

To

**MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY**

6th & 7th Floor, Housefin Bhavan, Plot No: C - 21, E-Block,  
Bandra Kurla Complex, Bandra (E), Mumbai 400051

**LEGAL TITLE REPORT**

**SUBJECT:** Title clearance with respect to the property described herein below bearing **Survey No. 24 Hissa 1/1** admeasuring about **OOH 35.59R** situated at Revenue Village: **Undri**, Taluka: **Haveli**, District: **Pune** and within the local limits of office of the Sub Registrar Haveli, Pune and within the jurisdiction of **Pune Municipal Corporation** and falling in the **"Residential Zone"** under the **Development Plan for the City of Pune**. (hereinafter referred as 'the said land')

I have investigated the title of the said land on the request of **M/S. LEGACY FORTUNE ASSOCIATES** Through Its Partners; **MR. KUNAL SURESH BANSAL** and the following documents-

1) **DESCRIPTION OF THE PROPERTY :-**

**ALL THAT PIECE AND PARCEL** of land admeasuring about **OOH 35.59R** Assessed at Rs. 00.70 Paise out of total area admeasuring 02H 19R, Assessed at Rs. 4.31 Paise of **Survey No. 24 Hissa 1/1**, being, lying and situated at Village: **Undri**, Taluka: **Haveli**, District: **Pune** and within the local limits of office of the Sub Registrar Haveli, Pune and within the jurisdiction of **Pune Municipal Corporation** and falling in the **"Residential Zone"** under the **Development Plan for the City of Pune**, which is bounded as follows:

On or towards the East : By land portion owned by Balasaheb Pandarinath Punekar & Others out of the said Survey No. 24 Hissa No. 1/1, Village - Undri whereon Nirmaan Serene Project has been built.

On or towards the North : Partly by land portion owned by Praveen Dilip Punekar & Sagar Shivaji Punekar out of the said Survey No. 24 Hissa No. 1/1, Village- Undri and Partly by Mohammadwadi - Undri Road

On or towards the West : By Mohammadwadi - Undri Road

On or towards the South : Partly by land portion owned by Kundalik Eknath Punekar out of the said Survey No. 24 Hissa No. 1/1, Village- Undri & Partly by land portion out of the said Survey No. 24 Hissa No.



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1/1, Village - Undri whereon Project of M/s. Rawat Brothers Developers is built

Together with All Rights, Membership Rights, Title, Interest, Liberties, Easements, Privileges, Hereditaments, Benefits & Appurtenances attached thereto is hereinabove & hereinafter called & referred to as the "**Said Land**".

2) **THE DOCUMENTS OF ALLOTMENT OF LAND :-**

<b>S. No.</b>	<b>Description of the Document</b>	<b>Registration Number</b>	<b>Date of Execution/Registration</b>
<b>GAT NO. 24/1/1 (OLD SURVEY NO. 23/1/1)</b>			
<i>Share of Nyati Developers Private Limited For Area Admeasuring 00H 55R</i>			
1.	Development Agreement	5198/2005 [Haveli No.12]	06.07.2005 [16.11.2005]
2.	Irrevocable Power of Attorney	5199/2005 [Haveli No.12]	06.07.2005 [06.07.2005]
3.	Irrevocable Power of Attorney	4199/2005 [Haveli No.12]	06.07.2005 [06.07.2005]
4.	Sale deed	7917/2010 [ Haveli No.14]	17.09.2010 [17.09.2010]
5.	Exchange Deed	7959/2010 [Haveli No.14]	18.9.2010 [01.10.2010]
6.	Correction Deed	561/2013 [Haveli No.7]	09.01.2013 [17.01.2013]
<i>Share of Legacy Fortune Associates For Area Admeasuring 00H 35.59R</i>			
7.	Sale deed	17631/2019 [ Haveli No.27]	28.11.2019 [28.11.2019]
8.	Power of Attorney	17632/2019 [ Haveli No.27]	28.11.2019 [28.11.2019]
<i>Other Documents</i>			
9.	Consent Deed	8951/2008 [ Haveli No.12]	03.12.2008 [03.12.2008]
10.	Sale Deed	7957/2010 [Haveli No.14]	18.09.2010 [01.10.2010]
11.	Sale Deed	4228/2012 [Haveli No.3]	15.05.2012 [25.05.2012]
12.	Public Notice Dated 27/07/2019 issued in Daily Prabhat News Paper		
13.	Copy of "C Form", having Demarcation Registration No.		

