



TITLE VERIFICATION & SEARCH REPORT

DML ASSOCIATES

Land Area. : 12482.30 Sq. Mtrs.
Gat No. : 219 & 221(P)
Village : Dudulgaon

Potghan & Associates
Advocates & Solicitor

Office at: Potghan House, Plot No. 124, Sector No. 20,
Krushna Nagar Pradhikaran, Chinchwad, Pune 411019
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CHALLAN
MTR Form Number-6



GRN	MH006660207202324E	BARCODE	[Barcode]		Date	02/10/2023-13:38:25	Form ID	
Department	Inspector General Of Registrations			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	HVL14_HAVELI 14 JOINT SUB REGISTRAR			Full Name	ADVOCATE VIKAS SURESH POTGHAN			
Location	PUNE			Flat/Block No.				
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street				
0030072201 SEARCH FEE		750.00		Area/Locality	Gat 219 & 221(P)			
				Town/City/District	Dudhgaon			
				Pin				
				Remarks (If Any)	 			
				Amount In	Seven Hundred Fifty Rupees Only			
Total	750.00		Words					
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172023100200209	469453830	
Cheque/DD Details				Bank Date	RBI Date	02/10/2023-13:38:25	Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. . Date		Not Verified with Scroll		

Department ID :

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

Mobile No : 9975700500

साथ चालन "रकम अर्पण" पेश करी जाणवत करणामागील लागू आहे. इतर कारणामागील किंवा नोंदणी न करता येणारा दस्तावेजही लागू नाही.



FORMAT -A
(CIRCULAR - 28/2021)

To,
MAHARERA

Date: 03/10/2023

Housefin Bhava, Plot No. 21, E-Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Subject: Title Clearance certificate with respect of the land property admeasuring **4484.15** square meters out of **Gat No. 219** & land admeasuring **7998.15** square meters out of **Gat No. 221 (P)** at revenue village **Dudulgaon**, Taluka Haveli, District Pune and within the limits of Sub-Registrar of Assurances at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation and having totally admeasuring 01 Hecter 24.823 Aar i.e. **12482.30 square meters**.

(.....hereinafter referred as **Said Plot / Said Property**)

I have investigated the title of the said plot on the request of M/s. DML Associates i.e. promoter & developer of the Said Plot.

1) Description of Property:

Property - A

All that piece and parcel of the land property having an admeasuring area 44.8415 Aar i.e. **4484.15 square meters** out of total land area admeasuring 00 H 49 R at **Gat No. 219**, assessed at Rs.02.25 Paise of revenue Village **Dudulgaon**, Tal- Haveli, Dist. Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli Pune and which is bounded as follows:

On or towards the East	: By property Gat No. 221.
On or towards the South	: By property of Gat No.220.
On or towards the West	: By 18 Mtrs. wide road of PCMC
On or towards the North	: By property bearing Gat No. 222.

Property - B

All that piece and parcel of the land property having an admeasuring area **79.9815 Aar** i.e. **7998.15 square meters** out of total land area admeasuring 00 H 90 R at **Gat No.221(P)**, assessed at Rs.1.37of revenue Village **Dudulgaon**, Tal- Haveli, Dist. Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli Pune and which is bounded as follows:

- On or towards the East : By property Gat No. 234.
On or towards the South : By remaining property of Gat No. 198.
On or towards the West : By property bearing Gat No. 231, 222, 219 and Gat No. 220.
On or towards the North : By Road

....properties described under heading of '**A**' and '**B**' are hereinafter collectively admeasuring **12482.30 square meters** and called & referred as **Said Property/Total Land** and severally referred as **Property-A & Property-B**.

...Hereinafter referred as Said Plot / Said Property

2) The Documents of allotment of plot:

- a) Copy of Development Agreement coupled with an Irrevocable General Power of Attorney dated 13/12/2014 registered before Sub-registrar at Haveli No. 17 at serial number **7471/2014 & 7472/2014** respectively.
- b) Copy of Agreement coupled with an Irrevocable General Power of Attorney dated 15/06/2019 registered before Sub-registrar at Haveli No. 14 at serial number 11097/2019 & 11098/2019 respectively.



- c) Copy of Release Deed dated 27/11/2014 registered before Sub-registrar at Haveli No. 26 at serial number 8032/2014.
- d) Copy of Sale Deed dated 05/07/2018 registered before Sub-registrar at Haveli No. 14 at serial number 9646/2018.
- e) Copy of Power of Attorney dated 05/07/2018 registered before Sub-registrar at Haveli No. 14 at serial number 9647/2018.
- f) Copy of Zone certificate no. NARAVI/ZODA/KAVI/934/05 dated 29/06/2005
- g) Copy of demarcation bearing अ.ता.मो.र.नं.4205/2010 dated 04/08/2010.
- h) Copy of Development Agreement coupled with an Irrevocable General Power of Attorney dated 13/07/2015 registered before Sub-registrar at Haveli No. 18 at serial number 4918/2015 & 4919/2015 respectively.
- i) Copy of Development Agreement coupled with an Irrevocable General Power of Attorney dated 27/08/2015 registered before Sub-registrar at Haveli No. 18 at serial number 5346/2015 & 5347/2015 respectively.
- j) Copy of Development Agreement coupled with an Irrevocable General Power of Attorney dated 25/04/2016 registered before Sub-registrar at Haveli No. 18 at serial number 3662/2016 & 3663/2016 respectively.
- k) Copy of Agreement coupled with an Irrevocable General Power of Attorney dated 02/05/2019 registered before Sub-registrar at Haveli No. 14 at serial number 8128/2019 & 8129/2019 respectively.

- l) Copy of Agreement coupled with an Irrevocable General Power of Attorney dated 09/05/2019 registered before Sub-registrar at Haveli No. 14 at serial number 8565/2019 & 8566/2019 respectively.
- m) Copy of Deed of Cancellation dated 09/05/2019 registered before Sub-registrar at Haveli No. 14 at serial number 8564/2019.
- n) Copy of Non Agricultural use permission granted by before Ld. Authority of Tehsildar Pimpri Chinchwad- Haveli, Pune on 05/08/2020 vide order number JAMIN/NA/SR/171/2020.
- o) Copy of Commencement Certificate dated 11/02/2020 bearing number BP/ Dudulgaon/10/2020.
- p) Copy of revised sanction bearing Revised Commenceent Certificate No. BP/Dudulgaon/25/2021 dated 02/07/2021
- q) Copy of revised sanction bearing Revised Commenceent Certificate No. BP/Dudulgaon/25/2022 dated 14/06/2022
- r) Copy of revised sanction bearing Revised Commenceent Certificate No. BP/Dudulgaon/53/2023 dated 14/09/2023

3) 7/12 extract dated 11/01/2022 & Mutation Entries bearing number: 155, 1679, 1713, 1753, 1807, 1960, 2169, 892, 893, 894, 895, 912, 998, 1009, 1010, 1011, 1012, 1013, 014, 1069, 1070, 1072, 1174, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1289, 1290, 1316, 1334, 1365, 1366, 1603, 1627, 1628, 1634, 1748, 1763, 1764, 1809, 1812, 1817, 1822, 1823, 1855, 1856, 1857, 1876, 1877, 1878, 1915, 1916, 1917, 1962, 1971, 1978, 2035, 2098, 2103, 2104, 2107, 2110, 2113, 2141, 2162, 2178, 2217, 2242, 2243, 2249, 221, 2265, 2266, 2269, 2270, 2282, 2283, 2301, 2301, 2349, 2427, 2473, 2526, 2572, 2586, 2594, 2598.

4) Search Report for 30 years from 1991 till 2022

On perusal of the above-mentioned documents and all other documents and all other relevant documents relating to tile of the said property I am of the opinion that the title of the land owner in



respect of the Said Plot is clear, marketable and without any encumbrances. Moreover; the promoter/developer i.e. M/s. DML Associates is having all the rights and authority to develop the Said Plot and further to sell units out of the proposed project.

Owners of the land:

Gat Number	Land Area	Name of Owners of Land / Beneficiary of Development
219	4484.15 sq. mtrs.	Mr. Baban Dagadu Vahile, Dnyaneshwar Vahile, Kisan Vahile & others
221(P)	7998.15 sq. mtrs.	Mr. Sachin Dagadu Gaikwad, Vijay Dagadu Gaikwad & others

The report reflecting the flow of the title of the owners of the said land and also acquisition of development rights of the promoter is enclosed herewith as an annexure titled as 'Flow of Title'.

5) SEARCH REPORT FOR 30 YEARS TAKEN FROM:

Sub Registrar offices at Haveli 5, 14, 17, 18, 26 Pune and online search taken at IGR website.

6) ANY OTHER RELEVANT TITLE:

It appears from the above-stated title flow and documents produced before me that; M/s. DML Associates is having absolute authority to develop the Said Land as development rights the same are acquired by M/s. DML Associates vide various registered agreements and power of attorneys as stipulated in the flow of title.

7) LITIGATION IF ANY: NIL

Date: 03/10/2023

Place: Pune



Adv. Vikas S. Potghan



FLOW OF TITLE:

(A) That, the Said Property i.e. Total Land is having total land area of 01 Hector 24.8230 Aar i.e. 12482.30 square meters out of land at Gat No. 219 & 221 of revenue village Dudulgaon, Taluka Haveli, District Pune and same is acquired by the M/s. DML Associates vide several documents registered before Sub-Registrar at Haveli. However; several plots of several owners formed the Said Property/Total Land and therefore flow of title in respect of the Said Property / Total Land is more particularly described hereunder.

In respect of lat at Gat No. 219 i.e. Property-A

- 1) It appears from the revenue records that, Mr. Dagadu Gangaram Vahile was original owner of the land property at Gat No. 219 (old survey no. 37/6).
- 2) It appears from the Mutation Entry No. 155 that; Dagadu Gangaram Vahile went for heavenly abode on 07/10/1982 leaving behind him following legal heirs namely :-
 - i. Naryan Dagadu Vahile - Son
 - ii. Shamrao Dagadu Vahile - Son
 - iii. Baban Dagadu Vahile - Son

Accordingly name of Dagadu Gangaram Vahile was deleted & names of his above mentioned legal heirs were recorded in the record of rights as an owner of the said Gat No. 219.

