2007 that Sou. Rina Nanjappa and Shri. M. G. Nanjappa transferred the development rights of their portion admeasuring 00 Hector 2.25 Are in favour of Adhar Land Developers Pvt. Ltd. The said owners also executed an Irrevocable General Power of Attorney dated 04.04.2007 in favour of Adhar Land Developers Pvt. Ltd. and same is registered at the Office of Sub Registrar Haveli No. XX at Serial No. 3362/2007.

xiii. It appears that Shri Shrinivas Sarvottam Shetty and Sou. Suchitra Shrinivas Shetty executed an Development Agreement and Power of Attorney dated 04.05 2007 and transferred the development rights of their portion admeasuring 00 Hector 4 Are in favour of Adhar Land Developers Pvt. Ltd. The said Development Agreement and Power of Attorney appears to be registered at Serial Nos. 4317/2007 and



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

B.S.L., L.L.B., ADVOCATE

4318/2007. Copies of both the Development Agreement and Power of Attorney are not given to me.

xiv. It appears from the Mutation Entry No. 17190 dated 16.08.2012 and copy of Sale Deed dated 15.11.2010, which is registered at the Office of Sub Registrar Haveli No. 7 at Serial No. 9688/2010 that (1) Sou. Reena Nanjappa and Shri. M. G. Nanjappa owners of 00 Hector 2.25 Are. (2) Sou. Ranjana Sudhir Barve and Shri. Sudhir Raghunath Barve owners of 00 Hector 11 Are and (3) Shri. Shrinivas Sarvottam Shetty and Suchitra Shrinivas Shetty owners of 00 Hector 4 Are sold and conveyed jointly their respective shares to Adhar Land Developers Pvt. Ltd. through its Director Shri. Ramesh Parasram Bhatia through his Power of Attorney holder Shri. Hitendra Rohidas Barve and name of Adhar Land Developers Pvt. Ltd. was mutated as holder and names of Mr. and Mrs. Nanjappa, Mr. and Mrs. Barve and Mr. and Mrs. Shetty were deleted from 7/12 extract by the said mutation entry. Give me complete copy of Mutation Entry No. 17190. It is mentioned in the other side column of Mutation Entry that the said mutation entry is confirmed by an Order dated 25.03.2013 of Circle Officer, Khed shivapur in Case No. SR/95/12.

xv. It appears from the Mutation Entry No. 19573 dated 25.07.2017 and copy of Sale Deed dated 31.03.2017, which is registered at the Office of Joint Sub Registrar Haveli No. VIII at Serial No. 3054/2017 that Adhar Land Developers Pvt. Ltd. through its Director Shri. Ramesh Parasram Bhatia sold and conveyed its portion admeasuring 17.25 Are to M/s Chirag Developers and name of Adhar Land



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

B.S.L., L.L.B., ADVOCATE

Developers Pvt. Ltd. was deleted and name of M/s Chirag Developers was mutated as holder by the said mutation entry.

xvi. It appears from the Mutation Entry No. 9396 dated 19.08.1998 that by Sale Deed dated 03.07.1998, which appears to be registered at Serial No. 5120/1998 that (1) Shri. Dattu Bhau Dangat, (2) Sou. Shantabai Nivrutti Shevale, (3) Sou. Sheelabai Dnyanoba Shevale and (4) Sou. Parubai Gopal Dhavde sold and conveyed a portion admeasuring 00 Hector 2.50 Are to Sou. Suchitra Shiniwas Shetty and Shri. Shrinivas Sarvottam Shetty and names of the said purchasers were mutated as holders in 7/12 extract for 00 Hector 2.50 Are by the said mutation entry. Copy of said Sale Deed is not given for my perusal and this Opinion is subject to the same.

xvii. It appears from the Mutation Entry No. 9801 dated 17.02.1999 that Sou. Suchitra Shrinivas Shetty and Shri. Shrinivas Sarvottam Shetty had executed Correction Deed dated 04.01.1999 which appears to be registered at Serial No. 51/99 in favour of Shri. Dattu Bhau Dangat and others. It is not mentioned in the mutation entry for what purpose they had executed Correction Deed. Give me copy of said Correction Deed.

xviii. It appears from the Mutation Entry No. 16284 dated 21.03.2011 and copy of Sale Deed dated 03.10.2009 which is registered at the Office of Joint Sub Registrar Haveli No. XIX at Serial No. 4687/2009 that Sou. Suchitra Shiniwas Shetty and Shri. Shrinivas Sarvottam Shetty sold and conveyed a portion admeasuring 00 Hector 2.50 Are to Shri. Ashit Vitthal Shetty and name of the said purchaser was mutated as holder and names of Sou. Suchitra Shetty and Shri.



