

FORMAT – A
(Circular No. 28/2021)

Date : 19/04/2025

To,

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

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to the Real Estate Project identified as 'SUN VALLEY by BRAMHACORP PHASE 1', situated over the identified part land within the sanctioned layout of the land property identified as Survey No. 37/1/B/8, of village Badhan-Khurd, Taluka Mulshi, District Pune, situated within the limits of Pune Municipal Corporation (herein after referred as the **said plot / property**).

I have investigated the title of the said plot / property on the request of our clients, 'CONTIGO REALTY LLP', a Limited Liability Partnership (LLP) incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having its LLP Identification Number ABZ-2498 and having its registered office at BRAMHACORP HOUSE, S. NO. 12A, PLOT NO. 99, NEXT TO SHERATON GRAND, RBM ROAD, SANGAMWADI, PUNE CITY, PUNE MAHARASHTRA, INDIA, 411001, represented through its authorized Partner Mr. Ajay Ramkumar Agrawal, and following documents :

- 1) Description of the property.
- 2) The Documents of the allotment of plot.
- 3) Certified copies of 7/12 extracts of the subject property from the year 1930-31 till 2024-25 along with copies of Mutation Entries bearing Nos. 312, 365, 506, 712, 748, 985, 1097, 2049, 2050, 2315, 2340, 2341, 2346, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 3276, 3277, 3278, 3300, 3533, 3534, 3535, 3536, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3887, 4235, 4236, 4267, 4326, 4630, 4714, 5576, 5601, 5802, 5903, 5938, 6039, 6570, 6789, 6809.
- 4) Search report for the 30 years from 1994 till 2025.

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the ownership and occupancy rights and title of 'CONTIGO REALTY LLP', a Limited Liability Partnership (LLP) incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having its LLP Identification Number ABZ-2498 and having its registered office at BRAMHACORP HOUSE, S. NO. 12A, PLOT NO. 99, NEXT TO SHERATON GRAND, RBM ROAD, SANGAMWADI,

Jain


Mukesh B. Zende

Advocate, B. Sc. LL.B. MBA, (Corporate Law), Patent Attorney On Record

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PUNE CITY, PUNE MAHARASHTRA, INDIA, 411001, represented through its authorized Partner Mr. Ajay Ramkumar Agrawal, is clear, marketable and without any encumbrances.

Owners of the land :

'CONTIGO REALTY LLP', a Limited Liability Partnership (LLP) incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having its LLP Identification Number ABZ-2498 and having its registered office at BRAMHACORP HOUSE, S. NO. 12A, PLOT NO. 99, NEXT TO SHERATON GRAND, RBM ROAD, SANGAMWADI, PUNE CITY, PUNE MAHARASHTRA, INDIA, 411001, represented through its authorized Partner Mr. Ajay Ramkumar Agrawal,

The Land Owner / Promoters have got sanctioned a Layout and are developing a separate Project within the layout of said property mentioned in the Property Schedule - III. The existing Separate Project from layout is identified as 'SUN VALLEY by BRAMHACORP, PHASE 1' and is situated on the part property of the layout bearing Survey No. 37/1/B/8, of village Badhan-Khurd, Taluka Mulshi, District Pune, situated within the limits of Pune Municipal Corporation, Pune and the respective title and rights of owners/developers is clean, clear and marketable and free from reasonable doubts.

The report reflecting the flow of the title of above-mentioned respective landowners and about the lawful development rights of the said 'CONTIGO REALTY LLP' for the subject property is enclosed herewith and marked as **ANNEXURE A**.

This report is accordingly issued.

Place : Pune
Date : 19/04/2025.



Enclosure : **ANNEXURE A**


MUKESH B. ZENDE
B.Sc. LL.B. MBA (Corporate Law)
Patent Attorney on Record
Advocate
For, TOSS LEGAL

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND :

(1) 7/12 EXTRACT AS ON DATE OF APPLICATION FOR REGISTRATION :-

Certified copies of 7/12 extracts of the subject property from the year 1930-31 till 2024-25.

(2) Xerox copy of relevant mutation entries appearing on above mentioned copies of 7/12 extracts, bearing no. 312, 365, 506, 712, 748, 985, 1097, 2049, 2050, 2315, 2340, 2341, 2346, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 3276, 3277, 3278, 3300, 3533, 3534, 3535, 3536, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3887, 4235, 4236, 4267, 4326, 4630, 4714, 5576, 5601, 5802, 5903, 5938, 6039, 6570, 6789, 6809.

(3) SEARCH REPORT FOR 30 YEARS FROM YEAR 1992 TO 2022 FROM SUB-REGISTRAR OFFICE, PUNE :

Upon payment of the prescribed fees for search vide Receipt bearing no. GRN MH000927951202526, dated 19/04/2025, we have caused the title search pertaining to the said larger Land, from the year 1994 to year 2025, from the available registers of Index II maintained at the office of the Sub Registrar Mulshi, and Haveli, Pune. We have also caused the computer search facility, made available in the office of Joint District Registrar, Mulshi and Pune. The kind note be taken that, from the records of Index II registers, maintained at the office of Sub Registrar Haveli, Pune, some registers are extensively mutilated, torn and pages therein are missing, however we have diligently caused the searches of the available records. As such, the purview of the search was to the available records, comprising of the hard copies and the database in the computer provided for search.

(4) FOR INFERRING THE TITLE OF THE SUBJECT PROPERTIES, WE HAVE PERUSED THE FOLLOWING DEEDS, DOCUMENTS :-

- 1) Certified copies of 7/12 extracts of the subject property from the year 1930-31 till 2024-25.
- 2) Certified copies of all mutation entries appearing on the above-mentioned 7/12 extracts from the years 1930-1931 till 2023-2024, and as mentioned on the current 7/12 extract - copies of Mutation Entries bearing Nos. 312, 365, 506, 712, 748, 985, 1097, 2049, 2050, 2315, 2340, 2341, 2346, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 3276, 3277, 3278, 3300, 3533, 3534, 3535, 3536, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3887, 4235, 4236, 4267, 4326, 4630, 4714, 5576, 5601, 5802, 5903, 5938, 6039, 6570, 6789, 6809.



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- 3) Certified copies of 8A Extracts for Khata No. 11, 73, 449, 544, 906, 1109, 1110, 1181, 10143, appearing on the latest survey no. bearing no. 37/1/B/8 of village Badhan-Khurd.
- 4) Copy of the latest Zone Certificate for the subject property.
- 5) Copy of Sale Deed dated 22/07/1991, registered in the office of District Registrar Pune at serial number 1104/1991 between Rajesh Shriram Kasat & others 3 and Baban Sahadu Todkar & others 4, with consent of Yamunabai Dattatray Sawant & others 6, along with written consent of Laxmi Finance Corporation represented through its Partner Rajesh Shriram Kasat.
- 6) Copy of Sale Deed dated 07/10/1994, registered in the office of Sub-Registrar Mulshi at serial number 2592/1994 between Baban Sahadu Todkar and Rajesh Shriram Kasat & others 3.
- 7) Copy of Sale Deed dated 07/10/1994, registered in the office of Sub-Registrar Mulshi at serial number 2593/1994 between Baban Sahadu Todkar and Rajesh Shriram Kasat & others 3.
- 8) Copy of Correction Deed dated 10/10/1994, executed between Rajesh Shriram Kasat & others 3 and Baban Sahadu Todkar & others 4, with consent of Yamunabai Dattatray Sawant & others 6, along with written consent of Laxmi Finance Corporation represented through its Partner Rajesh Shriram Kasat.
- 9) Copy of Deed of Conveyance dated 07/10/1995, registered in the office of Sub-Registrar Mulshi at Old serial number 3199/1995 and new serial number 3197/1996 between Rajesh Shriram Kasat & others 3 and Prakash Ratanchand Bafna.
- 10) Copy of Deed of Conveyance dated 07/10/1995, registered in the office of Sub-Registrar Mulshi at Old serial number 3200/1995 and new serial number 3198/1996 between Rajesh Shriram Kasat & others 3 and Dharmraj Maharudrappa Kheny.
- 11) Copy of Deed of Conveyance dated 07/10/1995, registered in the office of Sub-Registrar Mulshi at Old serial number 3201/1995 and new serial number 3199/1996 between Rajesh Shriram Kasat & others 3 and Siddhalinges Jayabasappa Tatti.
- 12) Copy of Deed of Conveyance dated 07/10/1995, registered in the office of Sub-Registrar Mulshi at Old serial number 3202/1995 and new serial number 3200/1996 between Rajesh Shriram Kasat & others 3 and Shivkumar Jayabasappa Tatti.
- 13) Copy of Deed of Conveyance dated 07/10/1995, registered in the office of Sub-Registrar Mulshi at Old serial number 3203/1995 and new serial number 3201/1996 between Rajesh Shriram Kasat & others 3 and Shrishail Shivputrappa Katti.
- 14) Copy of Deed of Conveyance dated 07/10/1995, registered in the office of Sub-Registrar Mulshi at Old serial number 3204/1995 and new serial number 3202/1996 between Rajesh Shriram Kasat & others 3 and Shivkumar Maharudrappa Kheny.

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- 15) Copy of Deed of Conveyance dated 07/10/1995, registered in the office of Sub-Registrar Mulshi at Old serial number 3205/1995 and new serial number 3203/1996 between Rajesh Shriram Kasat & others 3 and Appasaheb Shivputrappa Katti.
- 16) Copy of Deed of Conveyance dated 07/10/1995, registered in the office of Sub-Registrar Mulshi at Old serial number 3206/1995 and new serial number 3204/1996 between Rajesh Shriram Kasat & others 3 and Jayabasappa Basetappa Tatti.
- 17) Copy of Deed of Conveyance dated 07/10/1995, registered in the office of Sub-Registrar Mulshi at Old serial number 3207/1995 and new serial number 3205/1996 between Rajesh Shriram Kasat & others 3 and Shivkumat Jayabasappa Tatti.
- 18) Copy of 'WILL' of Shri. Jayabasappa Basetappa Tatti dated 01/09/1998, registered in the office of the Sub-Registrar Haveli number 01 Pune at serial number 4045/1998.
- 19) Copy of General Power of Attorney dated 10/02/2005, registered in the office of the Sub-Registrar Haveli number 10, Pune at serial number 877/2005, executed by Prakash Ratanchand Bafna in favour of Dharmraj Maharudrappa Kheny and Shankar Ganapati Katu.
- 20) Copy of General Power of Attorney dated 28/02/2005, registered in the office of the Sub-Registrar Haveli number 02, Pune at serial number 929/2005, executed by Shrishail Shivputrappa Katti in favour of Dharmraj Maharudrappa Kheny and Shankar Ganapati Katu.
- 21) Copy of General Power of Attorney dated 09/02/2005, registered in the office of the Sub-Registrar Haveli number 15, Pune at serial number 1050/2005, executed by Shivkumar Jayabasappa Tatti in favour of Dharmraj Maharudrappa Kheny and Shankar Ganapati Katu.
- 22) Copy of General Power of Attorney dated 15/02/2005, registered in the office of the Sub-Registrar Haveli number 15, Pune at serial number 1218/2005, executed by Siddhalingesh Jayabasappa Tatti in favour of Dharmraj Maharudrappa Kheny and Shankar Ganapati Katu.
- 23) Copy of General Power of Attorney dated 18/03/2005, registered in the office of the Sub-Registrar Gandhinagar Bangalore, at serial number 533/2005, executed by Shivkumar Maharudrappa Kheny in favour of Dharmraj Maharudrappa Kheny and Shankar Ganapati Katu.
- 24) Copy of separate Agreements for Development executed by (1) Prakash Ratanchand Bafna, (2) Shivkumar Jaybasappa Tatti, (3) Shivkumar Maharudrappa Kheny, (4) Shiddhalingesh Jaybasappa Tatti, (5) Shrishail Shivputrappa Katti, (6) Appasaheb Shivputrappa Katti represented through his constituted attorney Shriniwas Balwant Kanade, (7) Dharmraj Maharudrappa Kheny represented through his constituted attorney Pravin Vishwanath Hondrao, in favour of Gulbakshi Realty Private Limited represented through its authorized Director Shriniwas Balwant Kanade.