*[Handwritten signature in green ink]*



	25473/18, Demarcation Dated 03/08/2018
14.	Title and Search Report Dated 24/08/2018 issued by Adv. Amit N. Yadav
15.	7/12 Extract and relevant Pher-Phar for the period 1989-2021

- 3) 7/12 extract issued by Talathi of Village: Undri, Mutation Entry No. **11412.**
- 4) Title Verification and Search Report for 30 years from 1991 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 **M/S. LEGACY FORTUNE ASSOCIATES Through Its Partners; MR. KUNAL SURESH BANSAL** is clear, marketable and without any encumbrances.

**OWNERS OF THE LAND:**

[Relevant of the purpose of present Title & search Report]:

**SURVEY NO. 14/7**

**M/S. LEGACY FORTUNE ASSOCIATES Through Its Partners; MR. KUNAL SURESH BANSAL**

[For area up to the extent of 00H 35.59R i.e. 3559 Square Meters]

3/-The report reflecting the flow of the title of **/S. LEGACY FORTUNE ASSOCIATES Through Its Partners; MR. KUNAL SURESH BANSAL** on the said land is herewith enclosed as annexure

Encl: Annexure

Sign:.....  
**Lalit Kumar Jhunjunwala**  
 Advocate

Date: 24/03/2022



525/0

इतर पावती

Original/Duplicate

Thursday, 17 March 2022 7:58 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4682 दिनांक: 17/03/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: हवल24-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.ललित कुमार झुनझुनवाला

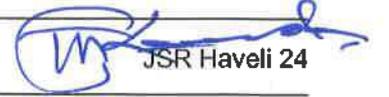
वर्णन अर्ज क्र.119/2022 गाव मौजे उंद्री येथील जमिन मिळकत यांसी स.नं.24/1/1 यांसी एकुण क्षेत्र 02हेक्टर 19 आर पैकी मे.लेगसी फॉर्चुन असोसिएटम् यांचे मालकीचे क्षेत्र 00हेक्टर 35.55 आर शोध कालावधी 1991 ते 2022 30 वर्षे

SEARCHFEE

रु. 750.00

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JSR Haveli 24

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014832560202122E दिनांक: 17/03/2022

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक (वर्ग-२)  
हवेली क्र. २४, पुणे.

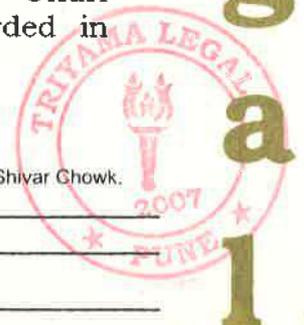
**FLOW OF TITLE OF THE SAID LAND**

**Sr. No.**

1) **7/12 extract** issued by Talathi of Village: Undri.