**ANITA B. MAGAR
(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

Shrinivas Shetty were deleted from 7/12 extract by the said Mutation Entry.

xix. It appears from the Mutation Entry No. 16753 dated 10.11.2011 and copy of Sale Deed dated 13.09.2011, which is registered at the Office of Joint Sub Registrar Haveli No. VIII at Serial No. 9363/2011 that Shri. Ashit Vitthal Shetty sold and conveyed his Plot No. 2 admeasuring 00 Hector 2.50 Are of private layout of S. No. 6/14 totally admeasuring 00 Hector 44 Are (including Potkharaba) to M/s Chirag Developers through its Partners Shri. Rajeev Shradhanand Tyagi, Shri. Vinodkumar Jaichandlal Mittal and name of the said purchaser was mutated as holder and name of Shri. Ashit Vitthal Shetty was deleted from 7/12 extract by the said mutation entry. It is mentioned in the said sale deed that all the purchasers were formed and registered a Society under the name of Tirumala Co-operative Housing Society and registered under No. PNA/PNA(4)/HSG(TO)/986/2001-2002, However the said land is not conveyed to the Society and therefore the Society has no right.

xx. It appears from the Mutation Entry No. 9398 dated 19.08.1998 and copy of Sale Deed dated 03.07.1998, which is registered at the Office of Sub Registrar Haveli No. IX at Serial No. 5121/1998 that (1) Shri. Dattu Bhaui Dangat for himself and as power of attorney holder for No. 2 to 4, (2) Sou. Shantabai Nivrutti Shevale, (3) Sou. Sheelabai Dnyanoba Shevale and (4) Sou. Parubai Gopal Dhavde sold and conveyed a portion admeasuring 00 Hector 2.50 Are to Sou. Pushpa Vitthal Shetty and Shri. Vitthal Lakshman Shetty and names of the said purchasers were mutated as holders in 7/12 extract for 00



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

B.S.L., L.L.B., ADVOCATE

Hector 2.50 Are by the said mutation entry. It is mentioned in the said Sale Deed that the sisters of Shri. Dattu Dangat had executed a Notarized power of attorney dated 22.12.1994 in favour of Shri. Dattu Dangat. Give me copy of said power of attorney.

xxi. It appears from the Mutation Entry No. 10396 dated 01.03.2000 and copy of Sale Deed dated 01.11.1999, which is registered at the Office of Sub Registrar Haveli No. 9 at Serial No. 8718/1999 that (1) Shri. Dattu Bhau Dangat for himself and as power of attorney holder for No. 2 to 4, (2) Sou. Shantabai Nivrutti Shevale, (3) Sou. Sheelabai Dnyanoba Shevale and (4) Sou. Parubai Gopal Dhavde sold and conveyed a portion admeasuring 00 Hector 2.50 Are along with the proportionate area for road to Sou. Pushpa Vitthal Shetty and Shri. Vitthal Lakshman Shetty and names of the said purchasers were mutated as holders in 7/12 extract for 00 Hector 2.50 Are by the said mutation entry. It is mentioned in the said Sale Deed that sisters of Shri. Dattu Dangat had executed Notarized Power of Attorney in favour of Shri. Dattu on 10.05.1993. Copy of the said Power of Attorney is not given for my perusal.

xxii. It is seen from the Mutation Entry No. 16754 dated 11.11.2011 and copy of Sale Deed dated 13.09.2011, which is registered at the Office of Joint Sub Registrar Haveli No. VIII at Serial No. 9366/2011 that Mrs. Pushpa Vitthal Shetty and Shri. Vitthal Lakshman Shetty sold and conveyed their Plot No. 3 admeasuring 00 Hector 2.50 Are and Plot No. 5 admeasuring 00 Hector 2.50 Are (i.e. 5 Are) along with the structure thereon to M/s. Chirag Developers, through its partners Shri. Rajeev Shradhanand Tyagi and Shri. Vinodkumar Jaichandlal



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

B.S.L., L.L.B., ADVOCATE

Mittal and names of Mrs. Pushpa Vitthal Shetty and Shri. Vitthal Shetty were deleted from 7/12 extract and name of M/s Chirag Developers was mutated as holder by the said mutation entry.

xxiii. It appears from the Mutation Entry No. 9797 dated 16.02.1999 and copy of Sale Deed dated 04.01.1999, which is registered at the Office of Sub Registrar Haveli No. 9 at Serial No. 49/1999 that (1) Shri. Dattu Bhau Dangat for himself and as power of attorney holder for No. 2 to 4, (2) Sou. Shantabai Nivrutti Shevale, (3) Sou. Sheelabai Dnyanoba Shevale and (4) Sou. Parubai Gopal Dhavde sold and conveyed a portion admeasuring 00 Hector 2.25 Are along with the structure thereon to Sou. Nalini Jagannath Shetty and name of the said purchaser was mutated as holder in 7/12 extract for 0 Hector 2.25 Are by the said mutation entry. It is mentioned in the said Sale Deed that sisters of Shri. Dattu Dangat had executed a Notarized Power of Attorney in favour of Shri. Dattu on 22.12.1994.

