

Gargi P. Bhandare

(Swati Magare)

Advocate & Notary

Government of India



Mob.-9028001661

advgargipbhandare@gmail.com

Chamber No.C-28, District and Sessions Court, Shivaji Nagar, Pune - 411005

FORMAT -A

(Circular 28/2021 Dated 08.03.2021)

To,

MahaRERA,

Housefin Bhavan, Plot No. C-21,

E-block, Bandra Kurla Complex,

Bandra (E), Mumbai – 400051

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that piece and parcel of land bearing Gat Nos. 1255/34, 1255/36, 1255/38 and 1276/30 (P) situated at village Wagholi, Taluka Haveli, District Pune, area admeasuring about 15368 Sq. Mtrs. which is Sector R-17 out of total area of 18900 Sq. Mtrs.of land.

I have investigated the title of the land for 30 years on the request of Merculus Construwel Private Limited. and copies of following documents:

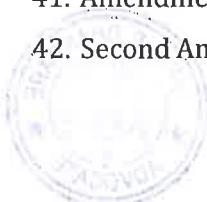
1. 7/12 extract from 1995 to 2025
2. Mutation Entries mentioned in this report
3. Sale Deed registered at Sr. No. 1044/1958 dated 23.08.1958
4. Sale Deed registered at Sr. No. 2453/1980 dated 02.07.1980
5. Deed of Conveyance registered at Sr. No. 13757/1989 dated 28.08.1989
6. Sale Deed registered at Sr. No. 13864/1991 dated 26.08.1991
7. Deed of Conveyance registered at Sr. No. 10766/1989 dated 13.07.1990
8. Deed of Conveyance registered at Sr. No. 4963/1990 dated 23.03.1990
9. Deed of Conveyance registered at Sr. No. 4963/1990 dated 23.03.1990
10. Sale Deed registered at Sr. No. 1444/1993 dated 13.09.1993
11. Deed of Conveyance registered at Sr. No. 793/1993 dated 09.06.1993
12. Sale Deed registered at Sr. No. 26/1993 dated 06.01.1993
13. Sale Deed registered at Sr. No. 35/1993 dated 08.01.1993





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14. Sale Deed registered at Sr. No. 47/1994 dated 14.07.1994
15. Sale Deed registered at Sr. No. 2486/1994 dated 27.12.1994
16. Sale Deed registered at Sr. No. 15/1995 dated 18.02.1995
17. Deed of Conveyance registered at Sr. No. 11/1995 dated 03.02.1995
18. Deed of Conveyance registered at Sr. No. 7818/2012 dated 24.08.2012
19. Deed of Conveyance registered at Sr. No. 3944/2014 dated 15.05.2014
20. Deed of Conveyance registered at Sr. No. 15416/2018 dated 25.10.2018
21. Power of Attorney registered at Sr. No. 15418/2018 dated 25.10.2018
22. Agreement to Sale registered at Sr. No. 1812/2019 dated 04.02.2019
23. Power of Attorney registered at Sr. No. 1813/2019 dated 04.02.2019
24. Deed of Conveyance registered at Sr. No. 3026/2020 dated 13.07.2020
25. Agreement to Sale registered at Sr. No. 3734/2021 dated 19.03.2021
26. Deed of Correction registered at Sr. No. 6680/2021 dated 04.06.2021
27. Deed of Conveyance registered at Sr. No. 16091/2021 dated 13.10.2021
28. Power of Attorney registered at Sr. No. 16092/2021 dated 13.10.2021
29. Deed of Conveyance registered at Sr. No. 20258/2021 dated 24.12.2021
30. Power of Attorney registered at Sr. No. 20258/2021 dated 24.12.2021
31. Deed of Conveyance registered at Sr. No. 20261/2021 dated 24.12.2021
32. Power of Attorney registered at Sr. No. 20262/2021 dated 24.12.2021
33. Deed of Conveyance registered at Sr. No. 745/2022 dated 14.01.2022
34. Deed of Conveyance registered at Sr. No. 12036/2022 dated 21.10.2022
35. Deed of Correction registered at Sr. No. 5456/2023 dated 16.03.2023
36. Deed of Conveyance registered at Sr. No. 12859/2024 dated 25.06.2024
37. Power of Attorney registered at Sr. No. 12860/2024 dated 25.06.2024
38. Deed of Mortgage registered at Sr. No. 6948/2022 dated 12.04.2022
39. Deed of Re conveyance registered at Sr. No. 16038/2023 dated 01.07.2023
40. Deed of Mortgage registered at Sr. No. 13538/2024 dated 03.07.2024
41. Amendment and Restatement Deed registered at Sr. No. 16425/2024 dated 18.07.2024
42. Second Amendment and Restatement Deed registered at Sr. No. 17300/2024 dated 22.08.2024



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43. Third Amendment and Restatement Deed registered at Sr. No. 26397/2024 dated 11.12.2024
44. Fourth Amendment and Restatement Deed registered at Sr. No. 3054/2025 dated 03.02.2025
45. Deed of Conveyance registered at Sr. No. 5470/2025 dated 04.03.2025

2/- 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, the title of Merculus Construwell Private Limited is clean, clear and marketable except of encumbrance created in favour of Catalyst Trusteeship Limited.

Owner /Developer of the land – Merculus Construwell Private Limited

Gat Numbers	Title of Owner /Developer	Area of Title Certificate (Project Land)
	Area in Sq. Mtrs.	Area in Sq. Mtrs.
1255/34	4000	4000
1255/36	4000	4000
1255/38	4000	4000
1276/30	6900	3368
Total	18900	15368

of village Wagholi, Taluka Haveli, District Pune

3/- The Report reflecting the flow of the title of Merculus Construwell Private Limited on the said land is enclosed herewith as annexure.

Encl. : Annexure

Date: 12.03.2025


GARGI P. BHANDARE
Advocate





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FORMAT -A

(Circular 28/2021 Dated 08.03.2021)

ANNEXURE**A) FLOW OF THE TITLE OF THE SAID LAND**

1. GAT NO. 1255/34, 1255/36 and 1255/38 (Old Gat No. 2241 formerly bearing Survey Nos. 245, 246 and 248):

1.1 . Shri. Ranchodgeer Guru Shivavakas Geer Gosavi was the owner of all these pieces and parcels of land bearing Survey Nos, 245 admeasuring 44 Acres 18 Gunthas, Survey No. 246 admeasuring 45 Acres 16 Gunthas and Survey No. 248 admeasuring 22 Acres 17 Gunthas respectively, all situate, lying and being at Village Wagholi, within the Registration Sub-District of Taluka Haveli, District Pune.

1.2 It is revealed from the record that the 7/12 Extracts of the said lands bearing Survey Nos. 245, 246 and 248 Village Wagholi that name of one Shri. Durgadas Tejram Bakshi was shown in "Other Rights" column and which name was deleted as being "Poklist" vide Mutation Entry No. 4769 dated 1.1.1953.

1.3 It appears from Mutation Entry No. 6235 dated 23.05.1957 that the said Shri. Ranchodgeer Guru Shivavakas Geer Gosavi sold certain portions out of the said lands bearing Survey Nos. 245 and 246, Village Wagholi to Waman Appaji Avhale and others and the portion sold were assigned Hissa number 2 and the portion remained with the Shri. Ranchodgeer Guru Shivavakas Geer Gosavi was assigned Hissa numbers 1 of the aforesaid respective survey numbers. In the circumstances, name of the said Shri. Ranchodgeer Guru Shivavakas Geer Gosavi was entered on the Revenue Records pertaining to the said lands admeasuring 33 Acres 18 Gunthas bearing Survey No. 245/1 and 38 Acres 16 Gunthas bearing Survey No. 246/1 respectively.