2) **Mutation Entries:**

1. It appears from the available revenue record that the properties bearing Survey No. 28 & 31 of Village-Chikhali, Taluka- Haveli, District-Pune was originally owned by Mr. Firangu Maruti Jadhav.
2. **Mutation Entry No. 920:** It appears from this Mutation Entry that Mr. Sonu alias Sonba Laxman Punekar and Mr. Shripati Laxman Punekar jointly purchased the land admeasuring 5 Acre 16 Ares (Revised Area admeasuring 02H 19R) bearing Survey No. 23 Hissa No.1/1 (Current Survey No. 24/1/1) from Mr. Firangu Maruti Jadhav by virtue of Sale Deed dated 10/10/1951 and names of both purchasers are recorded on the 7/12 extract of the same.
3. **Mutation Entry No. 1256:** It appears from this Mutation Entry that Mr. Sonu Laxman Punekar availed loan (Ikarar) of Rs.400/- from Undri Vi.ka.sa.so.li. dated 14/06/1960 in records.
4. **Mutation Entry No. 1558:** It appears from this Mutation Entry that the provisions of The Maharashtra Weights Measures Act, 1958 and the Indian Coinage Act, 1955, were applied to the Village Undri. Accordingly, the area of the said land bearing Survey No. 23 Hissa No. 1/1 Undri was shown to admeasure 2 Hectares 19 Are instead of 5 Acres and 16 Are.
5. **Mutation Entry No. 1629:** It appears from this Mutation Entry that Mr. Sonu Laxman Punekar availed loan (Ikarar) of Rs.600/- from Undri Vi.ka.sa.so.li. on 16/12/1971, which is recorded in Mutation Books on 20/12/1971. Further, Ikarar filed and encumbrance recorded in other rights of land bearing Survey No. 23/1/1.
6. **Mutation Entry No. 1640:** It appears from this Mutation Entry that Mr. Shripati Laxman Punekar availed loan (Ikarar) of Rs.600/- from Undri Vi.ka.sa.so.li. on 16/12/1971, which is recorded in



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Mutation Books on 20/12/1971. *Ikarar* filed and accordingly, encumbrance recorded in other's rights column of land bearing Survey No. 23/1/1.

**7. Mutation Entry No. 1814:** It appears from this Mutation Entry that according to records of Tahsildar, Taluka - Haveli *Tagai* Order No. 1490/74 dated 30/12/1974, Mr. Shripati Laxman Punekar availed loan of Rs.150/- for purpose of cultivation, which is recorded in Mutation Books on 06/02/1975. Accordingly, encumbrance recorded in other's right column.

**8. Mutation Entry No. 1844:** It appears from this Mutation Entry that according to records of Tahsildar, Taluka - Haveli, bearing Banding Rashi No. 184/75, Mr. Sonu Laxman Punekar availed loan of Rs.706.89/- on land bearing survey no. 23/1 for purpose of cultivation, which is recorded in Mutation Books on 14/8/1975. Accordingly, Encumbrance recorded in other's right column.

**9. Mutation Entry No. 1889:** It appears from this Mutation Entry that Mr. Sonba Laxman Punekar availed loan (*Ikarar*) of Rs.6000/- from Undri Vi.ka.sa.so.li. on 07/07/1976, which is recorded in Mutation Books on 01/11/1976. Accordingly, *Ikarar* filed and encumbrance recorded in other's rights column of land bearing Survey No. 23/1/1 Part and Other Survey Number.

**10. Mutation Entry No. 2035:** It appears from this Mutation Entry that Mr. Shripati Laxman Punekar has availed loan of Rs.3000/- from Undri Vi.ka.sa.so.li. by virtue of mortgage of land bearing Survey No. 23/1/1 Part and Other Survey Numbers. Accordingly, *Ikarar* made on 30/6/1982. *Ikarar* filed and encumbrance recorded along with name of society in other's rights column.

**11. Mutation Entry No. 3000:** It appears from this Mutation Entry that Sonba Laxman Punekar expired on 27/04/1980 leaving behind him following legal heirs;

- |                            |          |
|----------------------------|----------|
| 1. Pandurang Sonba Punekar | Son      |
| 2. Eknath Sonba Punekar    | Son      |
| 3. Dilip Sonba Punekar     | Son      |
| 4. Tulshiram Sonba Punekar | Son      |
| 5. Narmadabai Sonba Pokle  | Daughter |
| 6. Shantabai Ananta Ghule  | Daughter |



7. Dhondabai Sonba Punekar                      Wife

Accordingly, after the demise of Mr. Sonba Laxman Punekar the names of his sons (No. 1 to No. 4) were recorded as Occupiers of land bearing Survey No. 23/1/1 Part along with other Survey Numbers. Further, names of remaining heirs (i.e. No. 5 to No. 7) are recorded in other's rights column.