xxiv. It appears from the Mutation Entry No. 16285 dated 21.03.2011 and copy of Sale Deed dated 01.02.2011, which is registered at the Office of Joint Sub Registrar Haveli No. 8 at Serial No. 12568/2011 that Sou. Nalini Jagannath Shetty with consent of Ku. Urvashi Jagannath Shetty, Ku. Shweta Jagannath Shetty and ku. Ashiah Jagannath Shetty sold and conveyed their portion admeasuring 00 Hector 2.75 Are of S. No. 8/14 totally admeasuring 00 Hector 44 Are (including Pokharaba) to M/s Ching Developers through its Partners Shri. Rajeev Shraddhanand Tyagi, Shri. Vinodkumar Jaichandlal Mittal and name of the said purchaser was mutated as holder and



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

B.S.L., L.L.B., ADVOCATE

name of Sou. Nalini Jagannath Shetty was deleted from 7/12 extract by the said mutation entry.

xxv. It appears from the Mutation Entry No. 10153 dated 14.10.1999 and copy of Sale Deed dated 23.08.1999, which is registered at the office of Sub Registrar Haveli No. IX at Serial No. 6740/1999 that (1) Shri. Dattu Bhaui Dangut for himself and as power of attorney holder for No. 2 to 4. (2) Sou. Shantabai Nivrutti Shevale, (3) Sou. Shelabai Dryanoba hevale and (4) Sou. Parubai Gopal Dhavde sold and conveyed a portion admeasuring 00 Hector 3 Are along with the proportionate area for road and structure standing thereon to Sou. Supriya Sudhakar Shetty and name of the said purchaser was mutated as holder in 7/12 extract for 00 Hector 3 Are by the said mutation entry. It is mentioned in the said Sale Deed that sisters of Shri. Dattu Dangut had executed Notarized Power of Attorney in favour of Shri. Dattu on 10.05.1993 Copy of the said Power of Attorney is not given for my perusal.

xxvi. It is seen from copy of Sale Deed dated 13.09.2011, which is registered at the Office of Joint Sub Registrar Haveli No. VIII at Serial No. 9365/2011 that Mrs. Supriya Sudhakar Shetty sold and conveyed her portion admeasuring 00 Hector 3 Are to M/s Chirag Developers through its partners Shri. Rajeev Shradhanand Tyagi and Shri. Vinodkumar Jaichandlal Mittal and name of Mrs. Supriya Sudhakar Shetty was deleted from 7/12 extract vide Mutation Entry No. 16755 dated 11.11.2011.

xxvii. It appears from the Mutation Entry No. 10258 dated 05.01.2000 that by Sale Deed dated 18.10.1999, which appears to be registered at



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

B.S.L., L.L.B., ADVOCATE

Serial No. 8202/1999 that (1) Shri. Dattu Bhau Dangat, (2) Sou. Shantabai Nivrutti Shevale, (3) Sou. Sheelabai Dnyanoba Shevale and (4) Sou. Parubai Gopal Dhavde sold and conveyed a portion admeasuring 00 Hector 4 Are to Sou. Chandrakala Shekhar Shetty and name of the said purchaser was mutated as holder in 7/12 extract for 00 Hector 4 Are by the said mutation entry. Copy of said Sale Deed is not given for my perusal and this Opinion is subject to the same.

xxviii. It appears from the Mutation Entry No. 15849 dated 02.08.2010 that by Sale Deed dated 23.07.2010, which is registered at the Office of Joint Sub Registrar Haveli No.1 at Serial No. 6801/2010 that Sou. Chandrakal Shekhar Shetty sold and conveyed a portion admeasuring 00 Hector 4 Are to Shri. Anand Rameshlal Gandhi and name of the said purchaser was mutated as holder and name of Chandrakala Shetty was deleted from 7/12 extract for 00 Hector 4 Are by the said mutation entry.

xxix. It appears from the Mutation Entry No. 19009 dated 02.03.2016 and copy of Sale Deed dated 26.02.2016, which is registered at the Office of Joint Sub Registrar Haveli No. XI at Serial No. 2043/2016 that Shri. Anand Rameshlal Gandhi sold and conveyed his portion admeasuring 4 Are of S. No. 6/14 to M/s Chirag Developers. By the said sale deed the name of M/s Chirag Developers was mutated as holder for 4 Are in the 7/12 extract by the said mutation entry.

xxx. It appears from the Mutation Entry No. 10394 dated 01.03.2000 and copy of Sale Deed dated 09.11.1999, which appears to be registered at Serial No. 8849/1999 that (1) Shri. Dattu Bhau Dangat