1.4 Vide a Sale Deed dated 23.08.1958 duly registered at Serial No. 1044 of 1958 in the Sub Registrar, Haveli 1, Pune, the Shri. Ranchodgeer Guru Shivavakas Geer Gosavi and





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others sold the lands admeasuring 33 Acres 18 Gunthas bearing Survey Nos. 245/1, land admeasuring 38 Acres 16 Gunthas bearing Survey No. 246/1 and land admeasuring 22 Acres 17 Gunthas bearing Survey no. 248, Village Waghali to Shri. Laxman Hari Sahastrabuddhe and accordingly, the name of the said Shri. Laxman Hari Sahastrabuddhe was entered on the Record of Rights pertaining to the said lands bearing Survey Nos. 245/1, 246/1 and 248, Village Waghali as the holder thereof vide Mutation Entry No. 6416 dated 8.11.1958.

1.5 It appears from Mutation Entry No. 7539 dated 18.10.1972 that certain corrections were made in the area of certain lands at village Waghali and accordingly, area of Survey No. 245/1 has been reduced to 13 Hectares 40 Ares, and Survey No. 246/1 has been reduced to 14 Hectares 56 Ares and effect of the same was given on the Record of Rights. Appropriately, the said Shri. Laxman Hari Sahastrabuddhe became of the holder of lands admeasuring 13 Hectares 40 Ares bearing Survey No. 245/1, admeasuring 14 Hectares 56 Ares bearing Survey No. 246/1 and admeasuring 09 Hectares 08 Ares bearing Survey No. 248, all admeasuring in the aggregate 37 Hectares 04 Ares.

1.6 The 7/12 Extracts from the year 1974 to 1982 pertaining to the said lands bearing Survey Nos. 245/1, 246/1 and 248 are not available and hence are not provided for our perusal. However, it is observed on the perusal of available Revenue record, Consolidation Statement, and certain documents that the said Shri. Laxman Hari Sahastrabuddhe had divided the said lands admeasuring in the aggregate 37 Hectares 04 Ares into two shares, one half share was retained by himself and the other half share was given to his son, Shri. Mahesh Laxman Sahastrabuddhe and effect of the same was given on the Record of Rights and each of the said Shri. Laxman Hari Sahastrabuddhe and Shri. Mahesh Laxman Sahastrabuddhe became holder of one-half share of the aforesaid lands i.e. 245/1, 246/1 and 248 admeasuring in the aggregate 37 Hectares 04 Ares.

1.7 It appears from the Mutation entry no. 4992 dated 07.07.1955 that, as per Bombay Tenancy Act, the name of Waman Appa Avhali, Dhondiba Ramji Avhali and Laxman





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Hari Sahastrabuddhe recorded as tenant in the other rights column of the revenue record of the land bearing S.No. 245,246 and 248 along with other survey numbers of Shri. Ranchodgeer Guru Shivavakas Geer Gosavi.

- 1.8 On applicability of Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 the area admeasuring "Acre - Guntha" was converted as "Hectare - Ares" and the said entry is duly recorded on the 7/12 extract vide Mutation Entry No.7200 dated 25.12.1968.
- 1.9 Mutation Entry No. 4982 recorded on the 7/12 of the S.No. 245/1 but, as per perusal of the Mutation entry no.4982, it is not clear enough to be read properly.
- 1.10 Mutation Entry No. 4327 recorded on the 7/12 of the S.No. 246/1 and 248 but, copy of the Mutation entry no.4327, is not available for our perusal.
- 1.11 Mutation Entry No. 4988 recorded on the 7/12 of the S.No. 248 but, copy of the Mutation entry no.4988, is not available for our perusal.
- 1.12 Mutation Entry No. 4330 recorded on the 7/12 of the S.No. 248 but, as per perusal of the Mutation entry no.4982, it is not related to the said property.
- 1.13 It appears from the Mutation Entry No.1 dated 16.09.1970 that Consolidation Scheme was implemented in respect of lands at Village Manjari with effect from 31.03.1973, but it is incomplete.
- 1.14 It is observed on the perusal of Mutation Entry No. 475 dated 23.07.1980 that, vide a sale Deed which is executed on 30.06.1980 and registered on 02.07.1980 at Serial No. 2452/1980 in the office of Sub-Registrar Haveli 1 by the Shri. Laxman Hari Sahastrabuddhe as the Vendor therein, and his son Shri. Mahesh Laxman Sahastrabuddhe as the Consenting Party therein, the Shri. Laxman Hari Sahastrabuddhe sold his one-half share i.e. area admeasuring 18 Hectares 52 Ares out of the land admeasuring 37 Hectares 04 Ares bearing S.No. 245/1,246 & 248 subsequently renumbered as Gat No. 2241(No document or record mentioning this change has been made available for our perusal), to the Ramkrishna Gopalkrishnan Nidmurti. However, the copy of sale Deed No. 2452/1980 is not available for our perusal.





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1.15 It is revealed from the record that, vide a sale Deed which is executed on 30.06.1980 and registered on 02.07.1980 at Serial No. 2453/1980 in the office of Sub-Registrar Haveli 1 by the Shri Mahesh Laxman Sahastrabuddhe as the Vendor therein, and his father Shri. Laxman Hari Sahastrabuddhe as the Consenting Party therein, the said Shri. Mahesh Laxman Sahastrabuddhe sold his one-half share i.e. area admeasuring Hectares 18 Hectares 52 Ares out of the land admeasuring 37 Hectares 04 Ares bearing S.No. 245/1,246 & 248 subsequently renumbered as Gat No. 2241, to the Nidmurti Subbalaxmi W/o Nidmurti Ramkrishna, effect of the same was given vide Mutation Entry No. 476 dated 23.07.1980. However, it is observed on the perusal of sale Deed dated 30.06.1980 which is duly Registered at Serial No. 2453/1980 in the office of Sub-Registrar Haveli 1, land bearing S.Nos. 245/1, 246 & 248 admeasuring 37 Hectares 04 Ares were collectively assigned Gat No. 2241 of Village Wagholi, no other document or record mentioning this change has been made available for our perusal.

1.16 It appears from the Mutation Entry bearing No. 580 dated 30.06.1981 that, vide an Order dated 26.06.1981 bearing No. Watap Case/54/81, the said land bearing Gat No. 2241 was partitioned and divided into three portions and were given to the said Shri. Ramkrishna Gopalkrishna Nidmurti, Sou. Subbalaxmi Ramkrishna Nidmurti and Shri. Gopalkrishna Gururaj Nidmurti in the following manner and the portion so acquired by each of them was assigned a separate hissa number, details are as following:

Gat No.	Area	Name of the holders
2241/A	08 H 96 Ares	Sou. Subbalaxmi Ramkrishna Nidmurti
2241/B	11 H 14 Ares	Shri Ramkrishna Gopalkrishna Nidmurti
2241/C	16 H 94 Ares	Shri. Gopalkrishna Gururaj Nidmurti

Accordingly, separate 7/12 Extract for each Hissa number was made and name of the respective holder was entered thereon as the holder thereof.





