

Legal Stride
Altaf Sakkarge
BA, LL.B, M.LL&LW
Advocate.

Ref No. 1/Search/ 2022

Date: 15th March 2022

FORMAT 'A'

To.
Maharashtra Real Estate Regulatory Authority,
Mumbai.

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to the property admeasuring about 07H02.50R out of 07H-17R and Potkharaba admeasuring about 00H-20R totally admeasuring about 07H-37R out of S. No. 91, Hissa No.1 situated at Village Kivle, Tal. Haveli, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation (hereinafter referred to as the said Property)

1. I have investigated the title of the aforesaid property on the request of **M/S GINI CITICORP REALTY LLP**, a Firm duly incorporated under the Limited Liability Partnership Act, 2008, having PAN – AAJFG4973H, having its Registered Office at 413, Tantia Jogani Industrial Estate, J. R. Boricha Marg, Lower Parel East, Mumbai 400011.

1) **Description of the property :** All that piece and parcel of the land property admeasuring about 07H02.50R out of 07H-17R and Potkharaba admeasuring about 00H-20R totally admeasuring about 07H-37R out of S. No. 91, Hissa No.1 situated at Village Kivle, Tal. Haveli, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation is bounded as follows.

On or Towards EAST : By Property of Mr. Dhondiba Taras.
On or Towards WEST1 : By Nala.
On or Towards SOUTH : By sr. No. 97
On or Towards NORTH : By Road and Sr. No. 90

2) **Documents of allotments of plot:**

1. Agreement bearing registration No. 3982 of 2009 dated 25/08/2009 registered in the office of sub-Registrar Haveli No. 14, Pune.
2. Agreement to sale bearing No. 2390 of 2010 dated 18/03/2010, registered in the office of sub-registrar Haveli No. 14, Pune
3. Agreement to sale bearing No. 8280 of 2010 and Power of attorney bearing No. 8281 of 2010 both dated 01/09/2010 registered in the office of Sub-registrar Haveli No. 19, at Pune.
4. Agreement bearing registration No. 8143 of 2010 dated 13/09/2010 registered in the office of sub-Registrar Haveli No. 18, Pune
5. Agreement bearing registration No. 8362 of 2010 dated 18/09/2010 registered in the office of sub-Registrar Haveli No. 18, Pune
6. Release Deed bearing registration No. 10112 of 2010 dated 27/10/2010, in the office of sub-registrar Haveli No. 19, Pune.