- 25) Copies of two Memorandum of Understandings dated 30/09/1996, executed between (1) Prakash Ratanchand Bafna, (2) Shivkumar Jaybasappa Tatti, (3) Shivkumar Maharudrappa Kheny, (4) Shiddhalingesh Jaybasappa Tatti, (5) Shrishail Shivputrappa Katti, (6) Appasaheb Shivputrappa Katti represented through his constituted attorney Shrinivas Balwant Kanade, (7) Dharmraj Maharudrappa Kheny (for self and as a constituted attorney for number 1 to 6) and Chandrashekhar S. Kelkar.
- 26) Order dated 16-10-1999 passed under Section 8(1) of the Ceiling Act by the Deputy Collector and Competent Authority No. II, Pune Urban Agglomeration, Pune in Case No. 1701-80.
- 27) Copy of Entire paper book for Special Civil Suit number 579/2013 pending before Hon'ble Civil Judge Senior Division, Pune at Pune.
- 28) Copy of Power of Attorney dated 03/04/1980 executed by Baban Sahadu Todkar in favour of Shri. G. G. Ghule and K. G. alias Kisan Ganpat Bhise.
- 29) Copy of Sale Deed dated 16/10/1980, registered in the office of Sub-Registrar Bombay at serial number 2241/1980 between S. S. Gokhale, Director T. T. D. & F. Private Limited and Baban Sahadu Todkar, represented through its constituted attorney Kisan Ganpat Bhise.
- 30) Copy of Sale Deed dated 16/10/1980, registered in the office of Sub-Registrar Bombay at serial number 2243/1980 between S. S. Birdi, Director T. T. D. & F. Private Limited and Baban Sahadu Todkar, represented through its constituted attorney Kisan Ganpat Bhise.
- 31) Copy of Deed of Consent dated 04/12/2012, executed between (1) Prakash Ratanchand Bafna, (2) Shivkumar Jaybasappa Tatti, (3) Shivkumar Maharudrappa Kheny, (4) Shiddhalingesh Jaybasappa Tatti, (5) Shrishail Shivputrappa Katti, (6) Appasaheb Shivputrappa Katti represented through his constituted attorney Shrinivas Balwant Kanade, (7) Dharmraj Maharudrappa Kheny represented through his constituted attorney Pravin Vishwanath Hondrao, and Shrimati Kusum Surendramohan Kohali, Manish Surendra Anand, Suvarna Surendra Anand.
- 32) Copy of Sale Deed dated 22/02/2013, registered in the office of the Sub-Registrar Haveli number 22, Pune at serial number 222/2013, between (1) Prakash Ratanchand Bafna, (2) Shivkumar Jaybasappa Tatti, (3) Shivkumar Maharudrappa Kheny, (4) Shiddhalingesh Jaybasappa Tatti, (5) Shrishail Shivputrappa Katti, (6) Appasaheb Shivputrappa Katti, (7) Dharmraj Maharudrappa Kheny, with written consent of Gulbakshi Realty Private Limited represented through its authorized Director Shrinivas Balwant Kanade, and Malpani Estates represented through its authorized Partner Ashish Madhav Malpani.
- 33) Copy of Sale Deed dated 30/03/2024, registered in the office of the Sub-Registrar Haveli number 11, Pune at serial number 7989/2024, between Malpani Estates represented through its authorized Partner Ashish Madhav Malpani and **'CONTIGO REALTY LLP'**, a Limited Liability Partnership (LLP) incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having its LLP Identification Number ABZ-2498 and having its registered office at BRAMHACORP



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- 34)** Copy of Sale Deed dated 14/06/2024, registered in the office of the Sub-Registrar Haveli number 23, Pune at serial number 13639/2024, between Malpani Estates represented through its authorized Partner Ashish Madhav Malpani and '**CONTIGO REALTY LLP**', a Limited Liability Partnership (LLP) incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having its LLP Identification Number ABZ-2498 and having its registered office at BRAMHACORP HOUSE, S. NO. 12A, PLOT NO. 99, NEXT TO SHERATON GRAND, RBM ROAD, SANGAMWADI, PUNE CITY, PUNE MAHARASHTRA, INDIA, 411001, represented through its authorized Partner Mr. Ajay Ramkumar Agrawal.

(5) As per information provided by the clients, and as per the details available, the details of pending litigation for the said project are provided.

(6) SEARCH DETAILS :

THE SCHEDULE – I ABOVE REFERRED TO – THE SAID LARGER LAND :-

All that piece and parcel of land property admeasuring 04 Hectare 45 Aars, separately assessed at 06 rupees 16 paise out of total property admeasuring 10 Hectares 44.50 Aars, along with 18-meter wide road access starting from the main DP road, bearing survey No. 37/1/B/8 (bearing corresponding old Survey no. 38/1/B) of village Bavdhan-Khurd, Taluka Mulshi, District Pune, situated within the limits of Pune Municipal Corporation and within the Registration limits of Sub-District Taluka Mulshi, Pune and which land is located within the Residential Zone as per existing development plan of Pune City, and said property is bounded as follows :

On or Towards East: By Survey Number 33,

On or Towards South: By remaining part of survey number 37/1/B,

On or Towards West: By survey number 38 and project of Ambrosia,

On or Towards North: By survey number 37/2, part of survey number 37/1/B and survey number 36,

Along with easements, appurtenances, available FSI/FAR including the rights to utilize the entire FSI Potential as per prevailing Development Control Rules, and which may get revised / amended from time to time, including TDR, Fungible/Paid/Ancillary FSI/Green FSI etc., ingress, egress, pathways, incidental, consequential, and other ancillary rights thereto.

**THE PROPERTY SCHEDULE - II ABOVE REFERRED TO
THE DEVELOPMENT POTENTIAL OF PROMOTERS FOR PROPOSED ENTIRE PROJECT
'SUN VALLEY by BRAMHACORP' :-**

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ALL THAT PIECE AND PARCEL of land property admeasuring 37,018.68 Square Meters approximately along with FSI and TDR Potential (as on date and may vary from time to time) is approximately 1,66,816.14 Square Meters (excluding Free FSI) out of the layout over property mentioned in the Schedule – I herein above and which is bounded as under: ON OR TOWARDS THE :

On or Towards East: By Survey Number 33,

On or Towards South: By remaining part of survey number 37/1/B,

On or Towards West: By survey number 38 and project of Ambrosia,

On or Towards North: By survey number 37/2, part of survey number 37/1/B and survey number 36,

**THE PROPERTY SCHEDULE - III ABOVE REFERRED TO
THE LAND AND FSI CONSUMPTION FOR DEVELOPMENT BY PROMOTERS FOR PROPOSED
'SUN VALLEY by BRAMHACORP – PHASE I'
(Sanctioned as Tower 1, Tower 2 & Tower 3+4) :-**

ALL THAT PIECE AND PARCEL of land property admeasuring 4035.66 Square Meters approximately (as shown in Annexure S attached to Agreement for Sale) along with FSI and TDR consumption of approximately 71,986.88 Square Meters (excluding areas Free of FSI) out of the layout over property mentioned in the Schedule – II herein above

FLOW OF THE TITLE OF THE SAID LAND :

After going through the title document set alongwith the revenue record provided by the present owner, we state that the ownership of the subject property commenced from one Mr. Ganes Balwant Gokhale and flowed till the above mentioned present owner. Hence we bifurcated the ownership/title flow in following stages:

Stage 1 : The details about ownership of Ganesh Balwant Gokhale, which devolved to his legal heirs namely Govind Ganesh Gokhale.

Stage 2 : Ownership acquired by the agricultural tenant namely Sahadu alias Sadhu Genu Todkar under the provisions of the Bombay Tenancy and Agricultural Lands Act 1948 and which devolved to his legal heirs namely Baban Sahadu Todkar & others.

Stage 3 : Ownership transfer from Baban Sahadu Todkar & Others to Kasat Family.

Stage 4 : Resale transaction between Kasat Family and Baban Sahadu Todkar.

Stage 5 : Devolution of Ownership from Kasat Family to Bafna, Katti, Tatti, and Kheny.

Stage 6 : Devolution of Ownership from Bafna, Katti, Tatti, Kheny in favour of Malpani Estates with written consent of Gulbakshi Reality Private Limited.



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Stage 7 : During the scrutiny of papers it is learned that the erstwhile owners, who being the agricultural tenant, namely Baban Sahadu Todkar, executed a Power of Attorney in favour of Kisan Ganpat Bhise, who in turn transferred the Ownership of survey number 37/1/B in favour of Trinity Town Development and Finance Private Limited, represented by its two Directors Mr. S. S. Gokhale and Shri. N. S. Birdi. Thereafter said company transferred the ownership of the subject property in favour of Mrs. K. S. Kohli & others. It is also seen that these parties also executed a consent and confirmation deed in the year 2012 in favour of Bafna, Katti, Tatti and Kheny.

Stage 8 : Consent and Confirmation by Mrs. K. S. Kohli & others for the ownership and possession of Bafna, Katti, Tatti, Kheny.

Stage 9 : The ownership transfer from Malpani Estate to the Contigo Realty LLP.

To infer the title ownership and possession rights of the present owner we also conducted the following:

- A. Online Court Case Search for civil and criminal disputes in the name of all related parties for the subject property.
- B. Online Revenue Record and Revenue disputes search for in the name of all related parties for the subject property.
- C. Online Document Search made available on the IGR Site for the subject property.

AFTER PERUSING THE DOCUMENTS AS AFORESAID I HEREIN BELOW GIVE THE BRIEF HISTORY OF THE CAPTIONED PROPERTY AS UNDER :-

[I] After checking the details mentioned in the 7/12 extract for the year 1930-31 till 1939-40 we found the below details:

(a) The subject property originally bears survey number 37, totally admeasuring 33 Acres 10 Guntha, plus Pot Kharaba land admeasuring 08 Acres 6 Guntha, thus totally admeasuring 41 Acres 16 Guntha, assessed at 18 Rupee 12 Anna, was exclusively owned by Ganesh Balwant Gokhale. At that relevant time, the said village Bavdhan Khurd was within the jurisdiction of Haveli Taluka, and the Mulshi Taluka did not exist.

(b) The name of Mahadu Genu Todkar appeared as 'Khandkari' from the year 1930-31 till 1933-34 and his cultivation was for the land admeasuring 33 Acres 10 Guntha out of total property. As per the remark made in the 7-A extract of the subject 7/12, it is seen that said Mahadu Genu Todkar was also 'Khandkari' for various other properties owned by Ganesh Balwant Gokhale. As we are only concerned with the ownership and title flow of survey number 37 of village Bavdhan Khurd, we are not required to check tenant's or land owner's rights or entitlements within such other lands and hence we restricted our report

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to survey number 37 of village Bavdhan Khurd only. The 'Khandkari' rights of said Mahadu Genu Todkar were recorded only for 5 years commencing from 11 July 1930. But after referring details mentioned on the 7-A extract of the subject 7/12, the cultivation of said Mahadu Genu Todkar continued till 1932-33 and from the year 1933-34 till the year 1937-38, the cultivation is seen to be of Ganesh Balwant Gokhale (recorded as "Khudd").

(c) From the year 1938-39 onwards till the end of 1940, name of Sadhu Genu Todkar is seen in the 7-A column of subject 7/12 extract.

[II] After checking the details mentioned in the 7/12 extract for the year 1940-41 till 1950-51, we found the below details:

(a) After perusal of the **mutation entry number 312** dated 19/09/1947, it can be stated that name of three persons namely Sahadu Genu Todkar, Shankar Maruti Deshmukh, and Baba Bahiru Waghmare were recorded as protected agricultural tenants for the various land properties standing in the name of Ganesh Balwant Gokhale. The name of Sahadu Genu Todkar was recorded for the land properties bearing survey number 35/2, 36, 37 and 39/1 of village Bavdhan Khurd. The name of Shankar Maruti Deshmukh was recorded as protected agricultural tenant for the land properties bearing survey number 50/1 and 50/3 of village Bavdhan Khurd. And the name of Baba Bahiru Waghmare was recorded for the property bearing survey number 12/1 of village Bavdhan Khurd. As this report is restricted to the title and ownership flow of survey number 37 of village Bavdhan Khurd, we are not going into detail for other survey numbers. Thus, under subject mutation entry number 312 name of Sahadu Genu Todkar is recorded as protected agricultural tenant for subject property bearing survey number 37 of village Bavdhan Khurd, and was under his cultivation.

