

S. R. S. ADVOCATES & ASSOCIATES

B-10, Purushottam Apartments, Gokhale Road,
CTS No. 1120, Model Colony, Shivajinagar, Pune - 411 016. Email : srs.advocates@gmail.com

Ref. No.:

FORMAT - A
(Circular No. 28 of 2021)

Date : **26/03/2025**

To,

**The Maharashtra Real Estate
Regulatory Authority, Mumbai.
(MahaRERA).transf**

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to property mentioned herinbelow:

All that piece and parcel of the land admeasuring 00 H. 0.67 Are from and out of land bearing Survey no. 5/87, totally admeasuring 00 H. 14.50 Are, land bearing Survey no. 5/87/4, totally admeasuring 00 H 1.50 Ares, land admeasuring 00 H 08 Ares, from and out of the land bearing Survey no. 5/88 and land admeasuring 00 H 04 Ares, from and out of the land bearing Survey no. 5/89, totally admeasuring 00 H. 14.17 Ares, all having corresponding C.T.S. No. 534 (P), all situated at Village – Pashan, Taluka - Haveli, District – Pune and within the limits of Pune Municipal Corporation and within the registration sub-district of Sub-Registrar Haveli along with all the appurtenances and easementary rights thereto and the same is hereinafter referred to as the 'Said Property' for the sake of brevity and convenience the same is collectively bounded as below:

On or towards East : By property of Mrs. Rekha Dhar & by S. No. 5/90,

On or towards South: By S. No. 5/94;

On or towards West: By 9 Meter wide Road;

On or towards North: By S. No. 5/87 (p), S. No. 5/87/1 & S. No. 5/87/3.

together with (i) all rights and remedies at law, and (ii) easement, appurtenances, accesses, ingress, egress, pathways and (iii) consequential, incidental and all other ancillary rights thereto.

We have investigated the title of the aforesaid project property on the request of M/s A V S Realty having its place of business at – Dnyanedu Bunglow, S. No. 5/87, Pashan, Pune 411 021, through the hands of its partners: Mr. Tanaji Dnyanoba Nimhan, and Mr. Paresh Arun Shinghvi (HUF) through its Karta and manger Mr. Paresh Arun Shinghvi and the following documents i.e. –

Note- The said property is a block of four properties i.e. Survey no. 5/87 (P), Survey no. 5/87/4 (P), Survey no. 5/88 and Survey no. 5/89, all situated at Village -Pashan, Taluka -Haveli, District – Pune. Therefore, title and brief history of each property have been return separately herinbelow for the sake of convenience.

1) DESCRIPTION OF THE PROPERTY:

A) All that piece and parcel of the land admeasuring 00 H. 0.67 Are, from and out of land bearing Survey no. 5/87, totally admeasuring 00 H. 14.50 Are, having corresponding part of C.T.S. No. 534, situated at Village – Pashan, Taluka - Haveli, District – Pune, within the limits of the Pune Municipal Corporation and Registration District Pune, Sub Registration, Taluka Haveli, along with all the appurtenances and easementary rights thereto and the same is hereinafter referred to as the 'Said Land' for the sake of brevity and convenience.

B) All that piece and parcel of the land bearing Survey no. 5/87/4, having corresponding part of C.T.S. No. 534, totally admeasuring 00 H 1.50 Ares, situated at Village – Pashan, Taluka - Haveli, District - Pune and within the limits of Pune Municipal Corporation and within the registration sub-district of Sub-Registrar Haveli

along with all the appurtenances and easementary rights thereto and the same is hereinafter referred to as the 'Said Land' for the sake of brevity and convenience.

The boundaries of Survey Number. 5/87 and 5/87/4 jointly mentioned herein below:

On or towards East : By Property of Mrs. Rekha Dhar;
 On or towards South : By S. No. 5/89 & S. No. 5/90;
 On or towards West : By property of Mr. Amit Vasant Nimhan;
 On or towards North : By property of Mr. Tanaji Dnyanoba Nimhan, Mrs . Man Tanaji Nimhan and Mr. Narendra Falgunrao Shingate.

C) All that piece and parcel of the land bearing Survey no. 5/88, having corresponding part of C.T.S. No. 534, admeasuring 00 H 08 Ares, situated at Village – Pashan, Taluka - Haveli, District - Pune and within the limits of Pune Municipal Corporation and within the registration sub-district of Sub-Registrar Haveli along with all the appurtenances and easementary rights thereto and the same is bounded as below:

On or towards East : By S. No. 5/89;
 On or towards South : By part of S. No. 5/94;
 On or towards West : By 9-meter-wide road;
 On or towards North : By property of Mr. Niranjan Tanaji Nimhan and Suguru Datta Co-Op. Hsg.

D) All that piece and parcel of the land bearing Survey no. 5/89, having corresponding part of C.T.S. No. 534, admeasuring 00 H 04 Ares, situated at Village – Pashan, Taluka - Haveli, District - Pune and within the limits of Pune Municipal Corporation and within the registration sub-district of Sub-Registrar Haveli along with all the appurtenances and easementary rights thereto and and the same is bounded as below:



On or towards East : By S. No. 5/90;
 On or towards South : By S. No. 5/94;
 On or towards West : By S. No. 5/88;
 On or towards North : By S. No. 5/87(p) & S. No. 5/87/4.

The description of the property No. A to D collectively referred to as the "Said Project Land" for the sake of brevity and convenience

2) **THE DOCUMENTS OF THE ALLOTMENT OF THE AFORESAID PROPERTY No. A and B:**

Sr. No	Date	Name of the Documents (all are Photocopies)
1	For the year 1953 to 2023	7/12 extracts in respect of S. no. 5/87
2	For the year 1990 – 2023.	7/12 extracts in respect of S. no. 5/87/4
3		Mutation Entries in respect of S.No. 5/87 - 1509, 1554, 1592, 1597, 1919, 2273, 2848, 2892, 2954, 3083, 3099, 3658, 3659, 3784, 3785, 4584, 4585, 4645, 4752, 4803, 4804, 4806, 5520, 5784, 5995, 5996, 5997, 6120, 6308, 6316, 6367, 6368, 6646, 6739 and 7176.
4		Mutation Entries in respect of S.No. 5/87/4 - 3099, 3372, 3400, 4366, 4585, 6253, 6303, 6353, 6857, 6944.
5		Consent Decrees passed by concerned Hon'ble Court's in RCS no. 1716/2004 and SCS no. 1439/2012 respectively.
6	28/02/1996	Release Deed executed by Mrs. Kusum



		Kaluram Avhale, Mrs. Subhadra Suryakant Kadam and Mrs. Nanda Baban Kalbhor to and in favour of Mr. Tanaji Dnyanoba Nimhan.
7	14/11/2008	Registered will executed by Mr. Dnyanoba Nana Nimhan.
8		Demarcation Extract in respect of the aforesaid land A.
9	26/12/2006	Sale Deed executed by Mr. Shivaji Dnyanoba Nimhan to and in favour of Mrs. Subhadra Suryakant Kadam.
10	12/01/2016	Sale Deed executed by Mr. Shivaji Dnyanoba Nimhan and others to and in favour of M/s. Suguru Realty LLP.
11	21/06/2016 And 05/01/2017	Supplementary Agreement and Correction Deed executed by Mr. Amit Vasant Nimhan and Mrs. Chaya Vasant Nimhan in favour of M/s. Suguru Realty LLP.
12	30/01/2016	Sale Deed executed by Mr. Tanaji Dnyanoba Nimhan and others to and in favour of M/s. Suguru Realty LLP.
13	30/05/2017	Sale Deed executed by Mr. Niranjan Tanaji Nimhan and others to and in favour of M/s. Suguru Realty LLP.
14	12/02/2015	Release Deed executed by Mr. Amit Vasant Nimhan and Mrs. Chaya Vasant Nimhan to and in favour of Mr. Tanaji Dnyanoba Nimhan.
15	13/01/2016	Release Deed executed by Mr. Shivaji

