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Murlidhar G. Shende

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Advocate & Notary

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Date:- 21/02/2025

FORMAT-A

**(Ref:- MAHA RERA Circular No.:- 28/2021; dated
08/03/2021)**

To

Maharashtra Real Estate Regulatory Authority

6th & 7th Floor, Housefin Bhavan, Plot No.C-21, E-Block,

Bandra Kurla Complex, Bandra (E), Mumbai 40005

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect of all that piece and parcel of Agricultural Lands bearing (A) Land admeasuring 00 H 86.5 Ares out of Sry. No.170, Hissa No.1 totally admeasuring 00 H 87 Ares assessed at Rs.05, Ps. 62, (B) Land admeasuring 00 H 35.5 Ares out of Sry. No.170, Hissa No.2 totally admeasuring 00 H 37 Ares assessed at Rs.02, Ps. 44, (C) Sry. No.170, Hissa No.3 totally admeasuring 00 H 30 Ares assessed at Rs.01, Ps. 94, (D) Land admeasuring 00 H 33.50 Ares out of Sry. No.171, Hissa No.4 totally admeasuring 00 H 45 Ares assessed at Rs.02, Ps. 37 and (E) Land admeasuring 00 H 45.50 Ares out of Sry. No.171 Hissa No.5 totally admeasuring 00 H 53 Ares assessed at Rs. 02 Ps. 81, all situated at Village Tathawade, Tal. Mulshi, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune. (Hereinafter referred to as the said "**Properties/Lands**" and more particularly described in the Schedules hereunder written)

I have investigated the title of the said Lands bearing (A) Land admeasuring 00 H 86.5 Ares out of Sry. No.170, Hissa No.1 totally admeasuring 00 H 87 Ares assessed at Rs.05, Ps. 62, (B) Land admeasuring 00 H 35.5 Ares out of Sry. No.170, Hissa No.2 totally admeasuring 00 H 37 Ares assessed at Rs.02, Ps. 44, (C) Sry. No.170, Hissa No.3 totally admeasuring 00 H 30 Ares assessed at Rs.01, Ps. 94, (D) Land admeasuring 00 H 33.50 Ares out of Sry. No.171, Hissa No.4 totally admeasuring 00 H 45 Ares assessed at Rs.02, Ps. 37 and (E) Land admeasuring 00 H 45.50 Ares out of Sry. No.171 Hissa No.5 totally admeasuring 00 H 53 Ares assessed at Rs. 02 Ps. 81, all situated at Village Tathawade, Tal. Mulshi, Dist. Pune on the

request of GRD Miracle Realtors LLP, A Limited Liability Partnership Firm, having its Office at: Sry. No.169/1, Raaga Imperio, Aundh Ravet BRT Road, Tathawade, Tal. Mushi, Dist. Pune, through its Partners (1) Mr. Gaurav Devidas Atarde, (2) Mr. Rahul Rajendra Gawade and (3) Amit Sudhakar Borse and others for the period of last 30 Years from 1994 till this date.

Accordingly, I have deposited the Search Fee vide E-Challan bearing No. MH007446067202425E, dated 28/08/2024 and vide E-Challan bearing No.MH016590356202425E dated 21/02/2024 in the office of the Sub-Registrar Haveli No.24, Pune and the following documents were supplied to me for verification and accordingly my report is as under:-

1) Description of the Property/Land:

A) All that piece and parcel of Agricultural Land admeasuring 00 H 86.5 Ares out of Sry. No.170, Hissa No.1 totally admeasuring 00 H 87 Ares assessed at Rs.05, Ps. 62 situated at Village Tathawade, Tal. Mulshi, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and the said Land is bounded as under:-

On or towards East :- By Sry No.170/2
On or towards West :- By Sry. No.171
On or towards South :- By Road
On or towards North :- By Road and Odha

B) All that piece and parcel of Agricultural Land admeasuring 00 H 35.5 Ares out of Sry. No.170, Hissa No.2 totally admeasuring 00 H 37 Ares assessed at Rs.02, Ps. 44, situated at Village Tathawade, Tal. Mulshi, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and the said Land is bounded as under:-

On or towards East :- By Sry. No.170/3
On or towards West :- By Sry. No.170/1
On or towards South :- By Road
On or towards North :- By Road

C) All that piece and parcel of Agricultural Land Sry. No.170, Hissa No.3 totally admeasuring 00 H 30 Ares assessed at Rs. 01 Ps. 94, situated at Village Tathawade, Tal. Mulshi, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and the said Land is bounded as under:-

On or towards East :- By Sry. No.169
On or towards West :- By Sry. No.170/2
On or towards South :- By Road
On or towards North :- By Road

D) (i) All that piece and parcel of Agricultural Land admeasuring 00 H 30.50 Ares out of Sry. No.171, Hissa No.4 totally admeasuring 00 H 45 Ares assessed at Rs. 02 Ps. 37, situated at Village Tathawade, Tal. Mulshi, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and the said Land is bounded as under:-

On or towards East :- By Sry. No.171/5
On or towards West :- By Sry. No.171/3
On or towards South :- By Internal Road
On or towards North :- By Sry. No. 171/4

(ii) All that piece and parcel of Agricultural Land admeasuring 00 H 03 Ares out of Sry. No.171, Hissa No.4 totally admeasuring 00 H 45 Ares assessed at Rs. 02 Ps. 37, situated at Village Tathawade, Tal. Mulshi, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and the said Land is bounded as under:-

On or towards East :- By Sry. No.171/5
On or towards West :- By Sry. No.171/3
On or towards South :- By Sry. No.171/4
On or towards North :- By Odha

E) (i) All that piece and parcel of Agricultural Land admeasuring 00 H 11.50 Ares out of total land bearing Sry. No.171 Hissa No.5 totally admeasuring 00 H 53 Ares assessed at Rs. 02 Ps. 81, situated at Village Tathawade, Tal. Mulshi, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and the said Land is bounded as under:-

On or towards East :- By Sry. No.170
On or towards West :- By Sry. No.171/4 and remaining part of Sry.
No.171/5
On or towards South :- By Sry. No.171/5 property of Pathare Family
On or towards North :- By Nala

(ii) All that piece and parcel of Agricultural Land admeasuring 00 H 26.50 Ares out of total land bearing Sry. No.171 Hissa No.5 totally admeasuring 00 H 53 Ares assessed at Rs. 02 Ps. 81, situated at Village Tathawade, Tal. Mulshi, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and the said Land is bounded as under:-

On or towards East :- By property of Mr. Pawar
On or towards West :- By property of Mr. Nawale
On or towards South :- By Road and property of Mr. Darshale
On or towards North :- By Property of Kamat Hospital Pvt. Ltd.

(iii) All that piece and parcel of Agricultural Land admeasuring 00 H 02.50 Ares out of total land bearing Sry. No.171 Hissa No.5 totally admeasuring 00 H 53 Ares assessed at Rs. 02 Ps. 81, situated at Village Tathawade, Tal. Mulshi, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and the said Land is bounded as under:-

On or towards East :- By Sry. No.170/1
On or towards West :- By Sry. No.171/4
On or towards South :- By Sry. No.171/5 Part of property owned by Pathare
On or towards North :- By Sry. No.171/5

(iv) All that piece and parcel of Agricultural Land admeasuring 00 H 05 Ares out of total land bearing Sry. No.171, Hissa No.5 totally admeasuring 00 H 53 Ares assessed at Rs. 02 Ps. 81, situated at Village Tathawade, Tal. Mulshi, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and the said Land is bounded as under:-

On or towards East :- By Sry. No.170/1
On or towards West :- By Sry. No.171/4

On or towards South :- By Part of Sry. No.171/5
On or towards North :- By Part of Sry. No.171/5

2) Documents of Allotment/Title of the said Property:

Sry. No.170, Hissa No.1:-

- a) Copy of Sale Deed dated 19/07/2006, which is registered at the Office of the Sub Registrar Haveli No.18, Pune at Serial No.5173/2006.
- b) Copy of Sale Deed dated 19/07/2006, which is registered at the Office of the Sub Registrar Haveli No.18, Pune at Serial No.5174/2006.
- c) Copy of Sale Deed dated 18/08/2005, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at the Serial No.5936/2005.
- d) Copy of Sale Deed dated 21/03/2018, which is registered in the Office of Sub-Registrar Haveli No. 17, Pune at Srl. No.3920/2018.
- e) Copy of Sale Deed dated 21/02/2024, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4077/2024.
- f) Copy of Development Agreement and Irrevocable Power of Attorney both dated 10/04/2024 registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 8133/2024 and 8134/2023.
- g) Copy of Agreement of Right to Way/Road dated 21/02/2024 which is registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 4079/2024.
- h) Copy of Sale Deed dated 29/06/2009, which is registered at the Office of the Sub Registrar Haveli No.17 at Serial No.5471/2009.
- i) Copy of Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023, registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 27038/2023 and 27040/2023 respectively.
- j) Copy of Sale Deed dated 07/08/2009, which is registered in the Office of Sub-Registrar Haveli No.5 at Srl. No.5235/2009.
- k) Copy of Joint Development Agreement and Irrevocable Power of Attorney both dated 22/10/2012 which are registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.9981/2012 and 9982/2012.
- l) Copy of Supplementary Joint Development Agreement dated 13/02/2013, registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.1380/2013.
- m) Copy of Cancellation Deed dated 08/02/2023, registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. No.2228/2023.

- n) Copy of Development Agreement and Irrevocable Power of Attorney both dated 08/02/2023, which are registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. 2229/2023 and 2230/2023.
- o) Copy of Supplementary Agreement dated 06/07/2023, registered in the Office of Sub-Registrar Haveli No.23, Pune at Srl. No.16810/2023.
- p) Copy of Sale Deed dated 29/06/2009, which is registered at the Office of the Sub Registrar at Serial No.5472/2009.
- q) Copy of Sale Deed dated 15/04/2013, which is registered at the Office of the Sub Registrar Haveli No.XVII at Serial No.3957/2013.
- r) Copy of Development Agreement and Irrevocable Power of Attorney both dated 26/12/2023 registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No.27151/2023 and 27153/2023 respectively.
- s) Copy of Sale Deed dated 29/06/2009, which is registered in the Office of the Sub Registrar Haveli at Serial No.5467/2009.
- t) Copy of Development Agreement and Irrevocable Power of Attorney both dated 28/07/2023, registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No.15552/2023 and 15553/2023 respectively.
- u) Copy of Sale Deed dated 26/06/2009, which is registered at the Office of the Sub Registrar Haveli No.17, Pune at Serial No.5469/2009.
- v) Copy of Sale Deed dated 29/06/2009, which appears to be registered at the Office of the Sub Registrar at Serial No.5470/2009.
- w) Copy of Sale Deed dated 26/02/2011, which is registered at the Office of the Sub Registrar Haveli at Serial No.2261/2011.
- x) Copy of Sale Deed dated 01/11/2012, which is registered at the Office of the Sub Registrar Haveli at Serial No.11578/2012.
- y) Copy of Development Agreement and Irrevocable Power of Attorney both dated 09/11/2023, registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 24247/2023 and 24248/2023.
- z) Copy of General Power of Attorney dated 10/09/2023, registered in the Office of Sub-Registrar Haveli No.25, Pune at Srl. No.19887/2023.
- aa) Copy of Sale Deed dated 26/06/2009, which is registered at the Office of the Sub Registrar Haveli No.17 at Serial No.5468/2009.
- bb) Copy of Sale Deed dated 29/06/2009, which appears to be registered at the Office of the Sub Registrar at Serial No.5470/2009.
- cc) Copy of Sale Deed dated 18/06/2009, which is registered in the Office of Sub-Registrar Haveli No.15, Pune at the Serial No.3839/2009.
- dd) Copy of Development Agreement and Irrevocable Power of Attorney both dated 26/12/2023 registered in the Office of Sub-Registrar Haveli No.5 Pune at Srl. No. 27155/2023 and 27156/2023 respectively.
- ec) Copy of Sale Deed dated 25/06/2009 / 08/07/2009, which is registered at Serial No.5436/2009.

- ff) Copy of Development Agreement and Irrevocable Power of Attorney both dated 26/12/2023, registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No.27157/2023 and 27158/2023.
- gg) Copy of Sale Deed dated 01/08/2012, which is registered at the Office of the Sub Registrar Haveli No.17 at Serial No.7938/2012.
- hh) Copy of Sale Deed dated 22/09/2020, which is registered in the office of sub-registrar Haveli No.5 Pune at Srl. No.4249/2020 on 28/09/2020.
- ii) Copy of Development Agreements and Irrevocable Power of Attorneys all dated 17/01/2024, which are registered in the Office of Sub-Registrar Haveli No.5 Pune at Srl. No.1350/2024, 1351/2024, 1352/2024 and 1353/2023.
- jj) Copy of Release Deed dated 28/12/2012, which is registered at the Office of the Sub Registrar Haveli at Serial No. 13048/2012.
- kk) Copy of Development Agreement and Power of Attorney both dated 22/04/2013, which are registered in the Office of Sub-Registrar Haveli No.17 Pune at Srl. No.4290/2013 and 4/4291/2013.
- ll) Copy of Security Bond dated 22/04/2013, which is registered in the Office of Sub-Registrar Haveli No.17, Pune at Srl. No.4292/2013.
- mm) Copy of Cancellation Deed dated 22/09/2020, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4248/2020.
- nn) Copy of Development Agreement dated 26/07/2024 and Irrevocable Power of Attorney dated 09/08/2024, registered in the Office of Sub-Registrar Haveli No.5 Pune at Srl. No.18299/2024 and 18300/2024
- oo) Copy of Development Agreement and Irrevocable Power of Attorney both dated 06/09/2024, which are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.20640/2024 and 4/20641/2024.

Sry. No.170, Hissa No.2:-

- a) Copy of Sale Deed dated 25/04/2006, which is registered in the Office of the Sub Registrar Haveli No.14 at Srl. No.3309/2006.
- b) Copy of Order bearing No.S.L.A.O./2/210/Tathawade/430 dated 13/05/2009 passed by the Special Land Acquisition Office No.2, Pimpri, Pune.
- c) Copy of Sale Deed dated 07/08/2009 which is registered at the Office of the Sub Registrar Haveli No.05 at Serial No.5235/2009.
- d) Copy of Joint Development Agreement and Irrevocable Power of Attorney both dated 22/10/2012 registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.9981/2012 and 9982/2012 respectively.