- 3) It appears from the Mutation Entry No. 1598 shows that, Dattatray Ramdas Daspute has purchased land admeasuring 4476 square foot out of Gat No. 219 and land admeasuring 6843 square foot out of Gat No. 98 from Narayan Dagadu Vahile, Bhimabai Narayan Vahile, Kisan Dagadu Vahile for himself & as a natural guardian Father of Abhiraj & Puja, Chaya Kisan Vahile, Sangita Ramesh Valke, Rohini Dashrath Vahile, Shamrao Dagadu Vahile, Chandrabhaga Shamrao Vahile, Dnyaneshwar Shamrao Vahile, for himself & as a natural guardian father of Tejas & Pranav, Kavita Prakash Chaoudhari, Varsharani Yashwant Kalbhor, Nilima Tanaji Dagade, Yogita Satyawar Lokhande, Baban Dagadu Vahile for himself & as natural guardian father of

Shubhangi & Abhijit,, Shantabai Baban Vahile & Vaishali Dnyaneshwar Vahile vide Sale Deed dated 16/09/2010 registered before Sub-Registrar at Haveli No. 19 at serial no. 8538/2010. As per the said Sale Deed name of Dattatray Ramdas Daspute was recorded in the record of rights as an owner.

- 4) It appears from the Mutation entry No. 1679 that, Narayan Baban Vahile had repaid loan amount obtained by him from Dudulgaon Sahakari Seva Society. Accordingly name of Dudulgaon Sahakari Seva Society was deleted from the other rights column of 7/12 extract of said property.
- 5) It appears from the Mutation Entry No. 1713 that, an area admeasuring 415.85 Sq. Mtrs. out of Gat No. 219 and an area admeasuring 636.75 Sq. Mtrs. out of Gat No. 98 was handed over by Dattatray Ramdas Daspute to Pimpri Chinchwad Municipal Corporation vide Possession Receipt registered before Sub-Registrar Haveli No. 5 at serial no. 891/2011 and accordingly name of PCMC was recorded in the record of rights and name of Dattatray Ramdas Daspute was deleted.
- 6) It appears from the Mutation Entry No. 1753 that, Narayan Baban Vahile had obtained loan of Rs. 150000/- from Dudulgaon Sahakari Seva Society and accordingly charge of Dudulgaon Sahakari Seva Society was recorded in the record of other rights column of 7/12 extract of said property.
- 7) It appears from the Mutation Entry No. 1807 shows that, Baban Dagadu Vahile had obtained loan of Rs. 150000/- from Dudulgaon Sahakari Seva Society and accordingly charge of Dudulgaon Sahakari Seva Society was recorded in the record of other rights column of 7/12 extract of said property.
- 8) It appears from the Mutation entry No. 1960 that, Shamrao Dagadu Vahile expired on 22/09/2011 leaving behind following legal heirs namely :-
 - i. Chandarabhaga Shamrao Vahile - Wife
 - ii. Dnyaneshwar Shamrao Vahile - Son
 - iii. Kavita Prakash Chaoudhari - Daughter
 - iv. Varsharani Vishwanath Kalbhor - Daughter
 - v. Nilima Tanaji Dagade - Daughter
 - vi. Yogita Satyavan Lokhande - Daughter



Accordingly names of above-legal heirs were recorded in the record of rights and name of Shamrao Dagadu Vahile is deleted from record of rights.

- 9) It appears from the Mutation entry No. 2169 shows that, Dnyaneshwar Shamrao Vahile had obtained loan of Rs. 300000/- from Dudulgaon Sahakari Seva Society on 16/04/2013 and accordingly charge of Dudulgaon Sahakari Seva Society was recorded in the other rights column of 7/12 extract of said property.
- 10) It appears from the documents placed before me that; Late. Sonabai Rauba Bhegade deceased through her legal heirs Khandu Rauba Bhegade, Hiranman Rauba Bhegade, Late. Gorakh Rauba Bhegade Through his legal heirs Manda Gorakh Bhegade, Sandeep Gorakh Bhegade & Rahul Gorakh Bhegade had released relinquished all their rights, title & interest from the said property & other ancestral Properties in favour of Narayan Dagadu Vahile & Dnyaneshwar Shamrao Vahile by registered Release Deed. The said Release Deed was duly registered in the office of Sub-Registrar Haveli No. 26 at Serial No. 8032/2014 on 27/11/2014.
- 11) It appears from the documents placed before me that; Narayan Dagadu Vahile, Bhimabai Narayan Vahile, Kisan Dagadu Vahile for himself & as a natural guardian father of Abhiraj& Puja, Chhaya Kisan Vahile, Sangita Ramesh Valke, Rahini Dashrath Vahile, Chandarbhaga Shamrao Vahile, Dnyaneshwar Shamrao Vahile, for himself & as a natural guardian father of Tejas&Pranav, Vaishali Dnyaneshwar Vahile, Kavita Prakash Choudhari, Varsha alias Varsharani Yashwant Kalbhor, Nilima Tanaji Dagade, Yogita Satyawan Lokhande with the consent of Baban Dagadu Vahile granted development rights of the land admeasuring 30 Aar out of Gat No. 219 in favor of M/s. DML Associates vide Development Agreement coupled with Power of Attorney dated 13/12/2014, registered before Sub-Registrar Haveli No. 17 at Serial No. 7471/2014 and 7472/2014 respectively.
- 12) It appears from the documents placed before me that; Mr. Baban Dagadu Vahile was not party to the above-stated Release Deed and therefore Late. Sonabai Rauba Bhegade deceased through her legal heirs Khandu Rauba Bhegade, Hiranman Rauba Bhegade, Late. Gorakh Rauba Bhegade Through his legal heirs Manda Gorakh Bhegade,

Sandeep Gorakh Bhegade & Rahul Gorakh Bhegade again executed Release Deed in favor of Bhimabai Narayan Vahile, Kisannarayan Vahile, Baban Dagadu Vahile & Dnyaneshwar Shamrao Vahile on 30/05/2019, which was duly registered before Sub-Registrar at Haveli No. 14 at serial no. 9986/2019. Moreover; the said persons also gave their consent and confirmation for the above-stated Development Agreement and Power of Attorney under the said release deed.

- 13) It appears from the documents placed before me that Mr. Baban Dagadu Vahile, Mr. Ajinkya Baban Vahile, Mrs. Shantabai Baban Vahile & Mrs. Shubhangi Makarand Dhore executed Agreement & Power of Attorney in respect of land admeasuring 14.8412 Aar i.e. 1484.15 square meters out of Gat No. 219 in favor of M/s. DML Associates on 15/06/2019 and the said documents were duly registered before Sub-Registrar Haveli No. 14 at serial no. 11097/2019 & 11098/2019 respectively and thereby M/s. DML Associates acquired development rights of the said land.
- 14) It is pertinent to note here that; M/s. DML Associates issued Public Notice in respect of Demarcation of the Said Land conducted vide Mojani Register No. i.e. अ.ता.मो.र.नं.4205/2010 through me and same was published in daily newspaper Prabhat on 18/05/2019. I hereby state that; till this date I am not in receipt of any objection and/or claim in respect of अ.ता.मो.र.नं.4205/2010 i.e. demarcation of said land.
- 15) It appears from the documents placed before me that; Dudugaon Vikas Sahakari Sanstha Maryadit issued 'No Dues Certificate' on 03/05/2019 in favour of Mr. Kisan Narayan Vahile and in respect of Gat No. 219 and thereby confirmed that; no amount is due from Mr. Kisan Narayan Vahile. However; It appears from the mutation entry no. 1753 & 2397 that; charge of loan (*ItarKarar*) of Rs.1,50,000/- & Rs.3,00,000/- respectively pending against Mr. Narayan Vahile and same is reflected in other right column of 7/12 extract. Moreover; it appears from mutation entry no. 1807 & 2394 that; charge of loan (*ItarKarar*) of Rs.1,50,000/- & Rs.3,00,000/- is pending against Mr. Baban Vahile and same is reflected in other right column of 7/12 extract. Moreover; it appears from mutation entry no. 2397 that; charge of loan (*ItarKarar*) of Rs.3,00,000/- is pending against Mr.



Narayan Dagadu Vahile and same is reflected in other right column of 7/12 extract.

In respect of Gat No. 221 i.e. Property-B

- 16) It appears from the revenue records that, Mr. Dagadu Gangaram Vahile was original owner of the land property at Gat No. 219 (old survey no. 37/6).
- 17) It appears from the revenue records that; land admeasuring 00 H 90 R at Gat No.221, assessed at Rs.1.37of revenue Village **Dudulgaon**, Tal-Haveli, Dist. Pune was previously owned and possessed by Mr. Vasant Babu Gaikwad & Mr. Dagadu Babu Gaikwad.
- 18) It appears from the documents placed before me that; Vasant Baburao Gaikwad with the consent of Dagadu Babu Gaikwad, Shashikant Vasant Gaikwad, Vijay Dagadu Gaikwad & Kusum Dagadu Gaikwad had executed Development Agreement in Favour of Gajaan Bhimraoji Meshram, Shivaji Bhoju Jadhav, Narendra Ramchandra Sambhe, Govardhan Jairamji Tidke & Yadav Saybu Kakevar in respect of an area admeasuring 00 H 05 R i.e. 5000 Sq. Ft. i.e. 464.68 Sq. Mtrs. The said Development Agreement was registered in the office of Sub-Registrar Haveli No. 18 noted at Sr. No. 1934/2008 on 04/08/2008 Vasant Baburao Gaikwad had executed Power of Attorney in respect of an area admeasuring 00 H 05 R i.e. 5000 Sq. Ft. i.e. 464.68 Sq. Mtrs. in favour of Gajanan Bhimraoji Meshram. The said Power of Attorney was registered in the office of Sub-Registrar Haveli No. 18 noted at Sr. No. 1935/2008 on 04/08/2008.
- 19) It appears from the documents place before me that; by virtue of Development Agreement & Power of Attorney Gajaran Bhimraoji Meshram on behalf of Vasant Baburao Gaikwad had executed Sale Deed to the extent of area admeasuring 00H 01 R Sq. i.e. 1000 Sq. Ft. in the his favour. The said Sale Deed is registered in the office of Sub – Registrar Haveli No. 17 noted at Sr. No. 8157/2008 on 04/08/2008. As per the said deed name of Gajanan Bhimraoji Meshram is recorded in the record of 7/12 extract of said property as owner to the extent of area admeasuring 00 H 01 R i.e. 1000 Sq. Ft. by mutation entry No. 892.