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GAT No. 2241/A:

1.17 Vide a Deed of Conveyance dated 28.08.1989 duly registered at Serial No. 13757/1989 in the office of Sub Registrar, Haveli 2 executed by and between the said Sou. Subbalaxmi Ramkrishan Nidmurti and M/S. Prime Properties Developers through its partners, Shri. Mustaq Zakaria Arab, Shri. Gulamali Mahamadbhai Somaji, Shir. Raj Kanaksen Bhansali and Sou. Mita Kamal Kapadia, , the said Sou. Subbalaxmi Ramkrishan Nidmurti sold, assigned and transferred the said land admeasuring 08 Hectares 96 Ares bearing Gat No. 2241/A, to and in favour of the said M/s Prime Properties through its partners, Shri. Mustaq Zakaria Arab and Three Others absolutely. Accordingly, names of the said Shri. Mustaq Zakaria Arab and Three Others were entered on the 7/12 extract of the said Gat No. 2241/A, as the holders thereof vide Mutation Entry No. 1799 dated 03.10.1989.

1.18 Vide a Deed of Sale dated 26.08.1991 duly registered at Serial No. 13864/1991 in the office of Sub registrar, Haveli 2, the Sou. Mita Kamal Kapadia sold, assigned, transferred and conveyed her undivided share in the said land admeasuring 08 Hectares 96 Ares bearing Gat No. 2241/A to Shri. Dhiren Popatlal Nandu. Effect to the said Deed of Sale was given and accordingly, name of the said Sou. Mita Kamal Kapadia was deleted and name of the said Shri. Dhiren Popatlal Nandu was entered on the 7/12 extract of the Land bearing Gat No. 2241/A, vide Mutation Entry No. 2881 dated 06.01.1992.

GAT No. 2241/B

1.19 Vide a Deed of Conveyance dated 13.07.1990 which is registered at Serial No. 10766/1989 in the office of Sub Registrar, Haveli 2, executed by and between the Shri. Ramkrishan Gopalkrishna Nidmurti and M/s Prime Properties Developers through its partners, Shri. Mustaq Zakaria Arab, Shri. Gulamali Mahamadbhai Somaji, Shir. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu, the said Shri. Ramkrishan Gopalkrishna Nidmurti sold, assigned and transferred the land admeasuring 11 Hectares 14 Ares bearing Gat No. 2241/B, to & in favour of the said M/s Prime





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Properties Developers through its partners, Shri. Mustaq Zakaria Arab and Three Others absolutely. Accordingly, names of the said Shri Mustaq Zakarin Arab and Three Others were entered on the 7/12 extract of the Gat No. 2241/B, as the holders thereof vide Mutation. Entry No. 2112 dated 10.08.1990.

GAT NO. 2241/C/1:

1.20 It appears from the 7/12 Extract that in or around the year 1981, the name of Shri. Wamanrao Appaji Avhale recorded on the 7/12 extract. It is observed on the perusal of Deed of Conveyance which is registered in the office of sub registrar haveli 2 at sr. no. 4963/1990 on 23.03.1990 executed by and between the said Shri. Gopalkrishna Gururaj Nidmurti and Shri. Mustaq Zakaria Arab, Shri. Gulamali Mahamadbhai Somaji, Shir. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu being partners of the said M/s Prime Properties Developers, the said Shri. Gopalkrishna Gururaj Nidmurti sold a portion admeasuring 03 Hectares 52 Ares out of the land admeasuring 16 hectares 94 Ares bearing Gat No. 2241/C, to the Shri. Wamanrao Appaji Avhale by deed of Conveyance dated 19.08.1981. Accordingly, name of the said Shri. Wamanrao Appaji Avhale entered on the Record of Rights pertaining to the said land bearing Gat No. 2241/C as the holder of portion admeasuring 03 Hectares 52 Ares thereof vide Mutation Entry No. 620, however the said Mutation entry is illegible, and the copy of the aforesaid Deed of Conveyance dated 19.08.1981 is not available for our perusal.

1.21 It appears from Mutation Entry No. 1797 dated 30.09.1989 that, vide order by Tahsil Office Haveli No. TAHAO/VASHI/2240/88 dated 02.08.1989 the land admeasuring 03 Hectares 52 Ares purchased by Shri. Wamanrao Appaji Avhale was assigned Gat number 2241/C/2 and the remaining area admeasuring 13 Hectares 42 Ares of Shri. Gopalkrishna Gururaj Nidmurti was assigned Gat number 2241/C/1. Accordingly, name of the said Shri. Wamanrao Appaji Avhale entered on the Record of Rights pertaining to the land bearing Gat No. 2241/C/2 and name of the said Shri. Gopalkrishna Gururaj Nidmurti was entered on the Record of Rights pertaining to the land bearing Gat No. 2241/C/1 as the holders thereof.





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1.22 Vide a Deed of Conveyance dated 23.03.1990 which is registered at Serial No. 4963/ 1990 in the office of Sub Registrar, Haveli 2, executed by and between the Shri. Gopalkrishna Gururaj Nidmurti and Shri. Mustaq Zakaria Arab, Shri. Gulamali Mahamadbhai Somaji, Shir. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu being partners of the said M/s Prime Properties Developers, the said Shri. Gopalkrishna Gururaj Nidmurti sold, assigned and transferred the land admeasuring 13 Hectares 42 Ares bearing Gat No. 2241/C/1, to & in favour of the said Shri. Mustaq Zakaria Arab and Three Others absolutely. However, the relevant 7/12 and the Mutation Entry are not available for our perusal

1.23 It appears from the Mutation Entry No. 2879 dated 06.01.1992 that since the Shri. Mustaq Zakaria Arab, Shri. Gulamali Mahamadbhai Somaji, Shir. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu were holders of the said lands admeasuring 08 Hectares 96 Ares, 11 Hectares 14 Ares and 13 Hectares 42 Ares bearing Gat Nos 2241/A, 2241/B and 2241/C/1 respectively, pursuant to the application made in that behalf, the aforesaid holdings and its 7/12 Extracts were amalgamated to one gat number i.e. Gat No. 2241/A, and consequently, area of Gat No. 2241/A was increased to 33 Hectors 52 Ares.

GAT No. 2241/C/2

1.24 Shri. Wamanrao Appaji Avhale was the owner of the land admeasuring 03 Hectares 52 Ares bearing Gat No. 2241/C/2. It appears from the Mutation Entry No. 2079 dated 21.5.1990 that the said Shri, Wamanrao Appaji Avhale died intestate on 22.12.1982 leaving behind him his widow, Hausabai Wamanrao Avhale, his sons, Baburao and Gulabroa and his daughters, Muktabai Dagadu Borate, Gangubai Nivrutti Satave, and Yamunabai Babanrao Satav as his only heirs. Accordingly, names of the sons were entered on the 7/12 to land bearing Gat No. 2241/C/2 as the holders thereon and names of Hausabai Wamanrao Avhale, Gangubai Nivrutti Satave, and Yamunabai Babanrao Satav, recorded on other rights column of the 7/12 extract.