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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for himself and as power of attorney holder for 2 to 4, (2) Sou. Shantabai Nivrutti Shevale, (3) Sou. Sheelabai Dnyanoba Shevale and (4) Sou. Parubai Gopal Dhavde sold and conveyed a portion admeasuring 00 Hector 2.25 Are to Sou. Shakuntala Raju Shetty and Shri. Raju Manjayya Shetty and names of the said purchasers were mutated as holders in 7/12 extract for 00 Hector 2.25 Are by the said mutation entry. It is mentioned in the said Sale Deed that sisters of Shri. Dattu Dangat had executed Notarized Power of Attorney in favour of Shri. Dattu on 22.12.1994.

xxxi. It appears from the Mutation Entry No. 16751 dated 11.11.2011 and copy of Sale Deed dated 01.10.2011, which is registered at the Office of Joint Sub Registrar Haveli No. VIII at Serial No. 10038/2011 that Sou. Shakuntala Raju Shetty and Shri. Raju Manjayya Shetty sold and conveyed a portion bearing Plot No. 9 of private layout admeasuring 00 Hector 2.25 Are of S. No. 6/14 totally admeasuring 00 Hector 44 Are to M/s Chirag Developers through its Partners Shri. Rajeev Shradhanand Tyagi, Shri. Vinodkumar Jaichandlal Mittal and name of the said purchaser was mutated as holder and names of Shri. Raju Shetty and Sou. Shakuntala Shetty were deleted from 7/12 extract for 00 Hector 2.25 Are by the said mutation entry. It is mentioned in the said sale deed that all the purchasers formed and registered a Society under the name of Tirumala Co-operative Housing Society and registered under No. PNA/PNA(4)/ HSG(TO)/986/2001-2002. However the said land was not conveyed /transferred to the Society and as such the Society has no title or interest in the said property and the same continues to be held by the purchasers as their respective individual land.



**ANITA B. MAGAR
(BHOSALE)**

Pratap Apartment, S. No. 31,
Durwankur Karyalay lane,
Dhankawadi, Pune - 411043
Mobile - 9975595385
Email: advanitabhosale@gmail.com

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xxxii. It appears from the Mutation Entry No. 10395 dated 01.03.2000 and copy of Sale Deed dated 24.08.1998, which is registered at the Office of Sub Registrar Haveli No. IX at Serial No. 6893/1998 that (1) Shri. Dattu Bhau Dangat for himself and as power of attorney holder for No. 2 to 4, (2) Sou. Shantabai Nivrutti Shevale, (3) Sou. Sheelabai Dnyanoba Shevale and (4) Sou. Parubai Gopal Dhavde sold and conveyed a portion bearing Plot No. 4 of private layout admeasuring 00 Hector 4.25 Are of S. No. 6/14 totally admeasuring 00 Hector 44 Are to Sou. Anita Dinkar Shetty and Shri. Dinkar Anand Shetty and names of the said purchasers were mutated as holders in 7/12 extract for 00 Hector 4.25 Are by the said mutation entry. It is mentioned in the said Sale Deed that sisters of Dattu Bhau Dangat had executed a Notarized Power of Attorney dated 22.12.1994 in favour of Shri. Dattu. Copy of said power of attorney is not given to me.

xxxiii. It appears from the Mutation Entry No. 16752 dated 11.11.2011 and copy of Sale Deed dated 03.10.2011, which is registered at the Office of Joint Sub Registrar Haveli No. VIII at Serial No. 9788/2011 that Sou. Anita Dinkar Shetty and Shri. Dinkar Anand Shetty sold and conveyed a portion admeasuring 00 Hector 4.25 Are to M/s. Chirag Developers through its Partners Shri. Rajeev Shradhanand Tyagi, Shri. Vinodkumar Jaichandlal Mittal and name of the said purchaser was mutated as holder and names of Sou. Anita Dinkar Shetty and Shri. Dinkar Anand Shetty were deleted from 7/12 extract for 00 Hector 4.25 Are by the said mutation entry.



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(BHOSALE)**

B.S.L., L.L.B., ADVOCATE

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Email: advanitabhosale@gmail.com

xxxiv. It appears from the Mutation Entry No. 11359 dated 29.06.2001 and copy of Sale Deed dated 15.01.2001, which is registered at the Office of Sub Registrar Haveli No. IX at Serial No. 422/2001 that (1) Shri. Dattu Bhau Dangat, (2) Sou. Shantabai Nivrutti Shevale, (3) Sou. Sheelabai Dryanoba Shevale and (4) Sou. Parubai Gopal Dhavde sold and conveyed a portion admeasuring 00 Hector 3.50 Are along with the proportionate area for road and structure standing thereon to Shri. Abhijit Vitthal Shetty and name of the said purchaser was mutated as holder in 7/12 extract for 00 Hector 3.50 Are by the said mutation entry. It is mentioned in the said Sale Deed that sisters of Shri. Dattu Dangat had executed Notarized Power of Attorney in favour of Shri. Dattu on 10.05.1993. Copy of said Power of Attorney is not given for my perusal.

xxxv. It is seen from Mutation Entry No. 16756 dated 11.11.2011 and copy of Sale Deed dated 13.09.2011, which is registered at the Office of Joint Sub Registrar Haveli No. VIII at Serial No. 9364/2011 that Shri. Abhijeet Vitthal Shetty sold and conveyed his portion admeasuring 00 Hector 3.5 Are to M/s. Chirag Developers, through its partners Shri. Rajeev Shradhanand Tyagi and Shri. Vinodkumar Jaichandlal Mittal and name of Shri. Abhijeet was deleted from 7/12 extract and name of M/s. Chirag Developers was mutated as holder by the said mutation entry.