- 20) It appears from the documents place before me that; by virtue of Development Agreement & Power of Attorney Gajaran Bhimraoji Meshram on behalf of Vasant Baburao Gaikwad had executed Sale Deed to the extent of area admeasuring 00H 01 R Sq. i.e. 1000 Sq. Ft. in favour of Mr. Shivaji Bhoju Jadhav bearing registration number 8158/2008 registered before Sub -Registrar Haveli No. 17 on 04/08/2008. As per the said deed name of Gajanan Bhimraoji Meshram is recorded in the record of 7/12 extract of said property as owner to the extent of area admeasuring 00 H 01 R i.e. 1000 Sq. Ft. by mutation entry No. 893.
- 21) It appears from the documents placed before me that; by virtue of Development Agreement & Power of Attorney Gajanan Bhimraoji Meshram on behalf of Vasant Baburao Gaikwad had sold 00 H 01 R i.e. 1000 Sq. Ft. to Narendra Ramchandra Sambhe. The said sale deed is registered in the office of Sub-Registrar Haveli No. 17 noted at Sr. No. 8160/2008 on 04/08/2008. As per the said sale deed name of Narendra Ramchandra Sambhe is recorded in the recorded of 7/12 extract of said property as owner to the extent of area admeasuring 00 H 01 R i.e. 1000 Sq. Ft. by mutation entry No. 894.
- 22) It appears from the documents placed before Similary by virtue of Developers Agreement & Power of Attorney Gajanan Bhimraoji Meshram on behalf of Vasant Baburao Gaikwad had sold 00 H 01 R i.e. 1000 Sq.Ft. to Yadav Saybu Kakevaar. The said sale deed is registered in the office of Sub Registrar Haveli No.17 noted at Sr. No. 8161/2008 on 04/08/2008. As per the said sale deed name of Yadav Saybu Kakevaar is recorded in the record of 7/12 extract as owner of said property to the extent of area admeasuring 00 H 01 R i.e. 1000 Sq.Ft. by mutation entry No.895.
- 23) It appears from documents placed before me that; Vasant Babu Gaikwad with the consent of Shashikant Vasant Gaikwad had sold an area admeasuring 1000 square foot i.e. 92.93 Sq. Mtrs. to Prakash Baliram Bobde by registered sale deed the said sale deed is registered in the office of Sub Registrar Haveli No.17 noted at Sr. No. 9877/2008 on 19/09/2008. As per the said sale deed name of Prakash Baliram Bobde is recorded in the record of 7/12 extract of said property as owner to the extent of area admeasuring 00 H 01 R i.e. 1000 Sq.Ft. by mutation entry No.912.



- 24) It appears from documents placed before me that; Dagdu Babu Gaikwad with the consent of Vasant Babu Gaikwad, Shashikant Vasant Gaikwad, Kusum Dagdu Gaikwad, Vijay Dagdu Gaikwad & Sachin Dagdu Gaikwad had executed Development Agreement & Power of Attorney in favour of Suryakant Laxmanrao Kandhare, Govind Namdev Rathod, Sachin Panditrao Munde, Govardhan Jayramji Tidke & Ramkrushna Shriram Ghag in respect of an area admeasuring 00 H 06 i.e. 6000 Sq.Ft. i.e. 557.62 Sq.Mtrs. The said Development Agreement & Power of Attorney were registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 2313/2008 & 2314/2008 respectively on 28/04/2008.
- 25) It appears from the documents placed before me that; by virtue of the said Development Agreement & Power of Attorney; Mr. Suryakant Kandhare executed Sale Deed of land admeasuring 1000 square foot in favour Mr. Santosh Laxmanrao Kandhare and same was registered in the office of Sub Registrar Haveli No.17 t serial number 9126/2008 on 01/09/2008 and accordingly name of Mr. Santosh Laxmanrao Kandhare recorded in the record of 7/12 extract as an of land admeasuring 1000 Sq.Ft. out of land at Gat No. 221 vide Mutation entry No. 998.
- 26) It appears from the documents placed before me that; by virtue of Development Agreement & Power of Attorney Suryakant Laxmanrao Kandhare on behalf of Dagdu Babu Gaikwad had executed Sale deed to the extent of area admeasuring 00 H 01 R i.e. 1000 Sq.Ft. in his favour. The said sale deed is registered in the office of Sub Registrar Haveli No.17 noted at Sr.No. 9124/2008 on 01/09/2008. As per the said sale deed name of Suryakant Laxmanrao Kandhare is recorded in the record of 7/12 extract of said property as an owner to the extent of area admeasuring 00 H 01 R i.e. 1000 Sq.Ft. by mutation entry No. 999.
- 27) It appears from the documents placed before me that; Vasant Babu Gaikwad with the consent of Dagdu Babu Gaikwad. Shashikant Vasant Gaikwad, Vijay Dagdu Gaikwad, Sachin Dagdu Gaikwad & Kusum Dagdu Gaikwad had executed sale deed to the extent of area admeasuring 00 H 01 R i.e. 1000 Sq.Ft. in favour of Vikas Bapurao Kale & Sachin Bapurao Kale. The said sale deed is registered in the office of Sub Registrar Haveli No.17 noted at Sr.No.8002/2008 on 30/07/2008. As per the said sale deed name of Vikas Bapurao Kale &

Sachin Bapurao Kale is recorded in the record of 7/12 extract of said property as owner to the extent of area admeasuring 00 H 01 R i.e. 1000 Sq.Ft. by mutation entry No. 1009.

- 28) It appears from the documents placed before me that; Vasant Babu Gaikwad with the consent of Dagdu Babu Gaikwad, Shashikant Vasant Gaikwad, Vijay Dagdu Gaikwad, Sachin Dagdu Gaikwad & Kusum Dagdu Gaikwad had executed Sale deed to the extent of area admeasuring 00 H 01 R i.e. 1000 Sq. Ft. in favour of Vitthal Mohanrao Gaikwad. The said sale deed is registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 8003/2008 on 30/07/2008. As per the said sale deed name of Vitthal Mohanrao Gaikwad is recorded in the record of 7/12 extract of said property as owner to the extent of area admeasuring 00 H 01 R i.e. 1000 Sq.Ft. by mutation entry No. 1010.
- 29) It appears from the documents placed before me that; Vasant Babu Gaikwad with the consent of Dagdu Babu Gaikwad, Shashikant Vasant Gaikwad, Vijay Dagdu Gaikwad, Sachin Dagdu Gaikwad & Kusum Dagdu Gaikwad had sold an area admeasuring 00 H 01 R i.e. 92.93 Sq. Mtrs. to Dilip Baburao Shinde by registered sale deed. The said sale deed is registered in the office of Sub Registrar Haveli No.17 noted at Sr. No. 8004/2008 on 30/07/2008. As per the said sale deed name of Dilip Baburao Shinde is recorded in the record of 7/12 of yhe said property as owner to the extent of area admeasuring 00 H01R i.e. 1000Sq.Ft. by mutation entry No.1011.
- 30) It appears from the documents placed before me that; Vasant Babu Gaikwad with the consent of Shashikant Vasant Gaikwad sold an area admeasuring 00 H 01 R i.e. 92.93 Sq. Mtrs. to Mrs. Kalpana Tukaram Gaikwad by registered sale deed. The said sale deed is registered in the office of Sub Registrar Haveli No.17 noted at Sr. No. 9876/2008on 19/09/2008. As per the said sale deed name of Dilip Baburao Shinde is recorded in the record of 7/12 of the said property as owner to the extent of area admeasuring 01 Aar vide mutation entry No.1012.
- 31) It appears from the documents placed before me that; by virtue of Development Agreement & Power of Attornry Gajanana Bhimaraoji Mesharam on behalf of Vasant Baburao Gaikwad had sold 00 H 01 R i.e. 1000 Sq. Ft. to Dinkar Prabhakar Munde. The said sale deed is registered in the office of sub Registrar Haveli No. 17 noted at Sr. No. 10794/2008. As per the said sale name of Dinkara Prabhakar Munde



is recorded in the record of 7/12 extract of said property as owner to the extent of area admeasuring 00 H 01 R vide mutation entry No. 1013.

- 32) It appears from the documents placed before me that; by virtue of Development Agreement & Power of Attorney Suryakant Laxmanrao Kandhare on Behalf of Dagdu Babu Gaikwad had sold 00 H 01 R i.e. 1000 Sq. Ft. to Govind Namdev Rathod. The said sale deed is registered in the office of Sub Registrar Haveli No. 15 noted at Sr. No. 7784/2008 on 26/11/2008. As per the said sale deed name of Govind Namdev Rathod is recorded in the record of 7/12 extract of said property as owner to the extent of area admeasuring 00 H 01 R vide mutation entry No. 1014.
- 33) It appears from the documents placed before me that; Vasant Babu Gaikwad with the consent of Shashikant Vasant Gaikwad had sold an area admeasuring 00 H 02 R i.e. 185.87 Sq. Mtrs. to Bharat Laxman Gangane by registered sale deed . The said sale deed is registered in the office of Sub Registrar Haveli No.8 noted at Sr.No.2289/2009 on 08/04/2009. As per the said sale deed name of Bharat Laxman Gangane is recorded in the record of 7/12 extract of said property as owner to the extent of area admeasuring 2000 Sq. Ft. by mutation entry No. 1069.
- 34) It appears from the documents placed before me that; Vasant Babu Gaikwad with the consent of Shashikant Vasant Gaikwad had sold an area admeasuring 00 H01 R i.e. 92.93 Sq. Mtrs. to Namdev Kisanrao Bainale by registered sale deed. The said sale deed is registered in the office of Sub Registrar Haveli No.17 noted at Sr. No.11344/2008 on 03/11/2008. As per the said sale deed name of Namdev Kisanrao Bainale is recorded in the record of 7/12 extract mutation entry No. 1070.
- 35) It appears from the documents placed before me that; Mr. Vasant Babu Gaikwad executed Power of Attorney in respect of area admeasuring 0 hector 20 Aar to his son Mr. Shashikant vasant Gaikwad and same is registered before Sub-Registrar at Haveli No. 8 at serial no. 2427/2009 on 15/04/2009.
- 36) It appears from the documents placed before me that; Vasant Babu Gaikwad through his Power of Attorney holder Mr. Shashikant Vasant

Gaikwad sold a land admeasuring 5000 square foot i.e. 464.68 square meters to Mr. Yuvraj Chandar Haladkar vide Sale Deed registered at the office of Sub Registrar Haveli No.18 at serial no. 2601/2009 on 17/07/2009 and accordingly name of Mr. Yuvraj Chandar Haladkar was entered in the record of rights vide Mutation Entry No. 1071 as an owner of land admeasuring 464.68 square meters out of Gat No. 221.