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1.25 It appears from the Mutation Entry No. 2496 dated 23.2.1991 that the Hon'ble Tehsildar, Haveli vide his order dated 14.02.1991 bearing No. TAHAO/Watap/SR/23/90, partitioned the lands holdings of the Avhale family in the village Wagholi amongst themselves and pursuant to such partition, a portion admeasuring 01 hectares 60 Ares came to share of Master Kalu Daulati Avhale out of the said land bearing Gat No. 2241/C/2 and the remaining portion admeasuring 01 hectares 92 Ares came to the share of Shri. Ramdas Baburao Avhale. Further it appears from the relevant 7/12 Extracts that the aforesaid holding of the said Shri. Ramdas Baburao Avhale was assigned Gat No. 2241/C/2/1 and the holding of the said Master Kalu Daulati Avhale was assigned Gat No. 2241/C/2/2, and accordingly, separate 7/12 Extract were prepared for each of them.

1.26 Subsequently, it appears from the Mutation Entry No. 2675 dated 11.07.1991 that the Hausabai Wamanrao Avhale, Muktabai Dagadu Borate, Gangubai Nivrutti Satave, and Yamunabai Babanrao Satav released all their rights, title and interest in the said land bearing Gat No. 2241/C/2 and accordingly, their names were deleted from the Other Rights Column of the Record of Rights.

1.27 Vide a sale deed dated 27.12.1994 which is registered at Serial No. 2486/1994 in the office of Sub Registrar, Haveli 7, executed by and between the said Shri. Ramdas Baburao Avhale and members of his family and Shri. Mustaq Zakaria Arab, Shri. Gulamali Mahamadbhai Somaji, Shir. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu, the said Shri. Ramdas Baburao Avhale sold, assigned and transferred the said land admeasuring 01 Hectares 92 Ares bearing Gat No. 2241/C/2/1, to & in favour of the said Shri. Mustaq Zakaria Arab and three others absolutely. Accordingly, names of the said Shri. Mustaq Zakaria Arab and Three Others were entered on the Record of Rights pertaining to the said land bearing Gat No. 2241/C/2/1, as the holders thereof vide Mutation Entry No. 4697 dated 19.10.1996.

1.28 Since Master Kalu Daulati Avhale was minor, his mother, Smt Salubai Daulati Avhale made an application under section 8 of Hindu Minorship and Guardianship Act 1956 bearing Misc. Appl. No 714 of 1992 in the Court of District Judge, Pune for seeking





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the permission for sale of the said land bearing Gat No. 2241/C/2/2. Vide its order dated 26.08.1993, the Hon'ble Court granted its permission to sell the said land for the welfare of the minor on the conditions therein contained.

1.29 Vide a Deed of Sale dated 13.09.1993 which is registered at Serial No. 1444/ 1993 in the office of Sub Registrar, Haveli 7, executed by and between the said Master Kalu Daulati Avhale through his mother Smt. Salubai Daulati Avhale and Shri. Mustaq Zakaria Arab, Shri. Gulamali Mahamadbhai Somaji, Shir. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu, the said Master Kalu Daulati Avhale through his mother Smt. Salubai Daulati Avhale sold, assigned and transferred the said land admeasuring 01 Hectares 60 Ares bearing Gat No. 2241/C/2/2, to & in favour of the said Shri. Mustaq Zakaria Arab and three others absolutely. Accordingly, names of the said Shri. Mustaq Zakaria Arab and Three Others were entered on the Record of Rights pertaining to the said land bearing Gat No. 2241/C/2/2, as the holders thereof vide Mutation Entry No. 4438 dated 17.07.1996.

1.30 And so forth, Shri. Mustaq Zakaria Arab, Shri. Gulamali Mahamadbhai Somji, Shir. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu became holders of lands admeasuring in the aggregate 37 Hectares 04 Ares, comprised of lands admeasuring 33 Hectares 52 Ares bearing Gat No. 2241/A, 01 Hectares 92 Ares bearing Gat no. 2241/C/2/1 and 01 Hectares 60 Ares bearing Gat No. and 2241/C/2/2.

1.31 It is revealed from the record that, Shri. Mustaq Zakaria Arab, Shri. Gulamali Mahamadbhai Somji, Shri. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu have sold the some of the land out of the area admeasuring 37 H 04 bearing Gat No. 2241/A, to different purchasers under different sale deeds.

1.32 It is revealed from the record that, Shri. Mustaq Zakaria Arab, Shri. Gulamali Mahamadbhai Somji, Shir. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu have sold area admeasuring 00 H 81 Area out of the Gat no. 2241/A to Smita Umakant Bhagavat vide Conveyance Deed dated 03.02.1995 which is registered in the office of Sub Registrar Haveli 7 at Sr. No. 11/95. The name of the Smita Umakant Bhagavat was





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entered on the Record of Rights pertaining to the said land bearing Gat No. 2241/A vide Mutation Entry No. 4442 dated 17.07.1996.

1.33 It is revealed from the record that, Shri. Mustaq Zakaria Arab, Shri. Gulamali Mahamadbhai Somji, Shir. Raj Kanaksen Bhansali and Shri. Dhiren Popatlal Nandu have sold area admeasuring 00 H 41 Area out of the Gat no. 2241/A to Sumant Bijoy Dalmiya and Sudha Dalmiya vide Conveyance Deed dated 09.06.1993 which is registered in the office of Sub Registrar Haveli 7 at Sr. No. 793/93. The name of the Sumant Bijoy Dalmiya and Sudha Dalmiya were entered on the Record of Rights pertaining to the said land bearing Gat No. 2241/A vide Mutation Entry No. 3498 dated 17.07.1996.

GAT NO. 1255/34

1.34 It appears from the Mutation Entry No. 5152 dated 27.07.1997 that pursuant to an Order of Taluka Inspector Haveli, Pune bearing No. 3/1997 dated 11.07.1997 and an Order of Tehasildar Haveli bearing No. TAHNO/KA VI/3305/97 dated 21.07.1997, the Falanibara to the aforesaid holding admeasuring in aggregate 37 Hectares 04 Are out of Gat No. 2241, of Village Wagholi was effected and was laid out into 73 (seventy-three) portions and each of such portion was assigned separate Hissa number of Gat No. 2241, Village Wagholi and effect of the same was given on the revenue Record and separate 7/12 was made for each Hissa number and name of the respective holder of each of such Hissa was entered on the Record of Rights of the same. Accordingly, the (a) Gat no. 2241/34 admeasuring area about 00 H 40 Ares is come to the share of Rak Kanaksen Bhansali (As per the Conveyance Deed dated 03.02.1995, registered in the office of the Sub-Registrar, Haveli 7, at Sr. No. 11/95, it is evident that Shri Mustaq Zakaria Arab, Shri Gulamali Mahamadbhai Somji, Shri Raj Kanaksen Bhansali, and Shri Dhiren Popatlal Nandu sold an area measuring 00 H 81 out of Gat No. 2241/A to Smita Umakant Bhagavat. Consequently, Smita Umakant Bhagavat's name was entered into the Record of Rights for the said land under Gat No. 2241/A through Mutation Entry No. 4442 dated 17.07.1996. Therefore, based on the available records, Gat No.





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2241/34 belonged to Smita Umakant Bhagavat. No documents have been provided to clarify why the name of Shri Raj Kanaksen Bhansali has been recorded under Gat No. 2241/34)

(b) Gat no. 2241/36 admeasuring area about 00 H 40 Ares is come to the share of Smita Umakant Bhagavat and

(c) Gat no. 2241/38 admeasuring area about 00 H 40 Ares is come to the share of Sudha Dalmiya

1.35 It appears from the Mutation Entry No. 1 dated 7.2.2002 that a separate revenue village "Avhalwadi" was carved out of the village Wagholi and all lands of Village Wagholi were assigned new numbers, and in the circumstances, Gat No. 2241 was assigned Gat No. 1255 of village Wagholi.

