

Dinesh Ghadge

Advocate

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FORMAT- A
(Circular No.: 28 / 2021 dated 08/03/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of land totally admeasuring about 01H 22R i.e. 12,200 sq. mtr., out of land admeasuring about 00H 08.33R out of Survey No. 43/9/2, land admeasuring about 00H 03R out of Survey No. 43/10/2, land admeasuring about 00H 04R out of Survey No. 43/14/1, land admeasuring about 00H 3.5R out of Survey No. 43/16/1, land admeasuring about 00H 3.5R out of Survey No. 43/16/2 and land admeasuring about 00H 99.67R out of Survey No. 43/12/1/A, at Village Punawale, Taluka Mulshi, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/s. Tulip Infra and following documents: -

1. Description of the property:

All that piece and parcel of following land totally admeasuring about 01 H 22 R i.e. 12,200 sq. mtr. at Village Punawale, Taluka Mulshi, within the limits of the Pimpri Chinchwad Municipal Corporation District Pune :

| Survey No. | Area |
|------------|------------|
| 43/9/2 | 00H08.33R |
| 43/10/2 | 00H 03R |
| 43/14/1 | 00H 04R |
| 43/16/1 | 00H 3.5R |
| 43/16/2 | 00H 3.5R |
| 43/12/1/A | 00H 99.67R |
| Total | 01H 22 R |

and which land is collectively bounded as follows:

On or towards East : By property of Mr. Arun Pitambar Sheth
On or towards South : By 18 Mtr. Road
On or towards West : By property of Mr. Bankar & Mr. Nikam
On or towards North : By property of Mr. Sunil Dhawale, Mr. Motwani & Mr. Bankar

2. Documents of Allotment of Plot:

- 2.1 Sale Deed dated 13.12.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 13750/2011 by Mr. Shivaji Ramhari Kudale in favour of Mr. Shivaji alias Shivajirao Rangnath Mohite.
- 2.2 Development Agreement dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10688/2024 by Mr. Shivaji alias Shivajirao Rangnath Mohite and others in favour of M/s. Tulip Infra.
- 2.3 Power of Attorney dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10690/2024 by Mr. Shivaji alias Shivajirao Rangnath Mohite and others in favour of M/s. Tulip Infra.

- 2.4 Sale Deed dated 27.06.1996, which is duly registered in the office of Sub Registrar at Serial No. 2697/1996 by Mr. Manohar Laxman Kudale in favour of Mr. Prakash Anna Navale
- 2.5 Sale Deed dated 05.02.2011, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 603/2011 by Mr. Vijay Pandurang Kudale and others in favour of Mr. Ajay Hanumanprasad Khemka.
- 2.6 Sale Deed d 31.12.2012, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 25/2013 on 01.01.2013 by Mr. Ajay Hanumanprasad Khemka in favour of Mrs. Sangita Shivaji Mohite.
- 2.7 Development Agreement dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10688/2024 by Mr. Shivaji alias Shivajirao Ranganath Mohite and others in favour of M/s. Tulip Infra.
- 2.8 Power of Attorney dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10690/2024 by Mr. Shivaji alias Shivajirao Ranganath Mohite and others in favour of M/s. Tulip Infra.
- 2.9 Development Agreement dated 19.06.2006, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 4412/2006 on 17.08.2006 by Mr. Sanjay Omprakash Sasane & others in favour of M/s. Sonar Shelter Ltd.
- 2.10 Sale Deed dated 18.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12609/2011 by Smt. Parubai alias Parvatibai Laxman Tilekar & others in favour of Mr. Shivaji Ranganath Mohite and others.
- 2.11 Development Agreement dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10688/2024 by Mr. Shivaji alias Shivajirao Ranganath Mohite and others in favour of M/s. Tulip Infra.
- 2.12 Power of Attorney dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10690/2024 by Mr. Shivaji alias Shivajirao Ranganath Mohite and others in favour of M/s. Tulip Infra.
- 2.13 Sale Deed dated 28.03.2013, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 3628/2013 by Mr. Ajay Hanumanprasad Khemka for self and through M/s. Shovarline Ltd. Developers Infrastructure in favour of M/s. Sai Samarath Properties.
- 2.14 Power of Attorney dated 28.03.2013, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 3631/2013 by Mr. Ajay Hanumanprasad Khemka for self and through M/s. Shovarline Ltd. Developers Infrastructure in favour of M/s. Sai Samarath Properties.
- 2.15 Exchange Deed dated 22.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 16299/2024 between Mr. Santosh Baban Dhokle & others.
- 2.16 Sale Deed dated 14.08.1981, which is duly registered in the office of Sub Registrar Maval, at Serial No. 1451/1981 by Mr. Mahadu Khandu Mali & others in favour of Mr. Dattatraya Bhausahab Kudale.
- 2.17 Sale Deed dated 14.08.1981, which is duly registered in the office of Sub Registrar Maval, at Serial No. 1450/1981 by Mr. Mahadu Khandu Mali & others in favour of Mr. Tukaram Laxman Kudale.

- 2.18 Sale Deed dated 24.08.1995, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 2719/1995 by Mrs. Shantabai Pandu Darshile & others in favour of Mrs. Manda Balu Kudale.
- 2.19 Sale Deed dated 28.08.1995, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 2718/1995 by Mrs. Shewantabai Bapu Tajane & others in favour of Mrs. Chandrabhaga Pandurang Kudale.
- 2.20 Sale Deed dated 04.02.1999, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 446/1999 by Mrs. Chandrabhaga Pandurang Kudale and others in favour of Mr. Sanjay Omprakash Sasane.
- 2.21 Development Agreement dated 19.06.2006, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 4412/2006 by Mr. Sanjay Omprakash Sasane and others in favour of M/s. Sonar Shelters Ltd.
- 2.22 Power of Attorney dated 19.06.2006, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 4413/2006 Mr. Sanjay Omprakash Sasane and others in favour of M/s. Sonar Shelters Ltd.
- 2.23 Sale Deed dated 11.07.2012, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 6942/2012 by Mrs. Chandrabhaga Pandurang Kudale & others in favour of Mr. Shivaji Ranganath Mohite and Mr. Akshay Shivaji Mohite.
- 2.24 Sale Deed dated 30.03.2011, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 3089/2011 by Mrs. Manda Balu Kudale and others in favour of Mr. Narayan Ramchandra Bankar.
- 2.25 Sale Deed dated 12.08.2011, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 7002/2011 by Mr. Narayan Ramchandra Bankar in favour of Mr. Santoshkumar Mahadev Nimbalkar.
- 2.26 Sale Deed dated 28.06.2011, which is duly registered in the office of Sub Registrar, at Serial No. 6274/2011 by Smt. Parubai alias Parvatibai Laxman Tilekar and others in favour of M/s. Nayati Kohinoor Associates.
- 2.27 Sale Deed dated 14.02.2012, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 1284/2012 by Mr. Narayan Ramchandra Bankar in favour of Mr. Rajanikant Chandrakant Patange and Mrs. Rajshree alias Vijaya Ranjanikant Patange.
- 2.28 Sale Deed dated 25.10.2013, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 8856/2013 by Mrs. Manda Balu Kudale and others in favour of M/s. Sai Samarath Properties.
- 2.29 Sale Deed dated 13.07.2001, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 3706/2001 by Mr. Sahadu Khandu Mali alias Kudale in favour of Mr. Sanjay Omprakash Sasane and Mr. Ajay Omprakash Sasane.
- 2.30 Sale Deed dated 13.07.2001, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 3707/2001 by Mr. Sahadu Khandu Mali alias Kudale in favour of Mr. Sanjay Omprakash Sasane.
- 2.31 Sale Deed dated 27.04.2000, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 1882/2000 by Mr. Sahadu Khandu Mali alias Kudale in favour of Mr. Natha Appaji Patole.
- 2.32 Sale Deed dated 27.04.2000, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 1883/2000 by Mr. Sahadu Khandu Mali alias Kudale in favour of Mr. Tatasahab Sadashiv Mote.

- 2.33 Sale Deed dated 27.04.2000, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 1884/2000 by Mr. Sahadu Khandu Mali alias Kudale in favour of Mr. Sadashiv Tukaram Khandekar.
- 2.34 Development Agreement dated 29.06.2003, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 2992/2003 by Mrs. Housabai Shripati Kudale, and others in favour of in favour of Mr. Sanjay Omprakash Sasane.
- 2.35 Power of Attorney dated 29.06.2003, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 2993/2003 by Mrs. Housabai Shripati Kudale, and others in favour of in favour of Mr. Sanjay Omprakash Sasane.
- 2.36 Sale Deed dated 28.05.1997, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 2708/1997 by Smt. Parubai alias Parvatibai Laxman Tilekar, and others in favour of Mrs. Sarojani Gangadhar Makhi, Mr. Vinayak Gangadhar Makhi, Mrs. Shraddha Vinayak Makhi, Mr. Pudalik Ramchandra Makhi, Mrs. Vijaya Pudalik Makhi, Mr. Yogesh Pudalik Makhi.
- 2.37 Development Agreement dated 30.08.2003, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 4146/2003 by Smt. Parubai alias Parvatibai Laxman Tilekar and others in favour of Mr. Sanjay Omprakash Sasane.
- 2.38 Power of Attorney dated 30.08.2003, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 4147/2003 by Smt. Parubai alias Parvatibai Laxman Tilekar and others in favour of Mr. Sanjay Omprakash Sasane.
- 2.39 Sale Deed dated 18.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12609/2011 by Smt. Parubai alias Parvatibai Laxman Tilekar and others in favour of Mr. Shivaji Rangnath Mohite, Mrs. Sangita Shivaji Mohite, Mr. Santosh Baban Dhokale and Mr. Ramchandra Ganpat Phule.
- 2.40 Gift Deed dated 05.09.2023, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 18822/2023 by Mr. Ramchandra Ganpat Phule in favour of Mr. Vishal Ramchandra Phule.
- 2.41 Development Agreement dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10688/2024 by Mr. Shivaji Rangnath Mohite and others in favour of M/s. Tulip Infra.
- 2.42 Power of Attorney dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10690/2024 by Mr. Shivaji Rangnath Mohite and others in favour of M/s. Tulip Infra.
- 2.43 Sale Deed dated 28.02.2013, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 2309/2013 by M/s. Nayati Kohinoor Associates in favour of M/s. Sai Samarth Properties.
- 2.44 Sale Deed dated 28.02.2013, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 4385/2013 by M/s. Nayati Kohinoor Associates in favour of M/s. Sai Samarth Properties.
- 2.45 Development Agreement dated 26.08.2014, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 5782/2014 by Mrs. Nanda Sudhakar Baag in favour of M/s. Sai Samarth Properties.
- 2.46 Power of Attorney dated 08.2014, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 5783/2014 by Mrs. Nanda Sudhakar Baag in favour of M/s. Sai Samarth Properties.

- 2.47 Sale Deed dated 22.03.2016, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 2643/2016 on 30.03.2016 by Mrs. Nanda Sudhakar Baag through Power of Attorney holder M/s. Sai Samarath Properties in favour of M/s. G.K. Associates.
- 2.48 Development Agreement dated 28.04.2006, which is duly registered in the office of Sub Registrar, at Serial No. 2779/2006 by Mr. Ramesh Nabar & others in favour of Mr. Sagar Mutha.
- 2.49 Power of Attorney dated 28.04.2006, which is duly registered in the office of Sub Registrar, at Serial No. 2780/2006 by Mr. Ramesh Nabar & others in favour of Mr. Sagar Mutha.
- 2.50 Sale Deed dated 22.12.2000, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 6008/2000 by Mrs. Chandrabhaga Pandurang Kudale in favour of Mr. Ashok Khanu Kudale and Mr. Ankush Khanu Kudale.
- 2.51 Sale Deed dated 23.03.1998, which is duly registered in the office of Sub Registrar, at Serial No. 1497/1998 by Mrs. Chandrabhaga Pandurang Kudale and others in favour of Mr. Sanjay Omprakash Sasane and Mr. Ajay Omprakash Sasane.
- 2.52 Sale Deed dated 05.02.1999, which is duly registered in the office of Sub Registrar at Serial No. 445/1999 by Mrs. Chandrabhaga Pandurang Kudale and others in favour of Mr. Sanjay Omprakash Sasane.
- 2.53 Commencement Certificate dated 28.10.2024 bearing no. B.P./Punawale/76 /2024 issued by Pimpri Chinchwad Municipal Corporation.
- 2.54 Search report for 30 years from 1995 till 2024.

3. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that M/s. Tulip Infra has acquired development rights of land totally admeasuring about 01H 22R i.e. 12,200 sq. mtr., out of land admeasuring about 00H 08.33R out of Survey No. 43/9/2, land admeasuring about 00H 03R out of Survey No. 43/10/2, land admeasuring about 00H 04R out of Survey No. 43/14/1, land admeasuring about 00H 3.5R out of Survey No. 43/16/1, land admeasuring about 00H 3.5R out of Survey No. 43/16/2 and land admeasuring about 00H 99.67R out of Survey No. 43/12/1/A i.e. said land and the title of said land is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

4. **Owners of the Land:**

The said land belonged to Mr. Shivaji alias Shivajirao Rangnath Mohite, Mrs. Sangita Shivaji Mohite, Mr. Akshay Shivaji Mohite, Mr. Santosh Baban Dhokale and Mr. Vishal Ramchandra Phule.

5. The report reflecting the flow of the title of the M/s. Tulip Infra on the said land is enclosed herewith as annexure.

Date: 26.11.2024



**Dinesh
Baban
Ghadge**

DINESH GHADGE
Advocate

Digitally signed
by Dinesh Baban
Ghadge
Date: 2024.11.26
15:53:53 +05'30'

Dinesh Ghadge

Advocate

Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

FORMAT- A
(Circular No.: 28 / 2021 dated 08/03/2021)

1. FLOW OF TITLE OF THE SAID LAND:

Survey No. 43/10/2 admeasuring about 3R

- 1.1 That the land at Survey No. 43/10 admeasuring about 00Acre 06Guntha belonged to Mr. Vitthu alias Vithoba Ganpati Mali prior to the year 1940.
- 1.2 That thereafter the said Mr. Vitthu alias Vithoba Ganpati Mali died on 04.06.1968 leaving behind Mr. Laxman Vitthu alias Vithoba Mali alias Kudale (son), Mr. Ramhari Vitthu alias Vithoba Mali alias Kudale (son), Mrs. Kamlabai Laxman Raut (daughter) and Smt. Laxmibai Vitthu alias Vithoba Kudale (wife) as his legal heirs. In furtherance of the same the name of Mr. Laxman Vitthu alias Vithoba Mali alias Kudale, Mr. Ramhari Vitthu alias Vithoba Mali alias Kudale were mutated on the 7/12 extract vide **Mutation Entry No. 701**. However, Mrs. Kamlabai Laxman Raut and Smt. Laxmibai Vitthu alias Vithoba Kudale are not made party to the further transaction.
- 1.3 That thereafter Weight and Measurement Act, 1958 & Indian Coinage Act, 1955 was implemented and thereby the area of the aforesaid land was converted from Acre & Guntha into Hectare & Are. That the aforesaid effect is made on the 7/12 extract vide **Mutation Entry No. 720**.
- 1.4 That Partition took place between Mr. Laxman Vitthu alias Vithoba Mali alias Kudale & Mr. Ramhari Vitthu alias Vithoba Mali alias Kudale and family members vide Order dated 18.11.1985 issued by Tahsildar Pune in respect of Survey No. 43/10 alongwith other property and said Survey No. was divided into sub hissa nos. In furtherance of the same Survey No. 43/10/2 admeasuring about 03R came to the share of Mr. Shivaji Ramhari Kudale. In furtherance of the same his name was mutated on the 7/12 extract vide **Mutation Entry No. 1149**. However legible Copy of Mutation Entry & aforesaid Order is not provided for my verification.
- 1.5 That thereafter the said Mr. Shivaji Ramhari Kudale with consent of Mrs. Meera Shivaji Kudale, Mr. Nitin Shivaji Kudale, Mrs. Vidya Nitin Kudale, Mr. Vijay Shivaji Kudale and Mr. Sagar Shivaji Kudale sold the land at Survey No. 43/10/2 admeasuring about 3R & Survey No. 43/16/2 admeasuring about 3.5R to Mr. Shivaji alias Shivajirao Rangnath Mohite, vide Sale Deed dated 13.12.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 13750/2011. In furtherance of the same name of Mr. Shivaji alias Shivajirao Rangnath Mohite was mutated on the 7/12 extract vide **Mutation Entry No. 4008**.
- 1.6 That thereafter the said Mr. Shivaji alias Shivajirao Rangnath Mohite, Mrs. Sangita Shivaji Mohite, Mr. Akshay Shivaji Mohite, Mr. Santosh Baban Dhokle for self and as a natural guardian of Master Shreyas and Mr. Vishal Ramchandra Fule assigned development rights of the following land in favour of M/s. Tulip Infra, vide Development Agreement dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10688/2024 & Power of Attorney dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10690/2024.

| Survey No. | Area in R |
|------------|-----------------------|
| 43/10/2 | 3 i.e. aforesaid land |
| 43/12/1/A | 23 |
| 43/12/1/A | 69 |
| 43/12/1/A | 8 |
| 43/12/1/A | 4 |

| | |
|--------------|------------------------------------|
| 43/14/1 | 4 |
| 43/16/1 | 3.50 |
| 43/16/2 | 3.50 |
| Total | 1H 18R i.e. 11800 sq. mtrs. |

- 1.7 That in consideration of the aforesaid Development Agreement the said M/s. Tulip Infra agreed to allot 1,44,550 sq. ft. Saleable residential and Commercial constructed premises alongwith specification mentioned in annexure in favour of following land owners details as below:

| Owner Name | Saleable residential area |
|--|---------------------------|
| Mr. Shivaji alias Shivajirao Rangnath Mohite | 66456.25 sq. ft. |
| Mrs. Sangita Shivaji Mohite | 49306.25 sq. ft. |
| Mr. Akshay Shivaji Mohite | 14087.50 sq. ft. |
| Mr. Santosh Baban Dhokle | 9800 sq. ft. |
| Mr. Vishal Ramchandra Fule | 4900 sq. ft. |
| Total | 1,44,550 sq. ft. |

- 1.8 That in the aforesaid manner M/s. Tulip Infra acquired development rights of the aforesaid land.

OTHER TRANSACTION:

| Mutation Entry No. | Transaction |
|--------------------|--|
| 4877 | That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 16.03.2017 corrected the Computerized 7/12 Extract, pertaining to Survey No. 43/10/2. |
| 2674 | That thereafter the said Mr. Shivaji Ramhari Kudale availed loan from Priyadarshani of Rs. 50,000/- by creating charge over the 43/10/2 alongwith others properties. |

Survey No. 43/14/1 admeasuring about 4R

- 1.9 That the land at Survey No. 43/14 admeasuring about 00Acre 08Guntha belonged to Mr. Vitthu alias Vithoba Ganpati Mali prior to the year 1940.
- 1.10 That thereafter the said Mr. Vitthu alias Vithoba Ganpati Mali died on 04.06.1968 leaving behind Mr. Laxman Vitthu alias Vithoba Mali alias Kudale (son), Mr. Ramhari Vitthu alias Vithoba Mali alias Kudale (son), Mrs. Kamlabai Laxman Raut (daughter) and Smt. Laxmibai Vitthu alias Vithoba Kudale (wife) as his legal heirs. In furtherance of the same the name of Mr. Laxman Vitthu alias Vithoba Mali alias Kudale, Mr. Ramhari Vitthu alias Vithoba Mali alias Kudale were mutated on the 7/12 extract vide **Mutation Entry No. 701**. However, Mrs. Kamlabai Laxman Raut and Smt. Laxmibai Vitthu alias Vithoba Kudale are not made party to the further transaction.
- 1.11 That thereafter Weight and Measurement Act, 1958 & Indian Coinage Act, 1955 was implemented and thereby the area of the aforesaid land was converted from Acre & Guntha into Hectare & Are. That the aforesaid effect is made on the 7/12 extract vide **Mutation Entry No. 720**.
- 1.12 That Partition took place between Mr. Laxman Vitthu alias Vithoba Mali alias Kudale & Mr. Ramhari Vitthu alias Vithoba Mali alias Kudale and family members vide Order dated 18.11.1985 issued by Tahsildar Pune in respect of Survey No. 43/14 alongwith other property and said Survey No. was divided into sub hissa nos. In furtherance of the same Survey No. 43/14/1 admeasuring about 04R came to the share of Mr. Manohar Laxman Kudale. In furtherance of the same his name was mutated on the 7/12 extract vide **Mutation Entry No. 1149**. However legible Copy of Mutation Entry & aforesaid Order is not provided for my verification.

- 1.13 That thereafter the said Mr. Manohar Laxman Kudale sold the land admeasuring about 04R out of Survey No. 43/14/1 to Mr. Prakash Anna Navale vide Sale Deed dated 27.06.1996, which is duly registered in the office of Sub Registrar at Serial No. 2697/1996. In furtherance of the same the name of Mr. Prakash Anna Navale was mutated on the 7/12 extract vide **Mutation Entry No. 2241**.
- 1.14 That thereafter the said Mr. Prakash Anna Navale sold the land admeasuring about 04R out of Survey No. 43/14/1 to Mr. Vijay Pandurang Kudale and Mr. Sachin Pandurang Kudale vide Sale Deed dated 03.01.2003, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 26/2003. In furtherance of the same the name of Mr. Vijay Pandurang Kudale and Mr. Sachin Pandurang Kudale were mutated on the 7/12 extract vide **Mutation Entry No. 2410**. However aforesaid Sale Deed is not provided for my verification.
- 1.15 That thereafter the said Mr. Vijay Pandurang Kudale and Mr. Sachin Pandurang Kudale assigned development rights of the land admeasuring about 04R out of Survey No. 43/14/1 in favour of Mr. Dhananjay Vitthal Nimhan vide Development Agreement dated 20.01.2007, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 614/2007 and Power of Attorney dated 21.01.2007, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 615/2007. However aforesaid Copy of Development Agreement and legible Copy of aforesaid Power of Attorney is not provided for my verification.
- 1.16 That thereafter the said Mr. Vijay Pandurang Kudale and Mr. Sachin Pandurang Kudale through Power of Attorney Mr. Dhananjay Vitthal Nimhan with consent of Mr. Dhananjay Vitthal Nimhan sold the land admeasuring about 04R out of Survey No. 43/14/1 to Mr. Ajay Hanumanprasad Khemka vide Sale Deed dated 05.02.2011, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 603/2011. In furtherance of the same the name of Mr. Ajay Hanumanprasad Khemka was mutated on the 7/12 extract vide **Mutation Entry No. 3910**.
- 1.17 That thereafter the said Mr. Ajay Hanumanprasad Khemka with the consent of Mr. Vijay Pandurang Kudale sold the land admeasuring about 04R out of Survey No. 43/14/1 to Mrs. Sangita Shivaji Mohite vide Sale Deed d 31.12.2012, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 25/2013 on 01.01.2013. In furtherance of the same the name of Mrs. Sangita Shivaji Mohite was mutated on the 7/12 extract vide **Mutation Entry No. 4221**.
- 1.18 That thereafter the said Mr. Shivaji alias Shivajirao Rangnath Mohite, Mrs. Sangita Shivaji Mohite, Mr. Akshay Shivaji Mohite, Mr. Santosh Baban Dhokle for self and as a natural guardian of Master Shreyas and Mr. Vishal Ramchandra Fule assigned development rights of the following land in favour of M/s. Tulip Infra, vide Development Agreement dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10688/2024 & Power of Attorney dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10690/2024.

| Survey No. | Area in R |
|--------------|------------------------------------|
| 43/10/2 | 3 |
| 43/12/1/A | 23 |
| 43/12/1/A | 69 |
| 43/12/1/A | 8 |
| 43/12/1/A | 4 |
| 43/14/1 | 4 i.e. aforesaid land |
| 43/16/1 | 3.50 |
| 43/16/2 | 3.50 |
| Total | 1H 18R i.e. 11800 sq. mtrs. |

- 1.19 That in consideration of the aforesaid Development Agreement the said M/s. Tulip Infra agreed to allot 1,44,550 sq. ft. Saleable residential and Commercial constructed premises alongwith specification mentioned in annexure in favour of following land owners details as below:

| Owner Name | Saleable residential area |
|--|---------------------------|
| Mr. Shivaji alias Shivajirao Rangnath Mohite | 66456.25 sq. ft. |
| Mrs. Sangita Shivaji Mohite | 49306.25 sq. ft. |
| Mr. Akshay Shivaji Mohite | 14087.50 sq. ft. |
| Mr. Santosh Baban Dhokle | 9800 sq. ft. |
| Mr. Vishal Ramchandra Fule | 4900 sq. ft. |
| Total | 1,44,550 sq. ft. |