(b) The name of the original owner Ganesh Balwant Gokhale is seen to be bracketed/removed and the name of one Govind Ganesh Gokhale is seen to be recorded in the ownership column of the subject 7/12 extract vide mutation entry number 365. After going through the details of **mutation entry number 365** dated 30/04/1948, it can be stated that said Ganesh Balwant Gokhale passed away at Pune on 14/12/1947 leaving behind him his legal heir and son Govind Ganesh Gokhale, and after certification of subject mutation entry number 365 on 25/02/1950, name of Govind Ganesh Gokhale was mutated as owner in the 7/12 extract of subject property.

[III] After checking the details mentioned in the 7/12 extract for the year 1953-54 till 1963-64, we found the below details:

(a) After referring the details mentioned in the **mutation entry number 586**, dated 01/06/1960, it can be stated that Sahadu Genu Todkar was the protected tenant for the land properties bearing 35/2, 36, and 37 of village Bavdhan Khurd and he passed away leaving behind hi, his legal heir Baban Sadhu Todkar. Hence after certification of subject



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mutation entry number 586 on 02/07/1960, the name of Baban Sadhu Todkar was recorded as a protected agricultural tenant by removing the name of late Sahadu Genu Todkar.

(b) It is seen that the name of Govind Ganesh Gokhale is seen to be bracketed/removed vide mutation entry number 712 and the name of Baban Sahadu Todkar was seen to be recorded as the Owner of the subject property. And also, again the name of Govind Ganesh Gokhale was recorded in the other rights column of the 7/12 of subject property. After perusing the details mentioned in the **mutation entry number 712** dated 16/09/1963, it can be stated that as per the order passed by the Agricultural Land Tribunal, Mulshi in case number 13, conducted under provisions of section 32 (G) of the Bombay Tenancy and Agricultural Land Act 1948, the purchase price of Rs. 3,704/- was fixed for the subject part property from survey number 37 of village Bavdhan Khurd, which was to be paid by the Purchaser Tenant namely Baban Sahadu Todkar to Landowner Govind Ganesh Gokhale, in twelve (12) equal installments commencing from 01/03/1961 till 01/03/1972. Hence the name of Purchaser Tenant is recorded in the ownership column and the name of the original landowner along with details of payable amounts to the owner were recorded in the other rights column.

[IV] Details about the flow of rights narrated in various mutation entries for the subject property :

(a) After perusal of the **mutation entry number 748**, dated 23/06/1965, it can be stated that as per the order passed in the proceeding number 32P, conducted under section 32 (G) of the Bombay Tenancy and Agricultural Land Act 1948, the Competent Authority, the Agricultural Land Tribunal, Mulshi, declared that the tenant namely Baban Sahadu Todkar has not purchased the part property admeasuring 06 Acres out of total property from survey number 37 of village Bavdhan Khurd. Accordingly, the cultivation rights of the said tenant were cancelled and said agricultural land admeasuring 06 Acres alongwith defined boundaries were given to the ownership of Govind Ganesh Gokhale. Thus, after certification of this mutation entry on 20/12/1965, said tenant namely Baban Sahadu Todkar became the owner of 35 Acres 15 Guntha and said Govind Ganesh Gokhale became the owner of 06 Acres land, and their names got mutated in the 7/12 extract for the subject property accordingly.

(b) After perusal of the **Mutation Entry No. 985** dated 01/09/1970, it can be stated that to record the enforcement of provisions of The Weights and Measurement Act 1958 and Indian Coinage Act 1955, which announces standardization of weights and measures and depicts a new mode of computation to be followed for areas, assessment and measurement of properties for all village Bavdhan Khurd. As a result of this Mutation entry no. 985, area and assessment of the aforesaid subject property was converted into metric system and accordingly the total area, as per new measurement record methods was recorded.

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(c) after perusal of the **mutation entry number 1097** dated 27/02/1973, it can be stated that as per order passed by the Upper Tahsildar, Mulshi, in case number ALT/45/51/71 dated 20/02/1971, the Circle Officer, Lavale, taken the possession of the 06 Acres land out of survey number 37 of village Bavdhan Khurd from the tenant namely Baban Sahadu Todkar and handed over the possession to Govind Ganesh Gokhale represented by Shri. Narayan Ganesh Gokhale, in witness of the Pancha present at that time, and accordingly said survey number 37 got divided into two separate survey numbers. After certification of this mutation entry on 09/04/1973, the new survey number 37/1 admeasuring 27 Acres 10 Guntha alongwith Pot Kharaba land admeasuring 08 Acres 05 Guntha, totally admeasuring 35 Acres 15 Guntha equivalent to 14 Hectare 35 Aar assessed at 15 rupees 30 paisa came to the ownership of Baban Sahadu Todkar and new survey number 37/2 admeasuring 06 Acres 00 Guntha equivalent to 02 Hectare 40 Aar assessed at 03 rupees 45 paisa came to the ownership of Govind Ganesh Gokhale.

(d) After perusal of the **mutation entry number 2340** dated 26/10/1994, it can be stated that Baban Sahadu Todkar purchased land admeasuring 00 Hectare 78 Aars out of land admeasuring 11 Hectares 62 Aars bearing survey number 37/1B of village Bavdhan Khurd, owned by Rajesh Shriram Kasat, Shobha Jayprakash Kasat, Vijaya Mukund Kasat and Rita Shrikant Kasat, vide Sale Deed dated 07/10/1994. After certification of this mutation entry on 26/11/1994 name of Baban Sahadu Todkar got mutated in the record of right for the subject property.

(e) After perusal of the **mutation entry number 2341** dated 26/10/1994, it can be stated that Baban Sahadu Todkar purchased land admeasuring 00 Hectare 79 Aars out of land admeasuring 11 Hectares 62 Aars bearing survey number 37/1B of village Bavdhan Khurd, owned by Rajesh Shriram Kasat, Shobha Jayprakash Kasat, Vijaya Mukund Kasat and Rita Shrikant Kasat, vide Sale Deed dated 07/10/1994. After certification of this mutation entry on 26/11/1994 name of Baban Sahadu Todkar got mutated in the record of right for the subject property.

(f) After perusal of the **mutation entry number 2346** dated 26/10/1994, it can be stated that Baban Sahadu Todkar purchased land admeasuring 00 Hectare 78 Aars out of land admeasuring 11 Hectares 62 Aars bearing survey number 37/1B of village Bavdhan Khurd, owned by Rajesh Shriram Kasat, Shobha Jayprakash Kasat, Vijaya Mukund Kasat and Rita Shrikant Kasat, vide Sale Deed dated 07/10/1994. After certification of this mutation entry on 26/11/1994 name of Baban Sahadu Todkar got mutated in the record of right for the subject property.

(g) After perusal of the **mutation entry number 2634** dated 14/08/1996, it can be stated that Shri. Prakash Ratanchand Bafna purchased land admeasuring 01 Hectare 03 Aars, being the undivided 1/9th share out of total land admeasuring 09 Hectare 27 Aars, bearing survey number 37/1B (part) of village Bavdhan Khurd, from Rajesh Shriram Kasat,



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Shobha Jayprakash Kasat, Vijaya Mukund Kasat and Rita Shrikant Kasat, with consent of M/s. K. R. Associates represented through Mahendra Kashinath Rathi and M/s. Laxmi Finance Corporation represented through Rajesh Shriram Kasat, vide Sale Deed dated 09/10/1995, which is duly registered in the office of Sub-Registrar Mulshi at Old Serial number 3199/1995, and new Serial Number. 3197/1996. After certification of this mutation entry on 01/10/1996 name of Shri. Prakash Ratanchand Bafna got mutated in the record of right for the subject property.

(h) After perusal of the **mutation entry number 2635** dated 14/08/1996, it can be stated that Shri. Dharmaraj Maharudrappa Kheny purchased land admeasuring 01 Hectare 03 Aars, being the undivided 1/9th share out of total land admeasuring 09 Hectare 27 Aars, bearing survey number 37/1B (part) of village Bavdhan Khurd, from Rajesh Shriram Kasat, Shobha Jayprakash Kasat, Vijaya Mukund Kasat and Rita Shrikant Kasat, with consent of M/s. K. R. Associates represented through Mahendra Kashinath Rathi and M/s. Laxmi Finance Corporation represented through Rajesh Shriram Kasat, vide Sale Deed dated 09/10/1995, which is duly registered in the office of Sub-Registrar Mulshi, at Old Serial number 3200/1995, and new Serial Number. 3198/1996. After certification of this mutation entry on 01/10/1996 name of Shri. Dharmaraj Maharudrappa Kheny got mutated in the record of right for the subject property.

(i) After perusal of the **mutation entry number 2636** dated 14/08/1996, it can be stated that Shri. Siddhalinges Jayabasappa Tatti purchased land admeasuring 01 Hectare 03 Aars, being the undivided 1/9th share out of total land admeasuring 09 Hectare 27 Aars, bearing survey number 37/1B (part) of village Bavdhan Khurd, from Rajesh Shriram Kasat, Shobha Jayprakash Kasat, Vijaya Mukund Kasat and Rita Shrikant Kasat, with consent of M/s. K. R. Associates represented through Mahendra Kashinath Rathi and M/s. Laxmi Finance Corporation represented through Rajesh Shriram Kasat, vide Sale Deed dated 09/10/1995, which is duly registered in the office of Sub-Registrar Mulshi at Old Serial number 3201/1995, and new Serial Number. 3199/1996. After certification of this mutation entry on 01/10/1996 name of Shri. Siddhalinges Jayabasappa Tatti got mutated in the record of right for the subject property.

(j) After perusal of the **mutation entry number 2637** dated 14/08/1996, it can be stated that Shri. Shivkumar Jayabasappa Tatti represented through his constituted attorney Dharmaraj Maharudrappa Kheny purchased land admeasuring 01 Hectare 03 Aars, being the undivided 1/9th share out of total land admeasuring 09 Hectare 27 Aars, bearing survey number 37/1B (part) of village Bavdhan Khurd, from Rajesh Shriram Kasat, Shobha Jayprakash Kasat, Vijaya Mukund Kasat and Rita Shrikant Kasat, with consent of M/s. K. R. Associates represented through Mahendra Kashinath Rathi and M/s. Laxmi Finance Corporation represented through Rajesh Shriram Kasat, vide Sale Deed dated 09/10/1995, which is duly registered in the office of Sub-Registrar Mulshi at Old Serial number 3202/1995, and new Serial Number. 3200/1996. After certification of this mutation entry



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on 01/10/1996 name of Shri. Shivkumar Jayabasappa Tatti got mutated in the record of right for the subject property.

(k) After perusal of the **mutation entry number 2638** dated 14/08/1996, it can be stated that Shri. Shrishail Shivputrappa Katti represented through his constituted attorney Dharmaraj Maharudrappa Kheny purchased land admeasuring 01 Hectare 03 Aars, being the undivided 1/9th share out of total land admeasuring 09 Hectare 27 Aars, bearing survey number 37/1B (part) of village Bavdhan Khurd, from Rajesh Shriram Kasat, Shobha Jayprakash Kasat, Vijaya Mukund Kasat and Rita Shrikant Kasat, with consent of M/s. K. R. Associates represented through Mahendra Kashinath Rathi and M/s. Laxmi Finance Corporation represented through Rajesh Shriram Kasat, vide Sale Deed dated 09/10/1995, which is duly registered in the office of Sub-Registrar Mulshi at Old Serial number 3203/1995, and new Serial Number. 3201/1996. After certification of this mutation entry on 01/10/1996 name of Shri. Shrishail Shivputrappa Katti got mutated in the record of right for the subject property.

(l) After perusal of the **mutation entry number 2639** dated 14/08/1996, it can be stated that Shri. Shivkumar Maharudrappa Kheny represented through his constituted attorney Dharmaraj Maharudrappa Kheny purchased land admeasuring 01 Hectare 03 Aars, being the undivided 1/9th share out of total land admeasuring 09 Hectare 27 Aars, bearing survey number 37/1B (part) of village Bavdhan Khurd, from Rajesh Shriram Kasat, Shobha Jayprakash Kasat, Vijaya Mukund Kasat and Rita Shrikant Kasat, with consent of M/s. K. R. Associates represented through Mahendra Kashinath Rathi and M/s. Laxmi Finance Corporation represented through Rajesh Shriram Kasat, vide Sale Deed dated 09/10/1995, which is duly registered in the office of Sub-Registrar Mulshi at Old Serial number 3204/1995, and new Serial Number. 3202/1996. After certification of this mutation entry on 01/10/1996 name of Shri. Shivkumar Maharudrappa Kheny got mutated in the record of right for the subject property.