By the said sale deed M/s. Chirag Developers became owner of the property bearing S. No. 6/14 totally admeasuring an area of 44 Are (Inclusive of Potkharaba).



**ANITA B. MAGAR
(BHOSALE)**

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Durwankur Karyalay lane,
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I] S. No. 6/15 admeasuring 16 Are i.e. 1600 Sq. mtrs. -

i. It is seen from 7/12 extract and Mutation Entry No. 654 dated 29.08.1934 that as per the Fahnibara the name of Shri. Bhau Narayan Dangat was mutated as holder of S. No. 6/15 admeasuring an area of 16 Gunthe (including Potkharaba) and separate 7/12 extract was prepared his name was mutated as holder in revenue records by the said mutation entry.

ii. It appears from Mutation Entry No. 1057 dated 20.01.1952 that the said land bearing S. No. 6/15 was declared to be subject to the Fragmentation Act and hence entry of Tukda (fragment) was made in the other rights column of the 7/12 extract of the said land. The said remark is still appearing in the 7/12 extract for the year 2016.

iii. It appears from the Mutation Entry No. 2190 dated 27.03.1982 that Shri. Bhau Narayan Dangat expired on 11.02.1971 leaving behind him his sons - Shri. Kondiba and Dattu and daughters - Sou. Shantabai Nivrutti Shevale, Sou. Shcelabai Dnyanoba Shevale and Sou. Parubai Gopal Dhavde as his only legal heirs. The names of the sons were mutated as holders and names of the daughters were mutated in other rights column of the 7/12 extract by the said mutation entry.

iv. It appears from the Mutation Entry No. 5341 dated 18.03.1991 that Shri. Dattu Bahu Dangat had filed a Suit bearing No. 783/1988 in the Civil Judge Senior Division, Pune against his brother Shri. Kondiba Dangat for partition for various lands held jointly by them. The said dispute was compromised and wherein the land bearing S.



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(BHOSALE)**

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No. 6/15 admeasuring 16 Are along with the other lands were given to the share of Shri. Dattu Bhau Dangat.

The name of Shri. Kondiba Bhau Dangat was deleted from 7/12 extract and name of Shri. Dattu Bhau Dangat was mutated as older in 7/12 extract by the said mutation entry. Copy of said Decree is however not given for my perusal and this Opinion is given on the basis of the revenue record.

v. It is further appears from the Mutation Entry No. 14522 dated 21.05.2008 that as per the compromise the names of his sisters namely Sou. Shantabai Nivrutti Shevale, Sou. Sheelabai Dnyanoba Shevale and Sou. Parubai Gopal Dhavde were deleted from 7/12 extract by Mutation Entry No. 5466. Copy of said Mutation Entry No. 5466 is not given for my perusal.

vi. It appears from the Mutation Entry No. 8130 dated 10.10.1997 that by Sale Deed dated 29.08.1996, which appears to be registered at Serial No. 7910 Shri. Dattu Bhau Dangat for himself and as Power of Attorney holder for Sou. Shantabai Nivrutti Shevale, Sou. Sheelabai Dnyanoba Shevale and Sou. Parubai Gopal Dhavde sold and conveyed a portion admeasuring 00 Hector 1.50 Are from and out of totally admeasuring 16 Are of S. No. 6/15 to Mallikarjun Basappa Chinchkhandi and name of the said purchaser was mutated as holder in 7/12 extract by the said mutation entry. Copies of said Sale Deed and Power of Attorney given to Shri. Dattu Dangat are not given for my perusal and this Opinion is given subject to the same. It appears from the said mutation entry that the land was in the residential zone.