1.20 That in the aforesaid manner M/s. Tulip Infra acquired development rights of the aforesaid land.

OTHER TRANSACTION:

| Mutation Entry No. | Transaction |
|--------------------|--|
| 4877 | That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 16.03.2017 corrected the Computerized 7/12 Extract, pertaining to Survey No. 43/14/1. |

Survey No. 43/16/1 admeasuring about 3.5R

- 1.21 That the land at Survey No. 43/16 admeasuring about 00Acre 07Guntha belonged to Mr. Vitthu alias Vithoba Ganpati Mali prior to the year 1940.
- 1.22 That thereafter the said Mr. Vitthu alias Vithoba Ganpati Mali died on 04.06.1968 leaving behind Mr. Laxman Vitthu alias Vithoba Mali alias Kudale (son), Mr. Ramhari Vitthu alias Vithoba Mali alias Kudale (son), Mrs. Kamlabai Laxman Raut (daughter) and Smt. Laxmibai Vitthu alias Vithoba Kudale (wife) as his legal heirs. In furtherance of the same the name of Mr. Laxman Vitthu alias Vithoba Mali alias Kudale, Mr. Ramhari Vitthu alias Vithoba Mali alias Kudale were mutated on the 7/12 extract vide **Mutation Entry No. 701**. However, Mrs. Kamlabai Laxman Raut and Smt. Laxmibai Vitthu alias Vithoba Kudale are not made party to the further transaction.
- 1.23 That thereafter Weight and Measurement Act, 1958 & Indian Coinage Act, 1955 was implemented and thereby the area of the aforesaid land was converted from Acre & Guntha into Hectare & Are. That the aforesaid effect is made on the 7/12 extract vide **Mutation Entry No. 720**.
- 1.24 That Partition took place between Mr. Laxman Vitthu alias Vithoba Mali alias Kudale & Mr. Ramhari Vitthu alias Vithoba Mali alias Kudale and family members vide Order dated 18.11.1985, issued by Tahsildar Pune in respect of Survey No. 43/16 alongwith other property and said Survey No. was divided into sub hissa nos. In furtherance of the same Survey No. 43/16/1 admeasuring about 3.5R came to the share of Mr. Tukaram Laxman Kudale. In furtherance of the same his name was mutated on the 7/12 extract **vide Mutation Entry No. 1149**. However legible Copy of Mutation Entry & aforesaid Order is not provided for my verification.
- 1.25 That thereafter the said Mr. Tukaram Laxman Kudale sold the land admeasuring about 2.5R out of Survey No. 43/16/1 to Mr. Sanjay Omprakash Sasane vide Sale Deed which is duly registered in the office of Sub Registrar at Serial No. 845/1992. In furtherance of the same the name of Mr. Sanjay Omprakash Sasane mutated on the 7/12 extract of Survey No. 43/16/1 admeasuring about 2.5R vide **Mutation Entry No. 1928 & 2072**. And As per Mutation Entry No. 2454 land area of Survey No. 43/16/1 is 3.5R. However aforesaid Sale Deed is not provided for my verification.
- 1.26 That thereafter the said Mr. Sanjay Omprakash Sasane, Mrs. Pournima Sanjay Sasane, Mr. Deepak Sanjay Sasane, (Mr. Ajay Omprakash Sasane, Mr. Tanaji Maruti Kudale, Smt. Muktabai Maruti Kudale, Mrs. Lilabai Aabu Dhokhe, Mrs. Ashabai Vilas Raut through Power of Attorney holder Mr. Sanjay Omprakash Sasane), Mr. Sahadu Khadu Mali alias Kudale, Mr. Pandurang

Sahadu Kudale, Mr. Balu Sahadu Kudale, Mr. Santosh Krushna alias Prakash Kudale, Smt. Parubai alias Parvatibai Laxman Tilekar, Mr. Sanjay Laxman Tilekar, Mr. Santosh Laxman Tilekar, Mrs. Gulab Ashok Bhujbal, Mrs. Sangita Uttam Sinalkar, Mrs. Jayshree Balasaheb Lokhande, Miss. Pournima Laxman Tilekar, Mrs. Housabai Shripati Kudale, Mr. Balu Shripati Kudale, Mrs. Laxmi Ashok Khadke, Mrs. Shaila Prakash Jadhav, Mrs. Surekha Yadnik Mr. Sanjay Gajanan Phatak, Mr. Gangadhar Gajanan Makhi, Mrs. Sarojini Gangadhar Makhi, Mr. Vinayak Gangadhar Makhi, Mrs. Shraddha Vinayak Makhi, Mr. Pundlik Ramchandra Makhi, Mrs. Vijaya Pundlik Makhi, Mr. Yogesh Pundlik Makhi, Mr. Vivek Pundlik Makhi, Mr. Chandrshekar Rairikar (Joshi), Mr. Vilas Kantilal Doshi, Mrs. Chandrabhaga Pandurang Kudale, Mr. Vijay Pandurang Kudale, Mr. Sachin Pandurang Kudale, Mrs. Manda balu Kudale, Mrs. Anjanabai Sahebrao Darshale, Mrs. Arti Deepak Sadavarte and Ms. Gaitree Deepak Sadavarte with consent of Viva Corporation, Mr. Narayan Ramchandra Bankar, Mr. Shivaji Madhavrao Mankar, Mr. Mahesh Dadasaheb More, Mr. Sahebrao Laxman Darshale, Mr. Anil Sahebrao Darshale, Mr. Santosh Sahebrao Darshale, Mrs. Indrani Chandrachud, Mr. Ramesh Shripad Nabar, Mr. Sagar Rasik Mutha and Mr. Nandkumar Sitaram Valimbe assigned development rights of the following land in favour of M/s. Sonar Shelter Ltd. vide Development Agreement development rights 19.06.2006, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 4412/2006 on 17.08.2006 and Power of Attorney dated 19.06.2006, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 4413/2006 on 17.08.2006. However aforesaid Power of Attorney is not provided for my verification.

| Survey No. | Area in R |
|------------|--------------------------|
| 43/1/4 | 5 |
| 43/5/1 | 6.5 |
| 43/5/2 | 6.5 |
| 43/6 | 84 |
| 43/7 | 2 |
| 43/8/3 | 6.5 |
| 43/12/1/A | 312.7 |
| 43/16/1 | 3.5R i.e. aforesaid land |
| 43/17/1 | 6.5R |

- 1.27 That thereafter the said Smt. Parubai alias Parvatibai Laxman Tilekar, Mr. Sanjay Laxman Tilekar, Mr. Santosh Laxman Tilekar, Mrs. Gulab Ashok Bhujbal, Mrs. Sangita Uttam Sinalkar, Mrs. Jayshree Balasaheb Lokhande, Miss. Pournima Laxman Tilekar, Mrs. Housabai Shripati Kudale, Mr. Balu Shripati Kudale, Mrs. Laxmi Ashok Khadke, Mrs. Shaila Prakash Jadhav, Mrs. Surekha Yadnik, Mr. Pandurang Sahadu Kudale, Mr. Balu Sahadu Kudale, Mr. Vijay Pandurang Kudale, Mr. Sachin Pandurang Kudale, Mr. Santosh Krushna alias Prakash Kudale, Mr. Sanjay Omprakash Sasane, Mr. Ajay Omprakash Sasane, Mr. Gangadhar Gajanan Makhi, Mrs. Sarojini Gangadhar Makhi, Mr. Vinayak Gangadhar Makhi, Mrs. Shraddha Vinayak Makhi, Mr. Pundlik Ramchandra Makhi, Mrs. Vijaya Pundlik Makhi, Mr. Yogesh Pundlik Makhi, Mr. Vivek Pundlik Makhi, Mr. Sanjay Gajanan Phatak through its Power of Attorney holder M/s. Sonar Shelter Ltd. with consent of Mrs. Indrani Chandrachud, Mr. Ramesh Shripad Nabar, Mr. Sagar Rasik Mutha, Mrs. Pournima Sanjay Sasane, Mr. Deepak Sanjay Sasane, Mrs. Arti Deepak Sadavarte and Ms. Gaitree Deepak Sadavarte, Mr. Chandrashekar Prabhakar Rairikar (Joshi), Mr. Vilas Kantilal Doshi, Mr. Nandkumar Sitaram Walimbe, Mrs. Chandrabhaga Pandurang Kudale, through Power of Attorney holder M/s. Sonar Shelter Ltd. sold the following land to Mr. Shivaji Rangnath Mohite, Mrs. Sangita Shivaji Mohite, Mr. Santosh Baban Dhokale and Mr. Ramchandra Ganpat Phule vide Sale Deed dated 18.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12609/2011. In furtherance of the same name of Mr. Shivaji Rangnath Mohite & Mrs. Sangita Shivaji Mohite were mutated on the 7/12 extract vide **Mutation Entry No. 3977**. However the name of Mr. Santosh Baban Dhokale and Mr. Ramchandra Ganpat Phule not mutated on 7/12 extract Moreover the said Mr. Ramchandra Ganpat Phule is not made party to further transaction.
- 1.28 That thereafter the said Mr. Shivaji alias Shivajirao Rangnath Mohite, Mrs. Sangita Shivaji Mohite, Mr. Akshay Shivaji Mohite, Mr. Santosh Baban Dhokle for self and as a natural guardian of Master Shreyas and Mr. Vishal Ramchandra Fule assigned development rights of the

following land in favour of M/s. Tulip Infra, vide Development Agreement dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10688/2024 & Power of Attorney dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10690/2024.

| Survey No. | Area in R |
|--------------|------------------------------------|
| 43/10/2 | 3 |
| 43/12/1/A | 23 |
| 43/12/1/A | 69 |
| 43/12/1/A | 8 |
| 43/12/1/A | 4 |
| 43/14/1 | 4 |
| 43/16/1 | 3.50 i.e. aforesaid land |
| 43/16/2 | 3.50 |
| Total | 1H 18R i.e. 11800 sq. mtrs. |

- 1.29 That in consideration of the aforesaid Development Agreement the said M/s. Tulip Infra agreed to allot 1,44,550 sq. ft. Saleable residential and Commercial constructed premises alongwith specification mentioned in annexure in favour of following land owners details as below:

| Owner Name | Saleable residential area |
|--|---------------------------|
| Mr. Shivaji alias Shivajirao Rangnath Mohite | 66456.25 sq. ft. |
| Mrs. Sangita Shivaji Mohite | 49306.25 sq. ft. |
| Mr. Akshay Shivaji Mohite | 14087.50 sq. ft. |
| Mr. Santosh Baban Dhokle | 9800 sq. ft. |
| Mr. Vishal Ramchandra Fule | 4900 sq. ft. |
| Total | 1,44,550 sq. ft. |

- 1.30 That in the aforesaid manner M/s. Tulip Infra acquired development rights of the aforesaid land.

OTHER TRANSACTION:

| Mutation Entry No. | Transaction |
|--------------------|--|
| 1553 | That thereafter the said Mr. Tukaram Laxman Kudale died on 11.12.1992, leaving behind Smt. Chandrabhaga Tukaram Kudale (Widow), Ms. Sunita Tukaram Kudale (daughter), Ms. Rekha Tukaram Kudale (daughter), Ms. Kiran Tukaram Kudale (daughter) & Ms. Ashwini Tukaram Kudale (daughter) as his legal heirs. |
| 1663 | That thereafter the said Ms. Ashwini Tukaram Kudale died on 03.06.1994, leaving behind him Smt. Chandrabhaga Tukaram Kudale, Ms. Sunita Tukaram Kudale, Ms. Rekha Tukaram Kudale & Ms. Kiran Tukaram Kudale as his legal heirs. |
| 2083 | That the said Ms. Rekha Tukaram Kudale & Ms. Kiran Tukaram Kudale made an application before revenue authority for change the name into Mr. Rekha Rajesh Darshale and Mrs. Kiran Santosh Nevase. In furtherance of the same aforesaid effect was mutated on the 7/12 extract. |
| 4877 | That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 07.05.2016 corrected the Computerized 7/12 Extract, pertaining to Survey No. 43/16/1 alongwith other properties. |

Survey No. 43/16/2 admeasuring about 3.5R

- 1.31 That the land at Survey No. 43/16 admeasuring about 00Acre 07Guntha belonged to Mr. Vitthu alias Vithoba Ganpati Mali prior to the year 1940.
- 1.32 That thereafter the said Mr. Vitthu alias Vithoba Ganpati Mali died on 04.06.1968 leaving behind Mr. Laxman Vitthu alias Vithoba Mali alias Kudale (son), Mr. Ramhari Vitthu alias Vithoba Mali

alias Kudale (son), Mrs. Kamlabai Laxman Raut (daughter) and Smt. Laxmibai Vitthu alias Vithoba Kudale (wife) as his legal heirs. In furtherance of the same the name of Mr. Laxman Vitthu alias Vithoba Mali alias Kudale, Mr. Ramhari Vitthu alias Vithoba Mali alias Kudale were mutated on the 7/12 extract vide **Mutation Entry No. 701**. However, Mrs. Kamlabai Laxman Raut and Smt. Laxmibai Vitthu alias Vithoba Kudale are not made party to the further transaction.