(m) After perusal of the **mutation entry number 2640** dated 14/08/1996, it can be stated that Shri. Appasaheb Shivputrappa Katti represented through his constituted attorney Dharmaraj Maharudrappa Kheny purchased land admeasuring 01 Hectare 03 Aars, being the undivided 1/9th share out of total land admeasuring 09 Hectare 27 Aars, bearing survey number 37/1B (part) of village Bavdhan Khurd, from Rajesh Shriram Kasat, Shobha Jayprakash Kasat, Vijaya Mukund Kasat and Rita Shrikant Kasat, with consent of M/s. K. R. Associates represented through Mahendra Kashinath Rathi and M/s. Laxmi Finance Corporation represented through Rajesh Shriram Kasat, vide Sale Deed dated 09/10/1995, which is duly registered in the office of Sub-Registrar Mulshi at Old Serial number 3205/1995, and new Serial Number. 3203/1996. After certification of this mutation entry on 01/10/1996 name of Shri. Appasaheb Shivputrappa Katti got mutated in the record of right for the subject property.



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(n) After perusal of the **mutation entry number 2641** dated 14/08/1996, it can be stated that Shri. Jaybasappa Basarappa Tatti represented through his constituted attorney Dharmaraj Maharudrappa Kheny purchased land admeasuring 01 Hectare 03 Aars, being the undivided 1/9th share out of total land admeasuring 09 Hectare 27 Aars, bearing survey number 37/1B (part) of village Bavdhan Khurd, from Rajesh Shriram Kasat, Shobha Jayprakash Kasat, Vijaya Mukund Kasat and Rita Shrikant Kasat, with consent of M/s. K. R. Associates represented through Mahendra Kashinath Rathi and M/s. Laxmi Finance Corporation represented through Rajesh Shriram Kasat, vide Sale Deed dated 09/10/1995, which is duly registered in the office of Sub-Registrar Mulshi at Old Serial number 3206/1995, and new Serial Number. 3204/1996. After certification of this mutation entry on 01/10/1996 name of Shri. Jaybasappa Basarappa Tatti got mutated in the record of right for the subject property.

(o) After perusal of the **mutation entry number 2642** dated 14/08/1996, it can be stated that Shri. Shivkumar Jaybasappa Tatti represented through his constituted attorney Dharmaraj Maharudrappa Kheny purchased land admeasuring 01 Hectare 03 Aars, being the undivided 1/9th share out of total land admeasuring 09 Hectare 27 Aars, bearing survey number 37/1B (part) of village Bavdhan Khurd, from Rajesh Shriram Kasat, Shobha Jayprakash Kasat, Vijaya Mukund Kasat and Rita Shrikant Kasat, with consent of M/s. K. R. Associates represented through Mahendra Kashinath Rathi and M/s. Laxmi Finance Corporation represented through Rajesh Shriram Kasat, vide Sale Deed dated 09/10/1995, which is duly registered in the office of Sub-Registrar Mulshi at Old Serial number 3207/1995, and new Serial Number. 3205/1996. After certification of this mutation entry on 01/10/1996 name of Shri. Shivkumar Jaybasappa Tatti got mutated in the record of right for the subject property.

(p) After perusal of **mutation entry number 3276** dated 24/08/1998, it can be stated that one Mukesh Champaklal Shah acquired ownership from Vinod Raichand Shah with consent of Mahendra K Rathi, for the land property admeasuring 00 Hectare 40 Aar out of survey number 37/2 of village Bavdhan Khurd, vide Sale Deed dated 16/07/1998, which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 2942/1998. It is to be noted that subject mutation entry relates to survey number 37/2 of village Bavdhan Khurd and appearing in the record of right for survey number 37/1/B/8 of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(q) After perusal of **mutation entry number 3277** dated 24/08/1998, it can be stated that one Mukesh Champaklal Shah acquired ownership from Vinod Raichand Shah with consent of Mahendra K Rathi, for the land property admeasuring 00 Hectare 40 Aar out of survey number 37/2 of village Bavdhan Khurd, vide Sale Deed dated 16/07/1998, which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 2943/1998. It is to be noted that subject mutation entry relates to survey number 37/2 of village Bavdhan Khurd and appearing in the record of right for survey number 37/1/B/8 of village Bavdhan



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Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(r) After perusal of **mutation entry number 3278** dated 24/08/1998, it can be stated that one Sou. Smita Mukesh Shah acquired ownership from Vinod Raichand Shah with consent of Mahendra K Rathi, for the land property admeasuring 00 Hectare 40 Aar out of survey number 37/2 of village Bavdhan Khurd, vide Sale Deed dated 16/07/1998, which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 2944/1998. It is to be noted that subject mutation entry relates to survey number 37/2 of village Bavdhan Khurd and appearing in the record of right for survey number 37/1/B/8 of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(s) After perusal of **mutation entry number 3300** dated 12/10/1998, it can be stated that Baban Sahadu Todkar passed away on 17/07/1998. During his lifetime he executed his last Will/Testament on 18/10/1997, which is registered in the office of Sub-Registrar Mulshi (Paud) at serial number 5048/1997. As recorded in his last Will, he bequeathed his various properties from village Bavdhan Khurd, Taluka Mulshi, District Pune which include subject property bearing survey number 37/1B and accordingly for said property his only son Balasaheb Baban Todkar acquired one half share and his wife Ranjana Balasaheb Todkar acquired one half share. It is to be noted that the share of property out of survey number 37/1B owned by late Baban Sahadu Todkar, and thereafter by his abovenamed legal heirs is not subject matter of the properties owned by our client and hence the details from this mutation entry are not relevant to the title and ownership of Malpani Estates. As this mutation entry is appearing on the record of rights of subject property, we have given the details.

(t) After perusal of **mutation entry number 3533** dated 04/11/1999, it can be stated that one Mahendra Kashinath Rathi acquired ownership from Vinod Raichand Shah for the land property admeasuring 00 Hectare 30 Aar out of survey number 37/2 of village Bavdhan Khurd, vide Sale Deed dated 23/09/1999, which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 3554/1999. It is to be noted that subject mutation entry relates to survey number 37/2 of village Bavdhan Khurd and appearing in the record of right for survey number 37/1/B/8 of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(u) After perusal of **mutation entry number 3534** dated 04/11/1999, it can be stated that one Mahendra Kashinath Rathi acquired ownership from Vinod Raichand Shah for the land property admeasuring 00 Hectare 40 Aar out of survey number 37/2 of village Bavdhan Khurd, vide Sale Deed dated 23/09/1999, which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 3555/1999. It is to be noted that subject mutation entry relates to survey number 37/2 of village Bavdhan Khurd and appearing in the record

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of right for survey number 37/1/B/8 of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(v) After perusal of **mutation entry number 3535** dated 04/11/1999, it can be stated that one Mukund Ramchandra Bhagwat acquired ownership from Vinod Raichand Shah for the land property admeasuring 00 Hectare 10 Aar out of survey number 37/2 of village Bavdhan Khurd, vide Sale Deed dated 23/09/1999, which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 3556/1999. It is to be noted that subject mutation entry relates to survey number 37/2 of village Bavdhan Khurd and appearing in the record of right for survey number 37/1/B/8 of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(w) After perusal of **mutation entry number 3536** dated 04/11/1999, it can be stated that one Supriya Vikas Nanal acquired ownership from Vinod Raichand Shah for the land property admeasuring 00 Hectare 10 Aar out of survey number 37/2 of village Bavdhan Khurd, vide Sale Deed dated 23/09/1999, which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 3557/1999. It is to be noted that subject mutation entry relates to survey number 37/2 of village Bavdhan Khurd and appearing in the record of right for survey number 37/1/B/8 of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(x) After perusal of **mutation entry number 3751** dated 08/11/2000, it can be stated that 'Indsearch Society for Advance Studies' represented through its secretary Shri. Ashok Joshi acquired ownership from Mahendra Kashinath Rathi for the land property admeasuring 00 Hectare 10 Aar out of survey number 37/2 of village Bavdhan Khurd, vide Sale Deed dated 24/10/2000, which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 5062/2000. It is to be noted that subject mutation entry relates to survey number 37/2 of village Bavdhan Khurd and appearing in the record of right for survey number 37/1/B/8 of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(y) After perusal of **mutation entry number 3752** dated 08/11/2000, it can be stated that 'Indsearch Society for Advance Studies' represented through its secretary Shri. Ashok Joshi acquired ownership from Mahendra Kashinath Rathi for the land property admeasuring 00 Hectare 10 Aar out of survey number 37/2 of village Bavdhan Khurd, vide Sale Deed dated 24/10/2000, which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 5061/2000. It is to be noted that subject mutation entry relates to survey number 37/2 of village Bavdhan Khurd and appearing in the record of right for survey number 37/1/B/8 of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(z) After perusal of **mutation entry number 3753** dated 08/11/2000, it can be stated that 'Indsearch Society for Advance Studies' represented through its secretary Shri. Ashok



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Joshi acquired ownership from Mahendra Kashinath Rathi for the land property admeasuring 00 Hectare 10 Aar out of survey number 37/2 of village Bavdhan Khurd, vide Sale Deed dated 24/10/2000, which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 5060/2000. It is to be noted that subject mutation entry relates to survey number 37/2 of village Bavdhan Khurd and appearing in the record of right for survey number 37/1/B/8 of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(aa) After perusal of **mutation entry number 3754** dated 08/11/2000, it can be stated that 'Indsearch Society for Advance Studies' represented through its secretary Shri. Ashok Joshi acquired ownership from Mahendra Kashinath Rathi for the land property admeasuring 00 Hectare 10 Aar out of survey number 37/2 of village Bavdhan Khurd, vide Sale Deed dated 24/10/2000, which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 5066/2000. It is to be noted that subject mutation entry relates to survey number 37/2 of village Bavdhan Khurd and appearing in the record of right for survey number 37/1/B/8 of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(ab) After perusal of **mutation entry number 3755** dated 08/11/2000, it can be stated that 'Indsearch Society for Advance Studies' represented through its secretary Shri. Ashok Joshi acquired ownership from Mahendra Kashinath Rathi for the land property admeasuring 00 Hectare 10 Aar out of survey number 37/2 of village Bavdhan Khurd, vide Sale Deed dated 24/10/2000, which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 5065/2000. It is to be noted that subject mutation entry relates to survey number 37/2 of village Bavdhan Khurd and appearing in the record of right for survey number 37/1/B/8 of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(ac) After perusal of **mutation entry number 3756** dated 08/11/2000, it can be stated that 'Indsearch Society for Advance Studies' represented through its secretary Shri. Ashok Joshi acquired ownership from Mahendra Kashinath Rathi for the land property admeasuring 00 Hectare 10 Aar out of survey number 37/2 of village Bavdhan Khurd, vide Sale Deed dated 24/10/2000, which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 5064/2000. It is to be noted that subject mutation entry relates to survey number 37/2 of village Bavdhan Khurd and appearing in the record of right for survey number 37/1/B/8 of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(ad) After perusal of **mutation entry number 3757** dated 08/11/2000, it can be stated that 'Indsearch Society for Advance Studies' represented through its secretary Shri. Ashok Joshi acquired ownership from Mahendra Kashinath Rathi for the land property admeasuring 00 Hectare 10 Aar out of survey number 37/2 of village Bavdhan Khurd, vide Sale Deed dated 24/10/2000, which is registered in the office of the Sub-Registrar Mulshi



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(Paud) at serial number 5063/2000. It is to be noted that subject mutation entry relates to survey number 37/2 of village Bavdhan Khurd and appearing in the record of right for survey number 37/1/B/8 of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(ae) After perusal of **mutation entry number 3887** dated 31/07/2001, it can be stated that wife of late Baban Sahadu Todkar namely Muktabai Baban Todkar passed away on 07/05/2001, leaving behind her legal heirs namely Balasaheb Baban Todkar (son), Yamuna Dattatray Sawant (married daughter), Sushila Baban Vede (married daughter), Ashabai Balasaheb Ghule (married daughter), Kalabai Chandrakant Deokar (married daughter). Late Baban Sahadu Todkar in his lifetime executed his last Will/Testament which is executed and registered on 17/10/1997 and bequeathed his all properties to his son Balasaheb Baban Todkar and daughter in law Ranjana Balasaheb Todkar in equal proportion. The effect of last Will of late Baban Sahadu Todkar is already given vide mutation entry number 3300, hence after certification of this mutation entry on 02/10/2001, it was considered that daughters of late Baban Sahadu Todkar or his widow late Muktabai Baban Todkar was not holding any right in the properties held by late Baban Sahadu Todkar. And therefore their names were removed from all immovable properties from village Bavdhan Khurd, Taluka Mulshi, District Pune, including survey number 37/1B.