1.36 As mentioned above the land bearing Gat no.1255/34 was owned and possessed by Smita Umakant Bhagwat vide Conveyance Deed dated 03.02.1995, registered in the office of the Sub-Registrar, Haveli 7, at Sr. No. 11/95. It shall be noted that vide Gazzete of Maharashtra Government dated 14/08/2008 the name of Smita Umakant Bhagwat is changed to Smita Navin Passey.

1.37 It is observed that vide Conveyance Deed and Power of Attorney both dated 24.12.2021 registered in the office of Sub Registrar Haveli No. 15 at serial no. 20261/2021 and 20262/2021 respectively the said Smita Navin Passey sold the land bearing Gat No. 1255/34 admeasuring 40 Are to M/S. Wagholi Properties through its partner Mr. Ashok Dhanraj Chordia and the same is recorded onto the 7/12 extract vide Mutation Entry No. 18163 dated 03.08.2022.

1.38 It revealed from the record that, M/S. Wagholi Properties through its partner Mr. Ashok Dhanraj Chordia has sold, transferred and convey the Gat No. 1255/34 (Old Gat No. 2241) area admeasuring about 00 H 40 Are i.e. 4000 Sq. Mtrs. to the Merculus Construwell Private Limited vide Deed of Conveyance and Power of Attorney both registered in the office of sub-registrar Haveli no. 16 at serial no. 5470/2025 on 04.03.2025.

Gat No.1255/36





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1.39 As mentioned above the land bearing Gat no.1255/36 was owned and possessed by Smita Umakant Bhagwat. It shall be noted that vide Gazzete of Maharashtra Government dated 14/08/2008 the name of Smita Umakant Bhagwat is changed to Smita Navin Passey

1.40 It is observed that vide Conveyance Deed and Power of Attorney both dated 24.12.2021 registered in the office of Sub Registrar Haveli No. 15 at serial no. 20258/2021 and 20259/2021 respectively the said Smita Navin Passey sold the land bearing Gat No. 1255/36 admeasuring 40 Are to Mr. Ashok Dhanraj Chordia and the same is recorded onto the 7/12 extract vide Mutation Entry No. 18162 dated 03.08.2022.

1.41 It revealed from the record that, Ashok Dhanraj Chordia has sold, transferred and convey the Gat No. 1255/36(Old Gat No. 2241) area admeasuring about 00 H 40 Are i.e. 4000 Sq. Mtrs. to the Merculus Construwell Private Limited vide Deed of Conveyance and Power of Attorney both registered in the office of sub-registrar Haveli no. 15 at serial no. 12859/2024 and 12860/2024 on 25.06.2024. The name of Merculus Construwell Private Limited is recorded onto the 7/12 extract vide Mutation Entry No. 21028 and the same is certified by order issued by the Circle Officer, Wagholi vide order no. Takrar/SR/90/2024 dated 04.10.2024.

Gat No.1255/38

1.42 As mentioned above the land bearing Gat no. 1255/38 was then owned and possessed by Sumant Bijoy Dalmiya and Sudha Sumant Dalmiya.

1.43 It is observed that vide Deed of Conveyance dated 24.08.2012 registered in the office of Sub Registrar Haveli No. 11 at serial no. 7818/2012 the said Sumant Bijoy Dalmiya and Sudha Sumant Dalmiya though her Power of Attorney holder Sumant Bijoy Dalmiya sold the land bearing Gat No. 1255/38 to Lalit Bhabutmal Solanki, Salim Sadruddin Khoja, Sadruddin Mangalji Khoja. Accordingly, the name of Lalit Bhabutmal Solanki, Salim Sadruddin Khoja, Sadruddin Mangalji Khoja were entered onto the record of rights vide Mutation Entry No. 9234 dated 17.09.2012.





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1.44 Subsequently, the Lalit Bhabutmal Solanki, Salim Sadruddin Khoja and Sadruddin Mangalji Khoja sold the land bearing Gat No. 1255/38 to Sachanand R. Jagwani and Rajeev Sachanand Jagwani vide Deed of Conveyance dated 15.05.2014 registered in the office of Sub Registrar Haveli No. 23 at Sr. No. 3944/2014. Accordingly, the name of Sachanand R. Jagwani and Rajeev Sachanand Jagwani were entered on the record of rights vide Mutation Entry No. 10820 dated 08.08.2014.

1.45 It is observed from the Mutation entry bearing No. 12584 dated 18.06.2017 that Tahsildar Haveli vide its order dated 18.06.2016 gave instructions under Government Circular No. Ra Bhu.A/Pra. No. 180/L-1 dated 07/05/2016 precisely match handwritten and digitalized record of rights using edit module

1.46 Thereafter, the Sachanand R. Jagwani and Rajeev Sachanand Jagwani sold the land bearing Gat No. 1255/38 to Jinendra Narendra Surana vide Deed of Conveyance read with Power of Attorney dated 25.10.2018 registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 15416/2018 and 15418/2018 respectively. Accordingly, the name of Jinendra Narendra Surana was recorded onto the record of rights vide Mutation Entry No. 13539 dated 15.02.2019.

1.47 It is further observed that the said Jinendra Narendra Surana sold the land bearing Gat No. 1255/38 to Real Estate Centre Private Limited vide Deed of Conveyance read with Power of Attorney which is executed on 13.10.2021 and registered in the office of Sab Registrar Haveli No. 15 at Sr. No. 16091/2021 and 16092/2021 on 14.10.2021. Accordingly, the name of Real Estate Centre Private Limited was recorded on the record of rights vide Mutation Entry No. 18164 dated 25.02.2023.

1.48 It revealed from the record that, Real Estate Centre Private Limited has sold, transferred and convey the Gat No. 1255/38(Old Gat No. 2241) area admeasuring about 00 H 40 Are i.e. 4000 Sq.Mtrs. to the Merculus Construwel Private Limited vide Deed of Conveyance and Power of Attorney both registered in the office of sub-registrar Haveli no. 15 at serial no. 12859/2024 and 12860/2024 on 25.06.2024. The name of Merculus Construwel Private Limited is recorded onto the 7/12 extract vide





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Mutation Entry No. 21028 and the same is certified by order issued by the Circle Officer ,Wagholi vide order no. Takrar/SR/90/2024 dated 04.10.2024.

2. GAT NO. 1276/30 (Old Gat No. 2262 formerly bearing Survey Nos. 249 and 250):

2.1 It is revealed from the record that, Pandhrinath Krushnaji Dhole expired leaving behind his legal heirs namely Mahadev Pandharinath Dhole(Minor Son). The name of Mahadev Pandharinath Dhole (through his mother Saraswatibai Pandharinath Dhole) was recorded on the 7/12 extracts vide order passed by Mamlatdar vide Hu.No.A-T-S.W.S.435/47 dated 15.03.1947 accordingly mutation entry no.4244 dated 15.05.1947.

2.2 It is revealed from the record that, the land bearing Survey nos. 249 admeasuring area about 33 Acre 18 guntha is owned and possessed by the 1) Sopana Krushnaji Dhole, 2) Chandar Krushnaji Dhole 3) Mahadev Pandharinath Dhole (minor) and Survey nos. 250 admeasuring area about 36 Acre 23 guntha is owned and possessed by the 1) Mahadev Pandharinath Dhole (minor).