- 1.33 That thereafter Weight and Measurement Act, 1958 & Indian Coinage Act, 1955 was implemented and thereby the area of the aforesaid land was converted from Acre & Guntha into Hectare & Are. That the aforesaid effect is made on the 7/12 extract vide Mutation Entry No. 720.
- 1.34 That Partition took place between Mr. Laxman Vitthu alias Vithoba Mali alias Kudale & Mr. Ramhari Vitthu alias Vithoba Mali alias Kudale and family members vide Order dated 18.11.1985, issued by Tahsildar Pune in respect of Survey No. 43/16 alongwith other property and said Survey No. was divided into sub hissa nos. In furtherance of the same Survey No. 43/16/2 admeasuring about 3.5R came to the share of Mr. Shivaji Ramhari Kudale. In furtherance of the same his name was mutated on the 7/12 extract vide **Mutation Entry No. 1149**. However legible Copy of Mutation Entry & aforesaid Order is not provided for my verification.
- 1.35 That thereafter the said Mr. Shivaji Ramhari Kudale with consent of Mrs. Meera Shivaji Kudale, Mr. Nitin Shivaji Kudale, Mrs. Vidya Nitin Kudale, Mr. Vijay Shivaji Kudale and Mr. Sagar Shivaji Kudale sold the land at Survey No. 43/10/2 admeasuring about 3R & Survey No. 43/16/2 admeasuring about 3.5R to Mr. Shivaji alias Shivajirao Rangnath Mohite, vide Sale Deed dated 13.12.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 13750/2011. In furtherance of the same name of Mr. Shivaji alias Shivajirao Rangnath Mohite was mutated on the 7/12 extract vide **Mutation Entry No. 4008**.
- 1.36 That thereafter the said Mr. Shivaji alias Shivajirao Rangnath Mohite, Mrs. Sangita Shivaji Mohite, Mr. Akshay Shivaji Mohite, Mr. Santosh Baban Dhokle for self and as a natural guardian of Master Shreyas and Mr. Vishal Ramchandra Fule assigned development rights of the following land in favour of M/s. Tulip Infra, vide Development Agreement dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10688/2024 & Power of Attorney dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10690/2024.

| Survey No. | Area in R |
|--------------|------------------------------------|
| 43/10/2 | 3 |
| 43/12/1/A | 23 |
| 43/12/1/A | 69 |
| 43/12/1/A | 8 |
| 43/12/1/A | 4 |
| 43/14/1 | 4 |
| 43/16/1 | 3.50 |
| 43/16/2 | 3.50 i.e. aforesaid land |
| Total | 1H 18R i.e. 11800 sq. mtrs. |

- 1.37 That in consideration of the aforesaid Development Agreement the said M/s. Tulip Infra agreed to allot 1,44,550 sq. ft. Saleable residential and Commercial constructed premises alongwith specification mentioned in annexure in favour of following land owners details as below:

| Owner Name | Saleable residential area |
|--|---------------------------|
| Mr. Shivaji alias Shivajirao Rangnath Mohite | 66456.25 sq. ft. |
| Mrs. Sangita Shivaji Mohite | 49306.25 sq. ft. |
| Mr. Akshay Shivaji Mohite | 14087.50 sq. ft. |
| Mr. Santosh Baban Dhokle | 9800 sq. ft. |

| | |
|----------------------------|-------------------------|
| Mr. Vishal Ramchandra Fule | 4900 sq. ft. |
| Total | 1,44,550 sq. ft. |

- 1.38 That in the aforesaid manner M/s. Tulip Infra acquired development rights of the aforesaid land.

OTHER TRANSACTION:

| Mutation Entry No. | Transaction |
|--------------------|--|
| 4877 | That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 16.03.2017 corrected the Computerized 7/12 Extract, pertaining to Survey No. 43/16/2. |
| 2674 | That thereafter the said Mr. Shivaji Ramhari Kudale availed loan from Priyadarshani of Rs. 50,000/- by creating charge over the 43/10/2 alongwith others properties. |

Survey No. 43/9/2 admeasuring about 8.33R

- 1.39 That the land at Survey No. 43/9/2 (Old Survey No. 43/9+11+15+1+5+7+17+19+13+3/2) admeasuring about 8.33R belonged to Mr. Narayan Ramchandra Bankar prior to year 2013. However revenue record not provided for my verification.
- 1.40 That said Mr. Narayan Ramchandra Bankar exchanged land at Survey No. 43/9/2 (Old Survey No. 43/9+11+15+1+5+7+17+19+13+3/2) admeasuring about 8.33R with Mr. Ajay Hanumanprasad Khemka land at Survey No. 43/9/1 admeasuring about 6R the aforesaid land, vide Exchange Deed dated 03.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 8917/2011. In furtherance of the same the said Mr. Ajay Hanumanprasad Khemka became absolute owner of the land at Survey No. 43/9/2 (Old Survey No. 43/9+11+15+1+5+7+17+19+13+3/2) admeasuring about 8.33R i.e. aforesaid land and Mr. Narayan Ramchandra Bankar became absolute owner of the land at Survey No. 43/9/1 admeasuring about 6R. However aforesaid land Exchange Deed & Mutation Entry of aforesaid transaction is not provided for my verification.
- 1.41 That thereafter the said Mr. Ajay Hanumanprasad Khemka for self and through M/s. Shovarline Ltd. Developers Infrastructure sold the aforesaid land to M/s. Sai Samarath Properties, vide Sale Deed dated 28.03.2013, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 3628/2013 and Power of Attorney dated 28.03.2013, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 3631/2013. In furtherance of the same the name of M/s. Sai Samarath Properties was mutated on the 7/12 extract vide Mutation Entry No. 4379.
- 1.42 That said Mr. Santosh Baban Dhokle, Mr. Vishal Ramchandra Fule, M/s. Sai Samarath Properties, Mrs. Nanda Sukdhakar Bag, Mr. Sudhakar Balasaheb Bag through Power of Attorney holder M/s. Sai Samarath Properties & M/s. Tulip Infra with consent of Mr. Amit Laxmandas Motwani, Mr. Ajay Laxmandas Motwani, Mr. Shivaji Alias Shivajirao Rangnath Mohite, Mrs. Sangita Shivaji Mohite and Mr. Akshay Shivaji Mohite exchanged land at Survey No. 43/12/1/A admeasuring about 8.33R, Survey No. 43/9/2 admeasuring about 8.33R and Survey No. 43/12/1/A admeasuring about 4R, vide Exchange Deed dated 22.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 16299/2024. In furtherance of the same the said Mr. Santosh Baban Dhokle & Mr. Vishal Ramchandra Fule became absolute owner of the land at Survey No. 43/9/2 (Old Survey No. 43/9+11+15+1+5+7+17+19+13+3/2) admeasuring about 8.33R i.e. aforesaid land, M/s. Sai Samarath Properties became absolute owner of the land at Survey No. 43/12/1/A admeasuring about 8.33R & Mrs. Nanda Sukdhakar Bag, Mr. Sudhakar Balasaheb Bag through Power of Attorney holder M/s. Sai Samarath Properties became absolute owner of the land at Survey No. 43/12/1/A admeasuring about 4R. In furtherance of the same the name of Mr. Ajay Hanumanprasad Khemka was mutated on the 7/12 extract vide **Mutation Entry No. 6318**. That the said M/s. Tulip Infra retained development rights of the aforesaid

land by aforesaid exchanged deed. However Power of Attorney pertaining to same is not provided for my verification.

- 1.43 That in the aforesaid manner M/s. Tulip Infra acquired development rights of the aforesaid land.

Survey No. 43/12/1A admeasuring about 99.67R

- 1.44 That the land at Survey No. 43/12 admeasuring about 16Acre 12 Guntha belonged to Mr. Khandu Mukinda Mali prior to the year 1940.

- 1.45 That thereafter the said Mr. Khandu Mukinda Mali died on 26.03.1960, leaving behind Mr. Mahadu Khandu Mali (son), Mr. Sahadu Khandu Mali (son), Mrs. Shantabai Pandu Darshile (daughter), Mrs. Shewantabai Bapu Tajane (daughter) and Mrs. Sabi Shivram Tilekar (daughter) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 546.**

- 1.46 That thereafter Weight and Measurement Act, 1958 & Indian Coinage Act, 1955 was implemented and thereby the area of the aforesaid land was converted from 16Acre 12 Guntha into 06Hectare & 60.6R. That the aforesaid effect is made on the 7/12 extract vide **Mutation Entry No. 720.**

- 1.47 That thereafter the said Mr. Mahadu Khandu Mali, Mr. Sahadu Khandu Mali, Mrs. Shantabai Pandu Darshile, Mrs. Shewantabai Bapu Tajane and Mrs. Sabi Shivram Tilekar sold the land admeasuring about 00H 20R out of Survey No. 43/12 to Mr. Dattatraya Bhausaheb Kudale vide Sale Deed dated 14.08.1981, which is duly registered in the office of Sub Registrar Maval, at Serial No. 1451/1981. In furtherance of the same the land sold to Mr. Dattatraya Bhausaheb Kudale was given Survey No. 43/12/2 and the land retained by the aforesaid land owners was given Survey No. 43/12/1 admeasuring about 06H 40.6R. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 1015.**

- 1.48 That thereafter the said Mr. Mahadu Khandu Mali, Mr. Sahadu Khandu Mali, Mrs. Shantabai Pandu Darshile, Mrs. Shewantabai Bapu Tajane and Mrs. Sabi Shivram Tilekar sold the land admeasuring about 00H 25R out of Survey No. 43/12/1 to Mr. Tukaram Laxman Kudale vide Sale Deed dated 14.08.1981, which is duly registered in the office of Sub Registrar Maval, at Serial No. 1450/1981. In furtherance of the same the land sold to Mr. Tukaram Laxman Kudale was given Survey No. 43/12/1/2 and the land retained by the aforesaid land owners was given Survey No. 43/12/1/1 admeasuring about 06H 15.6R. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 1016.**

- 1.49 That the area of Survey No. 43/12/1/1 is 06H 15.6R but on 7/12 extract area is reflected 05H 95.6R. However, no revenue record & documents provided for the same change.