- c) Copy of Supplementary Joint Development Agreement dated 13/02/2013 registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.1380/2013.
- f) Copy of Cancellation Deed dated 08/02/2023, registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. No.2228/2023.
- g) Copy of Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3837/2009.
- h) Copy of Sale Deed dated 12/03/2019, which is registered in the Office of the Sub Registrar Haveli No.17 at Serial No.3583/2019 on 02/04/2019.
- i) Copy of Sale Deed dated 21/10/2020, which is registered in the Office of the Sub Registrar Haveli No.13 at Serial No.9816/2020.
- j) Copy of Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3835/2009.
- k) Copy of Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023 registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl. 27022/2023 and 27023/2023 respectively.
- l) Copy of Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3838/2009.
- m) Copy of Sale Deed dated 22/07/2015, which is registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. No.5038/2015 on 24/07/2015.
- n) Copy of Order dated 07/02/2023 under No.H.N./S.R./155/90/2023 passed by the Tehsildar, Mulshi (Paud), Pune.
- o) Copy of Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023, registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl. 27016/2023 and 27017/2023 respectively.
- p) Copy of Sale Deed dated 26/06/2009, which is registered in the Office of the Sub-Registrar Haveli No.17, Pune at Serial No.5437/2009.
- q) Copy of Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3836/2009.
- r) Copy of Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023, registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl. 27019/2023 and 27020/2023 respectively.
- s) Copy of Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3834/2009.
- t) Copy of Gift Deed dated 10/05/2019, which is registered at the Office of the Sub Registrar Haveli No.26 at Serial No.6986/2019.
- u) Copy of Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023, registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl. No.27012/2023 and 27014/2023 respectively.
- v) Copy of Sale Deed dated 12/09/2016, which is registered in the Office of Sub-Registrar Haveli No.27, Pune at Srl. No.2862/2016.

- w) Copy of Development Agreement and Irrevocable Power of Attorney both dated 21/11/2023, registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl. 24661/2023 and 24662/2023 respectively.
- x) Copy of Sale Deed dated 05/07/2023, which is registered at the Office of the Sub Registrar Haveli No.23 at Serial No.16241/2023.
- y) Copy of Development Agreement and Irrevocable Power of Attorney both dated 18/09/2024, which are registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl.21251/2024 and 21252/2024.

Sry. No.170 Hissa No.3:-

- a) Copy of Sale Deed dated 30/12/2009 of Mr. Dyaneshwar Nathoda Bathe.
- b) Copy of Gift Deed dated 11/12/2018, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.8751/2018.
- c) Copy of Sale Deed dated 06/11/2009, which is registered at the Office of the Sub Registrar Haveli No.5 at Srl. No.231/2010.
- d) Copy of Consent Deed dated 15/06/2010, which is registered at the Office of the Sub Registrar Haveli No.17, Pune at Srl. No.7177/2010.
- e) Copy of Development Agreement and Irrevocable Power of Attorney both dated 13/09/2024, which are registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. 21133/2024 and 21134/2024.

Sry. No.171, Hissa No.4:-

- a) Copy of Release Deed dated 29/01/1995, which is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.984/1995.
- b) Copy of Development Agreement and Irrevocable Power of Attorney both dated 05/03/2024, registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.8131/2024 and 8132/2024 on 10/04/2024.
- c) Copy of Sale Deed dated 21/02/2024, which is registered in the Office of Sub-Registrar Haveli No. 05, Pune at Srl. No.4078/2024.

Sry. No.171, Hissa No.5:-

- a) Copy of Sale Deed dated 13/04/1982, which is registered in the office of Sub-Registrar Haveli, Pune at Srl. No.1874/1992.
- b) Copy of Sale Deed dated 26/10/ 2006 which is registered in the Office of Sub-Registrar Haveli No.17, Pune at Srl. No. 8605/2006.
- c) Copy of Sale Deed 28/06/2010, which is registered in the Office of Sub-Registrar Haveli No.11, Pune at Srl. No. 3149/2010.

- d) Copy of Sale Deed 08/09/2010, which is registered in the Office of Sub-Registrar Haveli No.2, Pune at Srl. No. 7922/2010.
- e) Copy of Development Agreement and Irrevocable Power of Attorney both dated 30/01/2024, which are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.2002/2024 and 2003/2024 on 30/04/2024.
- f) Copy of Sale Deed dated 30/11/2017, which is registered in the Office of Sub-Registrar Haveli No.18, Pune at Srl. No.17776/2017.
- g) Copy of Sale Deed dated 21/02/2024, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4080/2024.
- h) Copy of Development Agreement and Irrevocable Power of Attorney all dated 21/02/2024, which are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4081/2024, 4082/2024, 4083/2024 and 4085/2024 respectively.

3) 7/12 Extracts/Property Card Extracts/Revenue Records of the said Property:

- a) Copies of the 7/12 extracts of Sry. No. 170/1
- b) Copy of Mutation Entry No.2774, 3013, 3403, 3820, 4063, 4066, 4135, 4136, 4606, 4616, 4798, 4805, 4859, 4875, 4881, 4886, 4902, 4904, 4905, 4936, 4967, 4970, 5370, 5772, 5859, 5874, 5932, 6434, 6639, 6755, 7142, 7548, 759, 7721, 7933, etc.
- c) Copies of the 7/12 extracts of Sry. No. 170/2.
- d) Copy of Mutation Entry No.554, 637, 938, 1185, 1214, 3772, 4084, 4798, 4875, 4877, 4900, 4901, 4903, 4911, 4971, 5225, 6232, 6342, 6648, 7045, 7055, 7145, 7705, 7706, 7782, etc.
- e) Copies of the 7/12 extracts of Sry. No. 170/3.
- f) Copy of Mutation Entry No. 294, 385, 462, 591, 595, 756, 775, 947, 960, 1019, 1055, 1081, 1095, 1214, 1286, 4798, 5063, 5064, 5096, 5110, 5142, 5297, 6544, 6813 7496, 7680, etc.

4) Othe documents:

- a) Copy of Zone Certificate dated 07/10/2022 and 29/11/2023 issued by P.C.M.C.
- b) Copy of K-Prat of Very Very Urgant M.R. No.6790/2024 dated 10/05/2024.
- c) Copy of K-Prat of Very Very Urgant M.R. No.6791/2024 dated 10/05/2024.

- d) Copy of K-Prat of Very Very Urgant M.R. No.6792/2024 dated 10/05/2024.
- e) Copy of Public Notice dated 01/10/2023 published in Daily Prabhat Pune in respect of Sry. No.171/5 admeasuirng 00 H 26.50 Ares owned by Smt. Savita Dattatray Pathare and other through Adv. Dheeraj Nandkumar Dhongde.
- f) Copy of Public Notice dated 01/10/2023 published in Daily Prabhat Pune in respect of Sry. No.171/1 admeasuirng 00 H 05.05 Ares owned by Mr. Prakash Dattatray Pawar and other through Adv. Dheeraj Nandkumar Dhongde.
- g) Copy of Public Notices all dated 14/01/2024 published in Daily Prabhat, Pune in respect of Sry. No.171/5 admeasuring 05 Ares and 00 H 13 Ares, Sry. No.170/1 admeasuring 12.5 Ares both owned by owned by M/s. Kamat Hospital Pvt. Ltd. and Sry. No.171/4 admeasuring 00 H 45 Ares owned by Mr. Balu Raghunath Nawale (HUF) through Adv. M. G. Shende.
- h) Copy of Public Notice dated 27/08/2022 published in Daily Prabhat Pune in respect of Sry. No.170/3 admeasuirng 00 H 30 Ares owned by Mr. Jayesh Dnyaneshwar Karkar and others through Adv. M. G. Shende.
- i) Copy of Objection to Public Notice dated 21/10/2022 sent by Adv. Shrikant Natha Buchade to Public Notice dated 15/10/2022 published in Daily Prabhat, Pune in respect of Sry. N.170/1.
- j) Copy of Public Notice published in Daily Prabhat, Pune in respect of Sry. No.170/1 admeasuring 00 H 41.45 Ares owned by Mr. Ramchandra Shankar Pawar and others through Adv. M. G. Shende.
- k) Copy of IOD No.BP/EC/Tathawade/13/2024.
- l) Copy of Layout sanctioned by Pimpri Chinchwad Municipal Corporation under No. BP/Layout/Tathawade/114/2024 dated 17/12/2024 and under No.BP/Layout/Tathawade/13/2025 dated 13/02/2025.

5) Search Report for the last 30 years till this date.

On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the respective Land Owners mentioned below are the lawful owners of the said Lands and the said GRD Miracle Realtors LLP, A Limited Liability Partnership Firm, having its Office at: Sry. No.169/1, Raaga Imperio, Aundh Ravet B.R.T. Road, Tathawade, Tal. Mushi Dist. Pune, through its Partners (1) Mr. Gaurav Devidas Atarde, (2) Mr. Rahul Rajendra Gawade and (3) Amit Sudhakar Borse and others are entitled to develop the said Lands more particularly mentioned hereinbelow and

the title to the said Lands is clear and marketable and free from encumbrances, subject to observations mentioned herein.

Owners of the Lands:-

Srl. No.	Land Area out of Sry. No. 170/1 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract
1)	00 H 41.45 Ares	Mr. Ramchandra Shankar Pawar
2)	00 H 02 Ares + 00 H 01 Ares	Mr. Sakharam Uttamrao Supekar, Mr. Madhukar Radhakisan Late, Mr. Shivanand Annappa Arjun and Mr. Ravindra Narayan Pardeshi
3)	00 H 05 Ares	Mr. Sahadeo Dyanoba Bhoir and Mr. Mahesh Damodar Bhoir
4)	00 H 01 Ares	Mrs. Sudha Anil Jadhav
5)	00 H 01 Ares	Mrs. Anita Madhav Shinde
6)	00 H 05 Ares	Mr. Hanumant Baburao Jadhav, Mr. Laxman Raosaheb Jadhav, Smt. Sindhu Ram Jadhav, Mr. Avinash Ram Jadhav, Mr. Ajay Ram Jadhav, and Mrs. Ashwini Shivshankar Bhosale
7)	00 H 10 Ares	Mr. Ravindra Hridaynarayan Dube
8)	00 H 1.50 Ares	Smt. Jayshree Siddheshwar Sarde, Mr. Durgesh Siddheshwar Sarde, Mr. Yuvraj Siddheshwar Sarde and Mrs. Yogita Mangesh Kadam
9)	00 H 01 Ares	Mr. Babasaheb Jaywant Patil
10)	00 H 05.05 Ares	Mr. Prakash Dattatray Pawar, Mr. Digambar Dattatray Pawar and Mrs. Bhagyashree Sandeep Kate
11)	00 H 12.50 Ares	Mrs. Ashwini Jitendra Wagh, Mrs. Aruna Vijaykumar Nere, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse
Total Area	00 H 86.5 Ares out of Total Land admeasuring 00 H 87 Ares	

Srl. No.	Land Area out of Sry. No. 170/2 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract
1)	00 H 16 Ares	Mr. Ravindra Hridaynarayan Dube
2)	00 H 01.24 Ares	Mrs. Pushpa Sohan Choudhari
3)	00 H 05 Ares	Mrs. Anuja Kumar and Mr. Narayan Shankar Jadhav
4)	00 H 2.26 Ares	Mr. Ramnath Ashruba Khedkar, Mr. Ramhari Shrirang Kshisagar and Mr. Anil Shahajirao Jadhav
5)	00 H 05 Ares	Mr. Arun Mahadev Gholve, Mr. Nilesh Narayan Gholve, Mr. Prasad Mahadev Mane, Mr. Appasaheb Ramdas Nimbalkar and Mrs. Rajeshree Ganesh Shinde

6)	00 H 05 Ares	Mr. Prabhatkumar J. Jain, Mr. Laxman Manaji Gunjal, Mr. Jayprakash Kuttarwade/Dahiphale, Mr. Yogesh Pandurang Padekar
7)	00 H 01 Ares	Maroti @ Maruti Kisan Raut
Total Area	00 H 35.50 Ares out of Total Land admeasuring 00 H 37 Ares	

Srl. No.	Land Area out of Sry. No. 170/3 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract
1)	00 H 15 Ares	Mr. Ravindra Hridaynarayan Dube
2)	00 H 15	Mr. Jayesh Dnyaneshwar Karkar and his married daughter Triveni Dnyaneshwar Karkar
Total Area	00 H 30 Ares	

Srl. No.	Land Area out of Sry. No. 171/4 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract
1)	00 H 33.50 Ares	Mr. Balu Raghunath Nawale and others
Total Area	00 H 33.50 Ares out of Total Land admeasuring 00 H 45 Ares	

Srl. No.	Land Area out of Sry. No. 171/5 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract
1)	00 H 26.50 Ares	Smt. Savita Dattatray Pathare, Mr. Sankalp Dattatray Pathare, Mr. Kunal Dattatray Pathare and Ms. Divya Dattatray Pathare
2)	00 H 11.50 Ares	Mr. Balu Raghunath Nawale and others
3)	00 H 05 Ares out of 00 H 26.50 Ares	M/s. Kamat Hospitals Pvt. Ltd. Through their Director Mr. Dilip Shantaram Kamat
4)	00 H 2.5 Ares out of 00 H 26.50 Ares	M/s. Kamat Hospitals Pvt. Ltd. Through their Director Mr. Dilip Shantaram Kamat
Total Area	00 H 45.50 Ares out of Total Land admeasuring 00 H 53 Ares	

The report reflecting the flow of title and brief history of devolution of title of the said Lands is as under.