2.3 As per Mutation Entry No. 4409 dated 21.08.1948 Dhondiba Ramji Avhali was Protected tenant under Sec.3 of Bombay Tenancy Act.

2.4 As per Mutation Entry No. 4410 dated 21.08.1948 Vaman Appaji Avhali was Protected tenant under Sec.3 of Bombay Tenancy Act.

2.5 Chandar Krushnaji Dhole expired leaving behind his legal heirs namely 1) Sopana Krushnaji Dhole (Real Brother) and 2) Mahadev Pandharinath Dhole (Nephew). The name of legal heirs were recorded on the 7/12 extracts vide mutation entry no.6444 dated 10.06.1959.

2.6 It is revealed from the record that, Waman Appaji Avhali and Dhondiba Avhali have not been occupied the S.No. 249 and 250 for more than two years and therefore their names are deleted from as Protected tenant vide mutation entry no. 6199 dated 19.04.1957.





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2.7 It is revealed from the record that, as per Mutation Entry No. 6479 dated 03.04.1960 the possession of the land bearing S.No. 249 and 250 handed over to Mahadev Pandhrinath Dhole (minor) through mother Saraswatibai Pandharinath Dhole, vide Civil suit no. 56/47 under the execution no. 111/1951 from above Order passed by Hon'ble Collector having, Hu.No.DR/W/15/55 dated 02.12.1958. However, the copy of Order no. Hu.No.DR/W/15/55 dated 02.12.1958 is not available for our perusal.

2.8 On applicability of Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 the area admeasuring "Acre - Guntha" was converted as "Hectare - Ares" and the said entry is duly recorded on the 7/12 extract vide Mutation Entry No.7200 dated 25.12.1968.

2.9 It appears from the Mutation Entry No.1 dated 26.3.1974 that Consolidation Scheme was implemented in respect of lands at Village Wagholi with effect from 31.03.1973, but it is incomplete.

2.10 It is observed from the 7/12 extract of the year 1974-1985, that the land bearing S.Nos. 249 & 250 were collectively assigned Gat No. 2262 admeasuring area about 28 H 34 Ares, no other document or record mentioning this change has been made available for our perusal.

2.11 It appears from the Mutation Entry No. 1253 dated 26.08.1986 that pursuant to the application made in that behalf, names of Saraswatibai Pandharinath Dhole, Ganesh Mahadev Dhole and Kusum Kisan Ladkat were also entered along with the said Shri. Mahadev Pandharinath Dhole as the holders of the said land bearing Gat No. 2262.

2.12 Subsequently, the said Smt. Saraswati Pandharinath Dhole died intestate on 09.09.1989, however, effect of her death was given on the Record of Rights pertaining to the said land bearing Gat No. 2262, Village Wagholi and her name was deleted vide Mutation Entry No. 4649 dated 24.09.1996.

2.13 It appears from the Mutation EntryNo. 2835 dated 15.11.1991 that the Mahadev Pandharinath Dhole, Ganesh Mahadev Dhole and Kusum Kisan Ladkat sold a portion admeasuring 02 Hectares 00 Ares out of the said land admeasuring 28 Hectares 34





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Ares bearing Gat No. 2262, to one Jaymala Navalkishor Diddee and the said portion so purchased by the said Jayamala Navalkishore was assigned Gat No. 2262 Hissa No. 2 and the area admeasuring 26 Hectares 34 Ares so remained with the said Shri Mahadev Pandharinath and Others was assigned Gat No. 2262 Hissa No. 1.

2.14 It appears from the Mutation Entry No. 2836 dated 15.11.1991 that the Mahadev Pandharinath Dhole, Ganesh Mahadev Dhole and Kusum Kisan Ladkat sold a portion admeasuring 02 Hectares 00 Ares out of the said land admeasuring 26 Hectares 34 Ares bearing Gat No. 2262, to one Anuradha Navalkishor Diddee and the said portion so purchased by the said Anuradha Navalkishore Diddee was assigned Gat No. 2262 Hissa No. 3 and the area admeasuring 24 Hectares 34 Ares so remained with the said Shri Mahadev Pandharinath and Others was assigned Gat No. 2262 Hissa No. 1.

2.15 It appears from the Mutation Entry No. 2837 dated 15.11.1991 that the Mahadev Pandharinath Dhole, Ganesh Mahadev Dhole and Kusum Kisan Ladkat sold a portion admeasuring 04 Hectares 00 Ares out of the said land admeasuring 24 Hectares 34 Ares bearing Gat No. 2262, to one Aparna Yshpal Varma and the said portion so purchased by the said Aparna Yshpal Varma was assigned Gat No. 2262 Hissa No. 4 and the area admeasuring 20 Hectares 34 Ares so remained with the said Shri Mahadev Pandharinath and Others was assigned Gat No. 2262 Hissa No. 1.

2.16 Vide four separate Sale Deeds mentioned hereinbelow, the said Shri. Mahadev Pandharinath Dhole, Ganesh Mahadev Dhole and Kusum Kisan Ladkat through power of attorney holder, the said Shri. Mahadev Pandharinath Dhole sold an aggregate area admeasuring 20 Hectares 21.50 Ares out of the said land admeasuring 20 Hectares 34 Ares bearing Gat No. 2262/1, the details of such Deeds of Sale are as follows:

Date of Sale Deed	Sale Deed No.& Haveli	Area Conveyed in Hectors=Ares	Name of Purchaser	Mutation Entry No. & Date
06.01.1993	26/1993 Haveli 7	05=00	Mustaque Zakeria Arab	M.E. No. 3416 21.03.1993





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08.01.1993	35/1993 Haveli 7	05=00	Gulamali Mohamadbhai Somji	M.E. No. 3417 21.03.1993
14.07.1994	47/1994 Haveli 7	05=01	Raj Kanaksen Bhansali	M.E. No. 3624 01.08.1994
18.02.1995	15/1995 Haveli 7	05=20.50	Dhiren Popatlal Nandu	M.E. No. 4653 01.08.1996
Total		20 H 21.50Ares		

2.17 On the perusal of the aforesaid four Sale Deeds, it is observed that the Shri. Mahadev Pandharinath Dhole and others had, by virtue of registered sale deeds, conveyed a portion admeasuring 00 Hectares 10 Ares to Grampanchayat Wagholi as and by way of Gift Deed and at portion admeasuring Hectares 002.5. Ares to one Amrut Sahakari Pani Purawatha (however effect of such conveyance are not reflected on 7/12) and were left with area admeasuring 20 Hectares 21.50 Ares and out of the aforesaid area admeasuring 20 Hectares 21.50 Ares, they had agreed to convey a portion admeasuring 00 Hectares 01 Ares to one Shri. Bapusaheb Nanaheb Satav which conveyance was not formally completed. Hence, the said Shri Mahadev Pandharinath Dhole and others conveyed their total aforesaid area admeasuring 20 Hectares 21.50 Ares, as shown in the above-mentioned table. On perusal of the sale Deed dated 14.07.1994 which is registered in the office of sub registrar Haveli 7 on same day with an obligation on the Raj Kanaksen Bhansali under the said Sale Deed dated 14.07.1994 to convey an area admeasuring 00 Hectares 01 Ares to Shri. Bapusaheb Nanaheb Satav. In the circumstances, by virtue of the aforesaid Deeds of Sale the said Mustaq Zakeria Arab, Gulamali Mamadbhai Somji, Raj Kanaksen Bhansali and Dhiren Popatlal Nandu became the holders of an aggregate area admeasuring 20 Hectares 20.50 Ares (excluding the area admeasuring 00 Hectares 01 Ares to be conveyed to Shri. B. N. Satav) out of the said land bearing Gat No. 2262/1.