- 1.50 That According to Order dated 09.10.2003 bearing No. SP/SB/CR/E-66/S/1/03 issued by Deputy Superintendent Revenue Land Record and Order dated 27.10.2004 bearing No. HENO/VASHI/1590/04 issued by Hon'ble Tahsildar Mulshi the Survey No. 43/12/1/1 was changed into Survey No. 43/12/1/A, and same effect was mutated on 7/12 extract vide **Mutation Entry No. 2583.**

- 1.51 That the land area admeasuring about 43R out of Survey No. 43/12/1/1 is reserve for left Irrigation & Gairan and aforesaid effect was recorded on 7/12 extract vide **Mutation Entry No. 1566.**

Family of Mrs. Shantabai Pandu Darshile, Mrs. Shewantabai Bapu Tajane and Mrs. Sabi Shivram Tilekar Total land admeasuring about 3H 31.5R out of Survey No. 43/12/1/A

Share of Mrs. Chandrabhaga Pandurang Kudale land admeasuring about 01H 66R out of Survey No. 43/12/1/A

- 1.52 That thereafter the said Mrs. Shewantabai Babu Tajane, Mrs. Sabi Shivram Tilekar with the consent of Mrs. Shantabai Pandu Darshile sold the land admeasuring about 01H 66R out of Survey No. 43/12/1/1 alongwith other properties to Mrs. Chandrabhaga Pandurang Kudale vide Sale Deed dated 28.08.1995, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 2718/1995. In furtherance of the same the name of Mrs. Chandrabhaga Pandurang Kudale was mutated on the 7/12 extract vide **Mutation Entry No. 1671 & 1872.**
- 1.53 That thereafter the said Mrs. Chandrabhaga Pandurang Kudale, Mr. Pandurang Sahadu Kudale and Mr. Vijay Pandurang Kudale sold the land admeasuring about 40R Survey No. 43/12/1/1 to Mr. Sanjay Omprakash Sasane and Mr. Ajay Omprakash Sasane vide Sale Deed dated 23.03.1998, which is duly registered in the office of Sub Registrar, at Serial No. 1497/1998. In furtherance of the same the name of Mr. Sanjay Omprakash Sasane and Mr. Ajay Omprakash Sasane were mutated on the 7/12 extract vide **Mutation Entry No. 1889 & 1930.**
- 1.54 That thereafter the said Mrs. Chandrabhaga Pandurang Kudale, Mr. Pandurang Sahadu Kudale and Mr. Vijay Pandurang Kudale sold the land admeasuring about 15R out of Survey No. 43/12/1/1 to Mr. Sanjay Omprakash Sasane vide Sale Deed dated 05.02.1999, which is duly registered in the office of Sub Registrar at Serial No. 445/1999. In furtherance of the same the name of Mr. Sanjay Omprakash Sasane was mutated on the 7/12 extract vide **Mutation Entry No. 2444.**
- 1.55 That thereafter the said Mrs. Chandrabhaga Pandurang Kudale, Mr. Pandurang Sahadu Kudale and Mr. Vijay Pandurang Kudale sold the land admeasuring about 10R out of Survey No. 43/12/1/1 to Mr. Sanjay Omprakash Sasane vide Sale Deed dated 04.02.1999, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 446/1999 on 05.02.1999. In furtherance of the same the name of Mr. Sanjay Omprakash Sasane was mutated on the 7/12 extract vide **Mutation Entry No. 2445.**
- 1.56 That thereafter the said Mr. Sanjay Omprakash Sasane, Mrs. Purnima Sanjay Sasane, Mr. Deepak Sanjay Sasane through Power of Attorney holder Mr. Sanjay Omprakash Sasane, Mr. Ajay Omprakash Sasane, Mr. Tanaji Maruti Kudale, Smt. Muktabai Maruti Kudale, Mrs. Leelabai Aabu Dokhe, Mrs. Ashabai Vilas Raut, Mr. Sahadu Khandu Mali alias Kudale, Mr. Pandurang Sahadu Kudale, Mr. Balu Sahadu Kudale, Mr. Santosh Krushna alias Prakash Kudale, Smt. Parubai alias Parvatibai Laxman Tilekar, Mr. Sanjay Laxman Tilekar, Mr. Santosh Laxman Tilekar, Smt. Gulab Ashok Bhujbal, Smt. Sangita Uttam Sinlkar, Smt. Jayshri Balasaheb Lokhande, Smt. Purnima Laxman Tilekar, Mrs. Housabai Shripati Kudale, Mr. Balu Shripati Kudale, Smt. Laxmi Ashok Khadake, Smt. Shila Prakash Jadhav, Smt. Surekha Deepak Gayakik, Mr. Sanjay Gajanan Phatak, Mr. Gangadhar Gajanan Makhi, Mrs. Sarojani Gangadhar Makhi, Mr. Vinayak Gangadhar Makhi, Mrs. Shraddha Vinayak Makhi, Mr. Pudalik Ramchandra Makhi, Mrs. Vijaya Pudalik Makhi, Mr. Yogesh Pudalik Makhi, Mr. Vivek Pudalik Makhi, Mr. Chandrashekhar Prabhakar Joshi, Mr. Vilas Kantilal Doshi, Mrs. Chandrabhaga Pandurang Kudale, Mr. Vijay Pandurang Kudale, Mr. Sachin Pandurang Kudale, Mrs. Manda Balu Kudale, Mrs. Anjanabai Sahebrao Darshile, Mrs. Arti Deepak Sadavarte, Miss. Gayatri Deepak Sadavarte assigned development rights of the below mentioned land out of Survey No. 43/12/1/A in favour of M/s. Sonar Sheltars Ltd. vide Development Agreement dated 19.06.2006, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 4412/2006 and Power of Attorney dated 19.06.2006, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 4413/2006.

| Owner | Share |
|---|-------|
| Mr. Sanjay Omprakash Sasane and Mr. Ajay Omprakash Sasane | 40R |
| Mr. Sanjay Omprakash Sasane | 15R |
| Mr. Sanjay Omprakash Sasane | 10R |
| Mrs. Chandrabhaga Pandurang Kudale | 70R |

- 1.57 That thereafter the said Mrs. Chandrabhaga Pandurang Kudale through Power of Attorney holder M/s. Sonar Sheltars Ltd. with the consent of Smt. Parubai Laxman Tilekar, Mr. Sanjay Laxman Tilekar, Mr. Santosh Laxman Tilekar, Smt. Gulab Ashok Bhujbal, Smt. Sangita Uttam Sinlkar, Smt. Jayshri Balasaheb Lokhande, Smt. Purnima Laxman Tilekar, Mrs. Housabai Shripati

Kudale, Mr. Balu Shripati Kudale, Smt. Laxmi Ashok Khadake, Smt. Shila Prakash Jadhav, Smt. Surekha Deepak Gayakik, Mr. Pandurang Sahadu Kudale, Mr. Balu Sahadu Kudale, Mr. Vijay Pandurang Kudale, Mr. Sachin Pandurang Kudale, Mr. Santosh Krushna alias Prakash Kudale, Mr. Sanjay Omprakash Sasane, Mr. Ajay Omprakash Sasane, Mr. Gangadhar Gajanan Makhi, Mrs. Sarojani Gangadhar Makhi, Mr. Vinayak Gangadhar Makhi, Mrs. Shraddha Vinayak Makhi, Mr. Pudalik Ramchandra Makhi, Mrs. Vijaya Pudalik Makhi, Mr. Yogesh Pudalik Makhi, Mr. Vivek Pudalik Makhi, Mr. Sanjay Gajanan Phatak, Mrs. Indrayani Chandrachud, Mr. Ramesh Shripad Nabar, Mr. Sagar Rasik Mutha, Mrs. Purnima Sanjay Sasane, Mr. Deepak Sanjay Sasane, Mrs. Arti Deepak Sadavarte, Miss. Gayatri Deepak Sadavarte, Mr. Chandrashekhar Prabhakar Joshi, Mr. Vilas Kantilal Doshi, Mr. Nandkumar Sitaram Walimbe through Power of Attorney holder M/s. Sonar Sheltars Ltd. sold the land admeasuring about 23R out of Survey No. 43/12/1A to Mr. Shivaji Rangnath Mohite and Mr. Akshay Shivaji Mohite vide Sale Deed dated 11.07.2012, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 6942/2012. read with Order dated 24.04.2024, bearing no. HANO/SR/155/209/2024, issued by Tahasilder Mulshi for correction in name of Mr. Abhay Shivaji Mohite instead of Akshay Shivaji Mohite and same effect was recorded on 7/12 extract vide Mutation Entry No 6267. In furtherance of the same the name of Mr. Shivaji Rangnath Mohite and Mr. Akshay Shivaji Mohite were mutated on the 7/12 extract vide **Mutation Entry No. 4118**. However, aforesaid Order is not provided for my verification.

- 1.58 That in the aforesaid manner the said Mr. Shivaji Rangnath Mohite and Mr. Akshay Shivaji Mohite became absolute owners of land admeasuring about 23R out of Survey No. 43/12/1A.

OTHER TRANSACTION :

Share of Mrs. Chandrabhaga Pandurang Kudale

- 1.59 That thereafter the said Mrs. Chandrabhaga Pandurang Kudale sold the land admeasuring about 03R out of Survey No. 43/12/1/1 to Mr. Ashok Khanu Kudale and Mr. Ankush Khanu Kudale vide Sale Deed dated 22.12.2000, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 6008/2000. In furtherance of the same the name of Mr. Ashok Khanu Kudale and Mr. Ankush Khanu Kudale were mutated on the 7/12 extract vide **Mutation Entry No. 2228**.
- 1.60 That thereafter the said Mrs. Chandrabhaga Pandurang Kudale and Mr. Pandurang Sahadu Kudale sold the land admeasuring about 10R out of Survey No. 43/12/1/1 to Mrs. Nanda Sudhakar Baag vide Sale Deed dated 16.06.1998. In furtherance of the same the name of Mrs. Nanda Sudhakar Baag was mutated on the 7/12 extract vide **Mutation Entry No. 1931**. However, aforesaid Sale Deed is not provided for my verification.

Share of Mrs. Manda Balu Kudale land admeasuring about 01H 65.5 R out of Survey No. 43/12/1/10

- 1.61 That thereafter the said Mrs. Shantabai Pandu Darshile and Mrs. Sabi Shivram Tilekar with the consent of Mrs. Shewantabai Bapu Tajane sold the land admeasuring about 01H 65.5R out of Survey No. 43/12/1/1 alongwith other properties to Mrs. Manda Balu Kudale vide Sale Deed dated 24.08.1995, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 2719/1995. In furtherance of the same the name of Mrs. Manda Balu Kudale was mutated on the 7/12 extract vide **Mutation Entry No. 1672 & 1871**.
- 1.62 That thereafter the said Mrs. Manda Balu Kudale, Mr. Balu Sahadu Kudale, Mr. Rahul Balu Kudale, Mr. Mahendra Balu Kudale, Mrs. Madhuri Rajesh Mali sold the land admeasuring about 20R out of Survey No. 43/12/1A to Mr. Narayan Ramchandra Bankar vide Sale Deed dated 30.03.2011, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 3089/2011. In furtherance of the same the name of Mr. Narayan Ramchandra Bankar was mutated on the 7/12 extract vide **Mutation Entry No. 3994**.
- 1.63 That thereafter the said Mr. Narayan Ramchandra Bankar sold the land admeasuring about 278.70 sq. mtr. i.e. 3000 sq. ft. out of land admeasuring about 20R out of Survey No. 43/12/1A to Mr. Santoshkumar Mahadev Nimbalkar vide Sale Deed dated 12.08.2011, which is duly

registered in the office of Sub Registrar Haveli No. 15, at Serial No. 7002/2011. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 3996.**

- 1.64 That thereafter the said Mr. Narayan Ramchandra Bankar sold the land admeasuring about 278.70 sq. mtr. i.e. 3000 sq. ft. out of land admeasuring about 20R out of Survey No. 43/12/1A to Mr. Rajanikant Chandrakant Patange and Mrs. Rajshree alias Vijaya Ranjanikant Patange vide Sale Deed dated 14.02.2012, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 1284/2012. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 4092.**
- 1.65 That thereafter the said Mrs. Manda Balu Kudale with the consent of Mr. Balu Sahadu Kudale, Mr. Rahul Balu Kudale, Mr. Mahendra Balu Kudale, Mrs. Madhuri Rajesh Mali sold the land admeasuring about 20R out of Survey No. 43/12/1A to M/s. Sai Samarath Properties vide Sale Deed dated 25.10.2013, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 8856/2013. In furtherance of the same the name of M/s. Sai Samarath Properties was mutated on the 7/12 extract vide **Mutation Entry No. 4391.**