- 37) It appears from the documents placed before me that; Vasant Babu Gaikwad with the consent of Shashikant Vasant Gaikwad had sold an area admeasuring 00 H 01 R i.e. 92.93 Sq. Mtrs. to Shivaji Trimbak Khedkar by registered sale deed. The said sale deed is registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 11343/2008 on 03/11/2008. As per the said sale deed name of Shivaji Trimbak Khedkar is recorded in the record of 7/12 extract of said property as owner to the extent of area admeasuring 1000 Sq. Ft. vide mutation entry No. 1072.
- 38) It appears from the documents placed before me that; by virtue of Development Agreement & Power of Attorney Suryakant Laxmanrao Kandhare on Behalf of Dagdu Babu Gaikwad had sold 00 H 01 R i.e. 1000 Sq. Ft. to Agnel Santan John Pinto. The said sale deed is registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 9125/2008 on 01/9/2008 and accordingly name of Mr. Agnel Santan John Pinto was recorded in the record of rights vide Mutation Entry No. 1174.
- 39) It appears from the documents placed before me that; Vasant Babu Gaikwad executed Development Agreement coupled with Power of Attorney in Favour of Shashikant Vasant Gaikwad in respect of an area admeasuring 5000 Sq. Ft. i.e. 464.68 Sq. Mtrs. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 1938/2008 & 1939/2008 on 04/04/2008.
- 40) It appears from the documents placed before me that; Shashikant Vasant Gaikwad with the consent of Vasant Babu Gaikwad, Dagdu Babu Gaikwad, Shashikant Vasant Gaikwad, Kusum Dagadu Gaikwad, Vijay Dagdu Gaikwad, Sachin Dagadu Gaikwad through their Power of Attorney Holder Shashikant Vasant Gaikwad had executed Development Agreement coupled with Power of Attorney in favour of Dagadu Vishwambhar Ingale, Anil Sheshrao Giri, Vinod



Dhanraj Giri, Trimbak Apparao Bandewad & Sampatti Bhanudas Bansode in respect of an area admeasuring 00 H 05 R i.e. 5000 Sq. Ft. i.e. 464.68 Sq. Mtrs. The said Development and Power of attorney are registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 4737/2008 & 4738/2008 on 09/05/2008.

- 41) It appears from the documents placed before me that; Vasant Babu Gaikwad through his Power of Attorney Holder Dagdu Vishmbhar Ingle, Anil Sheshrao Gire, Vinod Dhanraj Giri, Trimbak Apparao Bendewad & Sampatti Bhanudas Bansode have sold an area admeasuring 00 H 01 R i.e. 1000 Sq. Ft. i.e. 92.93 Sq. Mtrs. to Mr. Anil Sheshrao Giri and the said sale deed is registered in the office of Sub Registrar at Haveli No. 18 at serial no. 4544/2009 on 07/10/2009 and accordingly name of Mr. Anil Sheshrao Giri was recorded in the record of rights as an owner of land admeasuring 92.93 Aar vide Mutation Entry No. 1176.
- 42) It appears from the document placed before me that; Vasant Babu Gaikwad through his power of Attorney Holder Dagadu Vishwambhar Ingle, Anil Sheshrao Giri, Vinod Dhanraj Giri, Trimbak Apparao Bandewad & Sampatti Bhanudas Bansode have sold an area admeasuring 00 H 01 R i.e. 1000 Sq. Ft. i.e. 92.93 Sq. Mtrs. to Mr. Vinod Dhanraj Giri. The said sale deed is registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 4539/2009 on 07/10/2009. Accordingly as per the said sale deed name of Mr. Vinod Dhanraj Giri is recorded in the record of 7/12 vide mutation entry No. 1177.
- 43) It appears from the document placed before me that; Vasant Babu Gaikwad through his Power of Attorney Holder Dagadu Vishwambhar Ingle, Anil Sheshrao Giri, Vinod Dhanraj Giri, Trimabak Apparao Bandewad & Sampatii Bhanudas Bansode have sold an area admeasuring 00 H 01 R i.e. 1000 Sq. Ft. i.e. 92.93. Sq. Mtrs. to Mr. Trimbak Apparao Bandewad and same was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 4543/2009 on 07/10/2009 and accordingly name of Mr. Trimabak Apparao Bandewad is recorded in the record of rights vide mutation entry No.1178.
- 44) It appears from the document placed before me that; Vasant Babu Gaikwad through his Power of Attorney Holder Dagadu Vishwambhar

Ingale , Anil Sheshrao Giri, Vinod Dhanaraj Giri, Trimabak Apparao Bandewad & sampatti Bhanudas Bansode have sold an area admeasuring 00 H 01 R i.e.. 1000 Sq. Ft. i.e. 92.93 Sq. Mtrs. to Mr. Dagadu Vishwambhar Ingle and same was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No.4540/2009 on 07/10/2009 and accordingly name of Mr. Dagadu Vishwambhar Ingle was recorded in record of rights vide mutation entry No.1179.

- 45) It appears from the document placed before me that; Vasant Babu Gaikwad through his Power of Attorney Holder Dagadu Vishwambhar Ingle, Anil Sheshrao Giri, Vinod Dhanraj Giri, Trimbak Apparao Bandewad & Sampatti Bhanudas Bansode have sold an area admeasuring 00 H 01 R i.e. 1000 Sq. Ft. i.e. 92.93 Sq. Mtrs. to Mr. Sampati Bhanudas Bansode and said sale deed was registered in the office of Sub Registrar Haveli No.18 noted at Sr. No.4542/2009 on 07/10/2009 and accordingly name of Mr. Samapatti Bhanudas Bansode is recorded in the record of rights vide mutation entry No.1180.
- 46) It appears from the document placed before me that; Vasant Babu Gaikwad sold an area admeasuring 00 H 01 R i.e. 1000 Sq. Ft. i.e. 92.93 Sq. Mtrs. to Mr. Yogesh Raghunath Borsevide sale deed registered in the office of Sub Registrar Haveli No.18 noted at Sr. No. 5583/2009 on 21/11/2009 and accordingly name of Mr. Yogesh Raghunath Borse is recorded in the record of rights vide mutation entry No.1181.
- 47) It appears from the documents placed before me that; Vasant Babu Gaikwad had sold an area admeasuring 750 Sq.Ft. i.e. 69.70 Sq. Mtrs. to Mr. Kashinath Chandrabhan Chavhan by registered sale deed. The said sale deed is registered in the office of sub registered sale deed. The said sale deed is registered in the office of sub Registrar Haveli No. 18 noted at Sr. No. 5876/2009 on 02/12/2009. As per the said sale deed name of Mr. Kashinath Chandrabhan Chavhan is recorded in the record of 7/12 extract as owner to the extent of 750 Sq. ft. i.e.69.70 Sq. Mtrs. by mutation entry No.1182.
- 48) It appears from the document placed before me that; Dagdu Babu Gaikwad through his Power of Attorney Holder Suryakant Laxman Khandare had sold an area admeasuring 1000 Sq. Ft. i.e. 92.93 Sq. Mtrs. to Mr. Nanasahab Malu Dombale by registrar Haveli No. 14



noted at Sr. No. 958/2009 on 07/03/2009. As per the said sale deed name of Mr. Nanasaheb Malu Dombale is recorded in the record of 7/12 extract of said property as owner to the extent of area admeasuring 1000 Sq. Ft. i.e. 92.93 Sq. Mtrs. by mutation entry No. 1183.

- 49) It appears from the document placed before me that; Vikas Bapurao Kale & Sachin Bapurao Kale had sold an area admeasuring 1000 Sq. Ft. i.e. 92.93 Sq. Mtrs. to Mr. Shankar Sopan Sathe by registered sale deed. The said sale deed is registered in the office of Sub Registered Haveli No.14 noted at Sr. No.2598/2010 on 23/03/2010. As per the said sale deed name of Mr. Shankar Sopan Sathe is recorded in the record of 7/12 extract as owner to the extent of 1000 Sq. Ft. i.e. 92.93 Sq. Mtrs. by mutation Entry No.1289.
- 50) It appears from the document placed before me that; Vasant Babu Gaikwad had sold an area admeasuring 1250 Sq. Ft. i.e. 116.17 Sq. Mtrs. to Mrs. Ashabai Baban Amrit by registered sale deed. The said sale deed is registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 5877/2009 on 02/12/2009. As per the said sale deed name of Mrs. Ashabai Baban Amrit is recorded in the record of 7/12 extract of said property as owner to the extent in the record of 7/12 extract of said property as owner to the extent of area admeasuring 1250 Sq. Mtrs. by mutation entry No.1290.
- 51) It appears from the document placed before me that; Dagadu Vishwambhar Ingale had taken loan from Vishweshwar Nagari Sahakari Patasanstha Maryadit of Rs. 2,50,000/- (Rs. Two Lakhs Fifty Thousand Only) and thereby executed Mortgage Deed in favour of Vishweshwar Nagari Sahakari Patasanstha Maryadit and said Mortgage Deed is registered in the office of Sub Registrar Haveli No.14 at Sr. No.3886/2010 on 30/04/2010 and accordingly chare of Vishweshwar Nagari Sahakari Patasanstha Maryadit is recorded in the record of rights vide mutation entry No.1316.
- 52) It appears from the documents placed before me that; Vasant Babu Gaikwad through his power of attorney holder Shashikant Vasant Gaikwad sold an area admeasuring 1000 sq. ft. i.e. 92.93 sq. mtrs. to Mr. Omprakash Gumangir Giri vide sale deed registered before Sub-registrar at Haveli No. 18 at serial no. 4006/2010 on 03/05/2010 and

accordingly name of Mr. Omprakash Guangir Giri was entered in record of rights vide mutation entry no. 1334.

- 53) It appears from the documents placed before me that; Suryakant Laxmanrao Kandhare sold an area admeasuring 1000 Sq. Ft. i.e 92.93 Sq. Mtrs. to Mr. Sanjay Pandurang Avasarevide sale deed registered in the office of Sub Registrar Haveli No. 18 at Sr. No.4079/2010 on 05/05/2010 and accordingly name of Mr. Sanjay Pandurang Avasare is recorded in the record vide mutation entry No.1365.
- 54) It appears from the documents placed before me that; Santosh Laxmanrao Kandhare sold an area admeasuring 1000 Sq. Ft. i.e 92.93. Sq. Mtrs. to Mr. Vikas Mohan Gaikwad vide sale deedregistered in the office of Sub Registrar Haveli No. 18 at Sr. No. 4080/2010 and accordingly name of Mr. Vikas Mohan Gaikwad is recorded in record of rights vide mutation entry No.1366.
- 55) It appears from the documents placed before me that; Anil Sheshrao Giri had sold an area admeasuring 1000 Sq. Ft. i.e. 92.93 Sq. Mtrs. to Mr. Pravin Govind Gaikwad vide sale deed which was registered in the office of Sub Registrar Haveli No. 18 at Sr. No. 7331/2010 on 18/08/2010 and accordingly name of Mr. Pravin Govind Gaikwad is recorded in the record of rights vide mutation entry No.1603.
- 56) It appears from the documents placed before me that; Shashikant Vasant Gaikwad on behalf of Vasant Babu Gaikwad had sold an area admeasuring 2000 Sq. Ft. to Mr. Amol Prakash Nirmal vide sale deed registered in the office of Sub Registrar Haveli No.18 at Sr. No. 3995/2010 on 03/05/2010 and accordingly name of Mr. Amol Prakash Nirmal is recorded in the record of rights vide mutation entry No.1627.
- 57) It appears from the documents placed before me that; Shashikant Vasant Gaikwad on behalf of Vasant Babu Gaikwad as Power of Attorney Holder sold an area admeasuring 1000 Sq. Ft. i.e. 92.93 Sq. Mtrs. to Mr. Mahesh Kisan Dhumal vide sale deed registered before Sub Registrar Haveli No.18 at Sr. No. 4005/2010 on 03/05/2010 and accordingly name of Mr. Mahesh Kisan Dhumal is recorded in the record of rights vide mutation entry no. 1628.