**12. Mutation Entry No. 3310:** It appears from this Mutation Entry that According to order bearing no. 23/89, Dated 23/01/1989 of Tahsildar, Taluka-Haveli, Tagai encumbrances reduced of Mr. Pandurang Sonba Punekar in respect of land bearing Survey No. 23/1/1.

**13. Mutation Entry No. 4494:** It appears from this Mutation Entry that According to Order bearing no. Tagai and Rashi/75/89 of Tahsildar, Taluka - Haveli dated 15/4/1989 and Government Resolution No. T.A.G. 1088/ Pra. Kra. 2214/Pra. 11/ Dated 31/12/88 for waiver of pending Tagai Loan in respect of land bearing Survey No. 23/1/1 and other survey number have been waived off and entry for removal of pending tagai Loan recorded in other's rights column Survey No. 23/1/1.

**14. Mutation Entry No. 4508:** It appears from this Mutation Entry that Dilip Sonba Punekar expired on 04/09/1992 leaving behind him following legal heirs;

- |                          |            |
|--------------------------|------------|
| 1. Shaalan Dilip Punekar | Widow Wife |
| 2. Pravin Dilip Punekar  | Son        |
| 3. Sachin Dilip Punekar  | Son        |

Accordingly, after the demise of Dilip Sonba Punekar the names of his above-mentioned Legal Heirs were mentioned according to Varas register entry no. 102 for land bearing Survey No. 24/1/1 recorded in Mutation Books on 25/1/1993.

**15. Mutation Entry No. 4586:** It appears from this Mutation Entry that Shripati Laxman Punekar expired on 09/12/1992 leaving behind him following legal heirs;

- |                                 |          |
|---------------------------------|----------|
| 1. Dnyanoba Shripati Punekar    | Son      |
| 2. Parshuram Shripati Punekar   | Son      |
| 3. Pandarinath Shripati Punekar | Son      |
| 4. Rahibai Sadashiv Takle       | Daughter |



5. Taibai Chandrakant Kad Daughter

Accordingly, after the demise of Shripati Laxman Punekar the names of his above-mentioned Legal Heirs were mentioned according to Varas register entry no. 105 for land bearing Survey No. 24/1/1.

**16. Mutation Entry No. 5412:** It appears from this Mutation Entry that Mr. Kundlik Eknath Punekar has submitted application stating his father Mr. Eknath Sonba Punekar expired on 12/07/1996 leaving behind him following legal heirs;

1. Mr. Kundlik Eknath Punekar	Son
2. Mr. Manohar Eknath Punekar	Son
3. Mrs. Surekha Sunil Punekar	Son
4. Smt. Sulochana Eknath Punekar	Son

Accordingly, after the demise of Eknath Sonba Punekar the names of his above-mentioned Legal Heirs were recorded with reference of Varas register in the revenue record of Survey No. 24/1/1.

**17. Mutation Entry No. 8099:** It appears from this Mutation Entry that Mr. Pandurang Sonba Punekar expired on 02/10/2006 leaving behind him following legal heirs;

1. Mr. Balasaheb Pandurang Punekar	Son
2. Mr. Tanaji Pandurang Punekar	Son
3. Mr. Raju Pandurang Punekar	Son
4. Mr. Sanjay Pandurang Punekar	Son
5. Mr. Manish Pandurang Punekar	Son
6. Miss. Hirabai Pandurang Punekar	Daughter
7. Miss. Vatsalabai Pandurang Punekar	Daughter

Accordingly, after the demise of Pandurang Sonba Punekar the names of his above-mentioned Legal Heirs were recorded with reference of Varas register entry no. 126 for land bearing Survey No. 24/1/1.

**18. Mutation Entry No. 8211:** It appears from this Mutation Entry dated 27/3/2007 that Narmadabai Sonba Pokle expired on 10/7/2006 leaving behind her only legal heir;

Mr. Shivaji Sonba Pokle Son



Accordingly, after the demise of Narmadabai Sonba Pokle the names of her above-mentioned Legal Heir was recorded with reference of Varas register entry no. 144 for the land bearing Survey No. 24/1/1.