2.18 Subsequently, the said Mustaq Zakeria Arab, Gulamali Mamadbhai Somji, Raj Kanaksen Bhansali and Dhiren Popatlal Nandu sold certain portions out of their





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collective holding admeasuring 20 Hectares 20.50 Ares to certain persons/parties and effect of such sales are given on the Revenue Record pertaining to the said land bearing Gat No. 2262/1.

2.19 It appears from the Mutation Entry No. 1 dated 7.02.2002 that a separate Revenue Village (Avhalwadi) was carved out of the Village Wagholi and the lands at Village Wagholi were assigned new gat numbers and accordingly, land bearing Gat No. 2262 was assigned new Gat No. 1276.

2.20 It appears from the Mutation Entry No. 1781 dated 01.07.2005 that pursuant to an Order of Taluka Inspector of Land Records Haveli, Pune of April 2005 bearing No. 310/05 and an Order of Tehasildar Haveli bearing No. HNO/CAVI/2038/05 dated 30.06.2005, Falnibara to the land originally admeasuring 28 Hectares 34 Ares bearing Gat No. 1276, of Village Wagholi was effected and was carved out into 40 (forty) portions and each of such portion was assigned separate Hissa number of Gat No. 1276, and name of the holder of each such portion was entered on the 7/12 Extract of the relevant Hissa numbers. Accordingly, Gat No. 1276/30 area admeasuring 00 H 69 Ares was recorded on the 7/12 extract in the name of Shri. Gulamali Mahamadbhai Somji.

2.21 It is observed vide an Agreement for Sale and Power of Attorney both dated 04.02.2019 registered in the office of Sub-Registrar Haveli 11 at serial nos. 1812 and 1813 of 2019 respectively, the said Mr. Mustaq Zakeria Arab, Mr. Gulani Ali Mahmadihai Somji, Mr. Raj Kanakaen Bhansali and Mr. Dhiren Popatlal Nanda as individuals and as partners of M/s Prime Properties Developers agreed to sell, assign and transfer as also gave powers for an admeasuring in the aggregate 20 Hectares 68.5 Ares i.e. 200850 sq mtrs, including the said Gat 1276/30 to Shri. Ashok Dhanraj Chordia and Shri Atul Ashok Chordia. Subsequently, vide a Deed of Conveyance dated 13.07.2020 registered in the office of Sub-Registrar Haveli, No 1 at serial no. 3026 of 2020 read with a Deed of Correction dated 4.06.2021 registered in the office of Sub-Registrar Haveli, No. 1 at serial no. 6680 of 2021 the said area admeasuring 20 Hectares 68.50 Ares including the Gat No. 1276/30 is conveyed to the said Shri. Ashok





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Dhanraj Chordia and Shri. Atul Ashok Chordia. The same is recorded onto the 7/12 extract vide Mutation Entry No. 16199 dated 15.07.2023.

2.22 Shri. Ashok Dhanraj Chordia and Shri. Atul Ashok Chordia have sold, transferred and convey the various properties including the said Gat No. 1276/30, area admeasuring about 00 H 69 Are to Integrated Business Ecosystem Pvt.Ltd. by the Agreement to Sale, which is executed on 31.12.202 and registered on 19.03.2021 in the office of Sub Registrar Haveli 1 at Sr. No. . 3734/2021 and Deed of Conveyance which is executed on 24.12.2021 and registered on 14.01.2022 in the office of Sub Registrar Haveli 15 at Sr.no. 745/2022. The name of Integrated Business Ecosystem Pvt.Ltd. have been recorded on 7/12 Extract as owner and occupiers of the Gat No. 1276/30, area admeasuring about 00 H 69 Are vide mutation entry No. 19688 and same has certified by order issued by Circle officer Wagholi, No. Takrar/SR/157/2023 dated 08.11.2023 and the mutation entry No. 19688 reenter on the 7/12 extract on 15.01.2024. Thereafter, Kusum Ladkat filed RTS Appeal No. 1/2024 before the Sub-Divisional Officer, Haveli, Pune, challenging the order issued by the Circle Officer, Wagholi, vide No. Takrar/SR/157/2023 dated 08.11.2023. The said RTS Appeal No. 1/2024 was rejected by the Hon'ble Sub-Divisional Officer, Haveli, Pune, vide order dated 13.01.2024. Consequently, the order issued by the Circle Officer, Wagholi, No. Takrar/SR/157/2023 dated 08.11.2023 remains in effect.

2.23 Integrated Business Ecosystem Pvt.Ltd. have sold, transferred and convey the various properties including the said Gat No. 1276/30, area admeasuring about 00H 69 Ares to Real Estate Centre Pvt.Ltd. by Deed of Conveyance, which is executed and registered on 21.10.2022 in the office of Sub Registered Haveli 14 at Sr. No. 12036/2022 read with Rectification Deed dated 16.03.2023 registered in the office of sub registrar Haveli No. 15 at serial No. 5456/2023 on 20.03.2023. On the perusal of the Rectification Deed provided it is observed that Integrated Business Ecosystem Pvt.Ltd. has transferred an area admeasuring 145 Sq. Mtrs. from and out of Gat No. 1255/17, and an area admeasuring 28500 Sq. Mtrs. from and out of Gat No. 1255/72 inter alia other lands i.e. a total area admeasuring 1,03,595 Sq.Mirs. thereby retaining





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the balance land under the Conveyance Deed mentioned above. The name of Real Estate Centre Pvt.Ltd. have been recorded on 7/12 Extract as owner and occupiers of the Gat No. 1276/30, vide mutation entry No. 20364 dated 18.07.2024 which is certified by order issued by Circle Officer Wagholi No. Takrar/SR/20/2024 dated 10.07.2024.

2.24 It revealed from the record that, Real Estate Centre Private Limited has sold, transferred and convey the 1276/30, area admeasuring about 00H 69 Ares i.e. 6900 Sq.Mtrs. to the Merculus Construwell Private Limited vide Deed of Conveyance and Power of Attorney both dated 25.06.2024 registered in the office of sub-registrar Haveli no. 15 at serial no. 12859/2024 and 12860/2024 on the same day. The name of the Merculus Construwell Private Limited is recorded on the 7/12 extract vide Mutation Entry No. 21237 and the same is certified by order issued by the Circle Officer, Wagholi vide No. Tkrar/SR/96/2024 dated 10.12.2024.

B) MORTGAGES AND RECONVEYANCES:

1. Integrated Business Ecosystem Pvt.Ltd. has mortgaged the Gat No. 1276/30 area admeasuring about 69 Are i.e. 6900 Sq.Mtrs. including other lands to IDBI Trusteeship Services Limited vide Mortgage Deed dated 12.04.2022 which is registered in the office of sub registrar Haveli no. 15 at serial no.6948/2022. However, the charge in respect of the Gat No. 1276/30 has been released vide Re-conveyance Deed dated 01.07.2023 which is registered in the office of sub registrar Haveli no.23 at serial no. 16038/2023.
2. Merculus Construwell Private Limited has mortgaged the Gat No. 1255/36 area admeasuring about 40 Are i.e. 4000, Gat No. 1255/38 area admeasuring about 40 Are i.e. 4000 and Sq.Mtrs Gat No. 1276/30 area admeasuring about 69 Are i.e. 6900 Sq.Mtrs. including other lands to Catalyst Trusteeship Limited vide Mortgage Deed dated 03.07.2024 which is registered in the office of sub registrar Haveli no. 15 at serial no.13538/2024.