- 58) It appears from the documents placed before me that; Vasant Babu Gaikwad sold an area admeasuring 2000 Sq. Ft. to Mr. Amol Prakashrao Nirmal vide sale deed registered before Sub Registrar Haveli No.18 at Sr. No. 3995/2010 on 03/05/2010 and accordingly name of Mr. Mahesh Kisan Dhumal is recorded in the record of rights vide mutation entry no. 1634.
- 59) It appears from the documents placed before me that; Shashikant Vasant Gaikwad on behalf of Vasant Babu Gaikwad as Power of Attorney Holder sold an area admeasuring 750 Sq. Ft. to Mrs. Vrushali Jitandra Jagdale vide sale deed registered before Sub Registrar Haveli No.18 at Sr. No. 1810/2011 on 18/02/2011 and accordingly name of Mr. Mahesh Kisan Dhumal is recorded in the record of rights vide mutation entry no. 1726. However; this mutation entry is subsequently cancelled by Circle Officer. However; the effect of this Sale Deed is recorded in the record of rights vide Mutation Entry No. 1890 dated 02/08/2011.
- 60) It appears from the documents placed before me that; Bharat Laxman Gangane had sold an area admeasuring 2000 Sq.Ft. to Mr. Dinkar Prabhakar Munde vide sale deed registered in the office of Sub Registrar Haveli No.18 noted at Sr. No. 3728/2011 on 15/04/2011 and accordingly Mr. Dinkar Prabhakar Munde is recorded in the record of rights vide mutation entry No.1748.
- 61) It appears from the documents placed before me that; Shashikant Vasant Gaikwad on behalf of Vasant Babu Gaikwad as Power of Attorney Holder sold an area admeasuring 1000 Sq.Ft. to Mr. Panjabrao Shrimant Jogdand vide sale deed registered in the office of Sub-Registrar Haveli No.18 at Sr. No. 3997/2010 on 03/05/2010 and accordingly name of Mr. Panjabrao Shrimant Jogdand is recorded in the record of rights vide mutation entry No. 1763.
- 62) It appears from the documents placed before me that; Shashikant Vasant Gaikwad on behalf of Vasant Babu Gaikwad as Power of Attorney Holder had sold an area admeasuring 1000 Sq.Ft to Mr. Prakash Maruti Gaikwad vide sale deed registered in the office of Sub Registrar Haveli No.18 at Sr. No. 3996/2010 on 03/05/2010 and accordingly name of Mr. Prakash Maruti Gaikwad is recorded in the record of rights vide mutation entry no.1764.

- 63) It appears from the documents placed before me that; Shashikant Vasant Gaikwad on behalf of Vasant Babu Gaikwad as Power of Attorney Holder had sold an area admeasuring 750 Sq.Ft. to Mr. Vijay Vishwanath Pawar vide sale deed registered before Sub Registrar Haveli No.18 at Sr. No. 1809/2011 on 8/02/2011 and accordingly name of Mr. Vijay Vishwanath Pawar is recorded in the record of rights vide mutation entry no. 1809.
- 64) It appears from the documents placed before me that; Shashikant Vasant Gaikwad on behalf of Vasant Babu Gaikwad as Power of Attorney Holder sold an area admeasuring 1000 square foot to Mr. Anil Ashruba Gaikwad vide Sale Deed registered before Sub Registrar Haveli No. 18 noted at Sr. No. 4008/2010 on 03/05/2010 and accordingly name of Mr. Anil Ashruba Gaikwad is recorded in the record of rights vide mutation entry No. 1812.
- 65) It appears from the documents placed before me that; Vasant Babu Gaikwad with the consent of Dagdu Babu Gaikwad, Shashikant Vasant Gaikwad, Kusum Dagdu Gaikwad, Vijay Dagdu Gaikwad, Sachin Dagdu Gaikwad sold an area admeasuring 1000 Sq.Ft. to Kum. Ashwini Baleshwar Thombre (minor through her natural guardian as father Mr. Baleshwar Bhagwanrao Thombre) videsale deed registered in the office of Sub Registrar Haveli No.17 at Sr. No. 8005/2008 on 30/07/2008 and accordingly name of Kum. Ashwini Baleshwar Thombre through her natural guardian Mr. Baleshwar Bhagwanrao Thombre was recorded in the record of rights vide mutation entry No. 1817.
- 66) It appears from the documents placed before me that; Dagdu Babu Gaikwad through Power of Attorney Holder Suryakant Laxmanrao Kandhare, Govind Namdev Rathod, Munde Sachin Panditrao, Govardhan Jairamji Tidke, Ramkrushna Shriram Ghag through their Power of Attorney Holder Suryakant Laxmanrao Kandhare had assigned development rights in respect of property admeasuring 00 H 01 R i.e. 1000 Sq.Ft. to Suresh Shankar Daddikar. The said Development Agreement and Power of Attorney are registered in the office of Sub Registrar Haveli No.17 noted at Sr. No. 4742/2008 & 4743/2008 on 09/05/2008.



- 67) It appears from the documents placed before me that; Dagdu Babu Gaikwad through Power of Attorney Holder Suryakant Laxmanrao Kandhare, Govind Namdev Rathod, Munde Sachin Panditrao, Govardhan Jairamji Tidke, Ramkrushna Shriram Ghag through their Power of Attorney Holder Suryakant Laxmanrao Kandhare through their Power of Attorney Holder Mr. Suresh Shankar Daddikar had sold an area admeasuring 1000 Sq. Ft. i.e. 92.93 Sq. Mtrs. to Mr. Ashok Raosaheb Ghule vide sale deed registered in the office of Sub Registrar Haveli No. 18 at Sr. No. 3527/2011 on 07/04/2011 and accordingly Mr. Ashok Raosaheb Ghule is recorded in the record of right vide mutation entry no. 1822.
- 68) It appears from the documents placed before me that; Mr. Prakash Baliram Bobde sold an area admeasuring 1000 square foot Mr. Suresh Tukaram Chavhan & Mr. Ashok Rambhau Renge vide Sale Deed registered before Sub-Registrar Haveli No. 18 at Sr. No. 267/2011 on 07/01/2011 and accordingly names of Suresh Tukaram Chavhan & Ashok Rambhau Range are recorded in the record of rights vide mutation entry No. 1823.
- 69) It appears from the documents placed before me that; Dagdu Babu Gaikwad, Vijay Dagdu Gaikwad, Sachin Dagdu Gaikwad sold an area admeasuring 00 H 02 R to Aslam Sayyednur Sayyed vide sale deed registered in the office of Sub Registrar Haveli No.14 at Sr. No. 6606/2011 on 28/06/2010 and accordingly name of Aslam Sammadnoor Sayyed is recorded in the record of rights vide mutation entry No.1855.
- 70) It appears from the documents placed before me that; Dagadu Babu Gaikwad with the consent of Vijay Dagdu Gaikwad and Sachin Dagdu Gaikwad had sold an area admeasuring 00 H 02 R to Aslam Sayyednur Sayyed vide sale deed registered in the office of Sub Registrar Haveli No.18 at Sr. No. 7773/2010 on 01/09/2010 and accordingly name of Aslam Sayyednur Sayyed is recorded in the record of rights vide mutation entry No. 1856.
- 71) It appears from the documents placed before me that; Dagdu Babu Gaikwad with the consent of Vijay Dagdu Gaikwad and Sachin Dagdu Gaikwad had sold an area admeasuring 00 H 02 R to Aslam Sayyednur Sayyed vide sale deed registered in the office of Sub Registrar Haveli No.18 at Sr. No. 6352/2010 on 13/07/2010 and

accordingly name of Aslam Sayyednur Sayyed is recorded in the record of rights vide mutation entry No. 1857.

- 72) It appears from the documents placed before me that; Dagdu Babu Gaikwad had sold an area admeasuring 1000 Sq. Ft. to Bhartarinath Suryabhan Kandekar vide sale deed registered in the office of Sub Registrar Haveli No.14 at Sr. No. 6392/2011 on 22/06/2011 and accordingly name of Bhartarinath Suryabhan Kandekar is recorded in the record of rights vide mutation entry No.1876.
- 73) It appears from the documents placed before me that; Dagdu Babu Gaikwad had sold an area admeasuring 1000 square foot to Tulshiram Baburao Nikam vide sale deed registered in the office of Sub Registrar Haveli No.14 at Sr. No. 6390/2011 on 22/06/2011 and accordingly name of Mr. Tulshiram Baburao Nikam is recorded in the record of rights vide mutation entry no. 1877.
- 74) It appears from the documents placed before me that; Dagadu Babu Gaikwad sold land admeasuring 750 square foot to Mr. Sandip Ashok Gaikwd vide Sale Deed registered before Sub-Registrar Haveli No.14 at Sr. No. 6391/2011 on 22/06/2011 and accordingly name of Sandeep Ashok Jadhav is recorded in the record of rights vide mutation entry No. 1878.
- 75) It appears from the documents placed before me that; Anil Ashruba Gaikwad sold an area admeasuring 1000 Sq.Ft. to Mr. Bibhishan Sitaram Pawar vide sale deed registered in the office of Sub Registrar Haveli No.18 at Sr. No. 3279/2011 on 30/03/2011 and accordingly name of Mr. Bibhishan Sitaram Pawar is recorded in the record of rights vide mutation entry No. 1892. It is pertinent to note here that; in the present mutation entry the registration number of the said sale deed is wrongly mentioned as 4008/2010 instead of 3279/2011.
- 76) It appears from the documents placed before me that; Dagdu Babu Gaikwad had sold an area admeasuring 500 Sq.Ft. to Vaijnath Dada Lagad vide sale deed registered in the office of Sub Registrar Haveli No.14 noted at Sr.No. 6389/2011 on 22/06/2011 and accordingly name of Vaijnath Dada Lagad is recorded in the record of rights vide mutation entry No. 1915.
- 77) It appears from the documents placed before me that; Dagdu Babu Gaikwad sold an area admeasuring 1000 Sq.Ft. to Balasaheb Vijay



Kavale vide sale deed registered in the office of Sub Registrar Haveli No.14 at Sr.No. 6393/2011 on 22/06/2011 and accordingly name of Balasaheb Vijay Kavale is recorded in the record of rights vide mutation entry no. 1916.