**19. Mutation Entry No. 9260:** It appears from this Mutation Entry that Nyati Builders Pvt. Ltd. Through their Managing Director Mr. Nitin Dwarakadas Nyati has purchased land admeasuring 00H 55R of Survey no. 24/1/1 for consideration of Rs.33,70,000/- from 1. Tulshiram Sonba Punekar, 2. Amit Tulshiram Punekar, 3. Sachin Tulshiram Punekar, 4. Pravin Dilip Punekar, 5. Sachin Dilip Punekar 6. Shaalan Dilip Punekar through POA Nitin Dwarakadas Nyati, by virtue of sale deed dated 17/9/2010, which is registered at Serial no. 7917/2010 in the office of Sub Registrar Haveli No. 14. Accordingly, name of Nyati Builders Pvt. Ltd. Through their chairman and Managing Director Mr. Nitin Dwarakadas Nyati muted in the revenue record of Survey No. 24/1/1 for area admeasuring 00H 55R as owner and occupier.

**20. Mutation Entry No. 9261:** It appears from this Mutation Entry dated 25/2/2011 that by virtue of exchange deed dated 18/9/2010 registered as document no. 7959/2010 in the office of Sub Registrar, Haveli 14, the said Nyati Builders Pvt. Ltd. Exchanged a portion of land admeasuring 15.91 Ares out of total land admeasuring 55 Ares of Survey no. 24/1/1 against land admeasuring 15.91 Ares of Survey no. 4/2A/1 owned by 1. Mr. Pravin Dilip Punekar, 2. Mrs. Suvarna Pravin Punekar, 3. Master Yashraj Pravin Punekar, 4. Miss. Tanvi Pravin Punekar, 5. Sachin Dilip Punekar 6. Mrs. Jyoti Sachin Punekar, 7. Miss. Siddhi Sachin Punekar, 8. Shaalan Dilip Punekar. Accordingly, total area admeasuring 00H 55R of Survey No. 24/1/1 owned by Nyati Builders Pvt. Ltd. reduced and name of Mr. Pravin Dilip Punekar and others muted in the revenue record of Survey No. 24/1/1 for area admeasuring 00H 15.91R as owner and occupier.

**21. Mutation Entry No. 9262:** It appears from this Mutation Entry that, Mr. Pravin Dilip Punekar has purchased land admeasuring 0H 01R of Survey no. 24/1/1 from Nyati Builders Pvt. Ltd. Through their Managing Director Mr. Nitin Dwarakadas Nyati by virtue of sale deed dated 01/10/2010, which is registered at Serial no. 7957/2010 in the office of Sub Registrar



Haveli No. 14 for consideration of Rs.62,000/-. Accordingly, name of Mr. Pravin Dilip Puneekar muted in the revenue record of Survey No. 24/1/1 for area admeasuring 00H 01R as owner and occupier.

**22. Mutation Entry No. 9271:** It appears from this Mutation Entry that, Dnyanoba Shripati Puneekar expired on 10/08/2010 leaving behind him following legal heirs;

1. Mr. Chandrashekhar Dnyanoba Puneekar Son
2. Mr. Kashinath Dnyanoba Puneekar Son
3. Mr. Harishchandra Dnyanoba Puneekar Son
4. Mrs. Chhaya Nanasaheb Bandal Daughter
5. Mrs. Lata Ramesh Ghule Daughter
6. Mrs. Ratnamala Ramchandra Bahirat Daughter
7. Mrs. Sunita Chandrakant Bandal Daughter
8. Smt. Muktabai Dnyanoba Puneekar Wife

Accordingly, after the demise of Dnyanoba Shripati Puneekar the names of his above-mentioned Legal Heirs were recorded in the Mutation Books on 30/12/2010 with reference of Varas register entry no. 207 for land bearing Survey No. 24/1/1.