**ANITA B. MAGAR
(BHOSALE)**

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vii. It appears from the Mutation Entry No. 9010 dated 01.04.1998 that by Sale Deed dated 26.08.1996 (or 29.08.1996), which appears to be registered at Serial No. 7912, Shri. Dattu Bhaui Dangat for himself and as Power of Attorney holder for Sou. Shantabai Nivrutti Shevale, Sou. Sheelabai Dnyanoba Shevale and Sou. Parubai Gopal Dhavde sold and conveyed a portion admeasuring 00 Hector 0.75 Are from and out of totally admeasuring 16 Are of S. No. 6/15 to Ashwini Shashikant Dharmatti and the name of the said purchaser was mutated as holder in 7/12 extract by the said mutation entry. Copy of said Sale Deed is not given for my perusal and this Opinion is subject to the same. It appears from the said mutation entry that the land was in the residential zone.

viii. It is seen from Mutation Entry No. 17743 dated 31.08.2013 and copy of Sale Deed dated 31.08.2013, which is registered at Office of Joint Sub Registrar Haveli No. 17 at Serial No. 7513/2013 that (1) Mallikarjun Basappa Chinchkhandi (1.50 Are) and (2) Ashwini Shashikant Dharmatti (0.75 Are) through their power of Attorney holder Shri. Sanjay S. Tyagi sold and conveyed jointly their portion totally admeasuring 2.25 Are to Shri. Sanjay Shradhanand Tyagi by which the name of the said Sanjay Tyagi was mutated as holder for portion admeasuring 2.25 Are by the said mutation entry.

ix. It is seen from Mutation Entry No. 19574 dated 15.07.2017 and copy of Sale Deed dated 30.06.2017, which is registered at the Office of Joint Sub Registrar Haveli No. VIII at Serial No. 6496/2017 Shri. Sanjay Shradhanand Tyagi sold and conveyed his portion admeasuring 2.25 Are to M/s. Chirag Developers.



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It is mentioned in the Development Agreement dated 29.05.2007 that Shri. Dattu Bhau Dangat had executed a Visar Pavati in respect S. No. 6/15 in favour of Shri. Sandeep Beldare and Shri. Sandeep Shevale on 13.03.2007.

x. It appears from the copy of Development Agreement dated 29.05.2007, which is registered at the Office of Joint Sub Registrar Haveli No. 8 at Serial No. 4489/2007 that (1) Shri. Dattu Bhau Dangat; with due consent of (2) Shri. Sandeep Balaso Beldare, (3) Shri. Sandeep Bhagwan Shevale entrusted the development rights of a portion admeasuring 00 Hector 13.75 Are in favour of M/s. Chirag Developers. Shri. Dattu Bhau Dangat also executed a General Power of Attorney dated 29.05.2007 in favour of M/s. Chirag Developers and same is registered at the Office of Joint Sub Registrar Haveli No. VIII at Serial No. 4490/2007. In the said Agreement the Consenting Party confirmed that they received their entire consideration and hence they no longer had any right in the said property.

xi. It appears from the Mutation Entry No. 18499 dated 03.03.2015 and copy of Sale Deed dated 16.08.2014, which is registered at the Office of Joint Sub Registrar Haveli No. VIII at Serial No. 7843/2014 that Shri. Dattu Bhau Dangat along with Mrs. Mangal Dattu Dangat and Miss. Tejaswani through her father though their constituted Attorneys being partners of M/s Chirag Developers, sold and conveyed his remaining portion admeasuring 13.75 Are of S. No. 6/15 to M/s. Chirag Developers. The copy of the said attorney is annexed to the sale deed. The said Survey No. 6/15 along with other lands were sold by the said sale deed. By the said sale deed the name of M/s Chirag



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(BHOSALE)**

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Developers was mutated as holder of 13.75 Are by the said mutation entry.

xii. By the said two sale deeds M/s. Chirag Developers became absolute owner of S. No. 6/15 totally admeasuring 16 Are (including Potkharaba).

J) M/s Chirag Developers had got the plans of the proposed building as per the sanctioned plans and obtained Commencement Certificate from the PMRDA vide Commencement Certificate bearing No. BHA/Mouje Ambegaon Bu/S.No. 6/4, 6/5 & others/ C.No.1323/16-17 dated 17.02.2017.

It is seen from the copy of the Completion Certificate bearing No. PMH/KAWI/3209/2011 dated 29.09.2011 that the Building Nos. A, B, C, D and E have been completed and the above mentioned Completion Certificate was issued by the PMRDA. Thereafter Building No. H has been completed and obtained Partly Completion Certificate from Collector, Pune by bearing No. PMH/KAVI/178/2012 dated 3.02.2012.

Thereafter the said plans were got revised from the PMC vide No. CC/1589/18 dated 24.08.2018, CC/1834/18 dated 17.09.2018, CC/3079/18 dated 03.01.2019, CC/0330/21 dated 21.5.2021, and CC/3100/21 dated 31.12.2021.