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Legal Stride

Altav Sakkarge

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7. Agreement to sale bearing No. 10176 of 2010 and Power of attorney bearing No. 10177 of 2010 both dated 27/10/2010 registered in the office of Sub-registrar Haveli No. 19, at Pune
8. Agreement to sale bearing No. 10292 of 2010 and registered Power of attorney bearing No. 10293 of 2010 both dated 30/10/2010 registered in the office of Sub-registrar Haveli No. 19, at Pune.
9. Agreement to sale bearing No. 10325 of 2010 and registered Power of attorney bearing No. 10326 of 2010 both dated 01/11/2010 registered in the office of Sub-registrar Haveli No. 19, at Pune
10. Agreement to sale bearing registration No. 11305 of 2010 along with power of attorney bearing registration No. 11306 of 2010 both dated 01/12/2010, registered in the office of sub-registrar Haveli No. 19 at Pune.
11. Agreement to sale bearing registration No. 11970 of 2010 along with power of attorney bearing registration No. 11971 of 2010 both dated 20/12/2010, registered in the office of sub-registrar Haveli at Pune.
12. Agreement to sale bearing registration No. 410 of 2011 along with power of attorney bearing registration No. 411 of 2011 both dated 11/01/2011, registered in the office of sub-registrar Haveli at Pune.
13. Agreement to sale bearing registration No. 2518 of 2011 along with power of attorney bearing registration No. 2519 of 2011 both dated 03/05/2011, registered in the office of sub-registrar Haveli No. 19 at Pune.
14. Agreement to sale bearing registration No. 2516 of 2011 along with power of attorney bearing registration No. 2517 of 2011 both dated 03/05/2011, registered in the office of sub-registrar Haveli No. 19 at Pune.
15. Release Deed and registered the same in the office of Sub-registrar Haveli, Pune at serial No. 2560 of 2011 dated 16/03/2011
16. Release deed bearing registration no. 4041 of 2011 dated 26/04/2011, registered in the office of Sub-registrar Haveli No. 18, Pune
17. Agreement to sale bearing No. 4940 of 2011 and Power of attorney bearing No. 4941 of 2011 both dated 19/05/2011 registered in the office of Sub-registrar Haveli No. 19, at Pune
18. Release deed bearing registration No. 5993 of 2011 dated 18/06/2011, registered in the office of sub-registrar Haveli No. 18, Pune
19. Agreement to sale bearing registration No. 3591 of 2011 along with power of attorney bearing registration No. 3592 of 2011 both dated 13/07/2011, registered in the office of sub-registrar Haveli No. 19 at Pune.
20. Agreement to sale bearing registration No. 6847 of 2011 along with power of attorney bearing registration No. 6848 of 2011 both dated 12/08/2011, registered in the office of sub-registrar Haveli No. 19 at Pune.
21. Agreement to sale bearing No. 4942 of 2011 and Power of attorney bearing No. 4943 of 2011 both dated 01/10/2011 registered in the office of Sub-registrar Haveli No. 19, at Pune.
22. Agreement to sale bearing registration No. 12197 of 2011 along with power of attorney in favour of the same bearing registration No. 12198 of 2011 both dated 09/11/2011, registered in the office of sub-registrar Haveli No. 17 at Pune.
23. Agreement to sale bearing registration No. 1197 of 2012 along with power of attorney in favour of the same bearing registration No. 1198 of 2012 both dated 03/04/2012, registered in the office of sub-registrar Haveli at Pune.

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24. Agreement to sale bearing registration No. 924 of 2012 along with said power of attorney in favour of the same bearing registration No. 925 of 2012 both dated 03/04/2012, registered in the office of sub-registrar Haveli Pune.
25. Agreement to sale bearing registration No. 4168 of 2012 along with power of attorney in favour of the same bearing registration No. 4169 of 2012 both dated 12/04/2012, registered in the office of sub-registrar Haveli at Pune.
26. Agreement to sale bearing registration No. 10034 of 2011 along with power of attorney in favour of the same bearing registration No. 10035 of 2011 both dated 04/12/2011, registered in the office of sub-registrar Haveli at Pune.
27. Development Agreement for property bearing registration No. 5837 of 2013 dated 09/07/2013 registered in the office of sub-registrar Haveli No. 12, Pune. Along with Power of Attorney bearing registration No. 5838 of 2013 registered in the office of Sub-registrar Haveli No. 12 at Pune.
28. Agreement to sale bearing registration No. 1197 of 2012 dated 06/05/2013, registered in the office of sub-registrar Haveli No. 17 at Pune.
29. Consent Deed bearing registration No. 3566 of 2014 dated 21/05/2014 registered in the office of Sub-registrar Haveli No. 15 at Pune.
30. Consent Deed bearing registration No. 6228 of 2013 dated 22/08/2013 registered in the office of Sub-registrar Haveli No. 15 at Pune.
31. Agreement to Sale bearing No. 5595 of 2013 and Power of attorney bearing No. 5596 of 2013 both dated 12/08/2013 registered in the office of Sub-registrar Haveli No. 23, at Pune.
32. Development Agreement bearing registration No. 1639 of 2013 dated 03/12/2013 registered in the office of sub-registrar Haveli No. 25, Pune. Along with Power of Attorney bearing registration No. 1340 of 2013 registered in the office of Sub-registrar Haveli No. 25 at Pune.
33. Consent Deed bearing registration No. 6265 of 2013 dated 23/08/2013 registered in the office of Sub-registrar Haveli No. 15 at Pune.
34. Consent Deed bearing registration No. 7366 dated 08/10/2013 registered in the office of Sub-registrar Haveli No. 15 at Pune.
35. Consent Deed bearing registration No. 8017 of 2013 dated 16/11/2013 registered in the office of Sub-registrar Haveli No. 15 at Pune.
36. Consent Deed bearing registration No. 8523 of 2013 dated 3/12/2013 registered in the office of Sub-registrar Haveli No. 15 at Pune.
37. Consent deed bearing registration No. 3556 of 2014 dated 21/05/2014 registered in the office of Sub-registrar Haveli No. 15 at Pune.
38. Consent Deed bearing registration No. 7372 of 2014 dated 08/10/2014 registered in the office of Sub-registrar Haveli No. 15 at Pune.
39. Consent Deed bearing registration No. 6229 of 2013 dated 22/08/2013 registered in the office of Sub-registrar Haveli No. 15 at Pune.
40. Consent Deed bearing registration No. 8052 of 2013 dated 14/11/2013 registered in the office of Sub-registrar Haveli No. 15 at Pune.
41. Consent Deed bearing registration No. 8594 of 2013 dated 05/12/2013 registered in the office of Sub-registrar Haveli No. 15 at Pune.
42. Consent Deed bearing registration No. 2234 of 2014 dated 27/03/2014 registered in the office of Sub-registrar Haveli No. 15 at Pune.