**23. Mutation Entry No. 9520:** It appears from this Mutation Entry that Mr. Dilip Sonba Puneekar has made full payment of loan availed from Undri Vi.ka.sa.so.li. it was notified with letter dated 30/11/2010. Accordingly charge of Undri Vi.ka.sa.so.li. removed from revenue record of the Survey No. 24/1/1.

**24. Mutation Entry No. 10277:** It appears from this Mutation Entry dated 23/07/2014 that 1. Mr. Sagar, 2. Mr. Santosh, 3. Santosh, 4. Somnath Shivaji Puneekar has purchased land admeasuring OH 2.5 Ares bearing survey no. 24/1/1 from Nyati Builders Pvt. Ltd. Through their Managing Director Mr. Nitin Dwarakadas Nyati, by virtue of sale deed dated 25/5/2012, which is registered at Sr. no. 4228/2012 in the office of Sub Registrar Haveli No. 3 for consideration of Rs.3,15,000/-. Accordingly, their names muted in the revenue record of Survey No. 24/1/1 for area admeasuring 00H 2.5R as owner and occupier.

**25. Mutation Entry No. 11412:** It appears from this Mutation Entry that M/s. Legacy Fortune Associates



through its authorized partners Mr. Kunal Suresh Bansal and Mr. Sankalp Subhash Goel has purchased land area admeasuring 00H 35.59R i.e. 3559 Square Meters of Survey No. 24/1/1 from Nyati Builders Pvt. Ltd. Through their Managing Director Mr. Nitin Dwarakadas Nyati for consideration of Rs.4,23,00,000/- , by virtue of Sale deed dated 28/11/2019, which is registered at Sr. No. 17631/2019 in the office of Sub Registrar Haveli No. 27.

**26. Mutation Entry No. 11641:** It appears from this Mutation Entry that Mrs. Shantabai Ananta Ghule released her right, title and interest in the land at S. No. 24/1/1 in favour of Mr. Pandurang Sonba Punekar and others by virtue of Release Deed dated 14/05/1996 which is duly registered in the office of Sub-Registrar Haveli No. 3 at Sr. No. 5619/1996. Further, the name of Dhondabai Sonba Punekar was deleted by virtue of the same being poklist as per the letter dated HANO/KAVI/6735/2019 dated 24/01/2020. Accordingly, the names of Mrs. Shantabai Ananta Ghule and Dhondabai Sonba Punekar was deleted from the other rights column of S. No. 24/1/1.

3) **Search Report** for last **30 years** from **1991 to 2022**, taken from Online (IGR Website) and Sub registrar office at haveli. Copy of **Search Receipt No. 521/2022** issued by the Sub Registrar, Haveli No. **XXIV**, Pune, **Dated 11/01/2022** for **Rs. 750/-**.

4) **ANY OTHER RELEVANT TITLE/DOCUMENTS:**

➤ **ACQUISITION OF OWNERSHIP RIGHTS BY M/S. NYATI DEVELOPERS PRIVATE LIMITED;**

**For area admeasuring 00 H 55R of Survey No. 24/1/1;**

a. It appears from the available documents that, **Tulshiram Sonba Punekar** & his Family Members, **Pravin Dilip Punekar** & his Family Members, have decided to sale the land area admeasuring 00 H 55 R of Survey No. 24/1/1 to M/s. Nyati Developers Private Limited through its Managing Director Mr. Nitin Dwarakadas Nyati by registered Development Agreement. The said Development Agreement was registered in the office of Sub Registrar Haveli No. XII at serial no. 5198/2005 on 16/11/2005.