Share of Mr. Sahadu Khandu Mali

- 1.66 That thereafter the said Mr. Sahadu Khandu Mali alias Kudale with the consent of Mr. Balu Sahadu Mali sold the land admeasuring about 28R out of Survey No. 43/12/1/1 to Mr. Sanjay Omprakash Sasane (06R) and Mr. Ajay Omprakash Sasane (22R) vide Sale Deed dated 13.07.2001, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 3706/2001. In furtherance of the same the name of their names were mutated on the 7/12 extract vide **Mutation Entry No. 2301.**
- 1.67 That thereafter the said Mr. Sahadu Khandu Mali alias Kudale with the consent of Mr. Balu Sahadu Mali sold the land admeasuring about 39R out of Survey No. 43/12/1/1 to Mr. Sanjay Omprakash Sasane vide Sale Deed dated 13.07.2001, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 3707/2001. In furtherance of the same the name of Mr. Sanjay Omprakash Sasane was mutated on the 7/12 extract vide **Mutation Entry No. 2455.**
- 1.68 That thereafter the said Mr. Sahadu Khandu Mali alias Kudale through Power of Attorney holder Mr. Santosh Krushna Kudale with the consent of Mr. Pandurang Sahadu Kudale & Mr. Balu Sahadu Kudale through Power of Attorney holder Mr. Santosh Krushna Kudale sold their undivided share of land admeasuring about 14.3R out of Survey No. 43/12/1/1 to Mr. Natha Appaji Patole vide Sale Deed dated 27.04.2000, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 1882/2000. In furtherance of the same the name of Mr. Natha Appaji Patole was mutated on the 7/12 extract vide **Mutation Entry No. 2137 & 2193.** However, aforesaid Power of Attorney is not provided for my verification.
- 1.69 That thereafter the said Mr. Sahadu Khandu Mali alias Kudale through Power of Attorney holder Mr. Santosh Krushna Kudale with the consent of Mr. Pandurang Sahadu Kudale & Mr. Balu Sahadu Kudale through Power of Attorney holder Mr. Santosh Krushna Kudale sold their undivided share of land admeasuring about 14.3R out of Survey No. 43/12/1/1 to Mr. Tatasahab Sadashiv Mote vide Sale Deed dated 27.04.2000, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 1883/2000. In furtherance of the same the name of Mr. Tatasahab Sadashiv Mote was mutated on the 7/12 extract vide **Mutation Entry No. 2138 & 2194.** However, aforesaid Power of Attorney is not provided for my verification.
- 1.70 That thereafter the said Mr. Sahadu Khandu Mali alias Kudale through Power of Attorney holder Mr. Santosh Krushna Kudale with the consent of Mr. Pandurang Sahadu Kudale & Mr. Balu Sahadu Kudale through Power of Attorney holder Mr. Santosh Krushna Kudale sold their undivided share of land admeasuring about 14.3R out of Survey No. 43/12/1/1 to Mr. Sadashiv Tukaram Khandekar vide Sale Deed dated 27.04.2000, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 1884/2000. In furtherance of the same the name of Mr. Sadashiv Tukaram Khandekar was mutated on the 7/12 extract vide **Mutation Entry No. 2139 & 2195.** However, aforesaid Power of Attorney is not provided for my verification.

- 1.71 That According to Order dated 09.10.2003 bearing No. SP/SB/CR/E-66/S/1/03 issued by Deputy Superintendent Revenue Land Record and Order dated 27.10.2004 bearing No. HENO/VASHI/1590/04 issued by Hon'ble Tahsildar Mulshi the Survey No. 43/12/1/1 was changed into Survey No. 43/12/1/A, and same effect was mutated on 7/12 extract vide **Mutation Entry No. 2583.**

Family of Mr. Mahadu Khandu Mali

- 1.72 That thereafter the said Mr. Mahadu Khandu Mali made an application for mutating the name of his daughter i.e. Smt. Parubai Laxman Tilekar. In furtherance of the same the name of Mr. Mahadu Khandu Mali was deleted and name of Smt. Parubai Laxman Tilekar was mutated on the 7/12 extract vide **Mutation Entry No. 1037.**
- 1.73 That thereafter the said Mrs. Housabai Shripati Kudale (daughter of Mr. Mahadu Khandu Mali) made an application for mutating her name on 7/12 extract, that in Mutation Entry No. 1037 the name of Smt. Parubai Laxman Tilekar as legal heir of Mr. Mahadu Khandu Mali was mutated but the name of Mrs. Housabai Shripati Kudale is not mutated, That the said Mrs. Housabai Shripati Kudale filled Regular Civil Suit No. 815/2000 before Civil Court and Application before Tahsildar bearing no. HANO/587/2001 and same effect was recorded vide **Mutation Entry No. 2244.**

Share of Mrs. Housabai Shripati Kudale

- 1.74 That thereafter the said Mrs. Housabai Shripati Kudale, Mr. Balu Shripati Kudale, Mrs. Laxmi Ashok Khadake, Mrs. Shaila Prakash Jadhav, Smt. Surekha Deepak Gayakik, Mrs. Arti Deepak Sadavarte assigned development rights of the land admeasuring about 55R out of Survey No. 43/12/1/1 in favour of Mr. Sanjay Omprakash Sasane vide Development Agreement dated 29.06.2003, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 2992/2003 and Power of Attorney dated 29.06.2003, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 2993/2003.

Share of Smt. Parubai alias Parvatibai Laxman Tilekar

- 1.75 That thereafter the said Smt. Parubai alias Parvatibai Laxman Tilekar, Mr. Sanjay Laxman Tilekar, Mr. Santosh Laxman Tilekar, Mr. Gulab Ashok Bhujbal, Mrs. Sangita Uttam Shilankar, Mrs. Jayshee Balasaheb Lokhande and Miss. Purnima Laxman Tilekar sold the land admeasuring about 72R out of Survey No. 43/12/1/1 to Mrs. Sarojani Gangadhar Makhi, Mr. Vinayak Gangadhar Makhi, Mrs. Shraddha Vinayak Makhi, Mr. Pudalik Ramchandra Makhi, Mrs. Vijaya Pudalik Makhi, Mr. Yogesh Pudalik Makhi vide Sale Deed dated 28.05.1997, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 2708/1997.
- 1.76 That thereafter the said Smt. Parubai alias Parvatibai Laxman Tilekar, Mr. Sanjay Laxman Tilekar, Mr. Santosh Laxman Tilekar, Mr. Gulab Ashok Bhujbal, Mrs. Sangita Uttam Shilankar, Mrs. Jayshee Balasaheb Lokhande and Miss. Purnima Laxman Tilekar sold the land admeasuring about 38R out of Survey No. 43/12/1/1 to Mr. Vivek Pudalik Makhi, Mr. Chandrashekhar Prabhakar Joshi, Mr. Sanjay Gajanan Makhi vide Sale Deed dated 28.05.1997, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 2709/1997. However aforesaid Sale Deed is not provided for my verification.
- 1.77 That thereafter the said Smt. Parubai alias Parvatibai Laxman Tilekar, Mr. Sanjay Laxman Tilekar, Mr. Santosh Laxman Tilekar, Mr. Gulab Ashok Bhujbal, Mrs. Sangita Uttam Shilankar, Mrs. Jayshee Balasaheb Lokhande, Mrs. Purnima Laxman Tilekar, Sagunabai Shivram Tilekar, Smt. Chandrabhaga Tukaram Kudale, Miss. Sunita Tukaram Kudale, Miss. Rekha Tukaram Kudale, Miss. Kiran Tukaram Kudale, Miss. Ashwini Tukaram Kudale assigned development rights of the land admeasuring about 05Acre 20 Guntha out of Survey No. 43/12/1/1 in favour of Mr. Sagar Rasik Mutha vide Development Agreement dated 28.04.2006, which is duly registered in the office of Sub Registrar Haveli No. 20, at Serial No. 2779/2006 and Power of Attorney dated 28.04.2006, which is duly registered in the office of Sub Registrar Haveli No. 20,

at Serial No. 2780/2006. That the aforesaid Development Agreement and Power of Attorney was cancelled. However, aforesaid cancellation Deed are not provided for my verification.

- 1.78 That thereafter the said Smt. Parubai alias Parvatibai Laxman Tilekar, Mr. Sanjay Laxman Tilekar, Mr. Santosh Laxman Tilekar, Mr. Gulab Ashok Bhujbal, Mrs. Sangita Uttam Shilankar, Mrs. Purnima Laxman Tilekar through all Power of Attorney holder & for self Mrs. Gayatri Deepak Sadavarte with the consent of Mrs. Aarti Deepak Sadavarte assigned development rights of the land admeasuring about 55R out of Survey No. 43/12/1/1 in favour of Mr. Sanjay Omprakash Sasane vide Development Agreement dated 30.08.2003, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 4146/2003 and Power of Attorney dated 30.08.2003, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 4147/2003.

Common flow:

- 1.79 That thereafter the said Mr. Sanjay Omprakash Sasane, Mrs. Purnima Sanjay Sasane, Mr. Deepak Sanjay Sasane through Power of Attorney holder Mr. Sanjay Omprakash Sasane, Mr. Ajay Omprakash Sasane, Mr. Tanaji Maruti Kudale, Smt. Muktabai Maruti Kudale, Mrs. Leelabai Aabu Dokhe, Mrs. Ashabai Vilas Raut, Mr. Sahadu Khandu Mali alias Kudale, Mr. Pandurang Sahadu Kudale, Mr. Balu Sahadu Kudale, Mr. Santosh Krushna alias Prakash Kudale, Smt. Parubai alias Parvatibai Laxman Tilekar, Mr. Sanjay Laxman Tilekar, Mr. Santosh Laxman Tilekar, Smt. Gulab Ashok Bhujbal, Smt. Sangita Uttam Sinlkar, Smt. Jayshri Balasaheb Lokhande, Smt. Purnima Laxman Tilekar, Mrs. Housabai Shripati Kudale, Mr. Balu Shripati Kudale, Smt. Laxmi Ashok Khadake, Smt. Shila Prakash Jadhav, Smt. Surekha Deepak Gayakik, Mr. Sanjay Gajanan Phatak, Mr. Gangadhar Gajanan Makhi, Mrs. Sarojani Gangadhar Makhi, Mr. Vinayak Gangadhar Makhi, Mrs. Shraddha Vinayak Makhi, Mr. Pudalik Ramchandra Makhi, Mrs. Vijaya Pudalik Makhi, Mr. Yogesh Pudalik Makhi, Mr. Vivek Pudalik Makhi, Mr. Chandrashekhar Prabhakar Joshi, Mr. Vilas Kantilal Doshi, Mrs. Chandrabhaga Pandurang Kudale, Mr. Vijay Pandurang Kudale, Mr. Sachin Pandurang Kudale, Mrs. Manda Balu Kudale, Mrs. Anjanabai Sahebrao Darshile, Mrs. Arti Deepak Sadavarte, Miss. Gayatri Deepak Sadavarte assigned development rights of the below mentioned land out of Survey No. 43/12/1/A in favour of M/s. Sonar Shelters Ltd. vide Development Agreement dated 19.06.2006, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 4412/2006 and Power of Attorney dated 19.06.2006, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 4413/2006 read with Correction Deed dated 27.06.2011, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 6275/2011 (for correction of area).

| Owner | Share |
|---|--------|
| Mr. Sahadu Khandu Mali alias Kudale | 0.7R |
| Smt. Parubai alias Parvatibai Laxman Tilekar | 55R |
| Mrs. Housabai Shripati Kudale | 55R |
| Mr. Sanjay Omprakash Sasane and Mr. Ajay Omprakash Sasane | 40R |
| Mr. Sanjay Omprakash Sasane | 39R |
| Mr. Sanjay Omprakash Sasane | 15R |
| Mr. Sanjay Omprakash Sasane | 10R |
| Mr. Sanjay Omprakash Sasane | 06R |
| Mr. Ajay Omprakash Sasane | 22R |
| Mrs. Chandrabhaga Pandurang Kudale | 70R |
| Total | 312.7R |

- 1.80 That thereafter the said Smt. Parubai alias Parvatibai Laxman Tilekar, Mr. Sanjay Laxman Tilekar, Mr. Santosh Laxman Tilekar, Smt. Gulab Ashok Bhujbal, Smt. Sangita Uttam Sinlkar, Smt. Jayshri Balasaheb Lokhande, Smt. Purnima Laxman Tilekar, Mrs. Housabai Shripati Kudale, Mr. Balu Shripati Kudale, Smt. Laxmi Ashok Khadake, Smt. Shila Prakash Jadhav, Smt. Surekha Deepak Gayakik, Mr. Pandurang Sahadu Kudale, Mr. Balu Sahadu Kudale, Mr. Vijay Pandurang Kudale, Mr. Sachin Pandurang Kudale, Mr. Santosh Krushna alias Prakash Kudale, Mr. Sanjay Omprakash Sasane, Mr. Ajay Omprakash Sasane, Mr. Gangadhar Gajanan Makhi, Mrs. Sarojani Gangadhar Makhi, Mr. Vinayak Gangadhar Makhi, Mrs. Shraddha Vinayak Makhi, Mr. Pudalik