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43. Consent deed bearing registration No. 2236 of 2014 dated 27/03/2014 registered in the office of Sub-registrar Haveli No. 15 at Pune.
44. Consent deed bearing registration No. 2383 of 2014 dated 04/04/2014 registered in the office of Sub-registrar Haveli No. 15 at Pune.
45. Sale deed bearing No. 7870 of 2013 dated 31/10/2013 registered in the office of Sub-registrar Haveli No. 15, at Pune.
46. Sale deed bearing No. 514 of 2014 dated 09/01/2014 registered in the office of Sub-registrar Haveli No. 15, at Pune.
47. Consent Deed bearing registration No. 7363 of 2014 dated 14/10/2013 registered in the office of Sub-registrar Haveli No. 15 at Pune.
48. Agreement to sale bearing registration No. 11305 of 2010 along with power of attorney in favour of the same bearing registration No. 11306 of 2010 both dated 03/12/2010, registered in the office of sub-registrar Haveli at Pune.
49. The Confirmation deed executed and registered in the office of sub-registrar Haveli No. 19 at serial No. 3398 of 2014 on 10/04/2014, At Pune
50. Consent Deed bearing registration No. 3577 of 2014 dated 21/05/2014 registered in the office of Sub-registrar Haveli No. 15 at Pune.
51. Consent Deed bearing registration No. 4465 of 2014 dated 23/06/2014 registered in the office of Sub-registrar Haveli No. 15 at Pune.
52. A Gift deed bearing registration No. 4464 of 2014 dated 23/06/2014 registered in the office of Sub-registrar Haveli No. 15.
53. A Gift deed bearing registration No. 4108 of 2014 dated 16/06/2014 registered in the office of Sub-registrar Haveli No. 15.
54. Correction deed registered in the office of sub-registrar Haveli No. 15, Pune at serial No. 372 of 2014 dated 14/01/2015.
55. Lis pendency for Civil Suit, the Lis Pendency deed bearing registration No. 8619 dated 30/10/2014, registered in the office of Sub-registrar Haveli No. 23, at Pune dated 30/10/2014
56. Lis pendency for Civil Suit bearing No. 984/15, the Lis Pendency deed bearing registration No. 10135 dated 18/12/2015, registered in the office of Sub-registrar Haveli No. 23, at Pune dated 18/12/2015
57. Lis pendency for Civil Suit bearing No. 472/2016, the Lis Pendency deed bearing registration No. 8937 dated 18/12/2015, registered in the office of Sub-registrar Haveli No. 23, at Pune dated 18/12/2015
58. Lis pendency for Civil Suit bearing No. 829/15, the Lis Pendency deed bearing registration No. 10134 dated 18/12/2015, registered in the office of Sub-registrar Haveli No. 23, at Pune dated 18/12/2015
59. Development Agreement bearing registration No. 7196 of 2016 dated 04/08/2016 Along with Power of Attorney bearing registration No. 7197 of 2016 registered in the office of Sub-registrar Haveli No. 7 at Pune.
60. Confirmation Deed bearing registration No. 3088 of 2017 dated 12/05/2017 registered in the office of sub-registrar Haveli No. 17, Pune.
61. Supplementary Agreement bearing registration No. 8752 of 2018 dated 21/08/2018 registered in the office of sub-registrar Haveli No. 10, Pune.
62. Supplementary Agreement bearing registration No. 8753 of 2018 dated 21/08/2018 registered in the office of sub-registrar Haveli No. 10, Pune.
63. Agreement to Sale bearing registration No. 13615 of 2018 dated 04/09/2018 registered in the office of sub-registrar Haveli No. 25, Pune.