		Dnyanoba Nimhan and others to and in favour of Mr. Tanaji Dnyanoba Nimhan.
16	30/01/2016	Release Deed executed by Mr. Tanaji Dnyanoba Nimhan and others to and in favour of Mr. Niranjana Tanaji Nimhan.
17	18.09.1989	Index II and Sale Deed registered at Serial No. 1431/1990.
18	30.12.2020	Sale Deed dated 30.12.2020 registered at Serial No. 1157/2021.
19	15.12.2022	Mortgage Deed dated 15/12/2022
20	01.12.2023	Reconveyance Deed dated 01-12-2023.
21	03.11.2023	Demarcation Certificate dated 03/11/2023.
22	15.09.2023	Zone Certificate.
23	10.01.2024	Development Agreement and Power of Attorney executed by Mr. Tanaji Dnyanoba Nimhan to and in favour of AVS Reality at serial no. 1532/2024 and 1534/2024.

3) **THE DOCUMENTS OF THE ALLOTMENT OF THE SAID PROPERTY No.**

C:

Sr. No	Date	Name of the Documents (all are Photocopies)
1	For the year 1934 – 2023	7/12 extracts in respect of S. no. 5/88
2		M. E. Nos. . 638, 1032, 1483, 1919 and 4250
3	13.09.1993	Partition Deed dated at Serial No. 5020/1997..
4	13.09.2023	Demarcation Certificate
5	15.09.2023	Zone Certificate
6	18.10.2023	Zoning Demarcation
7	09.11.2023	Sale Deed Power of Attorney executed by Kusum

		Sopan Nimhan and others in favour of AVS Reality at serial no. 21665/2023 and 21666/2023
--	--	--

4) **THE DOCUMENTS OF THE ALLOTMENT OF THE SAID PROPERTY No.**

D:

Sr. No	Date	Name of the Documents (all are Photocopies)
1	For the year 1934 – 1999 and 2019 - 2020	7/12 extracts in respect of S. no. 5/89
2		Mutation Entries Nos. 638, 1919, 1939, 2212, 2213, 5330, 7031, 7033.
3	07/02/2018	Sale Deed at Serial No. 2838/2019...
4	07/02/2019	Sale Deed 07/02/2019 at Serial No. 2841/2019
4	23.05.2023	Demarcation Certificate
5	15.09.2023	Zone Certificate
6	13.10.2023	Zoning Demarcation
7.	09.11.2023	Sale Deed executed by Shashikant Dnyaneshwar Nimhan and others in favour of AVS Reality at serial no. 21661/2023
8.	09.11.2023	Development Agreement & Power of Attorney executed by Mr. Pramod Namdev Nimhan and another in favour of M/s. AVS Reality.

- 5) Property Card Extract in respect of C.T.S. No. 534, situated at Village – Pashan, Taluka - Haveli, District – Pune.
- 6) Photo copy of the commencement certificate dated 23/04/2024 and revised commencement certificate dated 24/03/2025 issued by PMC.
- 7) Search Report dated 28/09/2023 & 01/04/2024 issued by Adv. B. B. Pathak in respect of the respective properties and Said project Land, respectively.

8) LITIGATIONS/ENCUMBRANCE:

No Litigation/s are at present subsisting in respect of the Said Land.

On perusal of the above-mentioned documents and all the relevant documents relating to the title of the Said Properties, we are of the opinion that, Mr. Tanaji Dnyanoba Nimhan is the exclusive owner of land admeasuring 00 H. 0.67 Ares from and out of land bearing S. No. 5/87, of Village - Pashan, Taluka – Haveli, Ditricit – Pune, Mrs. Manda Tanaji Nimhan is the exclusive owner of land admeasuring 00 H. 0.5 Ares from and out of land bearing S. No. 5/87/4, of Village - Pashan, Taluka – Haveli, Ditricit – Pune, Mr. Niranjani Tanaji Nimhan, Mrs. Manda Tanaji Nimhan & Mrs. Dhanshri Niranjani Nimhan are the exclusive owner of land admeasuring 00 H. 01 Ares from and out of land bearing S. No. 5/87/4, of Village - Pashan, Taluka – Haveli, Ditricit – Pune, M/s. AVS Realty through the hands of its partners: Mr. Tanaji Dnyanoba Nimhan, and Mr. Paresh Arun Shinghvi (HUF) through its Karta and manger Mr. Paresh Arun Shinghvi is the exclusive owner of land bearing S. No. 5/88, admeasuring 00 H. 08 Ares & 00 H. 02 Ares from and out of land bearing S. No. 5/89, both situated at Village - Pashan, Taluka – Haveli, Ditricit – Pune, Mr. Pramod Namdev Nimhan and Mr. Bhim Anant Palande are the exclusive owner of land admeasuring 00 H. 02 Ares from and out of land bearing S. No. 5/89, situated at Village - Pashan, Taluka – Haveli, Ditricit – Pune. The respective owners title with regard to their respective property **is clean, clear, and marketable**. Further, **M/s AVS Realty** has the right to develop the Said Project Land and to dispose of the units to be constructed thereon, subject to the terms and conditions mentioned in the Sale Deeds as well as Development Agreements and Power of Attorneys referred herein. Further, **M/s AVS Realty** have absolute authority and rights to develop the Said Project Land by implementing the RERA project and dispose of the units therein in favour of the prospective purchasers



subject to the consideration payable to Owners as detailed in the aforesaid Sale Deed and Development Agreements.

Owner of the Property: Mr. Tanaji Dnyanoba Nimhan, Mr. Niranjan Tanaji Nimhan, Mrs. Manda Tanaji Nimhan, Mrs. Dhanshri Niranjan Nimhan, M/s. AVS Realty through the hands of its partners: Mr. Tanaji Dnyanoba Nimhan, and Mr. Paresh Arun Shinghvi (HUF) through its Karta and manager Mr. Paresh Arun Shinghvi, Mr. Pramod Namdev Nimhan and Mr. Bhim Anant Palande are the owners of their respective share in the Said Project Land.

The report reflects the flow of the title of the owner Mr. Tanaji Dnyanoba Nimhan, Mr. Niranjan Tanaji Nimhan, Mrs. Manda Tanaji Nimhan, Mrs. Dhanshri Niranjan Nimhan, M/s. AVS Realty through the hands of its partners: Mr. Tanaji Dnyanoba Nimhan, and Mr. Paresh Arun Shinghvi (HUF) through its Karta and manager Mr. Paresh Arun Shinghvi, Mr. Pramod Namdev Nimhan and Mr. Bhim Anant Palande in respect of the Said Project Land as well as the right to develop the Said Project Land of **M/s. AVS Realty** is enclosed herewith as

Annexure - "A".

Pune

Date: 26/03/2025



Adv. N. D. Sable

For S.R.S. Advocates and Associates

ENCL:Annexure - "A".