- 78) It appears from the documents placed before me that; Dagadu Babu Gaikwad sold area admeasuring 500 square foot to Sharad Shivaji Karanjkar vide Sale Deed registered at Sub-Registrar Haveli No.14 at Sr. No. 6394/2011 on 22/06/2011 and accordingly name of Sharad Shivaji Karanjkar is recorded in the record of rights vide mutation entry No. 1917.
- 79) It appears from the documents placed before me that; Mr. pandurang Vitthal Shingare purchased land admeasuring 1 Aar i.e. 100 quare meters from Mr. Dagadu Bau Gaikwad & Mr. Vijay Dagadu Gaikwad vide Sale Deed registered before Sub-registrar at Haveli No. 18 at serial no. 9324/2011 dated 27/09/2011 and accordingly name of Mr. Pandurang Vitthal Shingare recorded in the record of rights vide mutation entry no. 1962.
- 80) It appears from the documents placed before me that; Vasant Babu Gaikwad with the consent of Shishikant Vasant Gaikwad sold an area admeasuring 1000 Sq.Ft. to Asha Manik Argade vide sale deedregistered before Sub-Registrar Haveli No.14 at Sr.No. 10703/2011 and accordingly name of Asha Manik Argade is recorded in the record of rights vide mutation entry No. 1971.
- 81) It appears from the documents placed before me that; Amol Prakash Nirmal sold an area admeasuring 2000 Sq.Ft. to Prasad Sharad Mohgaonkar vide sale deed registered before Sub-Registrar Haveli No.5 noted at Sr.No. 6642/2011 on 12/07/2011 and accordingly name of Prasad Sharad Mohgaonkar is recorded in the record of rights vide mutation entry No. 1978.
- 82) It appears from the documents placed before me that; Dagdu Babu Gaikwad sold an area admeasuring 500 Sq.Ft. to Lata Govind Jagtap vide sale deed registered before Sub-Registrar Haveli No.14 at Sr. No. 6397/2011 on 22/06/2011 and accordingly name of Lata Govind Jagtap is recorded in the record of rights vide mutation entry No. 2035.

83) It appears from the documents placed before me that; Mr. Agnel Santan John Pinto sold an area admeasuring 1000 Sq.Ft. to Mr. Bhavarlal Narayan Ahir vide sale deed registered in the office of Sub-Registrar Haveli No.18 noted at Sr. No. 8423/2012 on 01/09/2012 and accordingly name of Mr. Bhavarlal Narayan Ahir is recorded in the record of rights vide mutation entry no. 2098.

84) It appears from the documents placed before me that; Mr. Ravindra Manohar Pawar purchased land admeasuring 1000 square foot from Mr. Omprakash Giri vide sale deed registered before Sub-Registrar at Haveli No. 3 at serial no. 6017/2013 and accordingly name of Mr. Ravindra Manbohar Pawar us recorded in the record of rights vide mutation entry no. 2103.

85) It appears from the Mutation entry No. 2104 that; Aslam Sayyednur Sayyed expired on 10/09/2012 leaving behind him following legal heirs and their names were recorded in the record of rights.

- | | | |
|----|-----------------------------|--------------|
| 1. | Arshiya Sayyed Aslam | - Widow Wife |
| 2. | Johra Sayyed Aslam | - Widow Wife |
| 3. | Asim Sayyed Aslam | - Son |
| 4. | Amer Sayyed Aslam | - Son |
| 5. | Simran Arshiya Sayyed Aslam | - Daughter |
| 6. | Shahista Sayyed Aslam | - Daughter |

86) It appears from the documents placed before me that; Dagdu Babu Gaikwad sold an area admeasuring 1000 Sq.Ft. to Rohit Vilas Gaikwad vide sale deed registered in the office of Sub Registrar Haveli No. 18 at Sr.No. 4707/2012 on 19/05/2012 and accordingly name of Rohit Vilas Gaikwad is recorded in the record of rights vide mutation entry No. 2107.

87) It appears from the documents placed before me that; Vasant Babu Gaikwad with the consent of Shashikant Vasant Gaikwad sold an area admeasuring 2000 Sq.Ft. vide sale deed registered at Sub-Registrar Haveli No.8 noted at Sr. No. 2426/2009 on 15/04/2009 and accordingly name of Mrs. Archana Devendra Pawar is recorded in the record of rights vide mutation entry No. 2110.

88) It appears from the documents placed before me that; Dagdu Babu Gaikwad sold an area admeasuring 1500 Sq.Ft. to Ganesh Savkar Modhave vide sale deed registered before office of Sub-Registrar Haveli No.18 at Sr. No. 4708/2012 on 19/05/2012 and accordingly name of



Mr. Ganesh Savkar Modhave is recorded in the record of rights vide mutation entry no. 2113.

- 89) It appears from the documents placed before me that; Mr. Sanjay Kondiba Pavale purchased land admeasuring 2000 square foot from Mrs. Archana Devendra Pwar vide Sale Deed registered at Sub-Registrar Haveli No. 18 at Sr.No. 11111/2012 on 20/12/2012 and accordingly name of Sanjay Kondiba Pawale is recorded in the record of rights vide mutation entry No.2141.
- 90) It appears from the documents placed before me that; Bhartarinath Suryabham Kandekar sold land admeasuring 1000 Sq. Ft. to Mrs. Swati Satish Thorat vide sale deed registered before Sub-Registrar Haveli No.18 at Sr. No. 3172/2013 on 12/04/2013 and accordingly name of Mrs. Swati Satish Thorat vide mutation entry No.2162.
- 91) It appears from the documents placed before me that; Dilip Baburao Shinde sold land admeasuring 1000 Sq.Ft. to Mr. Vijay Changdev Thorat vide sale deed registered before Sub-Registrar Haveli No.18 at Sr.No. 5721/2012 on 13/06/2012 and accordingly name of Mr. Vijay Changdev Thorat is recorded in the record of rights vide mutation entry No. 2178.
- 92) It appears from the documents placed before me that; Dinkar Prabhakar Munde sold land admeasuring 1000 Sq.Ft. to Mr. Amol Prakashrao Nirmal vide sale deed registered in the office of Sub-Registrar Haveli No.18 noted at Sr.No. 4556/2011 on 09/05/2011 and accordingly name of Mr. Amol Prakashrao Nirmal is Recorded in the record of rights vide mutation entry No. 2217.
- 93) It appears from the documents placed before me that; Mr. Dagadu Babu Gaikwad with the consent of Kusum Dagadu Gaikwad, Vijay Dagadu Gaikwad, Sachin Dagadu Gaikwad sold an area admeasuring 1000 Sq.Ft. to Mr. Vinod Shamrao More vide sale deed registered in the office of Sub Registrar Haveli No.14 at Sr. No. 9300/2013 and accordingly name of Mr. Vinod Shamrao More is recorded in the record of rights vide mutation entry No.2242.
- 94) It appears from the documents placed before me that; Mr. Pandurang Kakasaheb Lagad purchased land admeasuring 1000 square foot from Dagadu Babu Gaikwad vide sale deed registered before Sub-Registrar

Haveli No. 14 at Sr.No. 9299/2013 and accordingly name of Mr. Pandurang Kakasaheb Lagad is recorded in the record of rights vide mutation entry no. 2243.

- 95) It appears from the documents placed before me that; Mr. Ravindra Manohar Pawar purchased land admeasuring 1000 square foot from Mr. Mahesh Kisan Dhumal vide Sale Deed registered before Sub-Registrar at Haveli No. 24 at serial no. 337/2013 dated 28/10/2013 and accordingly name of Mr. Ravindra Manohar Pawar is recorded in record of rights vide mutation entry no. 2249.
- 96) It appears from the documents placed before me that; Bharatarinath Suryabham Kandekar sold land admeasuring 1000 Sq.Ft. to Swati Satish Thorat vide sale deed registered before Sub-Registrar Haveli No. 18 at Sr. No. 3172/2013 on 12/04/2013 and accordingly name of Mrs. Swati Satish Thorat is recorded in the record of rights vide mutation entry No. 2251.
- 97) It appears from the documents placed before me that; Mr. Vasant Babu Gaikwad sold land admeasuring 1000 Sq.Ft. to Mr. Pandit Shankar Shitole vide sale deed registered before Sub-Registrar Haveli No.18 at Sr. No. 5584/2009 on 21/11/2009 and accordingly name of Mr. Pandit Shankar Shitole vide mutation entry No. 2262.
- 98) It appears from the documents placed before me that; Arshiya Sayyed Aslam for herself and as a natural guardian mother for Asim Sayyed Aslam, Amer Sayyed Aslam, Simran Arshiya Sayyed Aslam & Shahista Aslam Sayaad have sold an area admeasuring 5 Aar to M/s. Sadichha Developers through its Partner Mrs. Nitu Suresh Gaikwad & Suresh Sopan Gaikwad vide sale deed registered before Sub-Registrar Haveli No. 14 at Sr.No. 1117/2014 on 17/02/2014 and accordingly name of M/s. Sadiccha Developers through its partners Mrs. Nitu Suresh Gaikwad & Suresh Sopan Gaikwad was recorded in the record of rights vide mutation entry No. 2265.
- 99) It appears from the documents placed before me that; Arshiya Sayyed Aslam for herself and as a natural guardian mother for Asim Sayyed Aslam, Amer Sayyed Aslam, Simran Arshiya Sayyed Aslam & Shahista Aslam Sayaad have sold an area admeasuring 01 Aar to M/s. Sadichha Developers through its Partner Mrs. Nitu Suresh Gaikwad & Suresh Sopan Gaikwad vide sale deed registered before Sub-Registrar



Haveli No. 14 at Sr.No. 1118/2014 on 17/02/2014 and accordingly name of M/s. Sadiccha Developers through its partners Mrs. Nitu Suresh Gaikwad & Suresh Sopan Gaikwad was recorded in the record of rights vide mutation entry No. 2266.