(af) After perusal of **mutation entry number 4165** dated 02/06/2003, it can be stated that Balasaheb Baban Todkar passed away on 20/09/2001, leaving behind him his legal heirs namely Shankar Balasaheb Todkar (Son), Prakash Balasaheb Todkar (Son), Manisha Shashikant Bhate (married daughter), Ashwini Ramesh Jadhav (married daughter) and Ranjana Balasaheb Todkar (widow). After certification of this mutation entry on 07/07/2003, names of these legal heirs got mutated in the record of rights for the subject property for the share of late Balasaheb Baban Todkar. It is to be noted that the share of property out of survey number 37/1B owned by late Balasaheb Baban Todkar, and thereafter by his abovenamed legal heirs is not subject matter of the properties owned by our client and hence the details from this mutation entry are not relevant to the title and ownership of Malpani Estates. As this mutation entry appears on the record of rights of subject property, we have given the details.

(ag) After perusal of **mutation entry number 4235** dated 27/12/2003, it can be stated that as per the order passed by Tahsildar Mulshi bearing number Ha.No./Wa.Shi./521/03 dated 17/12/2003, read along with the order passed by Superintendent of Land Records Taluka Mulshi (pau) Pune bearing number Bavdhan Khurd/03/Mulshi/A.Ta.Du.Po.Hi.Mo.R.No.337/02 dated 14/02/2003, read along with the correction in Gat Book Utara Namuna Number 12, the record of Falni-Bara got revised and accordingly effect was given to survey number 37/2/2/1, 37/2/2/2, 37/2/2/3, 37/2/2/4 and 37/2/2/5 of village Bavdhan Khurd, Taluka Mulshi, District Pune, owned and possessed by Mukesh Champaklal Shah, Smita Mukesh Shah, Vinod Raichand Shah, Mukund Ramchandra Bhagwat, the Indsearch Society for Advance Studies represented through its secretary Shri.



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Ashok Joshi and Supriya Vikas Nanal. It is to be noted that subject mutation entry relates to survey numbers 37/2/2/1, 37/2/2/2, 37/2/2/3, 37/2/2/4 and 37/2/2/5 of village Bavdhan Khurd and appearing in the record of right for survey number 37/1/B/8 of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(ah) After perusal of **mutation entry number 4236** dated 31/12/2003, it can be stated that one Mr. S. S. Gokhale, resident of 160, D.N. Road Mumbai, Director of The T. T. D. & F. Private Limited acquired ownership of an area admeasuring 06 Hectare 35 Aar out of total property from survey number 37/1 of village Bavdhan Khurd, Taluka Mulshi, District Pune, from Baban Sahadu Todkar represented through his constituted attorney Kisan Ganpat Bhise, on 16/05/1980 against consideration of Rs. 47,625/-. Upon verifying the certified copy of the Sale Deed along with the written remark passed by the Tahsildar Mulshi bearing number Ha.No./Wa.Shi./2689/03 dated 30/12/2003, the notices were issued to the legal heirs of late Baban Sahadu Todkar on 13/02/2004. It is to be noted that as per the order passed by the Circle Officer Thergaon on 22/11/2004 in dispute case number Ha.No./Takarar/SR/Bavdhan Khurd/43/04 said mutation entry is cancelled on 29/11/2004.

(ai) After perusal of **mutation entry number 4267** dated 04/05/2004, it can be stated that one of the co-owner Jaybasappa Basarappa Tatti passed away on 19/12/2003 leaving behind him legal heirs namely Sumati Jaybasappa Tatti (widow), Dr. Siddhalingeswari Jaybasappa Tatti (son), Shivkumar Jaybasappa Tatti (son), Sumila Halappa (married daughter), and Megha Jayprakash (married daughter). But during his lifetime late Jaybasappa Basarappa Tatti executed his last Will and Testament on 01/09/1998, which is registered at serial number 4045/1998, and under his 'Will' he bequeathed his share admeasuring 01 Hectare 03 Aar from survey number 37/1B of village Bavdhan Khurd, Taluka Mulshi, District Pune, to his friend and well-wisher Shri. Dharmraj Maharudrappa Kheny. Accordingly name of Shri. Dharmraj Maharudrappa Kheny got mutated in the record of rights for the subject property.

(aj) After perusal of **mutation entry number 4326** dated 29/10/2004, it can be stated that based upon the steps taken for computerization and updating of the revenue record of village Bavdhan Khurd, Taluka Mulshi, District Pune, the Superintendent of Land Records passed an order dated 09/10/2003 and accordingly the Tahsildar, Mulshi forwarded a letter bearing No. Ha.No./Wa.Shi./1590/2004 dated 27/10/2004, the Survey Numbers of the entire village got revised, and accordingly upon certification of this mutation entry on 05/11/2004, the Survey Number 37/1B changed to 37/1/B.

(ak) After perusal of **mutation entry number 4630** dated 26/09/2006, it can be stated that married daughter of Balasaheb Baban Todkar and Ranjana Balasaheb Todkar namely Manisha Shashikant Bathe alias Bhate executed a Release Deed in favour of Ranjana Balasaheb Todkar on 11/08/2006, which is registered in the office of the Sub- Registrar Haveli No. 19 Pune at serial number 5683/2006. Based upon this registered Release Deed

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and order passed by the Tahsildar Mulshi on 21/09/2006 bearing number Ha.No./SR/460/06, her share devolved to Ranjana Balasaheb Todkar.

(al) After perusal of **mutation entry number 4714** dated 09/04/2007, it can be stated that a joint owner of survey number 37/1B of village Bavdhan Khurd, Taluka Mulshi, District Pune, namely Ranjana Balasaheb Todkar, with written consent of Shankar Balasaheb Todkar, Prakash Balasaheb Todkar and Manisha Shashikant Bathe (Bhate), executed a Development Agreement in favour of Amey Developers represented through its owner Vijay Malya, for an land admeasuring 01 Hectare 17.5 Aar, on 18/08/2004, which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 4565/2004. Upon certification of this mutation entry on 28/01/2008 name of the abovementioned developer was recorded in the other rights column of the subject survey number 37/1B. it is to be noted that the part of land owned by Ranjana Balasaheb Todkar is not related to the title and ownership of Malpani Estates and hence this mutation entry is not relevant for this report.

(am) After perusal of **mutation entry number 5576** dated 04/03/2013, it can be stated that the joint land owners namely (1) Prakash Ratanchand Bafna, (2) Shivkumar Jaybasappa Tatti, (3) Shivkumar Maharudrappa Kheny, (4) Shiddhalingesh Jaybasappa Tatti, (5) Shrishail Shivputrappa Katti, (6) Appasaheb Shivputrappa Katti represented through his constituted attorney Shrinivas Balwant Kanade, (7) Dharmraj Maharudrappa Kheny represented through his constituted attorney Pravin Vishwanath Hondrao, with written consent of Gulbakshi Realty Private Limited represented through its authorized Director Shrinivas Balwant Kanade, sold transferred and conveyed land admeasuring 04 Hectare 45 Aar out of total land owned by them in survey number 37/1B of village Bavdhan Khurd, Taluka Mulshi, District Pune, in favour of Malpani Estates represented through its Partner Ashish Madhav Malpani, against consideration of Rs. 30,00,00,000/-. Said Sale Deed is registered in the office of the Sub-Registrar Haveli No. 22 Pune at serial number 222/2013. Upon certification of this mutation entry on 08/10/2013, name of Malpani Estates represented through its Partner Ashish Madhav Malpani got mutated in the record of rights of the subject property as owner and occupier.

(an) After perusal of **mutation entry number 5601** dated 27/05/2013, it can be stated that one plaintiff Chandrashekar Shrinivas Kelkar filed a Special Civil Suit number 579/2013 dated 23/04/2013 before the Civil Judge Senior Division Pune against Defendants namely (1) Dharmraj Maharudrappa Kheny, (2) Shivkumar Jaybasappa Tatti, (3) Siddhalingesh Jaybasappa Tatti, (4) Appasaheb Shivputrappa Katti, (5) Shrishail Shivputrappa Katti, (6) Prakash Ratanchand Bafna, (7) Shivkumar Maharudrappa Kheny, (8) Malpani Estate, a registered partnership firm through its partner Ashish Madhav Malpani, (9) Gulbakshi Realty Private Limited represented through Shrinivas Balwant Kanade. After filing the civil suit the plaintiff, Chandrashekar Shrinivas Kelkar registered a notice of lis-pendens on 15/05/2013, which is registered in the office of the Sub-Registrar Haveli No. 22 Pune at serial number 1990/2013. The above named plaintiff submitted an application to mutate

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details of the subject lis-pendens in the record of rights of the subject property. It is to be noted that upon perusing the copy of subject mutation entry, it is seen that there are no remarks for issuance of any notice to the concerned parties and also there is no mention of certifying said mutation entry. Then also the number of this mutation entry is appearing on the 7/12 extract of the subject survey number 37/1/B/8 (bearing old survey number 37/1/B) of village Bavdhan Khurd, Taluka Mulshi, District Pune, and also there is no remark of recording details of abovementioned li-pendens notice in the other rights column of the 7/12 extract of the subject property.

(ao) After perusal of **mutation entry number 5802** dated 19/08/2015, it can be stated that the co-owners of survey number 37/1/B of village Bavdhan Khurd, Taluka Mulshi, District Pune, namely Ashwini Ramesh Jadhav, Prakash Balasaheb Todkar, Ranjana Balasaheb Todkar and Shankar Balasaheb Todkar with written consent of Manisha Shashikant Bathe alias Bhate and M/s. Panchratna Constructions through its Partner Sanjay Ramchandra Kulkarni represented through his constituted attorney Abhijeet Vasant Shende, Rahul Vitthal Jangawali, Shrikant Anant Nagarkar, sold transferred and conveyed cultivable land admeasuring 01 Hectare 17.50 Aar out of total land admeasuring 02 Hectare 35 Aar, in favour of M/s. Siddharth Properties represented through its authorized Partner Abhijeet Vasant Shende. After certification of this mutation entry by the Circle Officer Thergaon on 09/03/2016, name of M/s. Siddharth Properties represented through its authorized Partner Abhijeet Vasant Shende got mutated in the record of rights of survey number 37/1/B. It is to be noted that subject mutation entry relates to the property owned by Ashwini Ramesh Jadhav, Prakash Balasaheb Todkar, Ranjana Balasaheb Todkar and Shankar Balasaheb Todkar out of subject survey number 37/1/B of village Bavdhan Khurd and appearing in the record of right of village Bavdhan Khurd, which is irrelevant to the ownership of Malpani Estates, hence need not be considered.

(ap) After perusal of **mutation entry number 5903**, it can be stated that upon implementation of E-Ferfar Edit Module by the Revenue Department for matching and correcting the handwritten and computerized revenue records, directions were issued for corrections under the Government circular bearing number Ra.Bhu.A./Pra.Kra.180/L-1 dated 07/05/2016, the directions were issued by the Tahsildar Mulshi, District Pune, on 26/11/2016 and accordingly after certification of subject mutation entry on 27/11/2016, corrections are carried out in the record of rights. At serial number 73 of the said mutation entry a correction for the mutation entry number 4714 is carried out which relates to development rights acquired by one Mr. Vijay Malyya and there are no corrections or any modifications for the property records of Malpani Estates.

(aq) After perusal of **mutation entry number 5938**, it can be stated that upon implementation of E-Ferfar Edit Module by the Revenue Department for matching and correcting the handwritten and computerized revenue records, directions were issued for corrections under the Government circular bearing number Ra.Bhu.A./Pra.Kra.180/L-1 dated 07/05/2016, the directions were issued by the Tahsildar Mulshi, District Pune, on



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26/11/2016 and accordingly after certification of subject mutation entry on 27/11/2016, corrections are carried out in the record of rights. After taking the entire contents of this mutation entry it can be stated that, there are no corrections or any modifications carried out for the property records of Malpani Estates.