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3. Thereafter Merculus Construwell Private Limited and Catalyst Trusteeship Limited, entered into an Amendment & Restatement Deed relating to the Deed of Mortgage dated 03.07.2024, which is executed and registered in the office of Sub Registrar Haveli 23 at Sr. No. 16425/2024 on 18.07.2024.
4. Thereafter Merculus Construwell Private Limited and Catalyst Trusteeship Limited, entered into Second Amendment & Restatement Deed relating to the Deed of Mortgage dated 03.07.2024, as amended and restatement by the First Amendment & Restatement Deed dated 18.07.2024, which is executed and registered in the office of Sub Registrar Haveli 15 at Sr. No. 17300/2024 on 22.08.2024.
5. Thereafter Merculus Construwell Private Limited and Catalyst Trusteeship Limited, entered into Third Amendment & Restatement Deed relating to the Deed of Mortgage dated 03.07.2024, as amended and restatement by the Second Amendment & Restatement Deed dated 22.08.2024, which is executed and registered in the office of Sub Registrar Haveli 15 at Sr. No. 26397/2024 on 11.12.2024.
6. Thereafter Merculus Construwell Private Limited and Catalyst Trusteeship Limited, entered into Fourth Amendment & Restatement Deed relating to the Deed of Mortgage dated 03.07.2024, as amended and restatement by the Third Amendment & Restatement Deed dated 11.12.2024, which is executed and registered in the office of Sub Registrar Haveli 15 at Sr. No. 3054/2025 on 03.02.2025.

C) LITIGATION: NIL

D) Approvals

- 1) The Urban Development Department, Government of Maharashtra vide its Notification dated 04.04.2008 bearing No. TPS — 1807 / 245 / CR-641 / 07 / UD -13 read with Corrigendum and Addendum both dated 04.12.2008, Town Planning & Valuation (DTP) vide its Notification TPS/Village Manjari Khurd Wagholi/A.N.V.Pra./TPV-1/2986 Dated 27.10.2020 and Urban Development Department vide its Notification bearing No. TPS-1821 / 1661 / Pr.Kr.138/2022/UD-13 dated 20.02.2023 has granted permission for





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development of Integrated Township Project(ITP) for the land totally admeasuring 66.6575 Hectares out of properties bearing survey nos. 124, 125, 127, 128, 129, 121, 130, 131, 132, 137, 138, 139, 140, 141, 142, 144, 145, 147, 148, 149, 150, 151, 152, 153, 155, 156, 157, 158, 159, 160, 162, 163, 164, 166, 167, 169, 170, 194, of village Manjari Khurd, Taluka Haveli, Dist. Pune and survey nos. 1255/14, 1255/17, 1255/18, 1255/28, 1255/65, 1255/66, 1255/67, 1255/69, 1255/70, 1255/71, 1255/72 (P), 1255/73, 1265, 1267 (P), 1269, 1273, 1276/2, 1276/3, 1276/5, 1276/6, 1276/26, 1276/27, 1276/28, 1276/1A/2, 1276/34, 1276/37, 1255/29, 1255/31, 1255/33, 1255/38, 1255/46, 1255/47, 1255/48, 1255/72 (P), 1269, 1276/13, 1276/15, 1276/16, 1276/30, of village Wagholi, Taluka Haveli, District Pune.

- 2) Town Planning & Valuation (DTP) vide its Notification no. PRA.YO. Pune/Mau.Manjari Khurd & Wagholi/A.N.V.Pra./TPV-1/3885, dated 19/07/2024 has granted permission for development of Integrated Township Project(ITP) for the land totally admeasuring 2 Hectares 4221 Ares out of properties bearing survey nos. 1255/34, 1255/36, 1276/20, 1276/21 of village Wagholi, Taluka Haveli, District Pune and survey nos. 126 and 161 of village Manjari Khurd, Taluka Haveli, Dist. Pune.
- 3) Town Planning & Valuation (DTP) vide its Notification no. PRA.YO. Pune/Mau.Manjari Khurd/A.N.V.Pra./TPV-1/6194, dated 22.11.2024 has granted permission for development of Integrated Township Project(ITP) for the land totally admeasuring 6 Hectares 0351 Ares out of properties bearing survey nos. 165(p), 168, 206, 208/1, 209 of village Manjari Khurd, Taluka Haveli, District Pune.
- 4) The Appropriate Authority, Pune Metropolitan Region Development Authority, Pune has approved the Layout Plans for the land having portion under Sector R 17 of the Integrated Township Project of village Wagholi, Taluka Haveli, District Pune vide Development Permission and Commencement Certificate bearing no. BHA/Village Manjari Khurd & Wagholi/Gat No. 124 & others / Sector R 17/Pra.Kra. 2555/24-25/11135 dated 11.03.2025.





Chamber No.C-28, District and Sessions Court, Shivaji Nagar, Pune - 411005

E) General

1. I have not carried out any personal inspection of the said property and have no liability in respect of the anything, which would have been ascertained by me only upon a personal inspection of the said property.
2. It may be pertinent to note that searches in the Office of the Sub-Registrar of Assurances are subject to availability of records and to records being torn and mutilated. I therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated or the data that is not available on the website of igrmaharashtra.gov.in
3. I have not issued any Public Notice in respect of the said properties.
4. This report is based on the review of photocopies of documents and Record of Rights as mentioned above made available for my perusal and also on the information furnished and representations made to me.
5. I am provided with the papers / details pertaining to the above-mentioned proceedings in respect of the above properties and I have relied on the same and no separate search in the courts is carried out by me.
6. I have relied upon the information relating to lineage of holders of the said property, available on the basis of Revenue Records and documents of title mentioned above.

F) Conclusion

Relying on and after the scrutiny of the aforesaid documents, I am of the opinion that, the title of Merculus Construwell Private Limited of the said land is clean, clear and marketable subject to encumbrance crated in favour of Catalyst Trusteeship Limited.

Date: 12.03.2025



GARGI P. BHANDARE

Advocate



CHALLAN
MTR Form Number-6



GRN	MH017676176202425E	BARCODE			Date	12/03/2025-15:02:42	Form ID
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		ADV GARGI BHANDARE	
Location PUNE							
Year 2024-2025 One Time				Flat/Block No. Premises/Building			
Account Head Details		Amount In Rs.					
0030072201 SEARCH FEE		3000.00		Road/Street			
				Area/Locality Town/City/District		Pune	
				PIN			
				Remarks (If Any)			
				Gat N 1255/34, 1255/36, 1255/38, 1276/30, Wagholi, Pune Search Fee 30			
				Years			
Total		3,000.00		Amount In		Three Thousand Rupees Only	
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332025031213125	754520191
Cheque/DD No.				Bank Date	RBI Date	12/03/2025-15:16:40	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9028001661

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पर्मेट" मध्ये नग्द कारणासाठीच लागू आहे. फक्त कारणासाठी किंवा नोंदवणी न करावयाच्या दस्तावेजांची लागू नाही.