- 100) It appears from the documents placed before me that; Mr. Dasharath Sitaram Nale purchased land admeasuring 1000 square foot from Mr. Pravin Govind Gaikwad vide Sale Deed registered before Sub-Registrar at Haveli No. 18 at serial no. 1032/2013 and accordingly name of Mr. Dasharath Sitaram Nale was recorded in the record of rights vide mutation entry no. 2269.
- 101) It appears from the documents placed before me that; Nanasaheb Malu Dombale sold land admeasuring 1000 Sq.Ft. to Mr. Shekhar Somnath Jamdade vide sale deed registered before Sub-Registrar Haveli No.18 at Sr.No. 10784/2012 on 11/12/2012 and accordingly name of Mr. Shekhar Somnath Jamdade is recorded in the record of rights vide mutation entry No. 2270.
- 102) It appears from the documents placed before me that; Dinkar Prabhakar Munde sold land admeasuring 1000 Sq.Ft. to Mr. Mangesh Govind Bhondve vide sale deed registered at Sub Registrar Haveli No.14 at Sr.No. 2851/2014 on 02/05/2014 and accordingly name of Mr. Mangesh Govind Bhondve is recorded in the record of rights vide mutation entry No. 2282.
- 103) It appears from the documents placed before me that; Dinkar Prabhakar Munde sold land admeasuring 1000 Sq.Ft. to Mrs. Rupali Gorakshnath Hole vide sale deed registered before Sub Registrar Haveli No.14 at Sr.No. 2850/2014 on 02/05/2014 and accordingly name of Mrs. Rupali Gorakshnath Hole was recorded in the record of rights vide mutation entry No. 2283.
- 104) It appears from the documents placed before me that; Narendra Ramchandra Sambhe sold land admeasuring 1000 Sq.Ft. to Mr. Sandeep Baburao Surve vide sale deed registered in the office of Sub Registrar Haveli No.14 at Sr.No. 2366/2014 on 07/04/2014 and accordingly name of Mr. Sandeep Baburao Surve is recorded in the record of right vide mutation entry No.2301.

105) It appears from the documents placed before me that; M/s. Sadichha Developers through its Partner Mrs. Nitu Suresh Gaikwad & Suresh Sopan Gaikwad have sold land admeasuring 00 H 02 R to Machindra Ankushrao Raskar vide sale deed registered before Sub-Registrar Haveli No.14 at Sr. No. 9138/2014 on 19/11/2014 and accordingly name of Machindra Ankushrao Raskar is recorded in the record of rights vide mutation entry No. 2349.

106) It appears from the documents placed before me that; Mr. Bhavarlal Narayan Ahir purchased land admeasuring 1000 square foot from Mr. Arnol Prakashrao Nirmal vide Sale Deed registered before Sub-Registrar at Haveli No. 14 at serial no. 2486/2015 and accordingly name of Mr. Bhavarlal Narayan Ahir was recorded in the record of rights vide mutation entry no. 2427.

107) It appears from the documents placed before me that; Yuvraj Chander Haladkar had sold land admeasuring 2000 Sq.Ft. to Vijaya Mohan Pai vide sale deed registered in the office of Sub Registrar Haveli No.14 at Sr.No.6489/2014 on 26/09/2014 and accordingly name of Vijay Mohan Pai is recorded in the record of rights vide mutation entry No. 2473.

108) It appears from the documents placed before me that; Vitthal Mohanrao Gaikwad had sold land admeasuring 1000 Sq.Ft. to Satish Krushna Thorat vide sale deed registered in the office of Sub Registrar Haveli No.14 at Sr.No. 3150/2016 on 13/04/2016 and accordingly name of Satish Keushna Thorat is recorded in the record of rights vide 2526.

109) It appears from the mutation entry no. 2572 that; Vasant Babu Gaikwad went for heavenly abode on 20/02/2013 leaving behind his following legal heirs and accordingly their names were recorded in the record of rights.

Vithabai Vasant Gaikwad	- Widow Wife
Shashikant Vasant Gaikwad	- Son
Shobha Gangaram Bavalekar	- Daughter

110) It appears from the documents placed before me that; the legal heirs of Late. Vasant Babu Gaikwad i.e. Shashikant Vasant Gaikwad, Vithabai Vasant Gaikwad & Shobha Gangaram Bavalekar have sold land admeasuring 00 H 03.75 R i.e. 375 Sq.Mtrs. to Mr. Sanjay Kondiba



Pawale vide sale deed registered before Sub Registrar Haveli No.14 at Sr. No. 4883/2014 on 21/07/2014 and accordingly name of Mr. Sanjay Kondiba Pawale is recorded in the record of rights vide mutation entry No. 2586.

111) It appears from the documents placed before me that; the legal heirs of Vasant Babu Gaikwad i.e. Shashikant Vasant Gaikwad, Vithabai Vasant Gaikwad & Shobha Gangaram Bavalekar have sold land admeasuring 00 H 01 R i.e. 100 Sq.Mtrs. to Mr. Machindra Bhivaji Adhalrav vide sale deed registered in the office of Sub Registrar Haveli No.14 noted at Sr.No. 4885/2014 on 25/07/2014 and accordingly name of Mr. Machindra Bhivaji Adhalrao was recorded in the record of rights vide mutation entry no. 2594.

112) It appears from the documents placed before me that; Mahendra Muralidhar Dhumal purchased land admeasuring 01 Aar i.e. 100 square meters from legal heirs of Vasant Babu Gaikwad i.e. Shashikant Vasant Gaikwad, Vithabai Vasant Gaikwad & Shobha Gangaram Bavalekar vide Sale Deed registered before Sub Registrar Haveli No. 14 at Sr. No. 4884/2014 on 21/07/2014 and accordingly name of Mr. Mahendra Murlidhar Dhumal is recorded in the record of rights vide mutation entry no. 2598.

113) It is seen that Shivaji Bhoju Jadhav for himself and as a natural guardian father of Pranav and Pragati, Anjana Shivaji Jadhav, (for area admeasuring 1000 Sq.Fts) Yuvraj Chandar Haladkar for himself and as a natural guardian father of Yogiraj and Yashraj, Yogita Yuvraj Haladkar, (for area admeasuring 3000 Sq.Fts) Tryambak Apparao Bandewad for himself and as a natural guardian father of and Pratiksha and Pranav, Shivkanya Tryambak Bandewa, (for area admeasuring 1000 Sq.Fts) Dagdu Vishwambhar Ingale for himself and as a natural guardian father of Vishal and Pawan., Savitra Dagdu Ingale, (for area admeasuring 1000 Sq.Fts) Sampatti *alias* Sampat Bhanudas Bansode for himself and as a natural guardian father of Vedika, Maya Samapt Bansode,(for area admeasuring 1000 Sq.Fts) Kashinath Chandrabhan Chavhan for himself and as a natural guardian Father of Priyanka, Shravani and Atharv, Kartiki Kashinath Chavhan, (for area admeasuring 750 Sq.Fts) Shankar Sopan Sathe for himself and as a natural guardian Father of Akshay and Ajit, Lakshmi Shankar Sathe, (for area admeasuring 1000 Sq.Fts) Ashabai Baban Aamrit, Baban Balbhim Aamrit for himself and as a natural guardian

father of Sayali, Pratikshi And Sahil, (for area admeasuring 1250 Sq.Fts) Panjabrao Shrimant Jogdand for himself and as a natural guardian father of Abhijeet and Umesh, Sukamal Panjabrao Jogdand, (for area admeasuring 1000 Sq.Fts) Prakash Maruti Gaikwad, Vaishali Prakash Gaikwad, Madhuri Prakash Gaikwad, Sandeep Prakash Gaikwad, (for area admeasuring 1000 Sq.Fts) Vijay Vishwnath Pawar, Rani Vijay Pawar, (for area admeasuring 750 Sq.Fts) Ashwini Baleshwar Thombare, Baleshwar Bhagwan Thombare, Ashok Raosaheb Ghule for himself and as a natural guardian father of Rishikesh and Priti, (for area admeasuring 1000 Sq.Fts) Meena Ashok Ghule, Suresh Tukaram Chavhan for himself and as a natural guardian father of Abhishek and Aniket, Jayashri Suresh Chavhan, Ashok Rambhau Renge for himself and as a natural guardian father of Nitin and Nikita, Usha Ashok Renge, (for area admeasuring 1000 Sq.Fts) Tulshiram Baburao Nikam for himself and as a natural guardian father of Sarthak, Ashwini Tulshiram Nikam, (for area admeasuring 1000 Sq.Fts) Sandeep Ashok Jadhav for himself and as a natural guardian father of Aditya, Shital Sandeep Jadhav, (for area admeasuring 750 Sq.Fts) Vrushali Jitendra Jagdale, Jitendra Vishnu Jagdale, (for area admeasuring 750 Sq.Fts) Bibhishan Sitaram Pawar for himself and as a natural guardian father of Indrajeet and Sushila, Kamal Bibhishan Pawar, (for area admeasuring 1000 Sq.Fts) Vajinath Dada Lagad for himself and as a natural guardian father of Pratiksha, Rutuja and Omkar, Nandabai Vajinath Lagad, (for area admeasuring 500 Sq.Fts) Sharad Shivaji Karanikar for himself and as a natural guardian father of Vinodkumar, Nirmala Bhavarlal Ahir, (for area admeasuring 1000 Sq.Fts) Rohit Vilas Gaikwad, (for area admeasuring 1000 Sq.Fts) Swati Satish Thorat, Satish Krushna Thorat for himself and as a natural guardian father of Aniket and Aryan, (for area admeasuring 1000 Sq.Fts) Vijay Changdev Thorat for himself and as a natural guardian father of Vaibhavi and Avika, Sonali Vijay Thorat, (for area admeasuring 1000 Sq.Fts) Vinod Shamrao More for himself and as a natural guardian father of Snehal, Sanchita and Eshant, Manisha Vinod More, (for area admeasuring 1000 Sq.Fts) Pandurang Kakasaheb Lagad for himself and as a natural guardian father of Yash and Mauli, Vaishali Pandurang Lagad, (for area admeasuring 1000 Sq.Fts) Pandit Shankar Shitole for himself and as a natural guardian father of Shivani, Nanda Pandit Shitole, Prachi Pandit Shitole, Pradnesh Pandit Shitole, (for area admeasuring 1000 Sq.Fts) Shekhar Somnath Jamdade for himself and as a natural guardian father of Shravani, Sonali Shekhar Jamdade, (for area admeasuring 1000



Sq.Fts) Sandeep Baburao Surve for himself and as a natural guardian father of Pranjal and Om, Shilpa Sandeep Surve, (for area admeasuring 1000 Sq.Fts) Vijaya Mohan Pai, Mohan Krushna Pai for himself and as natural guardian father of Shreya (for area admeasuring 1000 Sq.Fts) have had jointly assigned development rights of land area admeasuring 32750 square foot out of Gat No. 221 in favour of M/s. Dange properties (LLP) Through its Partner Vikas Kaluram Dange & Vivek Kaluram Dange vide Development Agreement coupled with Power of Attorney and same were registered before Sub-Registrar Haveli No. 18 at serial No. 8121/2014 & 8122/2014 respectively on 17/11/2014.

- 114) It appears from the documents placed before me that; Mr. Sanjay Kondiba Pawale for himself and as a natural guardian father of Sanskruti & Sanskar, Mrs. Jayashree Sanjay Pawale (for area admeasuring 5750 Sq.Fts) & Mahendra Murlidhar Dhumal for himself and as a natural guardian father of Prachit, Archana Mahendra Dhumal, (for area admeasuring 1000 Sq.Fts) and Mr. Macchindra Bhivaji Adhalrao (for area admeasuring 1000 Sq.Fts) had jointly assigned development rights in favour of M/s. Dange Properties (LLP) Through its Partner Vikas Kaluram Dange & Vivek Kaluram Dange vide Development Agreement coupled with Power of Attorney and same were registered before Sub-Registrar at Haveli No. 18 at serial no. 8123/2014 & 8124/2014 respectively on 15/11/2014.