K) A joint layout for the lands bearing S. Nos. 6/4+5+6 had been approved and sanctioned by the Asst. Director Town Planning Office Pune under No. Layout/NABP/Mou.Ambegaon BU.Tal. Haveli/S.No.6(pt)/ADTP Pune/952 dated 21.03.2007, revised under



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B.S.L., L.L.B., ADVOCATE

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Email: advanitabhosale@gmail.com

Nos. NABP/Mouje Ambegaon/Tal. Haveli/S.No. 6(pt)/SSP/1900 dated 10.06.2008 and NABP/Mouje Ambegaon /Tal. Haveli/S. No 6(pt)/SSP/3052 dated 06.09.2010 and by the PMRDA vide No. BHA/CR No. 719/16-17, Mouje Ambegaon Bud/S. No. 6/4, 6/5 & other dated 17.02.2017 for Amenity Space area admeasuring 5843.80 Sq. mtrs., and by the P.M.C. vide No. Layout/CC/1589/18/DPO/Zone No. 2 dated 24.08.2018. The permission for the non agricultural use of the said lands was obtained from the Collector Pune vide Order bearing No. PRH/NA/SR/64/2007 dated 30.03 2007 and revised vide Order bearing No. PMH/NA/SR/514/2007 and PMH/NA/SR/670/10 dated 26.11.2010 and PMH/NA/SR/739/2013 dated 12.11.2014 for the entire land admeasuring 24778.13 Sq. mtrs. out of the total area admeasuring 26500 Sq. mtrs. As per the said layout land is divided into plot, open spaces and three Amenity Spaces Nos. 1, 2 and 3 as described above.

I] By a Deed of Transfer dated 14.02.2014 which is registered at the Office of the Sub-Registrar Haveli No. I at Serial No. 1336/2014 (i) Smt. Muktabai Genba Kondhare & 4 others (S. No. 6/4), (ii) Shri. Eknath Hari Kondhare & 4 others (S. No. 6/5), (iii) Shri. Kailas Kisan Dangat & 3 others (S. No. 6/6/1 to 6/6/4), (iv) Shri. Gulab Bhau kondhare & 3 others (S. No. 6/12) through their Power of Attorney Holder Shri. Vinodkumar J. Mittal transferred in favour of the Collector Pune a portion admeasuring an area of 1721.87 Sq. mtrs. under the 24 mtr wide R. P. Road and another portion admeasuring 2987.83 Sq. mtrs. totalling to 4709.7 Sq. mtrs. (as per the layout plan). The name of the Govt. / Collector however is not yet mutated in the revenue records and this Opinion is given subject to the same.



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(BHOSALE)**

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M) It is seen from the copies of Registration Certificate of Project in Form 'C' that the Secretary, MahaRERA being the Authorized Officer under the Maharashtra Real Estate Regulatory Authority granted registration u/s 5 of the Real Estate Regulatory Act, 2016 in favour of M/s Chirag Developers in respect of its project named Grande View 7 for Phase III Building 'K' Registration No. P52100013947 dated 02.11.2017, for Phase IV Building No. 'F & G' Registration No. P52100017197 dated 23.07.2018, for Phase V Building 'J' Registration No. P52100019342 dated 23.01.2019, for Phase VI Building 'I' Registration No. P52100022032 dated 25.08.2019.

N) M/s Chirag Developers had obtained Partly Completion Certificate (Part 3) of 'K' Building (Parking + Fourteen Floor) and Part - 4 Amenity Building 2 (Ground Floor + Three Floor) from Pune Municipal Corporation bearing No. OCC/0106/21 dated 7.6.2021.

- O) It is seen from the copies of Registration Certificate that -
- a) A Society of all the unit holders in Building No. K has been formed and registered under the Maharashtra Co-operative Societies Act 1960 under No. PNA/PNA(4)/HSG/(TC) /21301/2019-2010 dated 23.10.2019 under the name of "Grand View 7 Phase-III Building K Co-operative Housing Society Ltd."
 - b) A Society of all the unit holders of Building No. F & G has also been formed and registered under the Maharashtra Co-operative societies Act 1960 under No. PNA/PNA(4)/HSG (TC)/ 21302/ 2019-2020 dated 23.10.2019 under the name of "Grand View 7 Phase IV Building F and G Co.-operative Housing Society Ltd."



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c) A Society of all the unit holders of Building No. J has also been formed and registered under the Maharashtra Co-operative societies Act 1960 under No. PNA/PNA(4)/HSG (TC)/ 23505/ 2021-2022 dated 28.10.2021 under the name of "Grand View 7 Phase V Building J Co-operative Housing Society Ltd."

However conveyances in favour of Societies yet to be executed.

P) a) It appears from the copy of Indenture of Mortgage dated 20.07 2018, which is registered at the Office of Joint Sub Registrar Haveli No. 8 at Serial No. 5242/2018 that M/s Chirag Developers had obtained a loan from Bajaj Housing Finance Limited against Building k & FG as stated therein.

b) It further appears from the copy of Indenture of Mortgage cum Charge dated 25.06.2019, which is registered at the Office of Joint Sub Registrar Haveli No. 20 at Serial No. 10657/2019 that M/s, Chirag Developers had obtained further loan from Bajaj Housing Finance Limited against Building No. J as stated therein.

Q) The Environmental Clearance for the said project was obtained from the SEIAA vide letter/Order bearing No. EC (CHIRAGDEV)2009/374/CR.84/TC.1 dated 31.08.2010 which was revised under No. EC-0000000352 dated 15.06.2018 and No. EC-0000002011 dated 20.09.2019 subject to terms mentioned therein.