BRIEF HISTORY OF DEVOLUTION OF TITLE

(A) Land bearing Sry. No.170 Hissa No.1:

- 1) The Agricultural Land bearing Sry. No.170/1 admeasuring 00 H 87 Ares was owned by Mr. Ramchandra Shankar Pawar, his brothers Mr. Laxman Shankar Pawar, Mr. Rajaram Shankar Pawar, mother Smt. Rakhmabai

Shankar Pawar and their names were mutated in 7/12 extract of the said Land and the names of his married sisters Mrs. Radhabai Bhaguji Yelwande and Mrs. Tulsabai Dyanoba Vinode were mutated in other rights column of the the 7/12 extract of the said Land by virtue of succession.

- 2) Thereafter, the said Mr. Ramchandra Shankar Pawar along with his said bothers Mr. Laxman Shankar Pawar and Mr. Rajaram Shankar Pawar partitioned all their properties held by them as per the provision of Sec.85 of the Maharashtra Land Revenue Code, 1966 vide M.E. No.3013.
- 3) As per the said Partition the said Land bearing Sry. No.170/1 admeasuring 00 H 87 Ares was partitioned between the said brothers and the Land admeasuring 00 H 59 Ares came to the share of Mr. Ramchandra Shankar Pawar, the Land admeasuring 00 H 11 Ares came to the Share of Mr. Laxman Shankar Pawar and the Land admeasuring 00 H 17 Ares came to the Share of Mr. Rajaram Shankar Pawar. Accordingly, the effect thereof was given in the 7/12 extract of the said Land vide M.E. No.3013 dated 12.10.1999. Thereafter, the name of Smt. Rakhmabai Shankar Pawar is deleted vide M.E. No.2774 as mentioned in 7/12 extract of the said Land.
- 4) Thereafter, the said Mr. Rajaram Shankar Pawar with the consent of his married sisters (i) Mrs. Radhabai Bhaguji Yelwande and (ii) Mrs. Tulsabai Dyanoba Vinode sold the Land admeasuring 00 H 17 Ares out of his said share in the said Land Sry. No.170/1 to Mr. Nitin Prabhudas Somani vide registered Sale Deed dated 19/07/2006, which is registered at the Office of the Sub Registrar Haveli No.18, Pune at Serial No.5173/2006.
- 5) Accordingly, the name of the said Mr. Nitin Prabhudas Somani was mutated in the 7/12 extract of the said Land admeasuring 00 H 17 Ares vide M.E. No.4135 dated 10/10/2006.
- 6) Thereafter, the said Mr. Laxman Shankar Pawar with the consent of his said married sisters (i) Mrs. Radhabai Bhaguji Yelwande, (ii) Mrs. Tulsabai Dyanoba Vinode, and his sons (iii) Mr. Santosh Laxman Pawar and (iv) Mr. Dhananjay Laxman Pawar sold the Land admeasuring 00 H 11 Ares out of his share out of the said Land Sry. No.170/1 to Mr. Manoj Prabhudas Somani vide registered Sale Deed dated 19/07/2006, which

is registered at the Office of the Sub Registrar Haveli No.18, Pune at Serial No.5174/2006.

- 7) Accordingly, the name of the said Mr. Manoj Prabhudas Somani was mutated in the 7/12 extract of S.No.170/1 admeasuring 00 H 11 Ares vide M.E. No.4136 dated 10/10/2006 and the name of Mrs. Radhabai Bhaguji Yelwande and Mrs. Tulsabai Dyanoba Vinode were also deleted from the 7/12 extract by the said entry.
- 8) Thereafter, the Land admeasuring 1263 Sq. Mtrs. out of Sry. No.170/1 vide M.E. No.4798 dated 15/05/2009 was acquired for road widening and the effect thereof was given in the other rights column of the 7/12 extract of S.No. 170/1.
- 9) Thereafter, the said Mr. Ramchandra Shankar Pawar and his married sisters Mrs. Radhabai Bhaguji Yelwande and Mrs. Tulsabai Dyanoba Vinode sold the Land admeasuring 00 H 12.5 Ares to Mr. Ajay Nandkeolyar vide registered Sale Deed dated 18/08/2005, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at the Serial No.5936/2005 as mentioned in the said 7/12 extract of the said Land. Accordingly, the name of the said Mr. Ajay Nandkeolyar was mutated in 7/12 extract of the said Land vide M.E. No.4066 dated 06/05/2006.
- 10) The said Mr. Ajay Nandkeolyar sold the said Land admeasuring 00 H 12.5 Ares to Kamat Hospital Pvt. Ltd. through its directors Mr.Amit Dilip Kamat and Mr. Dilip Shantaram Kamat vide registered Sale Deed dated 21/03/2018, which is registered in the Office of Sub-Registrar Haveli No. 17, Pune at Srl. No.3920/2018. Accordingly, the name of the said Kamat Hospital Pvt. Ltd. through its directors Mr.Amit Dilip Kamat and Mr. Dilip Shantaram Kamat is mutated in 7/12 extract of the said Land vide M.E. No.6755 as owner and possessor thereof.
- 11) Thereafter, the said Kamat Hospital Pvt. Ltd. through its directors Mr.Amit Dilip Kamat and Mr. Dilip Shantaram Kamat sold the said Land admeasuring 00 H 12.5 Ares to Mrs. Ashwini Jitendra Wagh, Mrs. Aruna Vijaykumar Nere, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse vide registered Sale Deed dated 21/02/2024, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4077/2024. Accordingly, the names of the said Ashwini Jitendra Wagh, Aruna Vijaykumar Nere, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar

Borse are mutated in 7/12 extract of the said Land vide M.E. No.7933 as owners and possessors thereof.

- 12) Thereafter, the said Mrs. Ashwini Jitendra Wagh, Mrs. Aruna Vijaykumar Nere, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse executed the Development Agreement dated 05/03/2024 and Irrevocable Power of Attorney dated 05/03/2024 in respect of the said Land favour of GRD Miracle Realtors LLP, through its Partner Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.5 Pune at Srl. No. 8133/2024 and 8134/2023 respectively.
- 13) Thus, the said Mrs. Ashwini Jitendra Wagh, Mrs. Aruna Vijaykumar Nere, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse are the owners of the **Land admeasuring 00 H 12.5 Ares out of the said Sry. No.170/1 of Village Tathawade, Tal. Mulshi, Dist. Pune.**
- 14) The said Mrs. Ashwini Jitendra Wagh, Mrs. Aruna Vijaykumar Nere, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse and M/s. Kamat Hospital Pvt. Ltd. through its directors Mr. Amit Dilip Kamat and Mr. Dilip Shantaram Kamt executed the Agreement of Right to Way/Road dated 21/02/2024 in respect of the said Lands bearing Sry. No.170/1 admeasuring 00 H 12.5 Ares, Sry. No.171/5 admeasuring 00 H 8.5 Ares and Sry. No.171/4 admeasuring 00 H 11.50 Ares which Agreement is registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 4079/2024 and granted the rights of 12 Mtr. wide road from the said Sry. No.170/1 admeasuring 00 H 12.5 Ares to the said Lands bearing Sry. No.171/5 admeasuring 00 H 8.5 Ares and Sry. No.171/4 admeasuring 00 H 11.5 to the said M/s. Kamat Hospital Pvt. Ltd.
- 15) The said Mr. Nitin Prabhudas Somani sold the Land admeasuring 00 H 02 Ares out of the said Sry. No.170/1 to Mr. Sakharam Uttamrao Supekar, Mr. Madhukar Radhakisan Late and Mr. Shivanand Annappa Arjun vide Sale Deed dated 29/06/2009, which is registered at the Office of the Sub Registrar Haveli No.17 at Serial No.5471/2009. Accordingly, the names of the said Mr. Sakharam Uttamrao Supekar, Mr. Madhukar Radhakisan Late and Mr. Shivanand Annappa Arjun are mutated in 7/12 extract of the said Land vide M.E. No.4859 dated 27/07/2009 as mentioned in the said M.E. and 7/12 extract of the said Land.

- 16) Thereafter, the said Mr. Sakharam Uttamrao Supekar, Mr. Madhukar Radhakisan Late, Mr. Shivanand Annappa Arjun and Mr. Ravindra Narayan Pardeshi executed the Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023 in respect of the said Land admeasuring 00 H 03 Ares out of the said Sry. No.170/1 in favour of GRD Miracle Realtors LLP, through its Partner Mr. Gaurav Devidas Attarde and Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 27038/2023 and 27040/2023 respectively.
- 17) The said Mr. Nitin Prabhudas Somani, Mr. Manoj Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 16 Ares out of Sry.No.170/2, the Land admeasuring 00 H 10 Ares out of Sry. No.170/1 to Mr. Ravindra Hridhaynarayan Dube vide registered Sale Deed dated 07/08/2009, which is registered in the Office of Sub-Registrar Haveli No.5 at Srl. No.5235/2009 and accordingly, the name of the said Mr. Ravindra Hridhaynarayan Dube is mutated in 7/12 extract of the said Lands vide M.E. No.4875 dated 10/08/2009.
- 18) Thereafter, the said Mr. Ravindra Hridaynarayan Dube with the consent of Vardhaman Associates through its Partners Mr. Prakashchand Bhikchand Chajed and Mr. Lalitkumar Bhikchand Chajed executed the Joint Development Agreement dated 22/10/2012 in favour of Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya in respect of the Land admeasuring 00 H 10 Ares out of the said Land Sry. No.170/1 along with other Lands bearing Sry. No.170/2 and 170/3, which Joint Development Agreement is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.9981/2012.
- 19) Along with the said Joint Development Agreement dated 22/10/2012 the said Mr. Ravindra Hridaynarayan Dube also executed Irrevocable Power of Attorney dated 22/10/2012 in favour of Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya, which is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.9982/2012.
- 20) Thereafter, the said Mr. Ravindra Hridaynarayan Dube also executed the Supplementary Joint Development Agreement dated 13/02/2013 in

favour of the said Bora Kankariya Associates Promoter and Builders through its said Partners, which Supplementary Joint Development Agreement is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.1380/2013.

- 21) However, the said Mr. Ravindra Hridaynarayan Dube and the said Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya mutually decided to cancel/terminate the said Joint Development Agreement dated 22/10/2012, Irrevocable Power of Attorney dated 22/10/2012 and Supplementary Joint Development Agreement dated 13/02/2013 and accordingly, the said Bora Kankariya Associates Promoter and Builders through its said Partners executed the registered Cancellation Deed dated 08/02/2023 in favour of the said Mr. Ravindra Hridaynarayan Dube, which Cancellation Deed is registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. No.2228/2023.
- 22) Thereafter, the said Mr. Ravindra Hridaynarayan Dube executed the Development Agreement and Irrevocable Power of Attorney both dated 08/02/2023, in favour of **GRD Miracle Realtors LLP, A Limited Liability Partnership Firm, through its Partners (1) Mr. Gaurav Devidas Atarde and (2) Amit Sudhakar Borse** in respect of the said Land admeasuring 00 H 10 Ares out of the said Land Sry. No.170/1 along with other Lands bearing Sry. No.170/2 and 170/3 of Village Tathawade, Tal. Mulshi Dist. Pune, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. 2229/2023 and 2230/2023.
- 23) The said Mr. Ravindra Hridaynarayan Dube also executed Supplementary Agreement dated 06/07/2023 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Amit Sudhakar Borse and reduced the area of construction to be given as consideration as per the said Development Agreement dated 08/02/2023 from 50000 Sq. Ft. Saleable to 45800 Sq. Ft. Saleable. The said Supplementary Agreement is registered in the Office of Sub-Registrar Haveli No.23, Pune at Srl. No.16810/2023.
- 24) The said Mr. Manoj Prabhudas Somani sold the Land admeasuring 00 H 01 Ares out of the Land bearing Sry. No.170/1 to Mr. Daulat Maruti Makhani vide registered Sale Deed dated 29/06/2009, which is registered at the Office of the Sub Registrar at Serial No.5472/2009.

Accordingly, the name of the said was mutated in 7/12 extract of the said Land vide M.E. No.4881 dated 13/08/2009.

- 25) Thereafter, the said Mr. Daulat Maruti Makhare sold the said Land to Mr. Babasaheb Jaywant Patil vide registered Sale Deed dated 15/04/2013, which is registered at the Office of the Sub Registrar Haveli No.17 at Serial No.3957/2013. Accordingly, the name of the said Mr. Babasaheb Jaywant Patil was mutated in 7/12 extract of the said Land vide M.E. No.5932 dated 10/06/2013.
- 26) Thereafter, the said Mr. Babasaheb Jaywant Patil executed the Development Agreement and Irrevocable Power of Attorney both dated 26/12/2023 in respect of the said Land admeasuring 00 H 01 Ares out of the Land bearing Sry. No.170/1 in favour of GRD Miracle Realtors LLP, through its Partner Mr. Gaurav Devidas Attarde and Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.27151/2023 and 27153/2023 respectively.
- 27) The said Mr. Nitin Prabhudas Somani sold the Land admeasuring 00 H 05 Ares out of Sry. No.170/1 to Mr. Sahadeo Dyanoba Bhoir and Mr. Mahesh Damodar Bhoir vide Sale Deed dated 29/06/2009, which is registered in the Office of the Sub Registrar Haveli at Serial No.5467/2009. Accordingly, the name of the said Mr. Sahadeo Dyanoba Bhoir and Mr. Mahesh Damodar Bhoir were mutated in the 7/12 extract of the said Land in respect of the said Land admeasuring 00 H 05 Ares vide M.E. No.4886 dated 20/08/2009 as owners and possessors thereof.
- 28) Thereafter, the said Mr. Sahdev Dnyanoba Bhoir and Mr. Mahesh Damodar Bhoir executed the Development Agreement and Irrevocable Power of Attorney both dated 28/07/2023 in respect of the said Land admeasuring 00 H 05 Ares out of Sry. No.170/1 in favour of GRD Miracle Realtors LLP, through its Partner Mr. Gaurav Devidas Attarde and Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 15552/2023 and 15553/2023 respectively.
- 29) Thereafter, the said Mr. Nitin Prabhudas Somani sold the Land admeasuring 00 H 01 Ares out of the said Sry. No.170/1 to Mrs. Sudha Anil Jadhav vide registered Sale Deed dated 26/06/2009, which is

registered at the Office of the Sub Registrar Haveli No.17 at Serial No.5469/2009 on 29/06/2009. Accordingly, the name of the said Mrs. Sudha Anil Jadhav is mutated in 7/12 extract of the said Land vide M.E. No.4902 dated 27/08/2009.