FORMAT - A
(Circular No. 28 of 2021)

FLOW OF THE TITLE OF THE SAID PROPERTY No. A & B -

a. It appears from the available record that the property bearing Survey No. 5/87, admeasuring 00 Hectares 20 Ares was originally held and occupied by one Mr. Nana Dhondi Nimhan. It further appears that said Mr. Nana Dhondi Nimhan @ Nimhan had taken loan from Mr. Narayan Ramchandra Paranjape. It further appears that Mr. Nana Dhondi Nimhan @ Nimhan repaid the entire loan amount to Mr. Narayan Ramchandra Paranjape. Accordingly, the name of Mr. Narayan Ramchandra Paranjape was deleted from the revenue record of the property bearing Survey no. 5/87 vide M.E. No. 1509.

b. It appears from the Mutation Entry no. 1554 that said Mr. Nana Dhondi Nimhan @ Nimhan expired on 18/09/1961, leaving behind him his son namely Mr. Dnyanoba, two married Daughters Mrs. Mamtabai Sopana Choudhari and Mrs. Balubai Digambar Phalke and widow Smt. Abai as his only legal heirs. Accordingly, the names of Mr. Dnyanoba, Mrs. Mamtabai Sopana Choudhari, Mrs. Balubai Digambar Phalke and Smt. Abai were mutated to the revenue record of the property bearing Survey no. 5/87 along with the other properties, vide M.E. No. 1554.

c. It appears from the Mutation Entry no. 1592 that said Mrs. Mamtabai Sopana Choudhari expired leaving behind her husband Mr. Sopana Rama Choudhari as her only legal heir. Accordingly, the name of Mr. Sopana Rama Choudhari has been mutated to the revenue record of the property bearing Survey no. 5/87 along with the other properties, vide M.E. No. 1592.

d. It appears from the Mutation Entry no. 1597 that Mr. Sopana Rama Choudhari, Mrs. Balubai Digambar Phalke and Smt. Abai Nana Nimhan had

released their undivided rights, title and interest in the joint properties including the property bearing Survey No. 5/87 to and in favor of Mr. Dnyanoba Nana Nimhan. Accordingly, the names of Mr. Sopana Rama Choudhari, Mrs. Balubai Digambar Phalke and Smt. Abai Nana Nimhan were deleted from the revenue record of the property bearing Survey no. 5/87 vide M.E. No. 1597. It has been further informed by Mr. Tanaji Nimhan that till date the aforesaid persons have neither raised any objection nor have they demanded any share. The concerned parties have executed affidavit to that effect.

e. It appears from the mutation entry no. 1919 that the provisions of the Weights, Measurements and Indian Coinage Act, 1955 were made applicable to the said village wherein the property bearing Survey No. 5/87 is situated, with the instructions to give paper effect to the areas in order to standardize the same.

f. It appears that Mr. Dnyanoba Nana Nimhan had obtained a loan of Rs. 5600/- from Pashan Vividh Karykari Sahakari Seva Society on 10/12/1976 by executing mortgage deed in respect of land bearing the Survey No. 5/87 along with certain other lands. Accordingly, the charge of the said society was recorded in the other rights column of the revenue record of land bearing Survey No. 5/87 vide mutation entry no. 2273. It further appears that Mr. Dnyanoba Nana Nimhan had repaid the said entire loan amount of Pashan Vividh Karykari Sahakari Seva Society. Therefore, the charge of Pashan Vividh Karykari Sahakari Seva was deleted from the other rights column of the Survey no. 5/87 vide mutation entry no. 2848.

g. It appears from the mutation entry no. 2892 that Mr. Narendra Falgunrao Shingte and Mr. Manohar Raghunath Gaikwad purchased an area admeasuring 00 Hector 02 Ares from and out of land bearing Survey no. 5/87 from owner Mr. Dnyanoba Nana Nimhan vide registered Sale Deed dated 20/05/1987. The said Sale Deed is registered in the office of Sub Registrar Haveli at serial no.

6774/1987. Accordingly, the concerned revenue authority has given separate number to the land/area purchased by the aforesaid Purchasers. The land purchased by the Purchasers was numbered as land bearing Survey No. 5/87/1 & the land remained with original owners was continued as land bearing Survey No. 5/87 and accordingly effect of said transaction was given vide mutation entry no. 2892.

h. It appears from the mutation entry no. 2954 that one Mr. Dilip Pandurang Junnarkar purchased an area admeasuring 00 Hector 01 Ares from and out of land bearing Survey no. 5/87 from Mr. Dnyanoba Nana Nimhan vide registered Sale Deed dated 23/06/1987. The said Sale Deed is registered in the office of Sub Registrar Haveli at serial no. 8069/1987. Accordingly, the concerned revenue authority has given separate number to the land/area purchased by the aforesaid Purchaser. The land purchased by the Purchaser was numbered as land bearing Survey No. 5/87/2 & the land remained with the original owner was continued as land bearing Survey No. 5/87 and accordingly effect of said transaction has been given vide mutation entry no. 2954.

i. It appears from the mutation entry no. 3083 that Mr. Narayan Doulatrao Patil purchased an area admeasuring 00 Hector 01 Ares from and out of land bearing Survey no. 5/87 from owner Mr. Dnyanoba Nana Nimhan vide registered Sale Deed dated 20/05/1987. The said Sale Deed is registered in the office of Sub Registrar Haveli at serial no. 6773/1987. Accordingly, the concerned revenue authority has given separate number to the land/area purchased by the aforesaid Purchaser. The land purchased by the Purchaser was numbered as land bearing Survey No. 5/87/3 & the land remained with original owners was continued as land bearing Survey No. 5/87 and accordingly effect of said transaction was given vide mutation entry no. 3083.



j. It appears from the mutation entry no. 3099 that one Mr. Kisanrao Shankar Panmand purchased an area admeasuring 00 Hector 1.5 Ares from and out of land bearing Survey no. 5/87 from owner Mr. Dnyanoba Nana Nimhan vide registered Sale Deed dated 23/06/1987. The said Sale Deed is registered in the office of Sub Registrar Haveli at serial no. 8068/1987. Accordingly, the concerned revenue authority has given separate number to the land/area purchased by the aforesaid Purchaser. The land purchased by the Purchaser was numbered as land bearing Survey No. 5/87/4 & the land remained with original owners was continued as land bearing Survey No. 5/87 and accordingly effect to the aforesaid transaction was given vide mutation entry no. 3099.

k. It appears from the mutation entry no. 3658 that Mr. Vasant Shivaji Shinde purchased an area admeasuring 00 Hector 1 Ares from and out of the land bearing Survey no. 5/87 from owner Mr. Dnyanoba Nana Nimhan vide registered Sale Deed dated 29/07/1987. The said Sale Deed is registered in the office of Sub Registrar Haveli at serial no. 9647/1987. Accordingly, the name of Mr. Vasant Shivaji Shinde was recorded to the land bearing Survey no. 5/87 vide mutation entry no. 3658, to the extent of land purchased by him

l. It appears from the mutation entry no. 3659 that Mrs. Rekha Dhar purchased an area admeasuring 00 Hector 1 Ares from and out of land bearing Survey no. 5/87 from Mr. Vasant Shivaji Shinde vide registered Sale Deed dated 16/01/1990. The said Sale Deed is registered in the office of Sub Registrar Haveli. Accordingly, the name of Mrs. Rekha Dhar was recorded to the land bearing Survey no. 5/87 and name of Mr. Vasant Shivaji Shinde was deleted vide mutation entry no. 3659.

m. It appears from the mutation entry no. 3784 that Mrs. Sushilabai Ramchandra Bhagat and Mr. Sanjay Narayan Junnarkar purchased an area admeasuring 00 Hector 1 Ares from and out of land bearing Survey no. 5/87 from

owner Mr. Dnyanoba Nana Nimhan vide registered Sale Deed dated 23/06/1987. Accordingly, the names of Mrs. Sushilabai Ramchandra Bhagat and Mr. Sanjay Narayan Junnarkar were recorded to the revenue record of land bearing Survey no. 5/87 vide mutation entry no. 3784.