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- Along with Power of Attorney bearing registration No13616 of 2018 registered in the office of Sub-registrar Haveli No. 25 at Pune.
64. Agreement to Sale along with Power of Attorney bearing registration No. 6619 and 6620 of 2019 dated 30/04/2019 registered in the office of sub-registrar Haveli No. 18, Pune.
 65. Consent deed bearing registration No. 11935 of 2019 dated 04/07/2019 registered in the office of sub-registrar Haveli No. 26, Pune. Along with Power of Attorney bearing registration No. 9564 of 2021 registered in the office of Sub-registrar Haveli No. 26 at Pune.
 66. Consent Deed bearing registration No. 13773 of 2019 dated 01/08/2019 registered in the office of sub-registrar Haveli No. 24, Pune.
 67. Sale deed bearing registration No. 10421 of 2020 dated 15/10/2020 registered in the office of sub-registrar Haveli No. 26, Pune.
 68. Agreement to Sale bearing registration No. 4003 of 2020 dated 05/03/2020 registered in the office of sub-registrar Haveli No. 26, Pune. Along with Power of Attorney bearing registration No. 4004 of 2020 registered in the office of Sub-registrar Haveli No. 26 at Pune.
 69. The Confirmation deed bearing No. 529 of 2021 and have also executed and registered Power of attorney bearing No. 530 of 202, both dated 13/01/2021 registered in the office of Sub-registrar Haveli No. 10 Pune.
 70. The Confirmation deed bearing No. 20002 of 2020 registered in the office of Sub-registrar Haveli No. 10 dated 13/01/2020 at, Pune.
 71. Deed of Cancellation of Power of attorney bearing No. 15977 dated 27/01/2021, registered in the office of sub-registrar Haveli No. 24, Pune.
 72. Development Agreement (Joint Venture) bearing registration No. 538 of 2021 dated 21/01/2021 registered in the office of sub-registrar Haveli No. 26, Pune. Along with Power of Attorney bearing registration No. 539 of 2021 registered in the office of Sub-registrar Haveli No. 26 at Pune.
 73. Agreement to Sale bearing registration No. 6833 of 2021 dated 29/04/2021 registered in the office of sub-registrar Haveli No. 26, Pune. Along with Power of Attorney bearing registration No. 6834 of 2021 registered in the office of Sub-registrar Haveli No. 26 at Pune.
 74. Consent deed bearing registration No. 9399 of 2021 dated 17/06/2021 registered in the office of sub-registrar Haveli No. 26, Pune.
 75. Agreement to Sale bearing registration No. 9563 of 2021 dated 15/07/2021 registered in the office of sub-registrar Haveli No. 26, Pune. Along with Power of Attorney bearing registration No. 9564 of 2021 registered in the office of Sub-registrar Haveli No. 26 at Pune.
 76. The Confirmation deed executed by Prakash Popat Nikalje and others bearing No. 9723 of 2021 and have also executed and registered Power of attorney bearing No. 9724 of 2021 both dated 10/08/2021, registered in the office of Sub-registrar Haveli No. 26 Pune.
 77. The confirmation deed bearing No. 13423 of 2021 and have also executed and registered Power of attorney bearing No. 13424 of 2021 both dated 02/09/2021 registered in the office of Sub-registrar Haveli No. 15.
 78. The Confirmation deed bearing No. 14625 of 2021 and have also executed and registered Power of attorney bearing No. 14626 of 2021, both dated 03/11/2021 registered in the office of Sub-registrar Haveli No. 15 Pune.