30) The said Mr. Nitin Prabhudas Somani sold the Land admeasuring 00 H 02 Ares out of Sry. No.170/1 to Mr. Devidas B. Bhosale, Mr. Dyaneshwar Vithal Mohite and Mr. Nilesh Suryabhan Bhosale vide registered Sale Deed dated 29/06/2009, which appears to be registered at the Office of the Sub Registrar at Serial No.5470/2009. Accordingly, the names of the said purchasers are mutated in 7/12 extract of the said Land vide M.E. No.4905 dated 27/08/2009.

31) Thereafter, the said Mr. Devidas Babruvan Bhosale, Mr. Dyaneshwar Vithalrao Mohite and Mr. Nilesh Suryabhan Bhosale sold the Land admeasuring 00 H 0.50 Ares out of Land admeasuring 00 H 02 Ares out of Sry. No.170/1 to Mrs. Sudha Anil Jadhav vide registered Sale Deed dated 26/02/2011, which is registered at the Office of the Sub Registrar Haveli at Serial No.2261/2011.

32) Accordingly, the name of the said Mrs. Sudha Anil Jadhav is mutated in 7/12 extract of the said Land vide M.E. No.5370 dated 08/03/2011. However, at present, the Land admeasuring 00 H 01 Are only is standing in the name of the said Mrs. Sudha Anil Jadhav as per 7/12 extract of the said land.

33) The said Mrs. Sudha Anil Jadhav executed the Development Agreement and Irrevocable Power of Attorney both dated 06/09/2024 in respect of the said Land admeasuring 00 H 01 Ares out of Land admeasuring 00 H 02 Ares out of Sry. No.170/1 in favour of GRD Miracle Realtors LLP, through its Partner Mr. Gaurav Devidas Attarde and Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 20640/2024 and 4/20641/2024 respectively.

34) Thereafter, the said Mr. Devidas Babruvan Bhosale, Mr. Dyaneshwar Vithalrao Mohite and Mr. Nilesh Suryabhan Bhosale sold the remaining Land admeasuring 00 H 1.50 Ares out of Land admeasuring 00 H 02 Ares out of Sry. No.170/1 to Mr. Siddheshwar Shantling Sarde vide registered Sale Deed dated 01/11/2012, which is registered at the Office of the Sub Registrar Haveli at Serial No.11578/2012. Accordingly, the

name of the said Mr. Siddheshwar Shantling Sarde is mutated in 7/12 extract of the said Land vide M.E. No.5874 dated 12/02/2013. Thereafter, the said Mr. Siddheshwar Shantling Sarde died on 10/02/2015 and after his death the names of his legal heirs wife Smt. Jayshree Siddheshwar Sarde, sons Mr. Durgesh Siddheshwar Sarde, Mr. Yuvraj Siddheshwar Sarde and married daughter Mrs. Yogita Mangesh Kadam are mutated in 7/12 extract of the said Land vide M.E. No.6639 dated 23/10/2017 by virtue of succession.

35) Thereafter, vide M.E. No.7548 the area standing in the name of the said Smt. Jayshree Siddheshwar Sarde, Mr. Durgesh Siddheshwar Sarde, Mr. Yuvraj Siddheshwar Sarde and Mrs. Yogita mangesh Kadam in 7/12 extract of the said Land was corrected from 00 H 01 Ares to 00 H 1.50 Ares.

36) Thereafter, the said Smt. Jayshree Siddheshwar Sarde, Mr. Durgesh Siddheshwar Sarde, Mr. Yuvraj Siddheshwar Sarde and Mrs. Yogita Mangesh Kadam executed the Development Agreement and Irrevocable Power of Attorney both dated 09/11/2023 in respect of the said Land admeasuring 00 H 1.50 Ares out of Land admeasuring 00 H 02 Ares out of Sry. No.170/1 in favour of GRD Miracle Realtors LLP, through its Partner Mr. Gaurav Devidas Attarde and Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 24247/2023 and 24248/2023 respectively.

37) Thereafter, the said Mr. Nitin Prabhudas Somani sold the Land admeasuring 00 H 01 Ares out of the said Sry. No.170/1 to Mrs. Anita Madhav Shinde vide registered Sale Deed dated 26/06/2009, which is registered at the Office of the Sub Registrar Haveli No.17 at Serial No.5468/2009 on 29/06/2009. Accordingly, the name of the said purchaser is mutated in 7/12 extract of the said Land vide M.E. No.4904 dated 29/06/2009 as owner and possessor thereof.

38) Thereafter, the said Mrs. Anita Madhav Shinde executed the Development Agreement and Irrevocable Power of Attorney both dated 26/12/2023 in respect of the said Land in favour of GRD Miracle Realtors LLP, through its Partner Mr. Gaurav Devidas Attarde and Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 27157/2023 and 27158/2023 respectively.

- 39) Thereafter, the said Mr. Nitin Prabhudas Somani sold to the Land admeasuring 00 H 05 Ares out of the said Land bearing Sry. No.170/1 to Mr. Hanumant Baburao Jadhav, Mr. Ram Kisanrao Jadhav and Mr. Laxman Raosaheb Jadhav vide registered Sale Deed dated 18/06/2009, which is registered in the Office of Sub-Registrar Haveli No.15, Pune at the Serial No.3839/2009. Accordingly, the names of the aforesaid purchasers were mutated in the 7/12 extract of Sry. No.170/1 admeasuring 00 H 05 Ares vide M.E. No.4936 dated 09/10/2009.
- 40) However, the name of the said Mr. Ram Kisanrao Jadhav was mutated as Mr. Ram Kisandas Jadhav in 7/12 extract of the said Land. Thereafter, the said Mr. Ram Kisanrao Jadhav died on 01/09/2022, and after his death, the names of his Legal Heirs i.e. Wife Sindhu Ram Jadhav, sons Avinash Ram Jadhav and Ajay Ram Jadhav and Married Daughter Mrs. Ashwini Shivshankar Bhosale were mutated in respect of the said Land admeasuring 00 H 05 Ares out of the said Land bearing Sry. No.170/1 vide M.E. No. 7721.
- 41) Thereafter, the said Mr. Hanumant Baburao Jadhav, Mr. Laxman Raosaheb Jadhav, Smt. Sindhu Ram Jadhav, Mr. Avinash Ram Jadhav, Mr. Ajay Ram Jadhav, and Mrs. Ashwini Shivshankar Bhosale executed the Development Agreement and Irrevocable Power of Attorney both dated 26/12/2023 in respect of the said Land admeasuring 00 H 05 Ares out of the said Land bearing Sry. No.170/1 in favour of GRD Miracle Realtors LLP, through its Partner Mr. Gaurav Devidas Attarde and Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.27155/2023 and 27156/2023 respectively.
- 42) The said Mr. Nitin P. Somani sold the Land admeasuring 00 H 01 Ares out of the said Sry. No.170/1 to Mr. Baban Appasaheb Jungare vide a Sale Deed dated 25/06/2009 / 08/07/2009, which appears to be registered at Serial No.5436/2009. (Copy of the said Sale Deed is not given for my perusal). Accordingly, the names of the aforesaid purchasers were mutated in the 7/12 extract of Sry. No. 170/1 admeasuring 00 H 01 Ares vide M.E. No.4967 dated 18/11/2009. Thereafter, the said Mr. Baban Appasaheb Jungare further sold the said Land to Mr. Ravindra Narayan Pardeshi vide registered Sale Deed dated 01/08/2012, which is registered at the Office of the Sub Registrar Haveli No.17 at Serial

No.7938/2012 and the name of Mr. Ravindra Pardeshi was mutated in the 7/12 extract of the said Land admeasuring 00 H 01 Are vide M.E. No.5772 dated 08/08/2012.

43) Thereafter, the said Mr. Ramchandra Shankar Pawar, Mrs. Indubai Ramchandra Pawar, Mr. Vijay Ramchandra Pawar, Mrs. Dipali Vijay Pawar, Neha Vijay Pawar, Mr. Sagar Vijay Pawar, Mr. Sanjay Ramchandra Pawar, Mrs. Suvarna Sanjay Pawar, Nisha Sanjay Pawar, Gaurav Sanjay Pawar through his guardian father Mr. Sanjay Ramchandra Pawar and Mrs. Jaya @ Jayshree Laxman Awate sold the land admeasuring 00 H 05.05 Ares out of the said Sry. No. 170/1 to Mr. Dattatray Baban Pawar vide registered Sale Deed dated 22/09/2020, which is registered in the office of sub-registrar Haveli No. 5 Pune at Srl. No. 4249/2020 on 28/09/2020 and accordingly, the name of the said Dattatray Baban Pawar was mutated in 7/12 extract of the said Land vide M.E. No. 7142 dated 28/09/2020. Thereafter, the said Dattatray Baban Pawar died on 14/12/2020, and accordingly, the names of his sons Mr. Prakash Dattatray Pawar and Mr. Digambar Dattatray Pawar and married daughter Mrs. Bhagyashree Sandeep Kate were mutated in 7/12 extract of the said Land vide M.E. No.7579 dated 31/08/2012 by virtue of succession.

44) Thereafter, the said Mr. Prakash Dattatray Pawar, Mr. Digambar Dattatray Pawar and Mrs. Bhagyashree Sandeep Kate executed the Development Agreements and Irrevocable Power of Attorneys all dated 17/01/2024 in respect of the said Land in favour of GRD Miracle Realtors LLP, through its Partner Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse, which Development Agreements and Irrevocable Power of Attorneys are registered in the Office of Sub-Registrar Haveli No.5 Pune at Srl. No.1350/2024, 1351/2024, 1352/2024 and 1353/2023 respectively.

45) The said Mrs. Radhabai Bhaguji Yelwande and Mrs. Tulsabai Dyanoba Vinode released and relinquished all their right, title and interest in the Land bearing S.No.170/1 (part) admeasuring 00 H 46.5 Are in favour of Ramchandra Shankar Pawar vide Release Deed dated 28/12/2012, which appears to be registered at the Office of the Sub Registrar Haveli at Serial No.13048/2012.

46) The said Mr. Ramchandra Shankar Pawar, Mrs. Indubai Ramchandra Pawar, Mr. Vijay Ramchandra Pawar, Mrs. Dipali Vijay Pawar, Neha

Vijay Pawar, Mr. Sagar Vijay Pawar, Mr. Sanjay Ramchandra Pawar, Mrs. Suvarna Sanjay Pawar, Nisha Sanjay Pawar, Gaurav Sanjay Pawar through his guardian fathar Mr. Sanjay Ramchandra Pawar and Mrs. Jaya @ Jayshree Laxman Awate and others have executed the Development Agreement and Power of Attorney both dated 22/04/2013 in respect of the said Land admeasuring 00 H 40 Ares in favour of M/s. Raman Group, through its Partner Mr. Sandeep Raman Pawar, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.17 Pune at Srl. No.4290/2013 and 4/4291/2013 respectively. The said Mr. Ramchandra Shankar Pawar and others also executed the Security Bond dated 22/04/2013 in favour of the said M/s. Raman Group, through its Partner Mr. Sandeep Raman Pawar, which is registered in the Office of Sub-Registrar Haveli No.17, Pune at Srl. No.4292/2013.

47) However, the said Development Agreement and Power of Attorney both dated 22/04/2013 and the said Mr. Ramchandra Shankar Pawar and others Security Bond dated 22/04/2013 were cancelled by the said Mr. Ramchandra Shankar Pawar and others and the said M/s. Raman Group, through its Partner Mr. Sandeep Raman Pawar vide Cancellation Deed dated 22/09/2020, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4248/2020.

48) Thereafter, the said Mr. Ramchandra Shankar Pawar, Mr. Vijay Ramchandra Pawar, Mr. Sagar Ramchandra Pawar, Neha Vijay Pawar, Mr. Sanjay Ramchandra Pawar, Mr. Gaurav Sanjay Pawar, Nisha Sanjay Pawar, Mrs. Jayshree Laxman Awate Mrs. Dipali Vijay Pawar and Mrs. Suvarna Sanjay Pawar executed the Development Agreement dated 26/07/2024 and Irrevocable Power of Attorney dated 09/08/2024 in respect of the said Land admeasuring 00 H 41.45 Ares out of Sry. No.170/1 in favour of GRD Miracle Realtors LLP, through its Partner Mr. Amit Rajendra Gawade and Mr. Amit Sudhakar Borse, which Development Agreements and Irrevocable Power of Attorneys are registered in the Office of Sub-Registrar Haveli No.5 Pune at Srl. No.18299/2024 and 18300/2024 respectively.

49) The said Mr. Vijay Ramchandra Pawar had also executed the notarized Agreement dated 24/03/2021 in favour of Mr. Gaurav Devidas Attarde in respect of his share in the said Land admeasuring 00 H 41.45 Ares out of Sry. No.170/1. The said Agreement dated 24/03/2021 was thereafter cancelled by the said Mr. Vijay Ramchandra Pawar and the

said Mr. Gaurav Devidas Attarde vide notarized Cancellation Deed dated 09/08/2024.

50) Thus, the aforesaid Land bearing Sry. No. 170/1 admeasuring 00 H 87 Ares is owned by the said owners and their names are mutated in the 7/12 extract of the said Land in respect of their respective share and out of the said Land owners the below mentioned owners of the said Land have executed the Development Agreements and Power of Attorneys in favour of GRD Miracle Realtors LLP through its said Partners as mentioned herein below:-

Srl. No.	Land Area out of Sry. No. 170/1 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract	Name of the Developer	Date, Document Registration Number of DA /PA
12)	00 H 41.45 Ares	Mr. Ramchandra Shankar Pawar	GRD Miracle Realtors LLP through its said Partners (1) Mr. Amit Rajendra Gawade and (2) Mr. Amit Sudhakar Borse	DA dated 26/07/2023 and PA dated 09/08/2024 registered at Srl. No. 18299/2024 and 18300/2024 at S.R. Haveli No. 5, Pune on 09/08/2024
13)	00 H 0.05 Ares	Mr. Manoj Prabhudas Somani	-NA-	-NA-
14)	00 H 02 Ares + 00 H 01 Ares	Mr. Sakharam Uttamrao Supekar, Mr. Madhukar Radhakisan Late, Mr. Shivanand Annappa Arjun and Mr. Ravindra Narayan Pardeshi	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 22/12/2023 registered at Srl. No. 27038/2023 and 27040/2023 at S.R. Haveli No. 5, Pune
15)	00 H 05 Ares	Mr. Sahadeo Dyanoba Bhoir and Mr. Mahesh Damodar Bhoir	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade and (3) Mr. Amit	DA/PA dated 28/07/2023 registered at Srl. No. 15552/2023 and 15553/2023 at S.R. Haveli No. 5, Pune on 31/07/2023.