n. It appears from the mutation entry no. 3785 that Mr. Jaysing Govind More purchased an area admeasuring 00 Hector 1 Ares from and out of land bearing Survey no. 5/87 from Mrs. Sushilabai Ramchandra Bhagat and Mr. Sanjay Narayan Junnarkar vide registered Sale Deed dated 11/02/1994. Accordingly, the name of Mr. Jaysing Govind More was recorded to the land bearing Survey no. 5/87 by deleting the names of Mrs. Sushilabai Ramchandra Bhagat and Mr. Sanjay Narayan Junnarkar vide mutation entry no. 3785. It further appears from the mutation entry no. 4803 that as per the order bearing no. LHN/867/99 dated 31-03-2000 passed by Hon'ble Tehsildar Haveli the area recorded in the name of Mr. Jaysingh G. More has been corrected. It further appears that as per the said order the name of Mr. Jaisingh G. More was recorded as the holder of 0.5 Ares and the names of Mrs. Sushilabai Ramchandra Bhagat and Mr. Sanjay Narayan Junnarkar were re-mutated as the holder of 0.5 Ares in the revenue record of land bearing Survey No. 5/87.

o. It appears from the mutation entry no. 4645 and photo copy of Gift deed dated 01/01/1999 that the said Mr. Dnyanoba Nana Nimhan had gifted 00 Hector 01 Ares from and out of the part of the land bearing Survey no. 5/87 to and in favour of his married daughter namely Mrs. Subhadra Suryakant Kadam vide registered Gift Deed dated 01/01/1999. The said Gift Deed is registered in the office of Sub Registrar Haveli at serial no. 1/1999. Accordingly, the name of Mrs. Subhadra Suryakant Kadam has been mutated to revenue record of the land bearing Survey no. 5/87 vide mutation entry no. 4645.

p. It appears from the mutation entry no. 4752 that Mr. Raghunath Baburao Makhar purchased an area admeasuring 00 Hector 1.5 Ares from and out of land bearing Survey no. 5/87 from Mr. Dnyanoba Nana Nimhan vide registered Sale Deed dated 29/07/1987. The said Sale Deed is registered in the office of Sub Registrar Haveli at serial no. 9646/1987. Accordingly, the name of Mr. Raghunath Baburao Makhar was recorded to the land bearing Survey no. 5/87 vide mutation entry no. 4752.

q. It appears from the mutation entry no. 4804 that Mr. Balkrushna Kerba Jadhav purchased an area admeasuring 00 Hector 0.5 Ares from and out of land bearing Survey no. 5/87 from Mr. Sanjay Narayan Junnarkar with the consent of Mrs. Sushilabai Bhagat vide registered Sale Deed dated 26/03/1991. Accordingly, the name of Mr. Balkrushna Kerba Jadhav was recorded to the revenue record of the land bearing Survey no. 5/87 vide mutation entry no. 4804, to the extent of land purchased by him.

r. It appears from the mutation entry no. 4806 that Mr. Rajaram Nanabhau Pagire purchased an area admeasuring 00 Hector 0.5 Ares from and out of land bearing Survey no. 5/87 from Mr. Balkrushna Kerba Jadhav vide registered Sale Deed dated 22/01/1996. The said Sale Deed is registered in the office of Sub Registrar Haveli at serial no. 535/1996. Accordingly, the name of Mr. Rajaram Nanabhau Pagire was recorded to the land bearing Survey no. 5/87 by deleting the name of Mr. Balkrushna Kerba Jadhav to the extent of land purchased by him vide mutation entry no. 4806.

s. It further appears that Mr. Shivaji Dnyanoba Nimhan and 2 others had filed RCS No. 1716/2004 seeking relief of partition of the land admeasuring 10 Ares out of the land bearing survey no. 5/87 against Mr. Dnyanoba Nana Nimhan before Hon'ble CJJD. It appears that the said suit was compromised in terms of the compromise purshis filed by the parties to the suit at exhibit 10. It appears that in



pursuance to the compromise/consent decree, land admeasuring 03 Ares each was allotted exclusively to Mr. Shivaji Dnyanoba Nimhan, Mr. Tanaji Dnyanoba Nimhan and Mr. Amit Vasant Nimhan from and out of land bearing Survey no. 5/87 as per the map annexed thereto. It appears from the said consent decree that 01 Ares land out of land bearing Survey no. 5/87 came to be allotted to Mr. Dnyanoba Nana Nimhan. The effect of the aforesaid Decree was given to the revenue record of the land bearing Survey no. 5/87 vide mutation entry no. 5520.

t. It appears from the mutation entry no. 5784 and photocopy of the Sale Deed that Mrs. Subhadra Suyakant Kadam purchased an area admeasuring 750 Square Feet from and out of land bearing Survey no. 5/87 from Mr. Shivaji Dnyanoba Nimhan vide registered Sale Deed dated 26/12/2006. The said Sale Deed is registered in the office of Sub Registrar Haveli no. 19 at serial no. 8703/2006. Accordingly, the name of Mrs. Subhadra Suryakant Kadam was recorded to the revenue record of the land bearing Survey no. 5/87 vide mutation entry no. 5784, to the extent of land purchased by him.

u. It appears from the mutation entry no. 5995 that Mr. Dnyanoba Nana Nimhan expired on 29/11/2011, leaving behind him his sons namely Mr. Tanaji, Mr. Shivaji and grandson Amit Vasant Nimhan and daughter in law Smt. Chaya Vasant Nimhan (Viz. son and wife of predeceased son Mr. Vasant Dnyanoba Nimhan) married daughters Mrs. Kusum Kaluram Avhale, Mrs. Subhadra Suryakant Kadam and Mrs. Nanda Baban Kalbhor as his only legal heirs. Accordingly, the names of Mr. Tanaji Dnyanoba Nimhan, Mr. Shivaji Dnyanoba Nimhan, Mr. Amit Vasant Nimhan, Mrs. Chaya Vasant Nimhan, Mrs. Kusum Kaluram Avhale, Mrs. Subhadra Suryakant Kadam and Mrs. Nanda Baban Kalbhor were recorded to the land bearing Survey no. 5/87, vide mutation entry no. 5995.

v. It appears from the photocopy of the registered Will and mutation entry no. 5996 that Mr. Dnyanoba Nana Nimhan expired on 29/11/2011 leaving



behind his last will and testament dated 14/11/2008. It appears that said will is registered in the office of Sub- Registrar 4 at serial no. 8905/08. It appears that as per the provisions of the said will late Dnyanoba Nana Nimhan bequeath his entire share, right, ownership and holding in the land bearing Survey No. 5/87 to and in favour of Mr. Shivaji Dnyanoba Nimhan, Mr. Tanaji Dnyanoba Nimhan, Mr. Amit Vasant Nimhan and Mrs. Chaya Vasant Nimhan equally.

w. It appears from the Mutation Entry no. 5997 and Photocopy of the Release Deed that Mrs. Kusum Kaluram Avhale, Mrs. Subhadra Suryakant Kadam and Mrs. Nanda Baban Kalbhor had released their entire rights, title and interest in the joint properties including land bearing Survey No. 5/87 to and in favor of Mr. Tanaji Dnyanoba Nimhan and Mr. Shivaji Dnyanoba Nimhan. It appears that accordingly the names of Mrs. Kusum Kaluram Avhale, Mrs. Nanda Baban Kalbhor and Mrs. Subhadra Suryakant Kadam were deleted from the revenue record of the land bearing Survey no. 5/87 vide M.E. 5997.