Ramchandra Makhi, Mrs. Vijaya Pudalik Makhi, Mr. Yogesh Pudalik Makhi, Mr. Vivek Pudalik Makhi, Mr. Sanjay Gajanan Phatak through Power of Attorney holder M/s. Sonar Sheltars Ltd. with the consent of Mrs. Indrayani Chandrachud, Mr. Ramesh Shripad Nabar, Mr. Sagar Rasik Mutha, Mrs. Purnima Sanjay Sasane, Mr. Deepak Sanjay Sasane, Mrs. Arti Deepak Sadavarte, Miss. Gayatri Deepak Sadavarte, Mr. Chandrashekhkar Prabhakar Joshi, Mr. Vilas Kantilal Doshi, Mr. Nandkumar Sitaram Walimbe and Mrs. Chandrabhaga Pandurang Kudale through Power of Attorney holder M/s. Sonar Sheltars Ltd. sold the below mentioned land out of Survey No. 43/12/1A to Mr. Shivaji Rangnath Mohite, Mrs. Sangita Shivaji Mohite (69R), Mr. Santosh Baban Dhokale (08R) and Mr. Ramchandra Ganpat Phule (04R) vide Sale Deed dated 18.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12609/2011: read with Order dated 24.04.2024, bearing no. HANO/SR/155/212/2024, issued by Tahasildar Mulshi for correction in name of Mr. Santosh Baban Holake instead of Mr. Santosh Baban Dhokale and same effect was recorded on 7/12 extract vide Mutation Entry No 6268.: In furtherance of the same the name of Mr. Shivaji Rangnath Mohite, Mrs. Sangita Shivaji Mohite (69R), Mr. Santosh Baban Dhokale (08R) and Mr. Ramchandra Ganpat Phule (04R) were mutated on the 7/12 extract vide **Mutation Entry No. 3977**. However, aforesaid Order is not provided for my verification.

| Owner | Share |
|--|-------|
| Smt. Parubai alias Parvatibai Laxman Tilekar | 18.5R |
| Mrs. Housabai Shripati Kudale | 18.5R |
| Mr. Sanjay Omprakash Sasane, Mr. Ajay Omprakash Sasane | 14R |
| Mr. Sanjay Omprakash Sasane | 17R |
| Mr. Sanjay Omprakash Sasane | 06R |
| Mr. Ajay Omprakash Sasane | 07R |
| Total | 81R |

- 1.81 That according to the Order dated 04.11.2014, bearing no. HANO/KAVI/176/2014, issued by Tahsildar Mulshi following area of Survey No. 43/12/1A should be mutated on the 7/12 extract and same effect was mutated on 7/12 extract vide **Mutation Entry No. 4639**: However, aforesaid Order is not provided for my verification.

| Owner | Area |
|---|--------------|
| Mr. Sahadu Khandu Mali alias Kudale | 0.7R |
| Smt. Parubai alias Parvatibai Laxman Tilekar and Mrs. Housabai Shripati Kudale | 05R |
| Mrs. Chandrabhaga Pandurang Kudale | 18R |
| Mrs. Manda Balu Kudale | 01H 25.5R |
| Mr. Natha Appaji Patole | 14.3R |
| Mr. Tatasahab Sadashiv Mote | 14.3R |
| Mr. Sadashiv Tukaram Khandekar | 14.3R |
| Mr. Ashok Khanu Kudale and Mr. Ankush Khanu Kudale | 03R |
| Mr. Narayan Ramchandra Bankar | 14R |
| Mr. Santoshkumar Mahadev Nibalkar | 3000 sq. ft. |
| Mr. Rajanikant Chandrakant Patange and Mrs. Rajshree alias Vijaya Ranjanikant Patange | 3000 sq. ft. |
| Mrs. Nanda Sudhakar Baag | 10R |
| Mr. Shivaji Rangnath Mohite, Mrs. Sangita Shivaji Mohite | 69R |
| Mr. Shivaji alias Shivajirao Rangnath Mohite and Mr. Akshay Shivaji Mohite | 23R |
| Mr. Santosh Baban Dhokale | 08R |
| Mr. Ramchandra Ganpat Phule | 04R |
| M/s. Sai Samarath Properties | 20R |
| M/s. Sai Samarath Properties | 01H 02R |
| M/s. Sai Samarath Properties | 01H 06R |

- 1.82 That as Order dated 03.03.2015, bearing no. BHUMA/PUNAWALE/KJAPA/Survey No. 43/12/2014 JAVAK KRA. 97/2015 & Order dated 10.03.2015, bearing no. JA,KRA.HANO/KAVI/433/2015, issued by Tahasilder Mulshi & as per Kami Jasta Patrak the correction in area of M/s. Sai Samarth Properties 58.4476R out of Survey No. 43/12/1A area less and area of PCMC 14R area less and same effect was mutated vide **Mutation Entry No 4686**.
- 1.83 That as Order dated 03.03.2015, bearing no. BHUMA/PUNAWALE/KJAPA/Survey No. 43/12/2014 JAVAK KRA. 97/2015 & Order dated 10.03.2015, bearing no. JA,KRA.HANO/KAVI/433/2015, issued by Tahasilder Mulshi & as per Kami Jasta Patrak the correction in area of M/s. Sai Samarth Properties 58.4476R out of Survey No. 43/12/1A area less and area of PCMC 14R area less and same effect was mutated vide **Mutation Entry No 4687**.
- 1.84 That thereafter the said Mr. Ramchandra Ganpat Phule gifted the land admeasuring about 04R out of Survey No. 43/12/1A to Mr. Vishal Ramchandra Phule vide Gift Deed dated 05.09.2023, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 18822/2023. In furtherance of the same the name of Mr. Vishal Ramchandra Phule was mutated on the 7/12 extract vide **Mutation Entry No. 6128**.
- 1.85 That thereafter the said Mr. Shivaji Rangnath Mohite and others assigned development rights of the below mentioned land in favour of M/s. Tulip Infra vide Development Agreement dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10688/2024 and Power of Attorney dated 16.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10690/2024.

| Owner | Share |
|--|-------|
| Mr. Shivaji alias Shivajirao Rangnath Mohite and Mr. Akshay Shivaji Mohite | 23R |
| Mr. Shivaji Rangnath Mohite, Mrs. Sangita Shivaji Mohite | 69R |
| Mr. Santosh Baban Dhokale | 08R |
| Mr. Vishal Ramchandra Phule | 04R |

- 1.86 That in the consideration of the of the aforesaid Development Agreement the M/s. Tulip Infra agreed to allotted the following land in favour of aforesaid land owners details mentioned as aforesaid Development Agreement:

| Owner | Area |
|-----------------------------|------------------|
| Mr. Shivaji Rangnath Mohite | 66456.25 sq. ft |
| Mrs. Sangita Shivaji Mohite | 49306.25 sq. ft. |
| Mr. Akshay Shivaji Mohite | 14087.50 sq. ft. |
| Mr. Santosh Baban Dhokale | 9800 sq. ft. |
| Mr. Vishal Ramchandra Phule | 4900 sq. ft. |

- 1.87 That the in the aforesaid manner the said M/s. Tulip Infra acquired development rights of the aforesaid land.
- 1.88 That thereafter the said Mr. Santosh Baban Dhokale and others with the consent of M/s. Tulip Infra exchanged the below mentioned land with below mentioned owners vide Exchange Deed dated 22.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 16299/2024:

| Owner | Exchange with | Area |
|--|--|-----------|
| Mr. Santosh Baban Dhokale | M/s. Sai Samarth Properties | 00H 8R |
| Mr. Vishal Ramchandra Phule | | 00H 0.33R |
| M/s. Sai Samarth Properties | Mr. Shivaji alias Shivajirao Rangnath Mohite | |
| Mrs. Nanda Sudhakar Baag and Mr. Sudhakar Balasaheb Baag | | 00H 04R |

- 1.89 That in the aforesaid manner the said M/s. Tulip Infra acquired development rights of the land admeasuring about 95.67R out of Survey No. 43/12/1/A.
- 1.90 That thereafter the said Mr. Shivaji alias Shivajirao Rangnath Mohite assigned developments rights of the land at Survey No. 43/12/1/A admeasuring about 4R in favour of M/s. Tulip Infra, vide Development Agreement dated 15.10.2024 which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 25901/2024 and Power of Attorney dated 15.10.2024, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 25902/2024.
- 1.91 That in consideration of the aforesaid Development Agreement the said M/s. Tulip Infra agreed to allot 4287 sq. ft. Saleable residential and Commercial constructed premises alongwith specification mentioned in annexure in favour of following land owners details as below:

| Owner Name | Saleable residential area |
|--|---------------------------|
| Mr. Shivaji alias Shivajirao Rangnath Mohite | 4287 sq. ft. |
| Total | 4287 sq. ft. |

- 1.92 That in the aforesaid manner the said M/s. Tulip Infra acquired development rights of the land admeasuring about 99.67R out of Survey No. 43/12/1/A.

OTHER TRANSACTION

- 1.93 That the said Mr. Sahadu Khandu Mali availed loan from Vi. Ka. So. Society Hinjewadi by creating charge over the Survey No. 43/12/1/A of Rs. 7000/-, In furtherance of the same name of Vi.ka.so. Society Hinjewadi mutated on the 7/12 extract vide Mutation Entry No. 857. That the aforesaid loan has been repaid and accordingly Vi. Ka. So. Society Hinjewadi has released its charge over the Survey No. 43/12/1/A. In furtherance of the same the name of Vi. Ka. So. Society Hinjewadi was deleted from the 7/12 extract vide **Mutation Entry No. 2882.**
- 1.94 That the said Mrs. Manda Balu Kudale availed loan from Bank of Baroda by creating charge over the Survey No. 43/12/1/A of Rs. 8,85,000/- on 15.09.2003. In furtherance of the same the name of Bank of Baroda was mutated on the other right column of the 7/12 extract vide **Mutation Entry No. 2453.**
- 1.95 That the said Mrs. Manda Balu Kudale availed loan from Bank of Baroda by creating charge over the Survey No. 43/12/1/A of Rs. 6090000/- on 11.06.2004. In furtherance of the same the name of Bank of Baroda was mutated on the other right column of the 7/12 extract vide **Mutation Entry No. 2564.**
- 1.96 That the said Mrs. Manda Balu Kudale availed loan from Bank of Baroda by creating charge over the Survey No. 43/12/1/A of Rs. 1,26,1000/- vide Mortgage Deed dated 19.07.2006, which is duly registered in the office of Sub Registrar at Serial No. 5669/2006. In furtherance of the same the name of Bank of Baroda was mutated on the other right column of the 7/12 extract vide **Mutation Entry No. 2856.**
- 1.97 That the said Mrs. Manda Balu Kudale availed loan from HDFC by creating charge over the Survey No. 43/12/1/A of Rs. 23,64,412/-. In furtherance of the same the name of HDFC mutated on the other right column of the 7/12 extract vide **Mutation Entry No. 3078.**
- 1.98 That thereafter the said Mrs. Manda Balu Kudale repay the loan of Bank of Baroda of Rs. 8,85,000/-, 6090000/- & 1,26,1000/- and repay the loan of HDFC of Rs. 23,64,412/-. In furtherance of the same the name of Bank of Baroda was deleted from the 7/12 extract vide **Mutation Entry No. 4487.**
- 1.99 That the said Mrs. Manda Balu Kudale availed loan from Bank of Baroda by creating charge over the Survey No. 43/12/1/A of Rs. 1,545000/- vide Mortgage Deed dated 24.08.2005, which is duly registered in the office of Sub Registrar at Serial No. 5754/2005. In furtherance of the same the name of Bank of Baroda was mutated on the other right column of the 7/12 extract vide **Mutation Entry No. 2729.**