			Sudhdakar Borse	
16)	00 H 01 Ares out of 00 H 01.50 Ares	Mrs. Sudha Anil Jadhav	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 06/09 jadhav/2024 registered at Srl. No. 20640/2024 and 4/20641/2024 at S.R. Haveli No. 5, Pune
17)	00 H 01 Ares	Mrs. Anita Madhav Shinde	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 26/12/2023 registered at Srl. No. 27157/2023 and 27158/2023 at S.R. Haveli No. 5, Pune
18)	00 H 05 Ares	Mr. Hanumant Baburao Jadhav, Mr. Laxman Raosaheb Jadhav, Smt. Sindhu Ram Jadhav, Mr. Avinash Ram Jadhav, Mr. Ajay Ram Jadhav, and Mrs. Ashwini Shivshankar Bhosale	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 26/12/2023 registered at Srl. No. 27155/2023 and 27156/2023 at S.R. Haveli No. 5, Pune
19)	00 H 10 Ares	Mr. Ravindra Hridaynarayan Dube	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Amit Sudhakar Borse	A) DA / PA dated 08/02/2023 registered at Srl. 2229/2023 & 2230/2023 at S.R. Haveli No.14, Pune. B) Supplementary Agreement dated 06/07/2023 registered at Srl. No.16810/2023 at S.R. Haveli No.23, Pune
20)	00 H 1.50 Ares	Smt. Jayshree Siddheshwar Sarde, Mr. Durgesh Siddheshwar Sarde, Mr. Yuvraj Siddheshwar Sarde and Mrs. Yogita Mangesh Kadam	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and	DA/PA dated 09/11/2023 registered at Srl. No. 24247/2023 and 24248/2023 at S.R. Haveli No. 5, Pune

			(2) Mr. Rahul Rajendra Gawade	
21)	00 H 01 Ares	Mr. Babasaheb Jaywant Patil	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 26/12/2023 registered at Srl. No. 27151/2023 and 27153/2023 at S.R. Haveli No. 5, Pune
22)	00 H 05.05 Ares	Mr. Prakash Dattatray Pawar, Mr. Digambar Dattatray Pawar and Mrs. Bhagyashree Sandeep Kate	GRD Miracle Realtors LLP through its said Partners (1) Mr. Rahul Rajendra Gawade and (2) Mr. Amit Sudhakar Borse	DA/PA dated 17/01/2024 registered at Srl. No. 1350/2024, 1351/2024, 1352/2024 and 1353/2023 respectively at S.R. Haveli No. 5, Pune
23)	00 H 12.50 Ares	Mrs. Ashwini Jitendra Wagh, Mrs. Aruna Vijaykumar Nere, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse	GRD Miracle Realtors LLP through its said Partners (1) Mr. Rahul Rajendra Gawade and (2) Mr. Amit Sudhakar Borse	DA/PA dated 10/04/2024 registered at Srl. No. 8133/2024 and 8134/2023 at S.R. Haveli No. 5, Pune
Total Area	00 H 87 Ares			

Thus, at present the said GRD Miracle Realtors LLP through its said Partners are entitled to develop the said Land owned by the aforesaid land owners vide aforesaid registered Development Agreements and Power of Attorneys.

(B) Land bearing Sry. No.170 Hissa No.2:

- 51) The Land bearing Sry. No.170 Hissa No.2 totally admeasuring 00 H 37 Ares assessed at Rs. 02 Ps. 44 situated at Village Tathawade, Tal. Mulshi, Dist. Pune was previously standing in the name of Mr. Khandu Dagadu Terde and his name was mutated in 7/12 extract vide M.E. No.938 dated 18/08/1962.

52) Thereafter, the said Mr. Khandu Dagadu Terde, with the consent Mr. Ananda Khandu Terde and Mr. Balu @ Dagadu Khandu Terde sold the said Land bearing Sry. No.170/2 admeasuring 00 Hectar 37 Ares vide registered Sale Deed dated 25/04/2006, which is registered in the Office of the Sub Registrar Haveli No.14 at Srl. No.3309/2006 to (1) Mr. Manoj Prabhudas Somani, (2) Mr. Nitin Prabhudas Somani, (3) Mrs. Sonal Nitin Somani and (4) Shri Radhakrishna Manik Vyas through their Power of Attorney Holder Mr. Nitin Prabhudas Somani. Accordingly, the names of the said (1) Mr. Manoj Prabhudas Somani, (2) Mr. Nitin Prabhudas Somani, (3) Mrs. Sonal Nitin Somani and (4) Shri Radhakrishna Manik Vyas were mutated in the 7/12 extract of the said Sry. No. 170/2 as owners and possessors thereof M.E. No.4084 dated 06/06/2006.

53) Thereafter, the Part/Portion admeasuring 438 Sq. Mtrs out of the said Land Sry. No.170/2 (part) was reserved for the 45 Mtr. Wide Road as per the Order bearing No.S.L.A.O./2/210/Tathawade/430 dated 13/05/2009 passed by the Special Land Acquisition Office No.2, Pimpri, Pune 411018 and the effect thereof was given in the other rights column of the said Land Sry. No.170/2 vide M.E. No.4798 dated 15/05/2009.

54) Thereafter, the said Mr. Manoj Prabhudas Somani, Mr. Nitin Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the **Land admeasuring 00 H 16 Ares out of the said Land Sry. No.170/2 along with other Lands** to **Mr. Ravindra Hridaynarayan Dube** vide registered Sale Deed dated 07/08/2009 which is registered at the Office of the Sub Registrar Haveli No.05 at Serial No.5235/2009. Accordingly, the name of the said Mr. Ravindra Hridaynarayan Dube was mutated in the 7/12 extract of the said Land admeasuring 00 H 16 Ares out of the said Land bearing Sry. No.170/2 vide M.E. No.4875.

55) Thereafter, the said Mr. Ravindra Hridaynarayan Dube with the consent of Vardhaman Associates through its Partners Mr. Prakashchand Bhikchand Chajed and Mr. Lalitkumar Bhikchand Chajed executed the Joint Development Agreement dated 22/10/2012 in favour of Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya in respect of the Land admeasuring 00 H 16 Ares out of the said Land Sry. No.170/2 along with other Lands, which Joint Development Agreement is

registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.9981/2012.

- 56) Along with the said Joint Development Agreement dated 22/10/2012 the said Mr. Ravindra Hridaynarayan Dube also executed Irrevocable Power of Attorney dated 22/10/2012 in favour of Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya, which is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.9982/2012.
- 57) Thereafter, the said Mr. Ravindra Hridaynarayan Dube also executed the Supplementary Joint Development Agreement dated 13/02/2013 in favour of the said Bora Kankariya Associates Promoter and Builders through its said Partners, which Supplementary Joint Development Agreement is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.1380/2013.
- 58) However, the said Mr. Ravindra Hridaynarayan Dube and the said Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya mutually decided to cancel/terminate the said Joint Development Agreement dated 22/10/2012, Irrevocable Power of Attorney dated 22/10/2012 and Supplementary Joint Development Agreement dated 13/02/2013 and accordingly, the said Bora Kankariya Associates Promoter and Builders through its said Partners executed the registered Cancellation Deed dated 08/02/2023 in favour of the said Mr. Ravindra Hridaynarayan Dube, which Cancellation Deed is registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. No.2228/2023.
- 59) Thereafter, the said Mr. Ravindra Hridaynarayan Dube executed the Development Agreement and Irrevocable Power of Attorney both dated 08/02/2023, in favour of GRD Miracle Realtors LLP, A Limited Liability Partnership Firm, through its Partners (1) Mr. Gaurav Devidas Atarde and (2) Amit Sudhakar Borse in respect of the said Land admeasuring 00 H 16 Ares out of the said Land Sry. No.170/2 along with other Lands bearing Sry. No.170/1 and 170/3 of Village Tathawade, Tal. Mulshi Dist. Pune, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. 2229/2023 and 2230/2023.

- 60)The said Mr. Ravindra Hridaynarayan Dube also executed Supplementary Agreement dated 06/07/2023 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Amit Sudhakar Borse and reduced the area of construction to be given as consideration as per the said Development Agreement dated 08/02/2023 from 50000 Sq. Ft. Saleable to 45800 Sq. Ft. Saleable. The said Supplementary Agreement is registered in the Office of Sub-Registrar Haveli No.23, Pune at Srl. No.16810/2023.
- 61)Thereafter, the said Mr. Nitin Prabhudas Somani for himself and as constituted attorney of Mr. Manoj Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 02 Ares out of the said Land Sry. No.170/2 to Mr. Rameshwar Uttam Hange vide registered Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3837/2009. Accordingly, the name of the said Mr. Rameshwar Uttam Hange was mutated in the 7/12 extract of the said Land admeasuring 00 H 02 Ares out of the said Land bearing Sry. No.170/2 vide M.E. No.4877 dated 11/08/2009.
- 62)The said Mr. Rameshwar Uttam Hange had obtained loan the Sangam Nagari Cooperative Patpedhi against the said Land/Portion thereof and the effect thereof was given in the other rights column of 7/12 extract of the said Land. Thereafter, as per M.E. No. 6342 and 6232 dated 31/03/2016 the said Charge was deleted from the other rights column of the other rights column of the 7/12 extract of the said Land.
- 63)Thereafter, the said Mr. Rameshwar Uttam Hange sold the said Land admeasuring 00 H 01 Ares out of the said Land admeasuring 00 H 02 Ares to one Mrs. Rajeshree Ganesh Shinde vide registered Sale Deed dated 12/03/2019, which is registered in the Office of the Sub Registrar Haveli No.17 at Serial No.3583/2019 on 02/04/2019.
- 64) Accordingly, the name of the said Mrs. Rajeshree Ganesh Shinde is mutated in the 7/12 extract of the said Land admeasuring 00 H 01 Ares vide M.E. No.7045 dated 16/03/2020 as owner and possessor thereof. (On 7/12 Extract).
- 65)The said Mr. Rameshwar Uttam Hange thereafter sold the said Land admeasuring 00 H 01 Ares out of the said Land admeasuring 00 H 02 Ares to one Mr. Maruti @ Maroti Kisan Raut vide registered Sale Deed

dated 21/10/2020, which is registered in the Office of the Sub Registrar Haveli No.13 at Serial No.9816/2020. Accordingly, the name of the said Mr. Maruti @ Maroti Kisan Raut is mutated in the 7/12 extract of the said Land admeasuring 00 H 01 Ares vide M.E. No.7145 dated 16/12/2020 as owner and possessor thereof.

- 66) Thereafter, the said Mr. Maroti @ Maruti Kisan Raut executed the Development Agreement and Irrevocable Power of Attorney both dated 18/09/2024, in respect of the Land admeasuring 00 H 01 Ares out of the said Land Sry. No.170/2 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Amit Sudhakar Borse, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl.21251/2024 and 21252/2024 respectively.
- 67) Thereafter, the said Mr. Nitin Prabhudas Somani for himself and as constituted attorney of Mr. Manoj Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 06.5 Ares out of the said Land bearing Sry. No.170/2 to Mr. Prabhatkumar Jivrajji Jain, Mr. Laxman Manaji Gunjal, Mr. Jayprakash Vikramrao Kuttarwade (Dahiphale), Mr. Yogesh Pandurang Padekar, Mr. Ramnath Ashruba Khedkar and Mr. Ramhari Shrirang Kshisagar vide registered Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3835/2009. Accordingly, the names of the said Mr. Prabhatkumar J. Jain, Mr. Laxman Gunjal, Mr. Jayprakash Kuttarwade/Dahiphale, Mr. Yogesh Padekar, Mr. Ramnath Khedkar and Mr. Ramhari Shrirang Kshisagar is mutated in the 7/12 extract of the said Land admeasuring 00 H 6.5 Ares vide M.E. No.4900 dated 27/08/2009 as owners and possessors thereof.
- 68) Thereafter, the said Mr. Prabhatkumar Jivrajji @ Jivramji Jain, Mr. Laxman Manaji Gunjal, Mr. Jayprakash Kuttarwade/Dahiphale, Mr. Yogesh Pandurang Padekar executed the Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023, in respect of their Land admeasuring 00 H 05 Ares out of the said Land Sry. No.170/2 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl. 27022/2023 and 27023/2023 respectively.