x. It appears from the mutation entry no. 6120 that Mrs. Sughandha Jaysing More, Mr. Sudhakar Jaysing More, Mr. Sunil Jaysing More, Mr. Sanjay Jaysing More and Mrs. Sunita Rajendra Ravade purchased an area admeasuring 00 Hector 0.5 Ares from and out of land bearing Survey no. 5/87 and 01 Ares from land bearing Survey No. 5/87/2 from Mr. Rajaram Nanabhau Pagire vide registered Sale Deed dated 11/08/2006. The said Sale Deed is registered in the office of Sub Registrar Haveli at serial no. 5673/2006. Accordingly, the names of Mrs. Sughandha Jaysing More, Mr. Sudhakar Jaysing More, Mr. Sunil Jaysing More, Mr. Sanjay Jaysing More and Sunita Rajendra Rawade were recorded to the revenue record of the land bearing Survey no. 5/87 vide mutation entry no. 6120, to the extent of land purchased by them.

y. It appears from the Mutation Entry no. 6308 and Photocopy of the Release Deed dated 12/02/2015 that Mr. Amit Vasant Nimhan and Mrs. Chaya

Vasant Nimhan released their rights, title and interest and holding to the extent of 358.60 square feet out of 00H 01 Ares land held by Late Mr. Dnyanoba Nana Nimhan from and out of land bearing Survey No. 5/87 to and in favor of Mr. Tanaji Dnyanoba Nimhan, with the consent of Mr. Shivaji D Nimhan. The said Release Deed is registered in the office of Sub Registrar Haveli no. 24 at serial no. 1338/2015. The effect of the said Release Deed has been given to the land bearing Survey no. 5/87 vide M.E. 6308.

z. It further appears from the mutation entry no. 6316 that Mrs. Nanda Baban Kalbhor had filed SCS 1439/2012 for partition of the various properties including land bearing survey no. 5/87 as detailed therein. It appears that the said suit has been decreed on 13-02-2015 in terms of compromise purshis/consent terms filed by the parties to the said suit at Exhibit 39. It appears from the same that the parties thereto have confirmed, admitted and accepted the allotment of area out of land bearing Survey No. 5/87 in terms of the decree passed in RCS No. 1716/2004.

aa. It appears from the Mutation Entry no. 6367 and Photocopy of the Release Deed dated 13/01/2016 that Mr. Shivaji Dnyanoba Nimhan released his rights, title and interest and holding to the extent of 358.60 square feet out of 00H 01 Are land held by Late Mr. Dnyanoba Nana Nimhan from and out of land bearing Survey No. 5/87 to and in favor of Mr. Tanaji Dnyanoba Nimhan, with the consent of Mrs. Nanda Shivaji Nimhan and others. The said Release Deed is registered in the office of Sub Registrar Haveli no. 15 at serial no. 503/2016. The effect of the said Release Deed has been given to the land bearing Survey no. 5/87 vide M.E. 6367.

ab. It appears from the mutation entry no. 6368 and the Photocopy of the Sale Deed dated 12-01-2016 that Mr. Amit Vasant Nimhan and Mrs. Chaya Vasant Nimhan, have sold an undivided area admeasuring 2500 square feet and Mr.

Shivaji Dnyanoba Nimhan and his family members have sold an undivided area admeasuring 2478 square feet from and out of land bearing survey no. 5/87 to and in favour of M/s. Suguru Realty LLP. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 15, at serial No. 507/2016. Accordingly, the name of the M/s. Suguru Realty LLP has been mutated to the revenue record of the Said Property, vide M.E. No. 6368, to the extent of area purchased by them.

ac. It appears from the Photocopy of the Release Deed dated 30/01/2016 and the mutation entry no. 6646 that Mr. Tanaji Dnyanoba Nimhan and his family members have released their rights, title and interest to the extent of their entire ancestral land holding admeasuring 3587 Square Feet from and out of land bearing Survey No. 5/87 to and in favor of Mr. Niranjn Tanaji Nimhan. The said Release Deed is registered in the office of Sub Registrar Haveli no. 15 at serial no. 919/2016. The effect of the said Release Deed has been given to the land bearing Survey no. 5/87 vide M.E. 6646.

ad. It further appears that Mr. Amit Vasant Nimhan and Mrs. Chaya Vasant Nimhan have executed Supplementary Agreement dated 21/06/2016 to and in favour of M/s. Suguru Realty LLP and has relinquished their right to take constructed premises from M/s. Suguru Realty LLP in consideration of Rs. 34,50,000/- on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 15, at Sr. No. 4662/2016. It also appears that Mr. Amit Vasant Nimhan and Mrs. Chaya Vasant Nimhan have executed Correction Deed dated 05/01/2017 to and in favour of M/s. Suguru Realty LLP and have confirmed the receipt of payment as mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 15, at Sr. No. 77/2017.

ae. It appears from Photocopy of the Sale Deed dated 30/01/2016 that Mr. Tanaji Dnyanoba Nimhan along with his family members have sold FSI admeasuring 1160.57 square feet from and out of the FSI available to them in



respect of their holding from and out of land bearing survey no. 5/87 to M/s. Suguru Realty LLP. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 15, at serial No. 909/2016.

af. It appears from Photocopy of the Sale Deed dated 30/05/2017 that Mr. Niranjan Tanaji Nimhan along with his family members have sold FSI admeasuring 559.72 square feet from and out of the FSI available to them in respect of their holding from and out of land bearing survey no. 5/87 to M/s. Suguru Realty LLP. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 15, at serial No. 4934/2017.

ag. It appears from Photocopy of the Sale Deed dated 18/01/2018 and M.E. No. 6739 that Promoter/Builder have conveyed the part of the Survey No. 5/87 along with buildings/structures standing thereon in favour of the aforesaid SUGURU DATTA CO-OPERATIVE HOUSING SOCIETY LIMITED to the provisions of Maharashtra Apartment Ownership Act, 1970 vide registered Deed of Conveyance dated 18th January, 2018, which is registered at serial no. 645/2018, in the office of the Sub-Registrar Haveli no. 15. The effect of the said Release Deed has been given to the land bearing Survey no. 5/87 vide M.E. 6739.

ah. It furthers appears that Mr. Tanaji Dnyanoba Nimhan had obtained loan from Canfin Homes Ltd, by mortgaging the property mentioned therein vide registered Mortgage Deed dated 11-05-2010. The same is registered in the office of Sub Registrar Haveli at Sr. No. 4295/2010. It appears that Mr. Tanaji Dnyanoba Nimhan had obtained loan from Canfin Homes Ltd, by mortgaging the property mentioned vide registered Mortgage Deed dated 12-09-2014. The same is registered in the office of Sub Registrar Haveli at Sr. No. 7687/2014. It appears that Mr. Tanaji Dnyanoba Nimhan had obtained loan from Canfin Homes Ltd, by mortgaging the property mentioned therein vide registered Mortgage Deed dated 29-03-2016. The same is registered in the office of Sub Registrar Haveli no. 13 at



Sr. No. 2705/2016. It further appears that, upon repayment of entire loan Canfin Homes Ltd has executed three separate Reconveyance of Mortgage Deed all dated 14-02-2019. The same are registered in the office of Sub Registrar Haveli no. 15 at Sr. No. 2361/2019, 2362/2019 & 2163/2019 respectively.

ai. It furthers appears that Mr. Tanaji Dnyanoba Nimhan had obtained loan from Shivray Nagari Sahakari Patsansthan, by mortgaging the property mentioned therein vide registered Mortgage Deed dated 13-10-2010. The same is registered in the office of Sub Registrar Haveli at Sr. No. 7463/2010. Upon repayment of entire loan, Shivray Nagari Sahakari Patsansthan has executed the Reconveyance of Mortgage Deed dated 08/02/2019. The same is registered in the office of Sub Registrar Haveli no. 15 at Sr. No. 2004/2019.