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- b. Further, Tulshiram Sonba Punekar & his Family Members, Pravin Dilip Punekar & his Family Members, have also executed Power of Attorney coupled with Development Agreement in respect of the land area admeasuring 00 H 55 R of Survey No. 24/1/1 in favour of M/s Nyati Developers Private Limited through its Managing Director Mr. Nitin Dwarakadas Nyati. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. XII at serial no. 5144/2005 on 06/07/2005.
- c. Further, Tulshiram Sonba Punekar & his Family Members + Pravin Dilip Punekar & his Family Members through their Power of Attorney Holder M/s. Nyati Developers Private Limited through its managing director Mr. Nitin Dwarakadas Nyati have also executed Sale Deed in respect of the land area admeasuring 00 H 55 R of Survey No. 24/1/1 to and in favor of M/s. Nyati Developers Private Limited through its managing director Mr. Nitin Dwarakadas Nyati. The said Sale Deed was registered in the office of Sub Registrar Haveli No. XIV at serial no. 7917/2010 on 17/09/2010.
- d. Further, M/s. Nyati Developers Private Limited through its managing director Mr. Nitin Dwarakadas Nyati have executed Exchange Deed dated 18/9/2010. Further, by virtue of the said Exchange Deed Nyati Builders Pvt. Ltd. Exchanged a portion of land admeasuring 15.91 Ares out of their total land admeasuring 00H 55R of Survey no. 24/1/1 against land admeasuring 15.91 Ares of Survey no. 4/2A/1 owned by 1. Mr. Pravin Dilip Punekar, 2. Mrs. Suvarna Pravin Punekar, 3. Master Yashraj Pravin Punekar, 4. Miss. Tanvi Pravin Punekar, 5. Sachin Dilip Punekar 6. Mrs. Jyoti Sachin Punekar, 7. Miss. Siddhi Sachin Punekar, 8. Shaalan Dilip Punekar. The said Exchange Deed was registered in the office of Sub Registrar Haveli No. XIV at serial no. 7959/2010 on 18/09/2010.
- e. Further, M/s. Nyati Developers Private Limited through its Chairman and managing director Mr. Nitin Dwarakadas Nyati have decided to sale carved land admeasuring 1 R to Mr. Pravin Dilip Punekar. Mr. Pravin Dilip Punekar has purchased said land bearing survey no. 24/1/1 for consideration of Rs.62000/- by virtue of sale deed dated 1/10/2010. The said Sale deed is registered in the office of Sub Registrar Haveli No. III at Serial no. 7957/2010.
- f. Further, M/s. Nyati Developers Private Limited through its Chairman and managing director Mr. Nitin Dwarakadas Nyati have decided to sale carved land admeasuring 00H 2.5R to Mr.



Sagar Shivaji Punekar, Mr. Santosh Shivaji Punekar, Mr. Santosh Shivaji Punekar, Mr. Somnath Shivaji Punekar has purchased said land bearing survey no. 24/1/1 for consideration of Rs. 3,15,000/- by virtue of sale deed dated 25/5/2012. The said Sale deed is registered in the office of Sub Registrar Haveli No. III under series no. 4228/2012.

- g. Further, it appears from above mentioned Sale Deeds and Exchange Deed that M/s. Nyati Developers Private Limited had rights, title, interests and peaceful possession of remaining balance area admeasuring 00H 35.59R i.e. 3559 Square Meter out of total land admeasuring 00H 55 R.

➤ **ACQUISITION OF OWNERSHIP RIGHTS BY M/S. LEGACY FORTUNE ASSOCIATES;**

**For area admeasuring 00 H 35.59 R of Survey No. 24/1/1;**

It appears from the available documents that, **NYATI DEVELOPERS PRIVATE LIMITED** through its managing director Mr. Nitin Dwarakadas Nyati, sold the balance land area admeasuring 00H 35.59R i.e. 3559 Square Meter of Survey No. 24/1/1 to and in favor of M/s. Legacy Fortune Associates through its authorized partner Mr. Kunal Suresh Bansal and Mr. Sankalp Subhash Goel by registered Sale Deed Dated 28/11/2019. The said Sale Deed is registered in the office of Sub Registrar Haveli No. XXVII at serial no. 17631/2011 on 28/11/2019.