- 69) Thereafter, the said Mr. Nitin Prabhudas Somani for himself and as constituted attorney of Mr. Manoj Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 02 Ares out of the Land bearing Sry. No.170/2 to Mr. Ramnath Rangnath Pawar, Mr. Govind Vishnu Pawar and Mr. Anil Shahajirao Jadhav vide Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3838/2009. Accordingly, the names of the said Mr. Ramnath Rangnath Pawar, Mr. Govind Vishnu Pawar and Mr. Anil Shahajirao Jadhav were mutated in the 7/12 extract of the said Land admeasuring 00 H 02 Ares vide Mutation Entry No.4901 dated 27/08/2009 as owners and possessors thereof.
- 70) Thereafter, the said Mr. Govind Vishnu Pawar and Mr. Ramnath Rangnath Pawar sold their respective shares in the said Land admeasuring 00 H 1.24 Ares (123.91 Sq. Mtrs.) out of the said Land admeasuring 00 H 02 Ares out of the Land bearing Sry. No.170/2 to Mr. Kiran Nivrutti Kalekar and Mrs. Surekha Anand Lonkar vide registered Sale Deed dated 22/07/2015, which is registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. No.5038/2015 on 24/07/2015. However, the name of Mr. Anil Shahajirao Jadhav was deleted from the 7/12 extract of the said Land instead of the said Mr. Ramnath Rangnath Pawar and the names of the said Mr. Kiran Nivrutti Kalekar and Surekha Anand Lonkar were mutated in 7/12 extract of the said Land vide M.E. No.6648 dated 27/09/2017 as owners and possessors thereof. (The copy of the sale deed is not supplied for my perusal.)
- 71) Thereafter, vide Order dated 07/02/2023 under No. H.N./S.R./155/90/2023 passed by the Tehsildar, Mulshi (Paud), Pune the name of the said Mr. Ramnath Rangnath Pawar was deleted and the name of the said Mr. Anil Shahajirao Jadhav was mutated in 7/12 extract in respect of the said Land admeasuring 00 H 0.76 Ares assessed at Rs. 00 Ps. 05 out of the Land bearing Sry. No.170/2 vide M.E. No.7706.
- 72) Thereafter, the said Mr. Ramnath Ashruba Khedkar, Mr. Ramhari Shrirang Kshisagar and Mr. Anil Shahajirao Jadhav executed the Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023, in respect of their Land admeasuring 00 H 02.26 Ares out of the said Land Sry. No.170/2 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade, which Development Agreement and

Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl.27016/2023 and 27017/2023 respectively.

- 73) The said Mr. Nitin Prabhudas Somani for himself and as constituted attorney of Mr. Manoj Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 02 Ares out of the Sry. No.170/2 to Mr. Narayan Shankar Jadhav vide registered Sale Deed dated 26/06/2009, which is registered in the Office of the Sub-Registrar Haveli No.17, Pune at Serial No.5437/2009. Accordingly, the name of the said Mr. Narayan Shankar Jadhav is mutated in the 7/12 extract of the said Land Sry. No. 170/2 as owner and possessor thereof vide M.E. No.4903.
- 74) Thereafter, the said Mr. Nitin Prabhudas Somani for himself and as constituted attorney of Mr. Manoj Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 04 Ares out of Sry. No.170/2 to Mr. Appasaheb Ramdas Nimbalkar, Arun Mahadeo Gholve, Nilesh Narayan Gholve and Prasad Mahadeo Mane vide registered Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3836/2009. Accordingly, the names of the said Mr. Appasaheb Ramdas Nimbalkar, Mr. Arun Mahadev Gholve, Mr. Nilesh Narayan Gholve and Mr. Prasad Mahadev Mane is mutated in the 7/12 extract of the said Land Sry. No. 170/2 as owners and possessors thereof vide M.E. No.4911.
- 75) Thereafter, the said Mr. Arun Mahadev Gholve, Mr. Nilesh Narayan Gholve, Mr. Prasad Mahadev Mane, Mr. Appasaheb Ramdas Nimbalkar along with the said Mrs. Rajeshree Ganesh Shinde executed the Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023, in respect of their Land admeasuring 00 H 05 Ares out of the said Land Sry. No.170/2 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl.27019/2023 and 27020/2023 respectively.
- 76) Thereafter, the said Mr. Nitin Prabhudas Somani for himself and as constituted attorney of Mr. Manoj Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring

00 H 03 Ares out of Sry. No.170/2 to Kastura Anand Shinde vide registered Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3834/2009. Accordingly, the name of the said Kastura Anand Shinde is mutated in the 7/12 extract of the said Land Sry. No. 170/2 as owners and possessors thereof vide M.E. No.4971.

77) Thereafter, the said Kastura Anand Shinde gifted the Land admeasuring 00 H 03 Ares out of Sry. No.170/2 to Mrs. Anuja Kumar vide registered Gift Deed dated 10/05/2019, which is registered at the Office of the Sub Registrar Haveli No.26 at Serial No.6986/2019. Accordingly, the name of the said Mrs. Anuja Kumar is mutated in the 7/12 extract of the said Land Sry. No. 170/2 as owner and possessor thereof vide M.E. No.7055.

78) Thereafter, the said Mrs. Anuja Kumar and Mr. Narayan Shankar Jadhav executed the Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023, in respect of their said Land admeasuring 00 H 05 Ares out of the said Land Sry. No.170/2 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl. 27012/2023 and 27014/2023 respectively.

79) Thereafter, the said Mr. Kiran Nivrutti Kalekar and Mrs. Surekha Anand Lonkar sold the said Land admeasuring 00 H 1.24 Ares (123.91 Sq. Mtrs.) assessed at Rs. 00, Ps. 08 out of the said Land admeasuring 00 H 02 Ares out of the Land bearing Sry. No.170/2 to Mrs. Pushpa Sohan Choudhari vide registered Sale Deed dated 12/09/2016, which is registered in the Office of Sub-Registrar Haveli No.27, Pune at Srl. No.2862/2016. Accordingly, the names of the said Mrs. Pushpa Sohan Choudhari were mutated in 7/12 extract of the said Land vide M.E. No.7705 as owners and possessors thereof.

80) There after the said Mrs. Pushpa Sohan Choudhari executed the Development Agreement and Irrevocable Power of Attorney both dated 21/11/2023, in respect of the said Land admeasuring 00 H 01.24 Ares out of the said Land Sry. No.170/2 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-

Registrar Haveli No.05, Pune at Srl. No.24661/2023 and 24662/2023 respectively.

81) The said Mr. Manoj Prabhudas Somani, Mr. Nitin Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 01.50 Ares out of Sry. No.170/2 to Trivenika Dnyaneshwar Karkar vide registered Sale Deed dated 05/07/2023, which is registered at the Office of the Sub Registrar Haveli No.23 at Serial No.16241/2023. Accordingly, the name of the said Trivenika Dnyaneshwar Karkar is mutated in the 7/12 extract of the said Land Sry. No. 170/2 as owners and possessors thereof vide M.E. No.7782.

82) Thus, the aforesaid Land bearing Sry. No. 170/2 admeasuring 00 H 37 Ares is owned by the said owners and their names are mutated in the 7/12 extract of the said Land in respect of their respective share and out of the said Land owners the below mentioned owners of the said Land have executed the Development Agreements and Power of Attorneys in favour of GRD Miracle Realtors LLP through its said Partners as mentioned herein below:-

Srl. No.	Land Area out of Sry. No. 170/2 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract	Name of the Developer	Date, Document Registration Number of DA /PA
8)	00 H 16 Ares	Mr. Ravindra Hridaynarayan Dube	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Amit Sudhakar Borse	A) DA / PA dated 08/02/2023 registered at Srl. 2229/2023 & 2230/2023 at S.R. Haveli No.14, Pune. B) Supplementary Agreement dated 06/07/2023 registered at Srl. No.16810/2023 at S.R. Haveli No.23, Pune
9)	00 H 01.24 Ares	Mrs. Pushpa Sohan Choudhari	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 21/11/2023 registered at Srl. No. 24661/2023 and 24662/2023 at S.R. Haveli No. 5, Pune

10)	00 H 05 Ares	Mrs. Anuja Kumar and Mr. Narayan Shankar Jadhav	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 22/12/2023 registered at Srl. No. 27012/2023 and 27014/2023 at S.R. Haveli No. 5, Pune
11)	00 H 2.26 Ares	Mr. Ramnath Ashruba Khedkar, Mr. Ramhari Shrirang Kshisagar and Mr. Anil Shahajirao Jadhav	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 22/12/2023 registered at Srl. No. 27016/2023 and 27017/2023 at S.R. Haveli No. 5, Pune
12)	00 H 05 Ares	Mr. Arun Mahadev Gholve, Mr. Nilesh Narayan Gholve, Mr. Prasad Mahadev Mane, Mr. Appasaheb Ramdas Nimbalkar and Mrs. Rajeshree Ganesh Shinde	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 22/12/2023 registered at Srl. No. 27019/2023 and 27020/2023 at S.R. Haveli No. 5, Pune
13)	00 H 05 Ares	Mr. Prabhatkumar J. Jain, Mr. Laxman Manaji Gunjal, Mr. Jayprakash Kuttarwade/Dahiphale, Mr. Yogesh Pandurang Padekar	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 22/12/2023 registered at Srl. No. 27022/2023 and 27023/2023 at S.R. Haveli No. 5, Pune
14)	00 H 01 Ares	Maroti @ Maruti Kisan Raut	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Amit Sudhakar Borse	DA/PA dated 18/09/2024 registered at Srl. No. 21251/2024 and 21252/2024 at S.R. Haveli No. 5, Pune

15)	00 H 1.5 Ares	Triveni Dnyaneshwar Karkar	-NA-	-NA-
Total Area	00 H 37 Ares			

Thus, at present the said GRD Miracle Realtors LLP through its said Partners are entitled to develop the said Lands owned by the aforesaid land owners vide aforesaid registered Development Agreements and Power of Attorneys.

(C) Land bearing Sry. No.170 Hissa No.3:

- 1) The Land bearing Sry. No.170/3 admeasuring 00 H 30 Ares was standing in the name of one Mr. Hari Dhondiba Lokhande who sold the said Land Sry. No.170/3 to Mr. Daulat Babu Shinde and Mr. Govind Babu Shinde vide Sale Deed dated 02/06/1961. Accordingly, the names of the said Mr. Daulat Babu Shinde and Mr. Govind Babu Shinde were mutated in 7/12 extract of the said Land vide M.E. No.947 dated 10.10.1962.
- 2) Thereafter, vide Order dated 11/10/1962 passed in Tenancy Case No.84-C/Tathawade and vide M.E. No.951 dated 27/01/1962 the said Land was acquired by the Government and the name of Government was mutated as holder in the 7/12 extract of the said Land and the names of Mr. Daulat Babu Shinde and Mr. Govind Babu Shinde were deleted from the 7/12 extract of the said Land. As per the 7/12 extract of the said Land that the said Mr. Daulat Babu Shinde and Mr. Govind Babu Shinde were cultivating the said land till 2000-2001.
- 3) Thereafter, the said Mr. Hari Dhondub Lokhande died on 19/08/1962, leaving behind his legal heir son Mr. Babu Hari Lokhande as his only heir and his name was mutated in 7/12 extract of the said Land vide M.E. No.960.
- 4) The said Babu Hari Lokhande died on 05/08/1999 leaving behind sons of predeceased son Mr. Shivaji Babu Lokhande namely sons Mr. Shriram Shivaji Lokhande, Mr. Gorakh Shivaji Lokhande, daughters said predeceased son Renuka and Reshma and wife of the said predeceased son Smt. Rukhmini Shivaji Lokhande and their names are mutated in 7/12 extract of the said Land vide M.E. No.4182 dated 20/12/2006.

- 5) That name of one Mr. Babu Tukaram Shinde was deleted from 7/2 extract of the said Land vide M.E. No.1019 dated 26/04/1966 as he was not tenant in the said Land on the appointed day.
- 6) Thereafter, as per the Order passed in Tenancy Appeal No.37/2009 dated 31/10/2009 and vide Order dated 11/04/1968 passed by the Special Tahasildar Mulshi, Pune in Tenancy Case No.84C the possession of the said land was taken by Govt. and the name of the Govt. was mutated in possession column of 7/12 extract of the said Land vide M.E. No.1055 dated 10/08/1968.
- 7) The said Tenancy Appeal was filed against the Order of the Tahasildar bearing No.Sec-84-C/Tathawade/18 dated 11.04.1968. the said Appeal was allowed by the Sub Divisional Officer, Mulshi, Pune vide Order dated 31/10/2009 and the said M.E. No.1055 was set aside and the names of Mr. Daulat Babu Shinde and Mr. Govind Babu Shinde were mutated in the 7/12 extract of the said Land and name of the said Babu Hari Lokhande was deleted. Accordingly the names of Mr. Daulat Babu Shinde and Mr. Govind Babu Shinde were mutated in the 7/12 extract as holders vide M.E. No.5063 dated 24/12/2009.
- 8) As per the Circular No.THA/240/78 dated 26/08/1978 of the Tahasildar Mulshi, Pune the effect/entry of the Tukadabandi /Fragmentation Act was made in the other rights column vide M.E. No. 1214 dated 29/06/1977 and M.E. No.1286 dated 14/06/1979.
- 9) Thereafter, the portion out of the said Land admeasuring area 395 Sq.mtrs. out of Sry. No.170/3 was acquired for the purpose of Road Widening as mentioned in M.E. No.4798 dated 15.05.2009.
- 10) Thereafter, the said Govind Babu Shinde died on 07/11/2006 leaving behind his son Mr. Dattatray Govind Shinde and married daughters Mrs. Ranjana Deoram Kude, Mrs. Komal Shantaram Taras, Mrs. Nandabai Ashok Padwal, Baydabai Govind Shinde and wife Smt. Vimal Govind Shinde as his legal heirs and their names were mutated in 7/12 extract of the said Land vide M.E. No.5064 dated 24/12/2009.
- 11) Thereafter, the said (1) Smt. Vimal Govind Shinde, (2) Mr. Dattatray Govind Shinde, (3) Mrs. Ranjana Deoram Kude, (4) Mrs. Komal Shantaram Taras, (5) Mrs. Nandabai Ashok Padwal and (6) Baydabai Govind Shinde sold the Land towards the southern side admeasuring 00

H 15 Ares out of the said Sry. No.170/3 vide Sale Deed dated 30/12/2009 to Mr. Dyaneshwar Nathoda Bathe, which Sale Deed is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.9808/2009 and the name of the said M.E. No.5096 dated 06/02/2010 is mutated in 7/12 extract of the said Land by virtue of the said Sale Deed.