aj. It furthers appears that Mr. Tanaji Dnyanoba Nimhan had obtained loan from Pimpri Chinchwad Sahakari Bank, by mortgaging the property mentioned therein vide registered Mortgage Deed dated 27-07-2016. The same is registered in the office of Sub Registrar Haveli no. 24 at Sr. No. 5593/2016. It further appears that, upon repayment of entire loan Pimpri Chinchwad Sahakari Bank has executed Reconveyance of Mortgage Deed dated 01-06-2018. The same is registered in the office of Sub Registrar Haveli no. 24 at Sr. No. 4017/2018.

ak. It furthers appears that Mr. Tanaji Dnyanoba Nimhan had obtained loan from Bank of India, by mortgaging flat no. 102 and portion of building already constructed on another part of S.no. 5/87 vide registered Mortgage Deed dated 12-04-2021. The same is registered in the office of Sub Registrar Haveli no. 15 at Sr. No. 6698/2021. The aforesaid bank has also issued letter dated 16/03/2024 stating that they have not financed remaining area of S. no. 067 Ares from S. No. 5/87(p) and S. no. 5/87/4.



al. It appears from the mutation entry no. 3372 and from the photocopy of the Sale Deed dated 18.09.1989, registered in the office of Sub-registrar Haveli 2 at Sr. No. 1431/1990 that, Mr. Kisanrav Shankar Panamand sold an area admeasuring 00 H 0.5 Ares from and out of the land bearing S. No. 5/87/4, Pashan, Pune to and in favour of Mrs. Manda Tanhaji Nimhan. Accordingly, the name of Mrs. Manda Tanhaji Nimhan has been mutated for an area admeasuring 00 H 0.5 Ares in the revenue record of the aforesaid property.

am. It appears from the mutation entry no. 3400 that, Mr. Kisanrao Shankar Panmand sold an area admeasuring 00 H 01 Ares from and out of the land bearing S. No. 5/87/4, Pashan, Pune to and in favour of Smt. Elizabeth Santhigyako. Accordingly, the name of Smt. Elizabeth Santhigyako has been mutated for an area admeasuring 00 H 01 Ares in the revenue record of the aforesaid property.

an. It appears from the mutation entry no. 4366 that, Mrs. Manda Tanaji Nimhan has mortgaged her share in the land bearing S. No. 5/87/4, Pashan, Pune with the Sharda Co-operative Bank Ltd. Thereafter, it appears from the the mutation entry no. 4585 that, Mrs. Manda Tanaji Nimhan has repaid the entire loan obtained from the Said Bank. Accordingly, the charge of the Sharda Co-operative Bank Ltd has been deleted

ao. It appears from the mutation entry no. 6253 that Mrs. Manda Tanaji Nimhan and others have mortgaged her share in the land bearing S. No. 5/87/4, Pashan, Pune with the Pimpri Chinchwad Co-operative Bank Ltd. The same is registered in the office of Sub-registrar Haveli no. 24 at Sr. no. 164/2015. Thereafter, it appears from the Deed of Reconveyance dated 09-08-2016, executed Pimpri Chinchwad Co-operative Bank Ltd in favour of Mrs. Manda Tanaji Nimhan & others that they have repaid the entire loan obtained from the said bank. The same is registered in the office of Sub-registrar Haveli no. 24 at Sr. no. 5931/2016.



ap. That the mutation entry no. 6303 and 6353 are not concerned with the Said property.

aq. It appears from the mutation entry no. 6857 that, Smt. Elizabeth Santhigyako sold an area admeasuring 00 H 01 Ares from and out of the land bearing S. No. 5/87/4, Pashan, Pune to and in favour of Mr. Pundlik Maruti Wadekar. Accordingly, the name of Mr. Pundlik Maruti Wadekar has been mutated for an area admeasuring 00 H 01 Ares in the revenue record of the aforesaid property.

ar. It appears from the mutation entry no. 6944 and from the photocopy of the Sale Deed dated 30.12.2020 registered in the office of Sub-registrar Haveli 3 at Sr. No. 1157/2021 that, Mr. Pundlik Maruti Wadekar sold an area admeasuring 00 H 01 Ares from and out of the land bearing S. No. 5/87/4, Pashan, Pune to and in favour of Mr. Niranjan Tanaji Nimhan, Mrs. Manda Tanaji Nimhan and Mrs. Dhanashri Niranjan Nimhan. Accordingly, the name of Mr. Niranjan Tanaji Nimhan, Mrs. Manda Tanaji Nimhan and Mrs. Dhanashri Niranjan Nimhan were mutated for an area admeasuring 00 H 01 Ares in the revenue record of the land bearing S. No. 5/87/4, Pashan, Pune. It further appears from the copy of the Correction Deed dated 15-06-2022 that the aforesaid parties have rectified the date of execution of the Sale Deed. The same is registered in the office of Sub-registrar Haveli no. 24 at Sr. No. 10210/2022.

as. It appears from the copy of the Mortgage Deed dated 15-12-2022 that Mrs. Manda Tanaji Nimhan and others have mortgaged the their share in the land bearing S. No. 5/87/4, Pashan, Pune with the Saraswat Co-operative Bank. The same is registered in the office of Sub-registrar Haveli no. 24 at Sr. no. 22333/2022. Thereafter, it appears from the Deed of Reconveyance dated 01-12-2023, executed by Saraswat Co-operative bank in favour of Mrs. Manda Tanaji Nimhan & others as they have repaid the entire loan obtained from the said bank.

The same is registered in the office of Sub-registrar Haveli no. 24 at Sr. no. 26620/2023.

at. It appears that the concerned authority has issued demarcation certificate and zoning demarcation certificate, dated 03/11/2023 and 21/12/2023 respectively in respect of the land described clause A & B above.

av. It appears from the zone certificate issued by Pune Municipal Corporation, Pune that the part of the land bearing Survey No. 5 is situated residential, agricultural and green belt zone and part of the land bearing Survey no. 5 is also affected by 24-meter DP Road. However, as per zoning demarcation both properties i.e. land described clause A & B above are situated within residential zone.

aw. It appears from the Development Agreement and Power of Attorney dated 10/01/2024 that Mr. Tanhaji Dnyanoba Nimhan and others have executed the Development Agreement and Power of Attorney in respect of the Said Land to and in favour of M/s A V S Realty through the hands of its partners: Mr. Tanaji Dnyanoba Nimhan, and Mr. Paresh Arun Shinghvi (HUF) through its Karta and manger Mr. Paresh Arun Shinghvi. The same were registered in the office of Sub-registrar Haveli No. 19 at Sr. No. 1532/2024 & 1534/2024 respectively.

FLOW OF THE TITLE OF THE SAID PROPERTY No. C –

a. It appears from the mutation entry no. 638 that as per Falani Bara, the name of Mr. Sawala Genu Nimhan was mutated in the revenue records of the Said property.



b. It appears from the mutation entry no. 1032 that Mr. Sawala Genu Nimhan expired intestate on 29/04/1945 leaving behind his son namely Mr. Vithoba Sawla Nimhan as his only legal heir and representative. Accordingly, the name of Mr. Sawla Genu Nimhan was deleted and the name of Mr. Vithoba Sawla Nimhan was recorded in the 7/12 extract as holder and occupier of the Said property.

c. It appears from the mutation entry no. 1483 that Mr. Vithoba Sawla Nimhan expired intestate on 10/12/1957 leaving behind his three sons namely Mr. Nivrutti Vithoba Nimhan, Mr. Dnyanoba Vithoba Nimhan, Mr. Sopana Vithoba Nimhan and one daughter namely Muktabai Ravsaheb Jadhav, wife Smt. Manabai Vithoba Nimhan and mother namely Smt. Manjulabai Sawla Nimhan. Accordingly, the name of Mr. Nivrutti Vithoba Nimhan has been recorded as Karta & Manager to the revenue record of the Said property. It has been informed by Mr. Shashikant Dnyaneshwar Nimhan that wife of late Mr. Vithoba Nimhan i.e. Smt. Manabai Vithoba Nimhan and mother of late Mr. Vithoba Nimhan is also expired.