(ar) After perusal of **mutation entry number 6570** dated 07/06/2022, it can be stated that for closure of the old Sat Bara (7/12) for survey number 37/1/B and to open new Sat-Bara (7/12) for various sub-divisions as per the order given by Competent Authority vide Order number Kra./Ka.Ja.P./Bavdhan Khu. 12/2020/2022 dated 30/06/2020, the new separate Sat-Baras (7/12) were opened and accordingly upon certification of this mutation entry on 15/06/2022, a separate Sat-Bara (7/12) bearing number 37/1/B/8 is opened for total land admeasuring 10 Hectares 44.50 Aar. In this new 7/12 extract (1) Shrishail Mahaputrappa Katti (8-A Khata number 11) shown to be owner of 00 Hectare 53.55 Aar land, (2) Appasaheb Shivputrappa Katti (8-A Khata number 73) shown to be owner of 00 Hectare 53.55 Aar land, (3) Dharmraj Maharudrappa Khney (8-A Khata number 449) shown to be owner of 01 Hectare 07.10 Aar land, (4) Prakash Ratanchand Bafna (8-A Khata number 544) shown to be owner of 00 Hectare 53.55 Aar land, (5) Ranjana Balasaheb Todkar, Shankar Balasaheb Todkar, Prakash Balasaheb Todkar, Ashwini Ramesh Jadhav (8-A Khata number 906) shown to be joint owners of 01 Hectare 17.50 Aar land, (6) Shivkumar Jaybasappa Tatti (8-A Khata number 1109) shown to be owner of 01 Hectare 07.10 Aar land, (7) Shivkumar Maharudrappa Kheny (8-A Khata number 110) shown to be owner of 00 Hectare 53.55 Aar land, (8) Siddhalingesh Jaybasappa Tatti (8-A Khata number 1181) shown to be owner of 00 Hectare 53.60 Aar land, (9) Malpani Estates through Ashish Madhav Malpani (8-A Khata number 10143) shown to be owner of 04 Hectare 45 Aar land.

DETAILS ABOUT THE REGISTERED DEEDS AND DOCUMENTS FOR THE SUBJECT PROPERTY

(1) The Agricultural Land Tribunal passed orders in Proceedings No. 13 conducted under Section 32 G of the Tenancy Act, declaring that Shri Baban Sahadu Todkar was a deemed purchaser of part of land out of land bearing Survey No. 37 and was ordered to pay the purchase price for the said part in twelve equal yearly installments commencing from 01-03-1961 upto 01-03-1972. Accordingly, as per mutation entry No. 712 dated 16/09/1963, his name was mutated in the ownership column on Village Form No. VII of the land bearing Survey No. 37 as a tenant purchaser for 13 Ana 8 Pai share and charge of the purchase price payable to Shri Govind Ganesh Gokhale as landlord was kept in the other rights column. Subsequently, on payment of the entire purchase price, the name of Shri Gokhale was deleted from the other rights column as per Mutation entry no. 1923 dated 13-02-1991.

(2) It appears that Shri. Baban Sahadu Todkar was not declared as a tenant purchaser in respect of an area of 6 Acres corresponding to 2 Ana 4 Pai share out of land bearing Survey No. 37. An enquiry was conducted as per orders of Agricultural Lands Tribunal, and

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as per the said enquiry the name of Shri. Todkar appearing as a tenant was deleted from the records to the extent of the said 6 Acres and possession of the same was handed over to the landlord. The said orders were given effect to in the records under Mutation entry no. 748 dated 23-06-1965.

(3) On handing over possession of Six Acres out of Survey No. 37 to the landlord for the reasons recorded under Mutation entry no. 748, Survey no. 37 was bifurcated to form Survey No. 37/1 admeasuring 35 Acres 15 Guntha being the land purchased by tenant Shri Baban Sahadu Todkar, and Survey No. 37/2 admeasuring 6 Acres being the land not purchased by the tenant and handed over to the landlord. For this report we are only concerned for the ownership flow of land bearing Survey no. 37/1.

(4) On perusal of Mutation entry no. 2049 dated 01-01-1992, it is seen that on 22-07-1991 inter alia an area of 11 Hectares 62 Ares out of land bearing Survey No. 37/1 was purchased by Shri Rajesh Shriram Kasat, Mrs. Shobha Jaiprakash Kasat, Mrs. Vijaya Mukund Kasat and Mrs. Rita Shrikant Kasat from Shri Baban Sahadu Todkar for self and as Power of attorney holder of Muktabai Baban (Todkar), Shri Balasaheb Baban Todkar as Karta of his Hindu Undivided Family and Mrs. Ranjana Balasaheb Todkar. It is mentioned in the said mutation that Mrs. Yamunabai Dattatraya Sawant, Sushilabai Baban Vede, Mrs. Ashabai Balu Ghule, Mrs. Kalavati Baban Todkar, Mr. Baban Sahadu Todkar as guardian of Master Shankar and Master Prakash, and Mrs. Ranjana Balasaheb Todkar as guardian of Miss Varsha and Miss Manisha Balasaheb Todkar have joined as Consenting Party No.1 to the transaction. M/s. Laxmi Finance Corporation, a partnership firm through its partner Mr. Rajesh Shriram Kasat has joined as Consenting Party No.2 to the transaction. Consequently, the land purchased by Kasats was renumbered as land bearing Survey No. 37/18 and the area of land admeasuring 02 Hectares 73 Ares retained by the Todkar family was renumbered as Survey No. 37/1A. We have been furnished a copy of the Sale Deed referred to in the said mutation. The contents of the said Sale Deed state the relations inter se between the persons who have executed the said document either as Vendors or as Consenting Parties. It appears that Vendor No. 2 therein is the wife of Vendor No. 1 and Vendor No. 3 and 4 are the son and daughter-in-law respectively of Vendors No. 1 and 2. It is also seen that the Consenting Parties Nos. 1(a) to 1(d) are the married daughters of Vendors No. 1 and 2 and the rest of the Consenting Party No. 1 are minors in the family. From the perusal of the said sale deed, it is seen that the same is executed only by Shri Baban Sahadu Todkar, though the names of other persons stated above are mentioned in the caption of the Sale Deed. It is mentioned in the sale deed that Shri Baban Sahadu Todkar has executed the same for self and in his capacity of Power of attorney holder of Muktabai Baban Todkar, Shri Balasaheb Baban Todkar, Mrs. Ranjana Balasaheb Todkar and Mrs. Yamunabai Dattatraya Sawant. We have not been furnished a copy of the said Power of Attorney.

(5) Prior to the execution of the aforesaid conveyance, the Sub-Divisional Officer, Haveli Sub-Division, granted a permission No. 43-SR-66-91 dated 10/06/1991. under

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Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948, inter alia for sale by Shri. Baban Sahadu Todkar of an area equivalent to 11 Hectares 62 Ares in favour of the purchasers referred to in the earlier paragraph.

(6) It appears that certain errors had crept in the said Deed of Conveyance dated 22/07/1991 referred to earlier. A Deed of Correction dated 07/10/1994 was executed between the parties to the said Deed of Conveyance recording and setting out the errors and the corrected portions of the said Sale Deed. We have been furnished a copy of the said Deed of Correction dated 07/10/1994. From the perusal of the same, it appears that Consenting Party No. 1(d) was married and her name was stated as Sou. Kalavati Chandrakant Devkar instead of Mrs. Kalavati Baban Todkar, erroneously stated in the Deed of Conveyance. The other corrections made under the said document include a correct description of the land out of Survey No. 37/1 sold under the original conveyance. The said Deed of Correction also contained as an Annexure, a map of Survey No. 37 showing the respective locations of the land sold and other lands. Under the said Deed of Correction, a paragraph No. 9A has been added to the original document stating that a 9 meters wide road has been provided by the Vendors to the purchaser for ingress and regress to the land sold under the said conveyance. It appears that the provision for the said road became necessary in view of the three Sale Deeds which were executed by the Purchasers in favour of Vendors immediately after execution and registration of the said Deed of Correction. The said three Sale Deeds area adverted to by us in the subsequent paragraph. The other errors and the rectifications thereof are not relevant for the purposes of this report.

(7) Under three separate sale deeds executed immediately after the Deed of Correction and referred to in the earlier paragraph, Mr. Baban Sahadu Todkar purchased an aggregate area of 02 Hectares 35 Ares out of land bearing Survey No. 37/18 back from Shri Rajesh Shriram Kasat, Mrs. Shobha Jaiprakash Kasat, Mrs. Vijaya Mukund Kasat and Mrs. Rita Shrikant Kasat. Accordingly, Mutation entries bearing nos. 2340, 2341 and 2346 all dated 26-10-1994 were made in the revenue records to reflect the said transactions.

(8) Out of the said three sale deeds copies of the two sale deeds registered at Sr. Nos. 1429 and 2594 have been furnished to us. On perusal of the same, it is seen that the lands which are the subject matter of the said conveyance selling the land back in favour of Vendors are located on the northern side of Survey No. 37/1. The said sale deeds also have a map annexed to the said Sale Deeds. The said map shows that the total land admeasuring 2 Hectares 35 Aar conveyed under the said three sale deeds is located on the northern side of the said Survey Number. The said three lands are situated on the Western side and to the Northern side of the said Survey Number and Survey No. 37/2 retained by the Landowner Mr. Gokhale is shown to be located on the Eastern corner of the Northern side.

(9) By and under nine separate Sale Deeds all dated 09-10-1995, nine portions each admeasuring 01 Hectare 03 Ares aggregating to 09 Hectares 27 Ares out of land bearing Survey No. 37/1/B retained by them were sold by Shri Rajesh Shriram Kasat, Mrs. Shobha

J. J. J.


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Jaiprakash Kasat, Mrs. Vijaya Mukund Kasat and Mrs. Rita Shrikant Kasat in favour of the Landowners whose names were mutated on records as per Mutation Entry Nos. 2634 to 2642 all dated 14-08- 1996. The Survey number of the subject property mentioned in the sale deeds is mentioned to be 37/1/B and not 37/1B. Copy / copies of Deed/s of correction, if any, made to rectify the said error has/have not been furnished to us. The respective Landowners under the aforesaid Sale Deeds and the respective areas purchased by them are as mentioned in the table hereinbelow:

No.	Mutation entry No.	Name of the purchaser	Area (Hectares- Ares)
1	2634	Mr. Prakash Ratanchand Bafana	01-03.00
2	2635	Mr. Dharmaraj Maharudrappa Kheny	01-03.00
3	2636	Mr. Siddhalingeshe Jaybasappa Tatti	01-03.00
4	2637	Mr. Shivkumar Jaybasappa Tatti	01-03.00
5	2638	Mr. Shrishail Shivputrappa Katti	01-03.00
6	2639	Mr. Shivkumar Maharudrappa Kheny	01-03.00
7	2640	Mr. Appasaheb Shivputrappa Katti	01-03.00
8	2641	Mr. Jaybasappa Basheteppa Tatti	01-03.00
9	2642	Mr. Shivkumar Jaybasappa Tatti	01-03.00

(10) By and under diverse Agreements for Development dated 10-03-1998, Shri Jaybasappa Basheteppa Tatti and the landowners entrusted in your favour the development rights in respect of an area of 09 Hectares 24 Ares out of land bearing Survey No. 37/1B, Village Bavdhan, Taluka Mulshi, District Pune. We have been furnished photocopies of the Powers of attorney executed by Shri Jaybasappa Basheteppa Tatti and Landowners other than Mr. Dharmaraj Maharudrappa Kheny, appointing Shri Dharmaraj Maharudrappa Kheny, Shri Suresh Shankarrao Hattarki and Shri Shrinivas Balwant Kanade as their attorney to act jointly or severally and inter alia empowered them to mortgage and/or sell the respective areas out of Survey No. 37/1B, Village Bavdhan, Taluka Mulshi, District Pune. As stated hereinbelow Shri. Jaybasappa Basheteppa Tatti has expired and on his death his undivided interest to the extent of 01 Hectare 03 Ares out of the Land has devolved upon Mr. Dharmaraj Maharudrappa Kheny. We have not been furnished copy of any Power of attorney executed by Mr. Dharmaraj Maharudrappa Kheny in your favour or in favour of your nominee, either for share purchased by him or for the share that devolved upon him.