- 12) Thereafter, the said Mr. Dyaneshwar Nathoda Bathe gifted the said Land admeasuring 00 H 15 Ares out of the said Sry. No.170/3 to his grandson Mr. Jayesh Dnyaneshwar Karkar and his married daughter Triveni Dnyaneshwar Karkar vide registered Gift Deed dated 11/12/2018, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.8751/2018. Accordingly, the names of the said Mr. Jayesh Dnyaneshwar Karkar and his married daughter Triveni Dnyaneshwar Karkar are mutated in 7/12 extract of the said Land vide M.E. No.6813 as owners and possessors thereof.
- 13) Thereafter, the said Mr. Jayesh Dnyaneshwar Karkar and Triveni Dnyaneshwar Karkar executed the Development Agreement and Irrevocable Power of Attorney both dated 13/09/2024, in favour of GRD Miracle Realtors LLP, A Limited Liability Partnership Firm, through its Partners (1) Mr. Gaurav Devidas Atarde and (2) Amit Sudhakar Borse in respect of the said Land admeasuring 00 H 15 Ares out of the said Land Sry. No.170/3 of Village Tathawade, Tal. Mulshi Dist. Pune, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. 21133/2024 and 21134/2024.
- 14) The said Mr. Daulat Baburao Shinde died on 11/04/2001 and his wife Muktabai Baburao Shinde died on 11/11/1983 and their leaving behind names were deleted from 7/12 extract of the said Land vide M.E. No.5142 dated 23/03/2010 and the name of their legal heirs (1) Mr. Balu Daulat Shinde, (2) Mr. Maruti Daulat Shinde, (3) Mrs. Sunita Balu Shinde, (4) Smt. Laxmibai Daulat Shinde, (5) Mrs. Sangeeta M. Shinde, (6) Mrs. Subhadra Namdeo Gaware, (7) Mrs. Baby Dattatrya Yelwande, (8) Mrs. Manda Parshuram Kapse and (9) Mrs. Vandana Ankush Gaware were mutated in 7/12 extract of the said Land by virtue of succession. The said Mr. Govind Baburao Shinde also died on 07/11/2006.
- 15) Thereafter, the legal heirs of the said Late Daulat Babu Shinde namely (1) Mr. Balu Daulat Shinde, (2) Mr. Maruti Daulat Shinde, (3) Mrs. Sunita Balu Shinde, (4) Smt. Laxmibai Daulat Shinde, (5) Mrs. Sangeeta M.

Shinde, (6) Mrs. Subhadra Namdeo Gaware, (7) Mrs. Baby Dattatrya Yelwande, (8) Mrs. Manda Parshuram Kapse sold the Land towards the northern side/portion admeasuring 00 H 15 Ares to Mr. Ravindra Hridaynarayan Dubey vide Sale Deed dated 06/11/2009, which is registered at the Office of the Sub Registrar Haveli No.V at Srl. No.231/2010.

- 16) Accordingly, the name of the said Mr. Ravindra Hridaynarayan Dubey was mutated in the 7/12 extract of Sry. No. in respect of the said area admeasuring 00 H 15 Ares vide M.E. No.5110 dated 02/03/2010. However, the consent of Mrs. Vandana Ankush Gaware who was the daughter of the said deceased Daulat Babu Shinde was not taken for the said Sale Deed dated 06/11/2009. Hence, her name was retained in the 7/12 extract of the said Land.
- 17) Thereafter, the said Mrs. Vandana Ankush Gaware died on 11/01/1996 leaving behind her legal heirs daughters her daughters Chaitrali Ankush Gaware and Vaishali Ankush Gaware and husband Mr. Ankush Gaware and their names were mutated in 7/12 extract of the said Land vide M.E. No.5297 dated 20/11/2010.
- 18) Thereafter, the said Mr. Ankush Rambhau Gaware for himself and on behalf of his said minor daughters Chaitrali Ankush Gaware and Vaishali Ankush Gaware granted their consent for consideration to the said Sale Deed dated 06/01/2010 executed in favour of Ravindra Dubey vide registered Consent Deed dated 15/06/2010, which is registered at the Office of the Sub Registrar Haveli No.XVII at Srl. No.7177/2010.
- 19) Thereafter, the said Mr. Ravindra Hridaynarayan Dube with the consent of Vardhaman Associates through its Partners Mr. Prakashchand Bhikchand Chajed and Mr. Lalitkumar Bhikchand Chajed executed the Joint Development Agreement dated 22/10/2012 in favour of Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya in respect of the Land admeasuring 00 H 15 Ares out of the said Land Sry. No.170/3 along with other Lands bearing Sry. No.170/1 and 170/2, which Joint Development Agreement is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.9981/2012.
- 20) Along with the said Joint Development Agreement dated 22/10/2012 the said Mr. Ravindra Hridaynarayan Dube also executed Irrevocable Power

of Attorney dated 22/10/2012 in favour of Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya, which is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.9982/2012.

- 21) Thereafter, the said Mr. Ravindra Hridaynarayan Dube also executed the Supplementary Joint Development Agreement dated 13/02/2013 in favour of the said Bora Kankariya Associates Promoter and Builders through its said Partners, which Supplementary Joint Development Agreement is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.1380/2013.
- 22) However, the said Mr. Ravindra Hridaynarayan Dube and the said Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya mutually decided to cancel/terminate the said Joint Development Agreement dated 22/10/2012, Irrevocable Power of Attorney dated 22/10/2012 and Supplementary Joint Development Agreement dated 13/02/2013 and accordingly, the said Bora Kankariya Associates Promoter and Builders through its said Partners executed the registered Cancellation Deed dated 08/02/2023 in favour of the said Mr. Ravindra Hridaynarayan Dube, which Cancellation Deed is registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. No.2228/2023.
- 23) Thereafter, the said Mr. Ravindra Hridaynarayan Dube executed the Development Agreement and Irrevocable Power of Attorney both dated 08/02/2023, in favour of GRD Miracle Realtors LLP, A Limited Liability Partnership Firm, through its Partners (1) Mr. Gaurav Devidas Atarde and (2) Amit Sudhakar Borse in respect of the said Land admeasuring 00 H 15 Ares out of the said Land Sry. No.170/3 along with other Lands bearing Sry. No.170/1 and 170/2 of Village Tathawade, Tal. Mulshi Dist. Pune, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. 2229/2023 and 2230/2023.
- 24) The said Mr. Ravindra Hridaynarayan Dube also executed Supplementary Agreement dated 06/07/2023 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Amit Sudhakar Borse and reduced the area of construction to be given as consideration as per the said Development Agreement dated 08/02/2023 from 50000 Sq. Ft. Saleable to 45800 Sq. Ft. Saleable. The

said Supplementary Agreement is registered in the Office of Sub-Registrar Haveli No.23, Pune at Srl. No.16810/2023.

- 25) Thus, the aforesaid Land bearing Sry. No. 170/3 admeasuring 00 H 30 Ares is owned by the said owners and their names are mutated in the 7/12 extract of the said Land in respect of their respective share and out of the said Land owners the below mentioned owners of the said Land have executed the Development Agreements and Power of Attorneys in favour of GRD Miracle Realtors LLP through its said Partners as mentioned herein below:-

Srl. No.	Land Area out of Sry. No. 170/3 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract	Name of the Developer	Date, Document Registration Number of DA /PA
3)	00 H 15 Ares	Mr. Ravindra Hridaynarayan Dube	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Amit Sudhakar Borse	A) DA / PA dated 08/02/2023 registered at Srl. 2229/2023 & 2230/2023 at S.R. Haveli No.14, Pune. B) Supplementary Agreement dated 06/07/2023 registered at Srl. No.16810/2023 at S.R. Haveli No.23, Pune
4)	00 H 15	Mr. Jayesh Dnyaneshwar Karkar and his married daughter Triveni Dnyaneshwar Karkar	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Atarde and (2) Mr. Amit Sudhakar Borse	DA/PA dated 13/09/2024 registered at Srl. No. 21133/2024 and 21134/2023 at S.R. Haveli No. 5, Pune
Total Area	00 H 30 Ares			

- 26) Thus, at present the said GRD Miracle Realtors LLP through its said Partners are entitled to develop the said Lands owned by the aforesaid land owners vide aforesaid registered Development Agreements and Power of Attorneys.

(D) Land bearing Sry. No.171 Hissa No.4:

- 1) The Land bearing Sry. No.171, Hissa No.4 was previously owned by Mr. Shankar Laxman Nawale by virtue of succession. The said Shankar Laxman Nawale died on 05/12/1976 leaving behind his son Mr. Raghunath Shankar Nawale, married daughter Sonabai Anaji Walhekar and accordingly, the name of said Raghunath Shankar Nawale was mutated in possession column and the name of the said Sonabai Anaji Walhekar was mutated in other rights column of the 7/12 extract of the said Land vide M.E. No.1199 as owners and possessors by virtue of succession.
- 2) Thereafter, the said Raghunath Shankar Nawale died on 02/01/1979 leaving behind his wife Shantabai Raghunath Nawale, Balu Raghunath Nawale, Bansilal Raghunath Nawale and married daughter Bebi Sampat Walhekar. However, the name of the said Balu Raghunath Nawale was mutated in 7/12 extract of the said Land as Karta of HUF vide M.E. No.1267.
- 3) Thereafter, Sonabai Anaji Walhekar the sister of the said deceased Raghunath Shankar Nawale and the daughter of the said deceased namely Bebi Sampat Walhekar released their rights in the said Land along with other lands in favour of Balu Raghunath Nawale, Bansilal Raghunath Nawale and Shantabai Raghunath Nawale vide registered Release Deed dated 29/01/1995, which is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.984/1995 and accordingly, their names were deleted from 7/12 extract from the M.E. No.3745. Thus, the said Land was standing in the name of Balu Raghunath Nawale as Karta of HUF.
- 4) Thereafter, the said Mr. Balu Raghunath Nawale, son Mr. Sandeep Balu Nawale, granddaughters Sharwari Sandeep Nawale, Shrutika Sandeep Nawale, grandson Rajveer Sandeep Nawale, son Mr. Kaluram Balu Nawale, granddaughters Purva Kaluram Nawale, Durva Kaluram Nawale, grandson Reyansh Kaluram Nawale, son Mr. Atul Balu Nawale, grandson Pradaksh Atul Nawale, granddaughter Advika Atul Nawale, married daughter Manisha Mohan Chandere and Mr. Bansilal Raghunath Nawale, his sons Aakash Bansilal Nawale, grandson Sairaj Aakash Nawale and his married daughter Monica Nitin Tapkir have executed the Development Agreement and Irrevocable Power of Attorney both dated 05/03/2024, in favour of GRD Miracle Realtors LLP through its Partners Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse, which are registered in the Office of Sub-Registrar Haveli No.5, Pune at

Srl. No.8131/2024 and 8132/2024 on 10/04/2024 and thereby granted the Development rights in favour of the said GRD Miracle Realtors LLP in respect of the Land admeasuring 00 H 33.50 Ares out of the said Total Land admeasuring 00 H 45 Ares bearing Sry. No.171/4 of Village Tathawade, Tal. Mulshi, Dist. Pune.

- 5) Thereafter, the remaining land admeasuring 00H 11.50 Ares assessed at 00 Rs. 61 Ps. out of the said Total Land admeasuring 00 H 45 Ares bearing Sry. No.171/4 of Village Tathawade, Tal. Mulshi, Dist. Pune was sold by the said Mr. Balu Raghunath Nawale and others to M/s. Kamat Hospitals Pvt. Ltd. Through their Director Mr. Dilip Shantaram Kamat vide registered Sale Deed dated 21/02/2024, which is registered in the Office of Sub-Registrar Haveli No. 05, Pune at Srl. No.4078/2024 and accordingly, the name of the said M/s. Kamat Hospitals Pvt. Ltd. Through their Director Mr. Dilip Shantaram Kamat was mutated in 7/12 extract of the said Land vide M.E. No.7934 as owner and possessor thereof.
- 6) Thereafter, the aforesaid Land bearing Sry. No.171/4 admeasuring 00 H 45 Ares is owned by the said owners and their names are mutated in the 7/12 extract of the said Land in respect of their respective share and out of the said Land owners the below mentioned owners of the said Land have executed the Development Agreements and Power of Attorneys in favour of GRD Miracle Realtors LLP through its said Partners as mentioned herein below:-

Srl. No.	Land Area out of Sry. No. 171/4 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract	Name of the Developer	Date, Document Registration Number of DA / PA
2)	00 H 33.50 Ares	Mr. Balu Raghunath Nawale and others	GRD Miracle Realtors LLP through its said Partners (1) Mr. Rahul Rajendra Gawade and (2) Amit Sudhakar Borse	DA / PA dated 05/03/2024 registered at Srl. No. 8131/2024 and 8132/2024 on 10/04/2024 at S.R. Haveli No.5, Pune on 10/04/2024.
3)	00 H 11.50 Ares	M/s. Kamat Hospitals Pvt. Ltd. Through their Director Mr. Dilip Shantaram Kamat	--NA--	--NA--

Total Area	00 H 45 Ares			
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- 7) Thus, at present the said GRD Miracle Realtors LLP through its said Partners are entitled to develop the said Lands owned by the aforesaid land owners vide aforesaid registered Development Agreements and Power of Attorneys.

(E) Land bearing Sry. No.171 Hissa No.5:

- 1) The Land bearing Sry. No.171 Hissa No.5 of Village Tathawade, Tal. Mulshi, Dist. Pune was previously possessed by Mr. Muktaji Dhondi Pawar and he was cultivating the said Land and his name was mutated in other rights coloumn of the 7/12 extract of the said Land vide M.E. No.449.
- 2) Thereafter, the said Mr. Muktaji Dhondi Pawar was not found in possession of the said Land. Hence, his name was deleted from 7/12 extract vide M.E. No.726 on 01/05/1957. However, the said Mr. Muktaji Dhondi Pawar sold the said Land to one Mr. Vamanrao Vishnath Bapat vide registered Sale Deed dated 23/04/1936. Accordingly, the name of the said Mr. Vamanrao Vishnath Bapat was mutated in 7/12 extract of the said Land vide M.E. No.193 on 16/10/1936.
- 3) Thereafter, the said Mr. Vamanrao Vishwanath Bapat died intestate on 01/05/1949 leaving behind his wife Smt. Sagunabai Vamanrao Bapat, sons Neelkanth Vamanrao Bapat, Narayan Vamanrao Bapat, Vishwanath Vamanrao Bapat were mutated in 7/12 extract of the said Land. However, the name of the said Sagunabai Vamanrao Bapat was deleted from 7/12 extract of the said Land vide M.E. No.656 on 14/06/1956 as the said Vamanrao Vishwanath Bapat died prior to 1956.
- 4) Thereafter, Mr. Sahadu Muktaji Pawar and Mahadu Muktaji Pawar purchased the said Land from the said owners Neelkanth Vamanrao Bapat, Narayan Vamanrao Bapat and Vishwanath Vamanrao Bapat vide Sale Deed dated 13/04/1982, which is registered in the office of Sub-Registrar Haveli, Pune at Srl. No.1874/1992 and accordingly, the names of the said Mr. Sahadu Muktaji Pawar and Mr. Mahadu Muktaji Pawar were mutated in 7/12 extract of the said Land as owners and possessors thereof vide M.E. No.3827 dated 05/11/2004.