d. It appears from the mutation entry no. 1919 that the provisions of the Weights and Measurements Act, 1958 and Indian Coinage Act, 1955 were made applicable to Village Pashan wherein the Said property is situated.

e. It appears from the Mutation Entry no. 4250 and Partition Deed dated 13.09.1993 that Mr. Nivrutti Vitthal Nimhan, Mr. Dnyanoba Vitthal Nimhan, Smt. Kusum Sopana Nimhan, Mrs. Muktabai Ravsaheb Jadhav partitioned various properties including the said property vide registered Partition Deed dated 13/09/1993. The same is registered in the office of Sub Registrar Haveli No. 4 at Sr. No. 5020/1997. Further, it appears from the said Partition Deed dated 13/09/1993 that Mr. Sopana Vithoba Nimhan expired intestate in the year 1983 leaving behind his wife namely Smt. Kusum Sopana Nimhan as his only legal heir and representative. Further, it appears that Smt. Kusum Sopana Nimhan was a party to the said Partition Deed and the Said property was exclusively allotted to



her. Accordingly, the name of Smt. Kusum Sopana Nimhan was mutated to the revenue record of the Said property vide the said Mutation Entry no. 4250. However, it appears that the said property is in possession of the brother in law of Smt. Kusum Sopanrao Nimhan as per the aforesaid Partition Deed. Further, it has been informed by Mr. Shashikant Dnyaneshwar Nimhan that the said Mr. Dnyanoba alias Dnyaneshwar Vithoba Nimhan is expired intestate leaving behind his wife Smt. Sulochana Dnyaneshwar Nimhan, his son Mr. Shashikant Dnyaneshwar Nimhan and two daughters namely Mrs. Suvarnamala Chandrakant Jadhav & Mrs. Shubhangi Sandeep Jadhav and they are in possession of the Said property.

f. It appears that concern authority has also issued demarcation certificate dated 13/09/2023 under मो. र. नं. 885/2023 & zoning demarcation dated 18/10/2023 in respect of the aforesaid land.

h. We have issued public notice in daily newspaper Lokmat in its edition dated 10/09/2023 calling objections from public at large in respect of the Said property. However, till date we have not received any objection in pursuance of the same.

i. It appears from the mutation entry no. 7210 and from the photocopy of the Sale Deed dated and Power of attorney dated 09.11.2023 registered in the office of Sub-registrar Haveli 01 at Sr. No. 21665/2023 and 21666/2023 that, Mr. Smt. Kusum Sopan Nimhan and others have sold the aforesaid land to and in favour of M/s. AVS Realty through the hands of its partners: Mr. Tanaji Dnyanoba Nimhan, and Mr. Paresh Arun Shinghvi (HUF) through its Karta and manger Mr. Paresh Arun Shinghvi. Accordingly, the names of M/s A V S Realty through the hands of its partners: Mr. Tanaji Dnyanoba Nimhan, and Mr. Paresh Arun Shinghvi (HUF) through its Karta and manger Mr. Paresh Arun Shinghvi have been mutated in the revenue record of the aforesaid land.



FLOW OF THE TITLE OF THE SAID PROPERTY No. D-

a. It appears from the mutation entry no. 638 that as per Falani Bara, the name of Mr. Buva Genu Nimhan was mutated in the revenue records of the Said property as owner and occupier of the same.

b. It appears from the mutation entry no. 1919 that the provisions of the Weights and Measurements Act, 1958 and Indian Coinage Act, 1955 were made applicable to Village Pashan wherein the Said property is situated.

c. It appears from the mutation entry no. 1939 that Mr. Buvaji Genu Nimhan expired intestate on 28/09/1969 leaving behind his three sons namely Mr. Dattatray Buvaji Nimhan, Mr. Baban Buva Nimhan, Mr. Ranjit Buva Nimhan and Four daughters namely Mrs. Shalini Nagesh Lokhande, Mrs. Malinibai Baban Gole, Ms. Bebi Buva Nimhan and Ms. Subhadrabai Buva Nimhan and two wives namely Smt. Dropadabai Buva Nimhan and Smt. Parubai Buva Nimhan as his only legal heirs and representatives. Accordingly, the names of Mr. Dattatray Buvaji Nimhan, Mr. Baban Buva Nimhan, Mr. Ranjit Buva Nimhan have been mutated in the occupier's column of the 7/12 extract of the Said property and the names of Mrs. Shalini Nagesh Lokhande, Mrs. Malinibai Baban Gole, Ms. Bebi Buva Nimhan Ms. Subhadrabai Buva Nimhan, Smt. Dropadabai Buva Nimhan and Smt. Parubai Buva Nimhan were mutated in the other rights column of the 7/12 extract of the Said property.

d. It appears from the mutation entry no. 2212 that Mrs. Shalini Nagesh Lokhande, Mrs. Malinibai Baban Gole, Mrs. Bebi Suresh Modak (Ms. Bebi Buva Nimhan), Ms. Subhadrabai Buva Nimhan, Smt. Dropadabai Buva Nimhan and Smt. Parubai Buva Nimhan released their undivided share and rights from and out of Said property by giving their statements to that effect before the concerned revenue officer. Accordingly, the names of Mrs. Shalini Nagesh Lokhande, Mrs.

Malinibai Baban Gole, Mrs. Bebi Suresh Modak (Ms. Bebi Buva Nimhan), Ms. Subhadrabai Buva Nimhan, Smt. Dropadabai Buva Nimhan and Smt. Parubai Buva Nimhan have been deleted from the revenue record of the Said property.

e. It appears from the Mutation Entry no. 2213 that Mr. Dattatray Buvaji Nimhan, Mr. Baban Buva Nimhan and Mr. Ranjit Buva Nimhan partitioned various properties including the said property amongst each other. As per the said partition the Said property came to the share of Mr. Baban Buva Nimhan. Accordingly, the name of Mr. Baban Buva Nimhan was mutated to the revenue record of the Said property as exclusive owner and occupier thereof.

f. It appears from the mutation entry no. 5330 that Mr. Baban Buva Nimhan expired intestate on 29/08/1977 leaving behind his son namely Mr. Kishor Baban Nimhan and wife Smt. Suman Baban Nimhan as his only legal heirs and representatives. Accordingly, the name of Mr. Baban Buva Nimhan was deleted and the names of Mr. Kishor Baban Nimhan and Smt. Suman Baban Nimhan were recorded in the 7/12 extract as joint holders and occupiers of the Said property.

g. It appears from the mutation entry no. 7031 and from the photocopy of the Sale Deed dated 07.02.2019 registered in the office of Sub-registrar Haveli 15 at Sr. No. 2838/2019 that, Mr. Kishor Baban Nimhan with the consent of Smt. Sulbha Kishor Nimhan and others sold an area admeasuring 00 H 02 Ares from and out of the Said property to and in favour of Mr. Sanjay Vishwanath Nimhan and Mr. Mohanlal Shankarlal Dangi. Accordingly, the names of Mr. Sanjay Vishwanath Nimhan and Mr. Mohanlal Shankarlal Dangi have been mutated for an area admeasuring 00 H 02 Ares in the revenue record of the Said property. Further, upon perusal of the aforesaid Sale Deed dated 07/02/2019 & relevant 7/12 extract it appears that Smt. Suman Baban Nimhan has executed a Release Deed dated 06/02/2019 in respect of her undivided share in the Said property to and in favour of her son Mr. Kishor Baban Nimhan. The said Release Deed is registered in the



office of Sub-registrar Haveli No. 15 at Serial No. 1925/2019 and accordingly the name of Smt. Suman Baban Nimhan was deleted from the revenue records of the Said property.