➤ **SANCTION:**

It appears from the records provided for my perusal that M/s. Legacy Fortune Associates through its authorized partner Mr. Kunal Suresh Bansal and Mr. Sankalp Subhash Goel has applied for sanction of the development plan and accordingly PMC sanctioned the development plan vide duly sanctioned plan bearing No. CC/3048/21 dated 31/12/2021. The said sanctioned plan was also accompanied by the Work Commencement order bearing Commencement Certificate No. CC/3048/21 dated 31/12/2021.

Date: 24/03/2022

.....  
**Mr. Lalit Kumar Jhunjunwala**  
Advocate

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MUMBAI / PUNE: 209 - C+D, IInd Floor, Rainbow Plaza, (Above Dominos / Axis Bank) Near Jagtap Dairy, Shivar Chowk, Rahatani, Pune - 411017. voice: +91 20 27206569 / 6570, fax: +91 20 27206570

DEHRADUN: 20/A, New Road, Dehradun - 248001.

DELHI: Chamber No. 202, New Building, Block - III, High Court of Delhi.  
C-3/166, Sector - 36, Noida - UP (201303)

e-mail: legal@triyama.com web: https://legal.triyama.com/

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Date: 30/08/2019

**TO WHOMSOEVER IT MAY CONCERN**

Sir

I had issued a Public Notice on 27/07/2019 in the News Daily "PRABHAT" inviting objections. Copy of Public Notice as under;

८ प्रभात पुणे, शनिवार, दि. २७ जुलै २०१९

**PUBLIC NOTICE**

NOTICE is hereby given that NYATI BUILDERS PRIVATE LIMITED, a company limited by shares having its Registered Office at Nyati Unifree, East Wing, 7<sup>th</sup> Floor, CTS No. 1905 (B+C) + 1996B, Yerawada, Pune 411006, is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land or ground being a portion admeasuring Hectares 00=35.59 Ares out of the land admeasuring Hectares 02=19 Ares bearing Survey No. 24 Hissa No. 1/1 situate, lying and being at Village Undri within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and which portion admeasuring Hectares 00=35.59 Ares is bounded as follows, that is to say:

On or towards the East : By remaining land out of Survey No. 24 Hissa No. 1/1, Undri., On or towards the South : By remaining land out of Survey No. 24, Undri. On or towards the West : By Road. On or towards the North : By remaining land out of Survey No. 24 Hissa No. 1/1, Undri.

The said Nyati Builders Private Limited is negotiating with my client for sale of the said land to my Client and it has represented to my Client that its title to the same is free, clear and marketable and that there are no outstanding encumbrances, charges, doubts or claims on or in respect thereof. As part of investigation of title of the said Nyati Builders Private Limited to the said land, I am having this Notice published.

In the circumstances, all persons having any claim, right, title or interest in or to the said land Hectares 00=35.59 Ares being a portion out of the land admeasuring Hectares 02=19 Ares bearing Survey No. 24 Hissa No. 1/1, Village Undri or any part or portion thereof by way of sale, gift, lease, tenancy, license, exchange, partition, mortgage, charge, lien, inheritance, trust, maintenance, possession, easement, agreement or otherwise howsoever are hereby required to make the same known in writing to the undersigned at the address given below within Fourteen Days from the date of publication hereof, failing which it shall be presumed that there is no such claim and the same, if any, shall be considered to be waived.

Dated this 25<sup>th</sup> day of July, 2019.

**SHRI. LALITKUMAR JHUNJHUNWALA, Advocate,**  
Triyama, Office No. 209 D, 2<sup>nd</sup> floor, Rainbow Plaza, Rahatni,  
Pune- 411017. (R.No. 1807034235)

**I have not received any objection / Claims from any person till date.**

Thanks & Regards

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**Mr. Lalit Kumar Jhunjunwala**  
Advocate



**MUMBAI / PUNE:** 209 - C+D, 11<sup>th</sup> Floor, Rainbow Plaza, (Above Dominos / Axis Bank) Near Jagtap Dairy, Shivar Chowk, Rahatani, Pune - 411017. voice: +91 20 27206569 / 6570, fax: +91 20 27206570

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