- 115) It appears from the documents placed before me that; Dagdu Babu Gaikwad, Kusum Dagdu Gaikwad, Vijay Dagdu Gaikwad for himself and as a natural guardian father of Shivraj & Shivanjali, Seema Vijay Gaikwad, Sachin Dagdu Gaikwad, Kalpana Sachin Gaikwad, Vandana Uttam Padwal & Mangal Sanjay Thube had jointly assigned development rights of land admeasuring 22500 square foot vide Development Agreement coupled with Power of Attorney executed in favour of M/s. DML Associates through its Partner 1. M/s. Dange Properties (LLP) through its Partner Vikas Kaluram Dange & Vivek Kaluram Dange, 2. Somnath Vitthal Mungse 3. Anil Kisan Lokhande and said Development Agreement & Power of Attorney were registered before Sub-Registrar Haveli No.18 at serial no. 4918/2015 & 4919/2015 respectively on 13/07/2015.

- 116) It appears from the documents placed before me that; Mr. Gajanan Bhimraoji Meshram for himself and as a natural guardian father of

Tushar & Prajwal, Vandana Gajanan Meshram, (for area admeasuring 1000 Sq.Fts) Yadav Sayabu Kakewar for himself and as a natural guardian father of Arpita & Ankita, Sunita Yadav Kakewar, (for area admeasuring 1000 Sq.Fts) Govind Namdev Rathod, Mandavdhari Govind Rathod, Tirupati Govind Rathod, (for area admeasuring 1000 Sq.Fts) Vinod Dhanraj Giri for himself and as a natural guardian father of Dhanraj & Rohit, Kavita Vinod Giri, (for area Admeasuring 1000 Sq.Fts) Yogesh Raghunath Borse for himself and as a natural guardian father of Nilay & Yachika, Snehal Yogesh Borse, (for area admeasuring 1000 Sq.Fts) Balasaheb Vijay Kawale, Pragati Balasaheb Kawale, (for area admeasuring 1000 Sq.Fts) Dasharath Sitaram Nale for himself and as a natural guardian father of Onkar, Vaishali Dasharath Nale, (for area admeasuring 1000 Sq.Fts) Sanjay Pandurang Avasare for himself and as a natural guardian father of Soham & Snehal, Varsha Sanjay Avsare, (for area admeasuring 1000 Sq.Fts) Bhawarlal Narayan Ahir for himself and as a natural guardian father of Vinodkumar Bhawarlal Ahir, Nirmala Bhavarlal Ahir (for area 1000 sq. ft.) & Namdv Kisanrao Bainale (for 1000 sq. ft.) jointly assigned development rights of the said total land admeasuring 10000 square foot in favour of M/s. DML Associates vide Development Agreement coupled with Power of Attorney registered before Sub Registrar Haveli No.18 noted at serial No. 5346/2015 & 5347/2015 respectively on 27/08/2015.

- 117) It appears from the documents placed before me that; Pandurang Vitthal Shingare, Pooja Pandurang Shingare, (for area admeasuring 1000 Sq.Fts) Mangesh Govind Bhondve for himself and as a natural guardian father of Shubham, Shubhangi Mangesh Bhondve, (for area admeasuring 1000 Sq.Fts.) Rupali Gorakshnath Hole for herself and as a natural guardian mother of Rutuja, Shreya & Pradnesh, Gorakshnath Sopan Hole, (for area admeasuring 1000 Sq.Fts) Prasad Sharad Mohgaonkar, Harshada Prasad Mohgaonkar alias Jyoti Rajanikant Kulkarni, (for area admeasuring 2000 Sq.Fts) Vikas Mohan Gaikwad for himself and as a natural guardian father of Rohit, Deepali Vikas Gaikwad, (for area admeasuring 1000 Sq.Fts) Kalpana Tukaram Gaikwad, Tukaram Mohanrao Gaikwad for himself and as a natural guardian father of Tushar & Tejas, (for area admeasuring 1000 Sq.Fts) Satish Krushna Thorat for himself and as a natural guardian father of Aniket & Aryan, Swati Satish Thorat, (for area admeasuring 1000 Sq.Fts) Shivaji Trimbak Khedkar for himself and as a natural guardian father of Neha & Vedant (for area admeasuring



- 1000 Sq.Fts) Ravindra Manohar Pawar for himself and as a natural guardian father of Aryan, Nirmala Ravindra Pawar, (for area admeasuring 2000 Sq.Fts) Ganesh Savkar Mondhve, Vrushali Ganesh Mondhve alias Vrushali Ravindra Thorat, (for area admeasuring 1500 Sq.Fts) had jointly assigned development rights of total land admeasuring 12500 square foot in Favour of M/s. D M L Associates vide Development Agreement coupled with Power of Attorney registered before Sub Registrar Haveli No. 18 at serial no. 3662/2016 & 3663/2016 respectively.
- 118) It appears from the documents placed before me that; Mr. Sampatti *alias* Sampat Bhanudas Bansode with consent of M/s. DML Associates agreed to assign/sale all his rights of accrued under Development Agreement bearing registration number 8121/2014 to Mr. Vitthal Kerba Katkar. In other words, he agreed to assign /sale his rights of consideration agreed under the said development agreement in terms of residential unit out of proposed project on Gat No. 221 in favour of Mr. Vitthal Kerba Katkar vide Agreement registered before Sub-Registrar at Haveli No. 14 at serial no. 1890/2019 on 29/01/2019.
- 119) It appears from the documents placed before me that; Mr. Prakash Maruti Gaikwadwith consent of M/s. DML Associates agreed to assign/sale all his rights of accrued under Development Agreement bearing registration number 8121/2014 to Mrs. Anjana Shivaji Jadhav. In other words, he agreed to assign /sale his rights of consideration agreed under the said development agreement in terms of residential unit out of proposed project on Gat No. 221 in favour of Mrs. Anjana Shivaji Jadhav vide Agreement registered before Sub-Registrar at Haveli No. 14 at serial no. 1889/2019 on 29/01/2019.
- 120) It appears from the documents placed before me that; M/s. Dange Properties LLP assigned its development rights of land admeasuring 32750 square foot out of Gat No. 221 in favour of M/s. DML Associates vide Agreement coupled with Power of Attorney registered before Sub-Registrar at Haveli No. 14 at serial no. 8128/2019 & 8129/2019 respectively.
- 121) It appears from the documents placed before me that; M/s. Dange Properties LLP with Mr. Sanjay Kondiba pavale & others executed deed of cancellation on 09/05/2019 which was duly registered before

Sub-Registrar at Haveli No. 14 at serial no. 854/2019 and thereby cancelled the Development Agreement & Power of Attorney dated 13/11/2014 bearing registration no. 8123/2014 & 8124/2014 respectively.

122) It appears from the documents placed before me that; Mr. Sanjay Kondiba Pavale, Mrs. Jayashree Sanjay Pavale, Mr. Mahendra Muralidhar Dhumal, Mrs. Archana Muralidhar Dhumal, Mr. Machindra Bhivaji Adhalrao with consent of M/s. Dange Properties LLP assigned the development rights of the land admeasuring 775 square meters in favour of M/s. DML Associates vide Agreement coupled with Power of Attorney dated 09/05/2019 bearing registration no. 8565/2019 & 8566/2019 respectively.

123) It appears that; the present developers also obtained demarcation of the said land from City Survey Office, Haveli Pune on 15/02/2015 bearing अ.ता.मो.र.नं.15891/2015.

124) I say that; on the instructions of developers a Public Notice through was issued in respect of अ.ता.मो.र.नं.15891/2015 and same was published in daily newspaper Prabhat on 18/05/2019. I hereby state that; till this date I am not in receipt of any objection and/or claim in respect of अ.ता.मो.र.नं.15891/2015 i.e. demarcation of said land.

125) It appears from the latest 7/12 extract that; Mr. Dagadu Vishwambhar Ingale has created mortgage charge on the part of the land out of the said land in favour of Vishweshwar Nagari Sahakari Patasanstha and same is recorded on 7/12 extract vide mutation entry no. 1316 & 2734 and same is still pending.

(B) From deeds and documents mentioned herein above, M/s. DML Associates acquired rights for total land admeasuring 01 H 24.8230 Aar i.e. 12482.30 square meters out of the Gat No. 219 & 221 of revenue village Dudulgaon, Taluka Haveli, District Pune.

(C) Furthermore; as per the Zone Certificate issued by Pimpri Chinchwad Municipal Corporation the land at Survey No. Gat No. 219 & 221 falls



under the ambit of 'Residential Zone' and therefore M/s. DML Associates is entitled to develop the Said Property.

- (D) It appears from the documents placed before me that; M/s. DML Associates prepared a layout and building plan of land admeasuring 12077.00 square meters out of the total land admeasuring 12482.30 square meters and submitted the same to Pimpri Chinchwad Municipal Corporation for approval. It is pertinent to note here that; Pimpri Chinchwad Municipal Corporation sanctioned the said building plans and provided Commencement Certificate to M/s. DML Associates on 11/02/2020 bearing no. BP/Dudulgaon/10/2020.
- (E) It appears from the documents placed before me that; M/s. DML Associates prepared a revised layout and building plan of land admeasuring 12077.00 square meters out of the total land admeasuring 12482.30 square meters and submitted the same to Pimpri Chinchwad Municipal Corporation for approval. It is pertinent to note here that; Pimpri Chinchwad Municipal Corporation sanctioned the said building plans and provided Commencement Certificate to M/s. DML Associates on 02/07/2021 bearing no. BP/Dudulgaon/25/2021 and same was further revised on 14/06/2022 vide Revised Commencement Certificate No. BP/Dudulgaon/25/2022.
- (F) It appears from the documents placed before me that; M/s. DML Associates prepared a revised building plan and same was sanctioned by Pimpri Chinchwad Municipal Corporation and thereby provided Commencement Certificate No. BP/Dudulgaon/53/2023 dated 14/09/2023.
- (G) It appears from the documents placed before me that; M/s. DML Associates submitted the layout and sanctioned building plans before Ld. Authority of Tehsildar Pimpri Chinchwad- Haveli, Pune and thereby

obtained Non Agricultural use permission on 05/08/2020 vide order number JAMIN/NA/SR/171/2020 in respect of the land admeasuring 12077 square meters out of the total land under layout 12482.30 square meters, as land admeasuring 405.30 fall under the acquisition of road.



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