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79. Confirmation Deed bearing registration No. 18519 of 2021 dated 26/11/2021 registered in the office of sub-registrar Haveli No. 15, Pune.
80. Confirmation Deed bearing registration No. 17990 of 2021 dated 07/12/2021 registered in the office of sub-registrar Haveli No. 24, Pune.

3) **7/12 Extract Issued by the Gav Kamgar Talathi, Kivle, Pune.**

4) **Search Report for 30 years from 1992 to 2022 .**

2. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, i am of the opinion that the title of the 1) Mr. Pravin Dadabhau Gaikwad, 2) Mr. Rajesh Jeevan Uttamchandani, 3) Mr. Vijay Narayan Gaikwad, 4) M/s. Gini Citicorp Realty LLP, 5) Mrs. Laxmibai Kashinath Jagtap, 6) Mr. Yashwant Bandu Gaikwad, Sayaji Bandu Gaikwad and Sunil Dadu Gaikwad, 7) Mr. Vijay Kundlik Rokde, Vilas Kundlik Rokde, Arun Kundlik Rokde, Sudhir Kundlik Rokde, Shobha Yashwant Chavan, Ravi Sadashiv Bhosle, Shubhm Ravi Bhosle and Kunal Ravi Bhosle, 8) Mrs. Pushpa Maruti Gaikwad, Mrs. Anita Arun Kamble, Mrs. Kalpana Ulhas Kamble, Mrs. Janabai Arjun Gaikwad, Deepali Maruti Gaikwad, Mr. Prashant Maruti Gaikwad, Mr. Mayur Maruti Gaikwad, Mr. Ravindra Arjun Gaikwad, Mr. Rahul Arjun Gaikwad, Mr. Vikas Maruti Gaikwad, Mr. Sudhir Sanjay Gaikwad, Sunita Vijay Vishwakarma, Suwarna Laxman Jadhav, Sangeeta Sanjay Gaikwad, Santosh Arjun Gaikwad and Sandhya Vasant More, Mrs. Mangal Dadu Kadam, 9) Anjanabai Tukram Gaikwad, Sheela Pravin Kamble, Sunita Sandeep Sasane, and Mr. Pravin Tukaram Gaikwad and 10) Mrs. Nirmla Chandrakant Shinde in respect to the aforesaid property is clean clear and marketable.

Owners of Land :

Sr.No.	Owner of the Land	CTS/ Survey No.
1)	M/s. Gini Citicorp Realty LLP	S.No. 91 Hiss no. 01 admeasuring about 2 H 61.96 R situated at Kivale, Taluka Haveli, Dist. Pune
2)	Mr. Rajesh Jeevan Uttamchandani	S.No. 91 Hiss no. 01 admeasuring about 0 H 81.54 R situated at Kivale, Taluka Haveli, Dist. Pune
3)	Mr. Pravin Dadabhau Gaikwad	S.No. 91 Hiss no. 01 admeasuring about 0 H 82.19 R situated at Kivale, Taluka Haveli, Dist. Pune