h. It appears from the mutation entry no. 7033 and from the photocopy of the Sale Deed dated 07/02/2019 registered in the office of Sub-registrar Haveli 15 at Sr. No. 2841/2019 that, Mr. Kishor Baban Nimhan and others sold the remaining area admeasuring 00 H 02 Ares from the Said property to Mr. Shashikant Dnyaneshwar Nimhan. Accordingly, the name of Mr. Shashikant Dnyaneshwar Nimhan has been mutated to an area admeasuring 00 H 02 Ares to the revenue record of the Said property.

i. It appears from the mutation entry no. 7234 and from the photocopy of the Sale Deed dated 09/11/2023 registered in the office of Sub-registrar Haveli 01 at Sr. No. 21661/2023 that, Mr. Shashikant Dnyaneshwar Nimhan and others sold the area admeasuring 00 H 02 Ares from and out of the aforesaid land to and in favour of M/s. AVS Realty Through Partner Mr. Tanhaji Dnyanoba Nimhan and Mr. Paresh Arun Shingavi (HUF) and sold the remaining area admeasuring 00 H 02 Ares to and in favour of Mr. Pramod Namdev Nimhan and Mr. Bhim Anant Palande. Accordingly, the name of M/s. AVS Realty through Partner Mr. Tanhaji Dnyanoba Nimhan and Mr. Paresh Arun Shingavi (HUF), Mr. Pramod Namdev Nimhan and Mr. Bhim Anant Palande came to be mutated in the revenue record of the aforesaid land vide mutation entry no 7234.

j. It appears that the concerned authority has issued a demarcation certificate dated 23/05/2023 under **मो. र. नं. 13241/2023** & zoning demarcation dated 13/10/2023 in respect of the aforesaid land. It appears from the Zoning Demarcation that the aforesaid land is situated within Residential Zone.



k. We have issued public notice in daily newspaper Lokmat in its edition dated 10/09/2023 calling objections from public at large in respect of the Said property. However, till date we have not received any objection in pursuance of the same.

l. It appears from the Development Agreement and Power of Attorney dated 09/11/2023 that Mr. Pramod Namdev Nimhan and Mr. Bhim Anant Palande have granted development rights in respect of their share in the aforesaid land to and in favour of M/s A V S Realty through the hands of its partners: Mr. Tanaji Dnyanoba Nimhan, and Mr. Paresh Arun Shinghvi (HUF) through its Karta and manger Mr. Paresh Arun Shinghvi. The same were registered in the office of Sub-registrar Haveli No. 19 at Sr. No. 21663/2023 & 21664/2023 respectively.

It appears that Pune Municipal Corporation has approved the layout in respect of the Said Project Land and has also approved building plan to be constructed thereon. The PMC has issued a Commencement Certificate dated 23/04/2024 bearing CC/0262/24 and revised Commencement Certificate dated 24/03/2025 bearing No. CC/4206/24.

Search Details:

We have appointed Adv. B. B. Pathak to take the search in respect of the Said property. Accordingly, applications were filed in the office of Sub-Registrar Haveli of Assurance for taking search for last 30 years i.e. from 1994 to 2023 and for the years 2023 to 2024. An amount of Rs. 750/- and Rs. 300/- have been paid in the office of Sub-Registrar Haveli vide E-Challan through net banking of Bank of Baroda, vide GRN MH008745147202324U and GRN MH000047621202425U towards the search fees on Rs. 750/- and Rs. 300. As per the instructions, Adv. B. B. Pathak has taken search in the office of Sub-Registrar Haveli, and common search in the office of Joint District Registrar, Pune and also on the website of IGR Pune. Adv. B. B. Pathak has submitted his report dated 28/09/2023 in respect of the respective properties & report dated



01/04/2024 in respect of the Said Project Land & he has not come across any adverse entry to the title of land owned by Mr. Tanaji Dnyanoba Nimhan i.e. land admeasuring 00 H. 0.67 Ares from and out of land bearing S. No. 5/87, of Village - Pashan, Taluka – Haveli, Ditricit – Pune, Mrs. Manda Tanaji Nimhan the owner of land admeasuring 00 H. 0.5 Ares from and out of land bearing S. No. 5/87/4, of Village - Pashan, Taluka – Haveli, Ditricit – Pune, Mr. Niranjn Tanaji Nimhan , Mrs. Manda Tanaji Nimhan & Mrs. Dhanshri Niranjn Nimhan the owners of land admeasuring 00 H. 01 Ares from and out of land bearing S. No. 5/87/4, of Village - Pashan, Taluka – Haveli, Ditricit – Pune, M/s. AVS Realty through the hands of its partners: Mr. Tanaji Dnyanoba Nimhan, and Mr. Paresh Arun Shinghvi (HUF) through its Karta and manger Mr. Paresh Arun Shinghvi the owner of land bearing S. No. 5/88, admeasuring 00 H. 08 Ares & 00 H. 02 Ares from and out of land bearing S. No. 5/89, both situated at Village - Pashan, Taluka – Haveli, Ditricit – Pune, Mr. Pramod Namdev Nimhan and Mr. Bhim Anant Palande the owners of land admeasuring 00 H. 02 Ares from and out of land bearing S. No. 5/89, situated at Village - Pashan, Taluka – Haveli, Ditricit – Pune.

Title Opinion:

Thus, we are of the opinion that Mr. Tanaji Dnyanoba Nimhan is the exclusive owner of land admeasuring 00 H. 0.67 Ares from and out of land bearing S. No. 5/87, of Village - Pashan, Taluka – Haveli, Ditricit – Pune, Mrs. Manda Tanaji Nimhan is the exclusive owner of land admeasuring 00 H. 0.5 Ares from and out of land bearing S. No. 5/87/4, of Village - Pashan, Taluka – Haveli, Ditricit – Pune, Mr. Niranjn Tanaji Nimhan, Mrs. Manda Tanaji Nimhan & Mrs. Dhanshri Niranjn Nimhan are the exclusive owner of land admeasuring 00 H. 01 Ares from and out of land bearing S. No. 5/87/4, of Village - Pashan, Taluka – Haveli, Ditricit – Pune, M/s. AVS Realty through the hands of its partners: Mr. Tanaji Dnyanoba Nimhan, and Mr. Paresh Arun Shinghvi (HUF) through its Karta and manger Mr. Paresh



Arun Shinghvi is the exclusive owner of land bearing S. No. 5/88, admeasuring 00 H. 08 Ares & 00 H. 02 Ares from and out of land bearing S. No. 5/89, both situated at Village - Pashan, Taluka – Haveli, Ditricr – Pune, Mr. Pramod Namdev Nimhan and Mr. Bhim Anant Palande are the exclusive owner of land admeasuring 00 H. 02 Ares from and out of land bearing S. No. 5/89, situated at Village - Pashan, Taluka – Haveli, Ditricr – Pune & the title of the respective land owner is clean, clear and marketable. Further, **M/s AVS Realty** has the right to develop the Said Project Land and to dispose of the units/flats to be constructed thereon, subject to the terms and conditions mentioned in the Sale Deeds as well as Development Agreements and Power of Attorneys referred herein above. Further, **M/s AVS Realty** have absolute authority and rights to develop the Said Project Land by implementing the RERA project and dispose of the units/flats therein in favour of the prospective purchasers, subject to the consideration payable to the respective owners as detailed in the aforesaid Sale Deed and Development Agreements.

Hence this Legal Title Report is issued by us on 26/03/2025, accordingly.

Pune

Date: 26/03/2025



A handwritten signature in black ink, appearing to be "N. D. Sable".

Adv. N. D. Sable

For S.R.S. Advocates and Associates