(11) On perusal of Mutation entry no. 4267 dated 04-05-2004, it is seen that Shri Jaybasappa Basheteppa Tatti expired on 19-12-2003 and as per his Last Will dated 01-09-1998 registered at Sr. No. 4045 of 1998, he bequeathed his share admeasuring 01 Hectare 03 Ares in the land bearing Survey No. 37/18 in favour of Shri Dharmaraj Maharudrappa Kheny and the devolution of title under the said Will was mutated in records. Accordingly, name of Shri Jaybasappa Basheteppa Tatti was deleted and area held by Shri Dharmaraj Maharudrappa Kheny was increased to 02 Hectares 06 Ares.

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(12) We have been furnished a copy of Mutation Entry No. 3871 dated 13-07-2001. The said mutation refers to a Sale Deed dated 16-10-1980 executed by Shri Baban Sahadu Todkar in favour of Shri S. S. Gokhale for sale of 06 Hectares 35 Ares out of land bearing Survey No. 37/1. We have also been furnished a photocopy of the Sale Deed referred to in the said mutation. It appears that the document is executed by Shri Kisan Ganpat Bhise as power of attorney holder of Shri Baban Sahadu Todkar and is registered at Sr. No. BOM/R/2241/1980 with the Sub-Registrar at Mumbai. It is seen that in the certification column of the said mutation, a remark is made that a report has been submitted to the (authorities at) Taluka. The copy of the said mutation submitted to us is dated 02-03-2002 and states that the said mutation is pending certification. No details are available about the contents of the Report or reasons for non-certification. It is seen that another Mutation entry no. 4236 dated 31-12-2003 was made for the same transaction referred to in Mutation entry no. 3871. In the said mutation, the name of the purchaser is mentioned to be S. S. Gokhale, Director of T. T. D. and F. Private Limited. It is mentioned therein that as per Order dated 22-11-2004 passed in Complaint Case No. SR/Bavdhan Khurd/43 of 2004 the said mutation is cancelled.

(13) From the above, it appears that an area of 06 Hectares 35 Aar out of land bearing Survey No. 37/1 has been sold by the owner through his Power of attorney holder in favour of Mr. S. S. Gokhale. We have not been furnished any documents about the steps, if any, have been taken by Mr. S. S. Gokhale to enforce his possession said to be given at the time of Agreement for sale executed in his favour.

(14) The Sale Deed in favour of Mr. Gokhale does not refer to any permission under Section 43 of the Tenancy Act having been obtained prior to the execution thereof. On the other hand, the sale in favour of members of Kasat family is executed after obtaining the said permission. The sale deed in favour of Mr. S. S. Gokhale was executed in the year 1980 and on the basis of a complaint lodged by the owners, the mutation for the same in the revenue records was rejected. On perusal of the said Sale Deed dated 16/10/1980, it is seen that the same refers to the possession of the land being handed over prior thereto and under an agreement for sale. Todkar family has thereafter sold the said land in 1991 and apparently the purchasers i.e. members of Kasat family were in possession of the land till they sold part thereof in favour of the Landowners. As earlier discussed, the plans attached to the documents and the description and the boundaries contained in the various documents show that the area of 6 Hectares 35 Ares said to be purchased by Mr. S. S. Gokhale from Shri. Baban Todkar is located on the northern side of Survey No. 37/1; the land admeasuring 2 Hectares 35 Aar which is sold back by Todkar family to Mr. Baban Todkar is also located on the northern side of Survey No. 37/1. Considering the same it appears to us that the area of 2 Hectares 35 Aar sold back to Mr. Baban Todkar is out of the area of 6 Hectares 35 Aar which is the subject of the Conveyance in favour of Mr. S. S. Gokhale. Based on the same, balance area of 4 Hectares out of the area of 6 Hectares 35 Aar purchased by Mr. S. S. Gokhale and also subsequently purchased by Kasat Family will




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be hit by Sale Deed in favour of Mr. S. S. Gokhale. These observations are made on the basis of the boundaries and the maps as referred above and need an independent corroboration from the Revenue Authorities.

(15) It is to be noted that, to resolve the issue of the Sale Deeds executed in favor of the Authorized Directors of the T.T. D. & F. Pvt. Limited, and thereafter their assigns, the land owners namely, (1) Prakash Ratanchand Bafna, (2) Shivkumar Jaybasappa Tatti, (3) Shivkumar Maharudrappa Kheny, (4) Shiddhalingesh Jaybasappa Tatti, (5) Shrishail Shivputrappa Katti, (6) Appasaheb Shivputrappa Katti and, (7) Dharmraj Maharudrappa Kheny, got executed a Deed of Consent from Kusum Surendramihan Kohali, Manish Surendra Anand and Ms. Suvarna Surendra Anand (as Legatee under last WILL of Late Hansraj G. Anand), which is registered on 04/12/2012 in the office of Sub-Registrar Haveli No. 18, Pune at Serial no. 10631/2012. The parties paid full stamp applicable on the consideration, which itself shows that the persons namely, Kusum Surendramohan Kohali, Manish Surendra Anand and Ms. Suvarna Surendra Anand (as Legatee under last WILL of Late Hansraj G. Anand), admitted the ownership of the real owners namely, (1) Prakash Ratanchand Bafna, (2) Shivkumar Jaybasappa Tatti, (3) Shivkumar Maharudrappa Kheny, (4) Shiddhalingesh Jaybasappa Tatti, (5) Shrishail Shivputrappa Katti, (6) Appasaheb Shivputrappa Katti and, (7) Dharmraj Maharudrappa Kheny, and thus all transactions entered by Kusum Surendramohan Kohali, Manish Surendra Anand and Late Hansraj G. Anand came to an end and the ownership of the (1) Prakash Ratanchand Bafna, (2) Shivkumar Jaybasappa Tatti, (3) Shivkumar Maharudrappa Kheny, (4) Shiddhalingesh Jaybasappa Tatti, (5) Shrishail Shivputrappa Katti, (6) Appasaheb Shivputrappa Katti and, (7) Dharmraj Maharudrappa Kheny, became defect free.

(16) The joint land owners namely (1) Prakash Ratanchand Bafna, (2) Shivkumar Jaybasappa Tatti, (3) Shivkumar Maharudrappa Kheny, (4) Shiddhalingesh Jaybasappa Tatti, (5) Shrishail Shivputrappa Katti, (6) Appasaheb Shivputrappa Katti, (7) Dharmraj Maharudrappa Kheny represented through his constituted attorney Pravin Vishwanath Hondrao, with written consent of Gulbakshi Realty Private Limited represented through its authorized Director Shriniwas Balwant Kanade, sold transferred and conveyed land admeasuring 04 Hectare 45 Aar out of total land owned by them in survey number 37/1B of village Bavdhan Khurd, Taluka Mulshi, District Pune, in favour of Malpani Estates represented through its Partner Ashish Madhav Malpani, against consideration of Rs. 30,00,00,000/-. Said Sale Deed is registered in the office of the Sub-Registrar Haveli No. 22 Pune at serial number 222/2013. Upon certification of this mutation entry on 08/10/2013, name of Malpani Estates represented through its Partner Ashish Madhav Malpani got mutated in the record of rights of the subject property as owner and occupier.

(17) The landowner namely Malpani Estates represented through its Partner Ashish Madhav Malpani, sold transferred and conveyed land admeasuring 01 Hectare 60 Aar out of total land owned by them in survey number 37/1/B/8 of village Bavdhan Khurd, Taluka Mulshi, District Pune, in favour of 'CONTIGO REALTY LLP', a Limited Liability Partnership



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(LLP) incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having its LLP Identification Number ABZ-2498 and having its registered office at BRAMHACORP HOUSE, S. NO. 12A, PLOT NO. 99, NEXT TO SHERATON GRAND, RBM ROAD, SANGAMWADI, PUNE CITY, PUNE MAHARASHTRA, INDIA, 411001, represented through its authorized Partner Mr. Ajay Ramkumar Agrawal, against consideration of Rs. 53,93,26,000/-. Said Sale Deed is registered in the office of the Sub-Registrar Haveli No. 11 Pune at serial number 7989/2024. Upon certification of mutation entry no. 6789 on 09/08/2024, name of '**CONTIGO REALTY LLP**', represented through its authorized Partner Mr. Ajay Ramkumar Agrawal got mutated in the record of rights of the subject property as owner and occupier.

(18) The landowner namely Malpani Estates represented through its Partner Ashish Madhav Malpani, sold transferred and conveyed land admeasuring 02 Hectare 85 Aar out of total land owned by them in survey number 37/1/B/8 of village Bavdhan Khurd, Taluka Mulshi, District Pune, in favour of '**CONTIGO REALTY LLP**', a Limited Liability Partnership (LLP) incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having its LLP Identification Number ABZ-2498 and having its registered office at BRAMHACORP HOUSE, S. NO. 12A, PLOT NO. 99, NEXT TO SHERATON GRAND, RBM ROAD, SANGAMWADI, PUNE CITY, PUNE MAHARASHTRA, INDIA, 411001, represented through its authorized Partner Mr. Ajay Ramkumar Agrawal, against consideration of Rs. 96,06,74,000/-. Said Sale Deed is registered in the office of the Sub-Registrar Haveli No. 23 Pune at serial number 13639/2024. Upon certification of mutation entry no. 6809 on 23/09/2024, name of '**CONTIGO REALTY LLP**', represented through its authorized Partner Mr. Ajay Ramkumar Agrawal got mutated in the record of rights of the subject property as owner and occupier.

The Urban Land (Ceiling and Regulation) Act, 1976 ("Ceiling Act") and Urban Land (Ceiling and Regulation) Repeal Act, 1999 (the "Repeal Act"):

(1) On perusal of Order dated 16-10-1999 passed under Section 8(1) of the Ceiling Act by the Deputy Collector and Competent Authority No. II, Pune Urban Agglomeration, Pune in Case No. 1701-80, it is held that that the provisions of the Act are not applicable inter alia to the said area of 10,300 sq. mtrs. out of land bearing Survey No. 37/1B of Village Bawdhan Budruk, Pune held by Shri D. M. Kheny and others. No record has been furnished to ascertain the other persons referred to in the Order. Hence we have no comments to offer on the same. You have informed us that no orders subsequent to the said Order dated 16-10-1999 have been passed and/or no proceedings have been initiated by the Competent Authority in respect of the Land and that you are in continuous and undisturbed possession of the Land.

(2) As regards Mr. Shivkumar Maharudrappa Kheny, Mr. Shivkumar Jaybasappa Tatti, Mr. Shrishail Shivputrappa Katti, Mr. Appasaheb Shivputrappa Katti, Dr. Siddhalingesh Jaybasappa Tatti and Late Shri Jaybasappa Basheteppa Tatti, you have furnished a copy of



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Order dated 16-09-1997 passed under Section 8(1) of the Ceiling Act by the Deputy Collector and Competent Authority No. III, Pune Urban Agglomeration, Pune in Case No. 2073-K, inter alia in respect of an area of 72,100 sq. mtrs. out of land bearing Survey No. 37/1B of Village Bawdhan Budruk, Pune. It is seen that the Competent Authority has held that the said holders do not hold any surplus vacant land.

(3) On 29-11-2007, both Houses of Legislature of Maharashtra adopted the Urban Land (Ceiling & Regulation) Repeal Act, 1999 (the "Repeal Act"). The savings under the said Repeal Act are provided in Section 3 thereof.

COMMENTS ON THE SPECIAL CIVIL SUIT NUMBER 579/2013 PENDING BEFORE HON'BLE CIVIL JUDGE SENIOR DIVISION, PUNE AT PUNE :

After going through the entire record and details of the said case, we found that, there is no any adverse order or stay order or status-quo order ever passed by the Hon'ble Court, which may hamper the ownership of present owner. It is pertinent to note that, the cause of action for said suit is the MOUs executed between erstwhile owners namely, (1) Prakash Ratanchand Bafna, (2) Shivkumar Jaybasappa Tatti, (3) Shivkumar Maharudrappa Kheny, (4) Shiddhalingesh Jaybasappa Tatti, (5) Shrishail Shivputrappa Katti, (6) Appasaheb Shivputrappa Katti, (7) Dharmraj Maharudrappa Kheny and their the then appointed Architect Chandrashekh S. Kelkar. Under those MOUs, the erstwhile owners agreed to transfer ownership of 2 Acres of land to Mr. Kelkar, subject to compliances of various assurances, by Mr. Kelkar. Upon failure of Mr. Kelkar to complete his part, erstwhile owners terminated those MOUs and which given cause for said civil suit. In our opinion, the said MOUs are between erstwhile owners and Mr. Kelkar, and which cannot bind M/s. Malpani Estates or any other person. Erstwhile owners still own big piece of land from Survey No. 38/1/B/8 (Old Survey No. 38/1B) and hence, this case will not hamper any rights, title and entitlements of M/s. Malpani Estates or present owners.