R) The Public Notice in respect of the properties bearing S. Nos. 6/7, 6/8, 6/13, 6/14 and 6/15 has not been issued and this opinion is given subject to the same.



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**3. SEARCH REPORT FOR TWO YEARS ONLINE FROM
GOVERNMENT WEBSITE :**

I caused the search online for the last 2 years in respect of the captioned property and no document evidencing any subsisting mortgage, charge or encumbrance was found recorded from the available registers. On the basis of the same and on the basis of the documents given for my perusal and subject to the charge of Bajaj Housing Finance Ltd. as mentioned above and subject to whatever stated hereinabove, I am of the opinion that the title of (1) (i) Shri. Sadashiv Genba kondhare, (ii) Shri. Sunil Genba kondhare, (iii) Smt. Muktabai Genba kondhare, (iv) Mrs. Vajjayanta Sadashiv Kondhare, (v) Mrs. Manisha Sunil Kondhare in respect of S. No. 6/4 admeasuring 41 Are, (2) Namdeo Hari Kondhare, since deceased through his legal heirs - (i) Shri Rambhau Namdeo Kondhare (ii) Shri. Sadhu Namdeo Kondhare, (iii) Mrs. Kalpana Balu Badhe, (iv) Mrs. Anjana Gulab Gawde, (v) Shri. Eknath Hari Kondhare, in respect of S. No. 6/5 admeasuring 51 Are, (3) Shri. Kailas Kisan Dangat, since deceased through his legal heirs - (i) Sanjivani Kailas Dangat, (ii) Yogita Navnath Kalate, (iii) Atul Kailas Dangat and (iv) Pravin Kailas Dangat to S. No. 6/6/1 admeasuring 12.5 Are, (4) Shri. Uddhav Kisan Dangat, to S. No. 6/6/2 admeasuring 12.5 Are, (5) Shri. Manohar Kisan Dangat to S. No. 6/6/3 admeasuring 12.5 Are, (6) Shri. Anil Kisan Dangat in respect of S. Nos. 6/6/4 admeasuring 12.5 Are (7) (i) Shri. Prashant Vitthal Botre, (ii) Kaustubh Prashant Botre and (iii) Supriya Prashant Botre (10 Are) and M/s Chirag Developers (31 Are), in respect of S. No. 6/7, (8) M/s Chirag Developers in respect of S. No.



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6/8 admeasuring 40 Are, (9) (i) M/s Chirag Developers, (ii) Mrs. Vidya Sudam Lipane, (iii) Malubai Dynanoba Lipane, (iv) Shri. Damu Nathu Kondhare to S. No. 6/12 admeasuring 1 Hectare 23 Are, (10) M/s Chirag Developers to the land bearing S. No. 6/13 admeasuring 19 Are. (11) M/s Chirag Developers to S. No. 6/14 admeasuring 44 Are and S. No. 6/15 admeasuring 16 Are and the development rights of M/S CHIRAG DEVELOPERS to the captioned property is clean, clear and marketable without any encumbrance whatever.

I have paid the search fees online vide challan no. MH01130687720212220E dt. 6.01.2022 and I hereby enclosed the search challan.

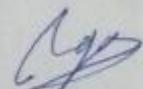
4. Any other relevant title - NO.

5. LITIGATION IF ANY -

No litigation pending before any court of law regarding the said captioned property.

All the documents are returned herewith

Yours faithfully,


Adv. Anita B. Magar (Bhosale)





CHALLAN
MTR Form Number-5



GRN	MH011306877202122E	BARCODE	[Barcode]		Date	06/01/2022-17:44:11	Form ID	
Department: Inspector General Of Registration				Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Type of Payment: Other Items				PAN No (If Applicable)				
Office Name: HVL20_HAVELI 20 JOINT SUB REGISTRAR				Full Name		ADV ANITA B MAGAR BHOSALE		
Location: PUNE				First/Block No.		Dhankwadl		
Year: 2021-2022 From: 01/04/2021 To: 31/03/2022				Premises/Building				
Account Head Details			Amount in Rs.		Road/Street			
0030072201 SEARCH FEE			50.00		Area/Locality: Pune			
					Town/City/District			
					PIN: 4 1 1 0 4 3			
					Remarks (If Any)			
					S No 6 search for 2 years Ambagach BK Taluka Haveli Dist Pune			
					Amount in Words: Fifty Rupees Only			
Total			50.00					
Payment Details: STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	00040572022010600293	IK0BLVXBG7	
Cheque/DD No.				Bank Date	RBI Date	06/01/2022-17:24:48	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID:

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

Mobile No: 9875485365

यह चालान "उत्पन्न ऑफिस फीस" के लिये प्रयुक्त है। अन्य कारणों से प्रयुक्त नहीं किया जा सकता है।