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Legal Stride

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4)	Mr. Vijay Narayan Gaikwad	S.No. 91 Hiss no. 01 admeasuring about 2 H 43.19 R situated at Kivale, Taluka Haveli, Dist. Pune
5)	Mrs. Laxmibai Kashinath Jagtap executed power of attorney with full rights and stamp duty in favour of M/s. Gini Citicorp Realty LLP	S.No. 91 Hiss no. 01 admeasuring about 0 H 01.51 R situated at Kivale, Taluka Haveli, Dist. Pune
6)	Mr. Yashwant Bandu Gaikwad, Sayaji Bandu Gaikwad and Sunil Dadu Gaikwad executed agreement and power of attorney with full rights and stamp duty in favour of M/s. Gini Citicorp Realty LLP	S.No. 91 Hiss no. 01 admeasuring about 0 H 13.36 R situated at Kivale, Taluka Haveli, Dist. Pune
7)	Mr. Vijay Kundlik Rokde, Vilas Kundlik Rokde, Arun Kundlik Rokde, Sudhir Kundlik Rokde, Shobha Yashwant Chavan, Ravi Sadashiv Bhosle, Shubhm Ravi Bhosle and Kunal Ravi Bhosle executed agreement and power of attorney with full rights and stamp duty in favour of M/s. Gini Citicorp Realty LLP	S.No. 91 Hiss no. 01 admeasuring about 0 H 02.25 R situated at Kivale, Taluka Haveli, Dist. Pune
8)	Mrs. Pushpa Maruti Gaikwad, Mrs. Anita Arun Kamble, Mrs. Kalpana Ulhas Kamble, Mrs. Janabai Arjun Gaikwad, Deepali Maruti Gaikwad, Mr. Prashant Maruti Gaikwad, Mr. Mayur Maruti Gaikwad, Mr. Ravindra Arjun Gaikwad, Mr. Rahul Arjun Gaikwad, Mr. Vikas Maruti Gaikwad, Mr. Sudhir Sanjay Gaikwad, Sunita Vijay Vishwakarma, Suwarna Laxman Jadhav, Sangeeta Sanjay Gaikwad, Santosh Arjun Gaikwad and Sandhya Vasant More executed agreement and power of attorney with full rights and stamp duty in favour of M/s. Gini	S.No. 91 Hiss no. 01 admeasuring about 0 H 04.46 R situated at Kivale, Taluka Haveli, Dist. Pune

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	Citicorp Realty LLP	
9)	Mrs. Mangal Dadu Kadam, Anjanabai Tukram Gaikwad, Sheela Pravin Kamble, Sunita Sandeep Sasane, and Mr. Pravin Tukaram Gaikwad executed agreement and power of attorney with full rights and stamp duty in favour of M/s. Gini Citicorp Realty LLP	S.No. 91 Hiss no. 01 admeasuring about 0 H 11.15 R situated at Kivale, Taluka Haveli, Dist. Pune
10)	Mrs. Nirmala Chandrakant Shinde executed agreement and power of attorney with full rights and stamp duty in favour of M/s. Gini Citicorp Realty LLP	S.No. 91 Hiss no. 01 admeasuring about 0 H 01.23 R situated at Kivale, Taluka Haveli, Dist. Pune

- 11) **Qualifying remarks if any**
M/s. Gini Citicorp Realty LLP, and the owners and developers of the said property have and have every right is respect to the said property.

3. The report reflecting the flow of the title of the owners Mr. Pravin Dadabhau Gaikwad, Mr. Rajesh Jeevan Uttamchandani, Mr. Vijay Narayan Gaikwad, M/s. Gini Citicorp Relaty LLP, Mrs. Laxmibai Kashinath Jagtap, Mr. Yashwant Bandu Gaikwad, Sayaji Bandu Gaikwad and Sunil Dadu Gaikwad, Mr. Vijay Kundlik Rokde, Vilas Kundlik Rokde, Arun Kundlik Rokde, Sudhir Kundlik Rokde, Shobha Yshwant Chavan, Ravi Sadashiv Bhosle, Shubhm Ravi Bhosle and Kunal Ravi Bhosle, Mrs. Pushpa Maruti Gaikwad, Mrs. Anita Arun Kamble, Mrs. Kalpana Ulhas Kamble, Mrs. Janabai Arjun Gaikwad, Deepali Maruti Gaikwad, Mr. Prashant Maruti Gaikwad, Mr. Mayur Maruti Gaikwad, mr. Ravindra Arjun Gaikwad, Mr. Rahul Arjun Gaikwad, Mr. Vikas Maruti Gaikwad, Mr. Sudhir Sanjay Gaikwad, Sunita Vijay Vishwakarma, Suwarna Laxman Jadhav, Sangeeta Sanjay Gaikwad, Santosh Arjun Gaikwad and Sandhya Vasant More, Mrs. Mangal Dadu Kadam, Anjanabai Tukram Gaikwad, sheela Pravin Kamble, Sunita Sandeep Sasane, and Mr. Pravin Tukaram Gaikwad and Mrs. Nirmala Chandrakant Shinde and developers M/s. Gini Citicorp Realty LLP on the said land is enclosed herewith as Annexure.

ENCL: Search Report

Pune,
Dated 15th March 2022



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