- 5) Thereafter, the said Mr. Mahadu Muktaji Pawar died on 28/06/1987 and the names of his legal heirs i.e. son Balu Mahadu Pawar and married daughter Mrs. Rangubai Sahebrao Warange were mutated in 7/12 extract vide M.E. No.4046 on 29/03/2006.
- 6) Thereafter, the said Mr. Sahadu Muktaji Pawar died on 23/06/1997 and the names of his legal heirs wife Sitabai Sahadu Pawar, son Kailas Sahabu Pawar, Dnyaneshwar Sahadu Pawar and three married daughters Mrs. Ranjana Laxman Dhore, Mrs. Alka Balasaheb Sakhare and Mrs. Sanjeevani @ Sharada Ganesh Gawade were mutated in 7/12 extract of the said Land vide M.E. No.4045 on 26/03/2006.
- 7) Thereafter, the said legal heirs of the said deceased Sahadu Muktaji Pawar and Mahadu Muktaji Pawar sold the said Land to Mr. Madhukar Shankar Burute vide registered Sale Deed dated 26/10/ 2006 which is registered in the Office of Sub-Registrar Haveli No.17, Pune at Srl. No. 8605/2006 and the name of the said Mr. Madhukar Shankar Burute was mutated in 7/12 extract of the said Land vide M.E. No.4157 as owner and possessor thereof by virtue of the said Sale Deed.
- 8) Thereafter the said Mr. Madhukar Shankar Burute sold the Land admeasuring 00 H 26.5 Ares out of the said Land bearing Sry. No.171/5 to Atharva Consortium and Realty Pvt. Ltd. vide Sale Deed 28/06/2010, which is registered in the Office of Sub-Registrar Haveli No.11, Pune at Srl. No. 3149/2006 and accordingly, the name of the said Atharva Consortium and Realty Pvt. Ltd. was mutated in 7/12 extract of the said Land vide M.E. No.5224 on 23/07/2010 as owner and possessor thereof by virtue of the said Sale Deed.
- 9) Thereafter the said Mr. Madhukar Shankar Burute sold the Land admeasuring 00 H 26.5 Ares out of the said Land bearing Sry. No.171/5 to Dattatray Popat Pathare and Savita Dattatray Pathare vide Sale Deed 08/09/2010, which is registered in the Office of Sub-Registrar Haveli No.2, Pune at Srl. No.7922/2010 and accordingly, the names of the said Mr. Dattatray Popat Pathare and Savita Dattatray Pathare were mutated in 7/12 extract of the said Land vide M.E. No.5629 on 27/01/2012 as owner and possessor thereof by virtue of the said Sale Deed.
- 10) Thereafter the said Mr. Dattatray Popat Pathare died on 04/03/2014 leaving behind his said wife Smt. Savita Dattatray Pathare, sons Mr. Sankalp Dattatray Pathare, Mr. Kunal Dattatray Pathare and daughter

Ms. Divya Dattatray Pathare as his legal heirs and accordingly, vide M.E. No.5927 the names of the said legal heirs is mutated in 712 extract of the said Land by virtue of succession as owners and possessors.

- 11) Thereafter, the said Smt. Savita Dattatray Pathare, Mr. Sankalp Dattatray Pathare, Mr. Kunal Dattatray Pathare and Ms. Divya Dattatray Pathare executed the Development Agreement and Irrevocable Power of Attorney both dated 30/01/2024, in favour of GRD Miracle Realtors LLP through its Partners Mr. Gaurav Devidas Attarde, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse, which are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.2002/2024 and 2003/2024 and thereby granted the Development rights in favour of the said GRD Miracle Realtors LLP in respect of their said Land admeasuring 00 H 26.50 Ares out of the said Total Land Sry. No.171/5 of Village Tathawade, Tal. Mulshi, Dist. Pune
- 12) Thereafter the said Atharva Consortium and Realty Pvt. Ltd. sold the Land admeasuring 00 H 26.5 Ares out of the said Land bearing Sry. No.171/5 to Kamat Hospitals Pvt. Ltd. vide Sale Deed dated 30/11/2017, which is registered in the Office of Sub-Registrar Haveli No.18, Pune at Srl. No.17776/2017 and accordingly, the name of the said Kamat Hospitals Pvt. Ltd. was mutated in 7/12 extract of the said Land vide M.E. No.6689 as owner and possessor thereof by virtue of the said Sale Deed.
- 13) Thereafter, the said Kamat Hospitals Pvt. Ltd. further sold the Land admeasuring 00 H 11.50 Ares out of the said Land admeasuring 00 H 26.5 Ares out of the total land bearing Sry. No.171/5 to Mr. Balu Raghunath Nawale HUF vide Sale Deed dated 21/02/2024, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4080/2024 and accordingly, the name of the said Mr. Balu Raghunath Nawale HUF was mutated in 7/12 extract of the said Land vide M.E. No.7935 as owner and possessor thereof by virtue of the said Sale Deed.
- 14) Thereafter, the said Kamat Hospitals Pvt. Ltd. executed the Development Agreement and Irrevocable Power of Attorney both dated 21/02/2024, in favour of GRD Miracle Realtors LLP through its Partners, Mr. Gaurav Devidas Attarde, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse, which are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4083/2024 and 4085/2024 and thereby granted the Development rights in favour of the said GRD Miracle Realtors LLP in

respect of the the Land admeasuring 00 H 02.5 Ares out of the said Land admeasuring 00 H 26.5 Ares out of the total land bearing Sry. No.171/5 of Village Tathawade, Tal. Mulshi, Dist. Pune.

- 15) Thereafter, the said Kamat Hospitals Pvt. Ltd. executed the Development Agreement and Irrevocable Power of Attorney both dated 21/02/2024, in favour of GRD Miracle Realtors LLP through its Partners, Mr. Gaurav Devidas Atarde, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse, which are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4081/2024 and 4082/2024 and thereby granted the Development rights in favour of the said GRD Miracle Realtors LLP in respect of the the Land admeasuring 00 H 05 Ares out of the said Land admeasuring 00 H 26.5 Ares out of the total land bearing Sry. No.171/5 of Village Tathawade, Tal. Mulshi, Dist. Pune.
- 16) Thereafter, the said Mr. Balu Raghunath Nawale, son Mr. Sandeep Balu Nawale, granddaughters Sharwari Sandeep Nawale, Shrutika Sandeep Nawale, grandson Rajveer Sandeep Nawale, son Mr. Kaluram Balu Nawale, granddaughters Purva Kaluram Nawale, Durva Kaluram Nawale, grandson Reyansh Kaluram Nawale, son Mr. Atul Balu Nawale, grandson Pradaksh Atul Nawale, granddaughter Advika Atul Nawale, married daughter Manisha Mohan Chandere and Mr. Bansilal Raghunath Nawale, his sons Aakash Bansilal Nawale, grandson Sairaj Aakash Nawale and his married daughter Monica Nitin Tapkir have executed the Development Agreement and Irrevocable Power of Attorney both dated 05/03/2024, in favour of GRD Miracle Realtors LLP through its Partners Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse, which are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.8129/2024 and 8130/2024 on 10/04/2024 and thereby granted the Development rights in favour of the said GRD Miracle Realtors LLP in respect of the the Land admeasuring 00 H 11.5 Ares out of the said Land admeasuring 00 H 26.5 Ares out of the total land bearing Sry. No.171/5 of Village Tathawade, Tal. Mulshi, Dist. Pune.
- 17) Thus, the aforesaid Land bearing Sry. No.171/5 admeasuring 00 H 53 Ares is owned by the said owners and their names are mutated in the 7/12 extract of the said Land in respect of their respective share and out of the said Land owners the below mentioned owners of the said Land have executed the Development Agreements and Power of Attorneys in favour of GRD Miracle Realtors LLP through its said Partners as mentioned herein below:-

Srl. No.	Land Area out of Sry. No. 171/5 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract	Name of the Developer	Date, Document Registration Number of DA / PA
5)	00 H 26.50 Ares	Smt. Savita Dattatray Pathare, Mr. Sankalp Dattatray Pathare, Mr. Kunal Dattatray Pathare and Ms. Divya Dattatray Pathare	GRD Miracle Realtors LLP through its Partners, (1) Mr. Gaurav Devidas Atarde, (2) Mr. Rahul Rajendra Gawade and (3) Mr. Amit Sudhakar Borse	DA / PA dated 30/01/2024 registered at Srl. 2002/2024 and 2003/2024 on 30/04/2024 at S.R. Haveli No.5, Pune.
6)	00 H 11.50 Ares	Mr. Balu Raghunath Nawale and others	GRD Miracle Realtors LLP through its said Partners (1) Mr. Rahul Rajendra Gawade and and (2) Amit Sudhakar Borse	DA / PA dated 05/03/2024 registered at Srl. 8129/2024 and 8130/2024 on 10/04/2024 at S.R. Haveli No.5, Pune.
7)	00 H 05 Ares out of 00 H 26.50 Ares	M/s. Kamat Hospitals Pvt. Ltd. Through their Director Mr. Dilip Shantaram Kamat	GRD Miracle Realtors LLP through its Partners, (1) Mr. Gaurav Devidas Atarde, (2) Mr. Rahul Rajendra Gawade and (3) Mr. Amit Sudhakar Borse	DA/PA dated 21/02/2024, registered at Srl. No. 4081/2024 and 4082/2024 at S.R. Haveli No.5, Pune
8)	00 H 2.5 Ares out of 00 H 26.50 Ares	M/s. Kamat Hospitals Pvt. Ltd. Through their Director Mr. Dilip Shantaram Kamat	GRD Miracle Realtors LLP through its Partners, (1) Mr. Gaurav Devidas Atarde, (2) Mr. Rahul Rajendra Gawade and (3) Mr. Amit Sudhakar Borse,	DA/PA dated 21/02/2024, registered at Srl. No. 4083/2024 and 4084/2024 at S.R. Haveli No.5, Pune

9)	00 H 7.5 Ares	M/s. Kamat Hospitals Pvt. Ltd. Through their Director Mr. Dilip Shantaram Kamat	--NA--	--NA--
Total Area	00 H 53 Ares			

Thus, the said GRD Miracle Realtors LLP through its Partners is entitled to develop the **"Total Land/Larger Property"** admeasuring 02 H 31 Ares situated at Village Tathawade, Tal. Mulshi, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation by virtue of the aforesaid registered Development Agreements and Power of Attorneys and the Promoter Developer herein is in possession of the said **"Total Land/Larger Property"**.

The Pimpri Chinchwad Municipal Corporation has issued the Zone Certificate dated 07/10/2022 and 29/11/2023 in respect of the said Lands and the said Lands are measured vide Very Very Urgent M.R. No.6791/2024 dated 10/05/2024, Very Very Urgent M.R. No.6792/2024 dated 10/05/2024 and Very Very Urgent M.R. No.6790/2024 dated 10/05/2024 and K-prat thereof is issued accordingly.

The Promoter-Developer is developing the project consisting of Flats/Shops/Offices in the Buildings/Wings in phase wise manner known as **"Imperio Towers"** on the Land admeasuring 02 H 26.70 Ares i.e. 22,670.00 Sq. Mtrs. out of the Larger Property in view of the acquired Development Rights which Land is hereinafter referred to as the **"Total Project Land"**.

The Developer herein got the Layout of the said **"Total Project Land"** sanctioned from the Pimpri Chinchwad Municipal Corporation under under IOD No.BP/EC/Tathawade/13/2024 (hereinafter referred to or called as the **"Total Project Land"**).

The Developer herein intends to develop the **"Total Project Land"** by constructing various buildings consisting of Wing A, B, C, D, E and F (M.H.A.D.A.) in the said project in phases in accordance with the Building Plans sanctioned by the Pimpri Chinchwad Municipal Corporation and the Developer herein has got the Layout of the said **"Total Project Land"** sanctioned from the Pimpri Chinchwad Municipal Corporation under No. BP/Layout/Tathawade/114/2024 dated 17/12/2024 in respect of the said project Land and amalgamated

and thereafter subdivided the said Lands as per the Layout sanctioned by Pimpri Chinchwad Municipal Corporation under No.BP/Layout/Tathawade/13/2025 dated 13/02/2025 said Layouts and the Pimpri Chinchwad Municipal Corporation has issued the Layout Plans in respect thereof.

I have verified the Index II Registers available in the office of the Sub Registrar Haveli, Pune and E-Search for the said period of thirty years till this date and other documents made available to me as stated above. The said GRD Miracle Realtors LLP has published the aforesaid Public Notices through their advocate in Daily Prabhat News Papers as aforesaid. However, no objections have received in respect thereof till this date. Thus, taking in to consideration the said documents, search of documents in Index - II registers as aforesaid in my opinion the aforesaid Land owners are the lawful owners of their respective Lands mentioned hereinabove said and they have good and marketable title to the same and the said GRD Miracle Realtors LLP, A Limited Liability Partnership Firm, having its Office at: Sry. No.169/1, Raaga Imperio, Aundh Ravet BRT Road, Tathawade, Tal. Mushi, Dist. Pune, through its Partners (1) Mr. Gaurav Devidas Atarde, (2) Mr. Rahul Rajendra Gawade and (3) Amit Sudhakar Borse and others are entitled to develop the said Lands and the said Lands are free from encumbrances by way of registered documents. Hence, this certificate of title.

Pune

Date:- 21/02/2025

M. G. Shende

Advocate
(M. G. Shende)