- 1.100 That the said Mr. Ashok Khanu Kudale availed loan from Shivshakti Co -Operative credit Society Ltd. by creating charge over the Survey No. 43/12/1/A of Rs. 30,000/- In furtherance of the same name of Shivshakti Co -Operative credit Society Ltd. mutated on the 7/12 extract vide Mutation Entry No. 2338. That the aforesaid loan has been repaid and accordingly Shivshakti Co -Operative credit Society Ltd. Mumbai has released its charge over the Survey No. 43/12/1/A. and aforesaid effect was mutated on 7/12 extract, vide **Mutation Entry No. 2756.**
- 1.101 That thereafter the said Mr. Natha Appaji Patole & Mr. Tatasahab Sadashiv Mote availed loan from Axis Bank Ltd. by creating charge over the Survey No. 43/12/1/A of Rs. 1953000/-. In furtherance of the same the name of Axis Bank Ltd. was mutated on the others right column of the 7/12 extract vide **Mutation Entry No. 3029.**
- 1.102 That thereafter the said 1. Smt. Parubai alias Parvatibai Laxman Tilekar, Mr. Sanjay Laxman Tilekar, Mr. Santosh Laxman Tilekar, Smt. Gulab Ashok Bhujbal, Smt. Sangita Uttam Sinalkar, Smt. Jayshree Balasaheb Lokhande, Poornima Laxman Tilekar, 2. Mrs. Housabai Shripati Kudale, Mr. Balu Shripati Kudale, Smt. Laxmi Ashok Khadke, Smt. Shaila Prakash Jadhav, Smt. Surekha Deepak Yadnik, 3. Mrs. Sarojani Gangadhar Makhi, Mr. Vinayak Gangadhar Makhi, Smt. Shraddha Vinayak Makhi, Mr. Pundalik Ramchandra Makhi, Smt. Vijaya Pundlik Makhi, Mr. Yogesh Pundalik Makhi, Mr. Vivek Pundalik Makhi, Mr. Chandrashekhhar Prabhakar Rairikar (Joshi), Mr. Sanjay Gajanan Phatak, 4. Mr. Sahadu Khandu Mali alias Kudale, Mr. Pandurang Sahadu Kudale, Mr. Sachin Pandurang Kudale, Mr. Vijay Pandurang Kudale, Mr. Balu Sahadu Kudale, Mr. Santosh Krishna alias Prakash Kudale, 5. Mr. Sanjay Omprakash Sasane and Mr. Ajay Omprakash Sasane through their Power of Attorney holder Mr. Sanjay Omprakash Sasane, 6. Mrs. Chandrabhaga Pandurang Kudale through all of Power of Attorney holder M/s. Sonar Shelters Ltd. sold the land admeasuring about 02H 08R out of Survey No. 43/12/1A in the following manner to M/s. Nayati Kohinoor Associates vide Sale Deed dated 28.06.2011, which is duly registered in the office of Sub Registrar, at Serial No. 6274/2011. In furtherance of the same the name of M/s. Nayati Kohinoor Associates was mutated on the 7/12 extract vide **Mutation Entry No. 3892:**

| Vendor | Area |
|---|--------|
| 1. Smt. Parubai alias Parvatibai Laxman Tilekar, Mr. Sanjay Laxman Tilekar, Mr. Sanrosh Laxman Tilekar, Smt. Gulab Ashok Bhujbal, Smt. Sangita Uttam Sinalkar, Smt. Jayshree Balasaheb Lokhande, Poornima Laxman Tilekar, | 36.50R |
| 2. Mrs. Housabai Shripati Kudale, Mr. Balu Shripati Kudale, Smt. Laxmi Ashok Khadke, Smt. Shaila Prakash Jadhav, Smt. Surekha Deepak Yadnik, | 36.50R |
| Mr. Sanjay Omprakash Sasane and Mr. Ajay Omprakash Sasane | 26R |
| Mr. Sanjay Omprakash Sasane | 10R |
| Mr. Sanjay Omprakash Sasane | 15R |
| Mrs. Chandrabhaga Pandurang Kudale | 47R |
| Mr. Sanjay Omprakash Sasane and Mr. Ajay Omprakash Sasane | 15R |
| Mr. Sanjay Omprakash Sasane | 22R |

- 1.103 That thereafter the said M/s. Nayati Kohinoor Associates sold the land admeasuring about 01H 02R out of Survey No. 43/12/1A to M/s. Sai Samarth Properties vide Sale Deed dated 28.02.2013, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 2309/2013. In furtherance of the same the name of M/s. Sai Samarth Properties was mutated on the 7/12 extract vide **Mutation Entry No. 4309.**
- 1.104 That thereafter the said M/s. Nayati Kohinoor Associates sold the land admeasuring about 01H 06R out of Survey No. 43/12/1A to M/s. Sai Samarth Properties vide Sale Deed dated 28.02.2013, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 4385/2013. In furtherance of the same the name of M/s. Sai Samarth Properties was mutated on the 7/12 extract vide **Mutation Entry No. 4310.**

- 1.105 That M/s. Sai Samarth Properties have handed over land admeasuring about 865 sq. mtr. out of Survey No. 43/12/1A to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 03.07.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 4559/2014. In furtherance of the same the name of Pimpri Chinchwad Municipal Corporation was mutated on the 7/12 extract vide **Mutation Entry No. 4556**. However, aforesaid Possession Receipt is not provided for my verification.
- 1.106 That M/s. Sai Samarth Properties have handed over land admeasuring about 2193.50 sq. mtr. out of Survey No. 43/12/1A to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 03.07.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 4550/2014. In furtherance of the same the name of Pimpri Chinchwad Municipal Corporation was mutated on the 7/12 extract vide **Mutation Entry No. 4557**. However, aforesaid Possession Receipt is not provided for my verification.
- 1.107 That the name of M/s. Sai Samarth Properties is mutated for land admeasuring about 33.62R instead of 60.52R and the name of PCMC is mutated for 29.88R instead of 14.25R.
- 1.108 That thereafter the said Mrs. Nanda Sudhakar Baag assigned development rights of the land admeasuring about 10R out of Survey No. 43/12/1A in favour of M/s. Sai Samarth Properties vide Development Agreement dated 26.08.2014, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 5782/2014 and Power of Attorney dated 08.2014, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 5783/2014.
- 1.109 That thereafter the said Mrs. Nanda Sudhakar Baag through Power of Attorney holder M/s. Sai Samarth Properties sold the land admeasuring about 06R out of Survey No. 43/12/1A and M/s. Sai Samarth Properties sold the land admeasuring about 20R out of Survey No. 43/12/1A, totally land admeasuring about 26R to G.K. Associates vide Sale Deed dated 22.03.2016, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 2643/2016 on 30.03.2016. In furtherance of the same the name of G.K. Associates was mutated on the 7/12 extract vide **Mutation Entry No. 4761**.
- 1.110 That thereafter the said M/s. Sai Samarth Properties sold the land admeasuring about 20R out of Survey No. 43/12/1A to M/s. G.K. Associates vide Sale Deed dated 23.03.2016, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 2644/2016. In furtherance of the same the name of M/s. G.K. Associates was mutated on the 7/12 extract vide Mutation Entry No. 2762.
- 1.111 That thereafter the said Mr. Narayan Ramchandra Bankar sold the land admeasuring about 07R out of Survey No. 43/12/1A to Mrs. Supriya Sunil Khairnar and others vide Sale Deed dated 21.11.2014, which is duly registered in the office Sub Registrar Haveli No. 26, at Serial No. 7941/2014. In furtherance of the same the name of Mrs. Supriya Sunil Khairnar and others were mutated on the 7/12 extract vide **Mutation Entry No. 4642**. However, aforesaid Sale Deed is not provided for my verification.
- 1.112 That thereafter the said Mrs. Manda Balu Kudale Mr. Balu Sahadu Kudale, Mr. Rahul Balu Kudale, Mr. Mahendra Balu Kudale, Mrs. Madhuri Rajesh Mali with the consent of M/s. Sai Samarth Properties sold the land admeasuring about 4300 sq. mtr. out of Survey No. 43/12/1A to M/s. G.K. Associates vide Sale Deed dated 13.05.2016, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 4222/2016. In furtherance of the same the name of M/s. G.K. Associates was mutated on the 7/12 extract vide **Mutation Entry No. 4766**. However, aforesaid Sale Deed is not provided for my verification.
- 1.113 That M/s. G.K. Associates has handed over land admeasuring about 1167 sq. mtr. to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 28.11.2016, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 9391/2016. In furtherance of the same the name of Pimpri Chinchwad Municipal Corporation was mutated on the 7/12 extract vide **Mutation Entry No. 4828**. However, aforesaid Possession Receipt is not provided for my verification.

- 1.114 That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 07.05.2016 corrected the Computerized 7/12 Extract, pertaining to Survey No. 43/12/1A vide **Mutation Entry No. 5001**.
- 1.115 That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 07.05.2016 corrected the Computerized 7/12 Extract, pertaining to Survey No. 43/12/1A alongwith other properties vide **Mutation Entry No. 5114**.
- 1.116 That remark of Nivasi Prayojnarth Biragsheti for land admeasuring about 27R was mutaed on the other right column of the 7/12 extract vide **Mutation Entry No. 5151**.
- 1.117 That according to the Order dated 23.08.2021, bearing no. HANO/SR/155/109/2020, issued by Tahsildar Mulshi the name of Mr. Tatasahab Sadashiv More was changed to Mr. Tatasahab Sadashiv Mote and same effect was mutated on 7/12 extract vide **Mutation Entry No 5617**.
- 1.118 That thereafter the said M/s. G.K. Associates sold the land admeasuring about 77.08R out of Survey No. 43/12/1A to Rose Mentioned Apartment vide Sale Deed dated 11.10.2019, which is duly registered in the office of Sub Registrar at Serial No. 16446/2019. In furtherance of the same the name of Rose Mentioned Apartment was mutated on the 7/12 extract vide **Mutation Entry No. 6007**. However, aforesaid Sale Deed is not provided for my verification.
- 1.119 That thereafter the said Mr. Pandurang Sahadu Kudale died on 08.08.2007, leaving behind Chhabubai Baban Bag (daughter), Smt. Tai Krushna Kudale (daughter in law), Mrs. Vaishali Santosh Kudale, Mr. Aakash Santosh Kudale (grandson), Mr. Pandurang Sadhu Kudale (son), Mrs. Draupadabai Sahadu Kudale (daughter), Mrs. Jyoti Navnath Silankar (granddaughter), Mrs. Bharati Sudam Saykar (granddaughter), Mr. Suresh Sudam Sayakar (grandson), Mrs. Seema (Hema)Ramesh Tathe (granddaughter), Mrs. Balu Sadhu Kudale (son) and Smt. Anjanabai Dnyaneshwar Darshale (daughter) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 4836**.
- 1.120 That thereafter the said Mr. Narayan Ramchandra Bankar, Mr. Rajanikant Chandrakant Patange and Mrs. Rajshree alias Vijaya Ranjanikant Patange, Mr. Santoshkumar Mahadev Nimbalkar availed loan from Capri Global Capital Limited by creating charge over the Survey No. 43/12/1/A of Rs. 160000000/-. In furtherance of the same the name of Capri Global Capital Limited was mutated on the other right column of the 7/12 extract vide **Mutation Entry No. 6197**. However aforesaid Mutation Entry is not provided for my verification.

2. POSSESSION:

It appears from the documentary records that Mr. Shivaji alias Shivajirao Rangnath Mohite, Mrs. Sangita Shivaji Mohite, Mr. Akshay Shivaji Mohite, Mr. Santosh Baban Dhokale and Mr. Vishal Ramchandra Phule are is having true and legal possession of the said property and Present Developer i.e. M/s. Tulip Infra is having License possession for the purpose of Development of the said property.

3. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide Commencement Certificate dated 28.10.2024 bearing no. B.P./Punawale/76/2024. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

4. N. A. PERMISSION:

Not Verified

5. **ENCUMBRANCES :**

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Tulip Infra has acquired development rights of land totally admeasuring about 01H 22R i.e. 12,200 sq. mtr., out of land admeasuring about 00H 08.33R out of Survey No. 43/9/2, land admeasuring about 00H 03R out of Survey No. 43/10/2, land admeasuring about 00H 04R out of Survey No. 43/14/1, land admeasuring about 00H 3.5R out of Survey No. 43/16/1, land admeasuring about 00H 3.5R out of Survey No. 43/16/2 and land admeasuring about 00H 99.67R out of Survey No. 43/12/1/A i.e. said land and the title of said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

6. **Note** - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

7. **Litigations if any: NIL**

Date: 26.11.2024

Dinesh
Baban
Ghadge

Digitally signed
by Dinesh
Baban Ghadge
Date: 2024.11.26
15:54:36 +05'30'



DINESH GHADGE
Advocate

Housiey.com