LARGER LAYOUT POTENTIAL AND STAGE WISE DEVELOPMENT COMPLETED BY THE BRAMHACORP LIMITED, AS WELL AS DETAILS OF THE ONGOING DEVELOPMENT BY CONTIGO REALTY LLP :

LAYOUT POTENTIAL OF SAID LARGER LAND AND PHASE WISE DEVELOPMENT BY PROMOTERS:

By virtue of the aforesaid Sale Deeds and related deeds and documents, the Promoters alone have the sole and exclusive right to construct and develop the separate RERA Project/s Building/s within the sanctioned layout of said larger land after taking appropriate sanctions, revised sanctions, permissions and revised permissions from the Competent Development Authority and other Statutory Authorities and thus the Promoters are entitled to develop said **larger land**. As per their planned development of said **larger land** in various stages and Phases, the Promoters undertook the Development

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of the subject entire layout of **larger land** in different Phases and various Separate Projects under such Phases.

As a First Phase the Promoters launched a Real Estate Project identified as '**SUN VALLEY by BRAMHACORP – PHASE I**'. There will be other multiple Phases to complete the entire project '**SUN VALLEY by BRAMHACORP**', which will be launched in future after getting further sanctions and approvals.

As a Second Phase from the larger layout, the Promoters launched a separate project identified as '**HILL VEIW**', to be separately developed within the layout being part of MHADA/EWS Development.

GRANT OF NON AGRICULTURAL USE PERMISSION :

The Hon'ble Tahsildar Mulshi (Paud), vide order dated 06/11/2017 bearing No. NA/S.R./53/2016, Tahsil Office Mulshi (Paud) permitted non-agricultural use of the said larger land for residential purposes under section 42 A (1) of the Maharashtra Lands Revenue Code, 1966. The copy of the same is attached hereinwith and marked as '**ANNEXURE H**'.

DEVELOPMENT PLAN MARKED RESERVATIONS IN THE LARGER LAYOUT :

The Promoters have disclosed to the Allottee/s that, the land area admeasuring 3799.56 Square Meters out of the larger land from Survey No. 37/1/B/8 of village Bavdhan-Khurd, Taluka Mulshi, District Pune is reserved for **HS 4 RESERVATION** (High School Reservation) by the Competent Development Authority. The promoters are fully entitled to the entire Benefits arising therefrom after handing over the portion reserved to Pune Municipal Corporation. The Promoters are fully entitled to use and Utilize Monitory benefits / FSI Potential / TDR arising from the said Reservation. It is also informed by the Promoters that the **AMENITY SPACE** from the larger layout admeasure 2495.45 Square Meters, and after handing over possession and ownership of the said area to the Pune Municipal Corporation, the promoters are fully entitled to receive entire Benefits arising therefrom, from the Pune Municipal Corporation (PMC) and which right shall always remain with the Promoters. It is well informed by the Promoters that, as above-mentioned pieces of land from larger layout are reserved for the Public Purposes and partly handed over and partly to be handed over to PMC. The title and ownership of said lands shall vest with PMC and same shall never be part of Final Conveyance in favor of any Society / Apartment / Company or APEX Body / Federal Society. The benefits of FSI / TDR arising out of handing over of Reservation/s and Amenity Space to Competent Authority, will be used, utilized and consumed by the Promoters in development of various Phases in the Layout or the TDR in form of DRC will be transferred to any third person, as may think fit by the Promoters.



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THE COMMON AMENITIES AND FACILITIES FOR THE 'SUN VALLEY BY BRAMHACORP':

The Promoters have proposed development of the larger layout in various Phases and separate RERA Projects, to be developed after getting permissions, sanctions, revised permissions, and revised sanctions from the Competent and Applicable Authorities. The Description of Common Facilities and Amenities to be provided in the building and/or in the common areas for, SUN VALLEY by BRAMHACORP Phase 1" is annexed with respective Apartment Agreement and Marked as 'ANNEXURE 'O''. The amenities and facilities for '**SUN VALLEY by BRAMHACORP**', and the facilities for '**HILL VIEW**' shall be separate and independent. The Common Area and Facilities for '**SUN VALLEY by BRAMHACORP**' are **NOT** available for the Allottees from '**HILL VIEW**' and vice versa. The separate and independent facilities and amenities will be provided for the '**HILL VIEW**' project and will be available only for the Allottees from the '**HILL VIEW**' project. The Allottees from the '**HILL VIEW**' project is/are not permitted/allowed to use any of the amenities and facilities provided for '**SUN VALLEY by BRAMHACORP**'. The part portion of larger land layout showing development of CLUB HOUSE Area and other Amenities and Facilities for '**SUN VALLEY by BRAMHACORP**' is marked in the 'ANNEXURE – N', attached to every Agreement.

DEVELOPMENT OF 'SUN VALLEY by BRAMHACORP' :

The Promoters proposed a Project identified as '**SUN VALLEY by BRAMHACORP**' over the property described in the 'Property Schedule – I' herein below, and as a First RERA Phase, commenced development of the '**SUN VALLEY by BRAMHACORP PHASE 1**' over identified portion of land described in the 'Property Schedule – II' herein below, out of the larger layout, comprises of separate projects /sub-phase as permissible in different Vertical and Horizontal Floors consisting of :

- (A) The entire proposed Project under FIRST PHASE will be having multiple High-Rise annexed / attached Buildings, identified as **Tower 1, Tower 2 and Tower 3+4**, together and collectively named and styled as '**SUN VALLEY by BRAMHACORP, PHASE 1**', having common Basements and Podium for all Buildings, and each building having Multiple Floors not exceeding 28 habitable Floors or up to the maximum height of the project building permissible by the Competent Authority and other Statutory Authorities from time to time in each Phase. Each separate Building/wing or part of such any building/wing could be/comprise of an independent sub-phase of the First Phase at the discretion of the Promoters and be developed as a single or separate project, having mixed or residential or commercial use as the Promoters may opt.
- (B) The **FSI Consumption/Utilization of the FIRST PHASE and the area of land underneath FIRST PHASE** is described in the '**PROPERTY SCHEDULE – II**' written herein above in this Report.
- (C) All parking floors, including Podium and multilevel basements for FIRST PHASE are connected / annexed.



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- (D) All various projects/ sub-phase to be developed under FIRST Phase shall get phase-wise parking zones allocated within common undivided levels of parking from FIRST PHASE.
- (E) It is well informed by the Promoter that the process of final marking and numbering for Parking Area of proposed project/s under FIRST Phase will be done upon completion of entire development of parking levels FIRST Phase. Upto such time only provisional allocation /numbering will be rendered.
- (F) The approach / entry / exit from Podium and Basements, for Parking and various other Services, including Fire Tender Purposes shall be common for all projects within First Phase, and future phases of Sun valley by Bramhacorp and shall be controlled by the Managers / Agents / Agency appointed by the Promoters and as per various terms written in respective Apartment Agreement.
- (G) The Promoters commenced the development of an independent **PROJECT** under FIRST PHASE, identified as '**SUN VALLEY by BRAMHACORP - PHASE 1**' and hereinafter in this Report referred as, the **said project**, which comprises of sanctioned and proposed 28 habitable floors of the Building from normal ground level. The **said project** comprises of following:

The said project will be developed by Promoters by using an aggregate FSI admeasuring approximately 71,986.88 Square Meters out of the total FSI Potential of the larger layout and will be used to develop said project and as mentioned in the '**PROPERTY SCHEDULE-III**' written in this Report.

- (H) The '**said project**' will be standing on the Plinth areas for said project within the FIRST PHASE, to be situated over the part land described in '**PROPERTY SCHEDULE-III**' written below. The proportionate land below the Plinth of the said project is to be considered as entire Project land for '**said project**' and which is as follows:

The Project land for the said project Building totally admeasures 3,700 Square Meters. The same details of land area are well disclosed and shown in the respective project registration with MAHARERA Authority.

- (I) The Allottees of the **said project** will get allotted parking areas from specified levels of parking zones from FIRST PHASE. However, final possession-handover of such allotted parking areas is scheduled separately in context to the completion of development for all parking level floors as stated herein above and as mentioned in the Agreement. Till Allottees get possession of earmarked parking area mentioned in the respective '**PROPERTY SCHEDULE – IV**' under registered Agreements, they will be facilitated with Temporary Parking Areas within the completed Basements of FIRST Phase.
- (J) It is well informed by the Promoters that the Promoters have got commencement certificate to construct the subject project building up to sanctioned Floors and they



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shall obtain revised sanction for balanced upper floors in due course of development. The Promoters have proposed development of the said project, not exceeding 28th habitable Floors from normal ground level, subject to sanction and approvals from the Competent Development Authority, from time to time, for constructing Upper Floors. The Promoters shall be revising the RERA registration for the said project and thus completing the subject development of the said project Buildings in Phase-wise manner.

- (K) The Promoters have disclosed that there will be multiple sub/separate/attached/annexed Projects to complete the entire proposed FIRST PHASE and those proposed projects from the FIRST PHASE or NEXT PHASE/S are not made subject matter under this Report.
- (L) It is well informed and disclosed by the Promoters to all Allottees that, the recreational facility of Club House, its connected Common Areas, Amenities and Facilities etc. for RESIDENTIAL BUILDINGS of FIRST PHASE shall be provided and developed in a phase wise manner and will be completed till the development of the last Project Building within '**SUN VALLEY by BRAMHACORP**'. The same recreational facilities and connected Common Areas, Amenities etc. shall NOT BE AVAILABLE for the Commercial Wing (if any) from the said project and the Apartments / Units from the Commercial Wing (if any) from the said project will be sold with this condition only.
- (M) The entire terms governing the '**said project**' are enumerated in this Agreement herein below.

It is clarified and reiterated by the Promoters that the entire proposed Project '**SUN VALLEY by BRAMHACORP**', is not offered for sale under this Report or under any advertisement and promotional correspondences. The promoters only offered for sale said project, '**SUN VALLEY by BRAMHACORP, PHASE 1**' comprising of Tower 1, Tower 2 and Tower 3+4, which is registered as separate project on record of Maharashtra Real Estate Regulatory Authority (MAHARERA) and this Agreement shall remain restricted and limited for '**said project**' as enumerated in this entire Report.

5) After perusing the entire title documents, and relevant revenue papers and taking a diligent search for pendency of any Court Cases or disputes or claims against said property or said project, we state that, the details of the litigation pending against said property are disclosed and which is no where affecting title and occupancy rights of the present owners/Promoters.

CONCLUSION :

After narrating the facts and details as aforesaid, we state that from the documents perused, we certify that '**CONTIGO REALTY LLP**', a Limited Liability Partnership (LLP) incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having its LLP Identification Number ABZ-2498 and having its registered office at

J. J. J.


Mukesh B. Zende

Advocate, B. Sc. LL.B. MBA, (Corporate Law), Patent Attorney On Record

Office : Flat no. 4, First floor, Vrundavan Building, S. No. 89, 90, 91/2, Dashbhuj Ganapati Mandir Road,
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Email : admin@tosslegal.co.in | adv.mukesh@tosslegal.co.in

BRAMHACORP HOUSE, S. NO. 12A, PLOT NO. 99, NEXT TO SHERATON GRAND, RBM ROAD, SANGAMWADI, PUNE CITY, PUNE MAHARASHTRA, INDIA, 411001, represented through its authorized Partner Mr. Ajay Ramkumar Agrawal, are holding lawful Ownership Rights of the said entire property described in the property schedule herein above, with lawful vacant peaceful possession over the said property and the title and rights of owner is clean, clear and marketable and free from reasonable doubts and encumbrances.

This report is accordingly issued.

Place : Pune

Date : 19/04/2025.



MUKESH B. ZENDE
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Patent Attorney on Record
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MH000927951202526U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
19 Apr 2025	Receipt	Receipt no.: 1114068585
	Name of the Applicant :	MUKESSH BAJIRAO ZENDE
	Details of property of which document has to be searched :	Dist :Pune Village :Bavadhan Khurd S.No/CTS No/G.No. : 37
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH000927951202526U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		

