

Adv. Prashant Karanraj Parmar, (B.Com, LL.B)

B-401, Overa Enclave, Next to Saraswati Society, Near Padamjee Police chowky,
Bhawani Peth, Pune-2, Mobile No: 9028941296,

Date: 01/02/2023

To,
Maha RERA
Mumbai.

FORMAT- A
(Maha RERA Circular no. 28/2021)

LEGAL TITLE REPORT

Subject – Title Clearance Certificate in respect of an amalgamated land/plot admeasuring 17199.55 square meters consisting of contiguous land bearing Survey no. 38/1/A/1A/1(P), 38/4/1(P), 38/5 and 38/3, situate at Village Kharadi Taluka Haveli, District Pune (hereinafter referred as the Said Plot or the Said Property);

1. I have investigated the title of the Said Plot or Said Property on the request of a Director of Vilas Javdekar Eco Homes and have perused the following documents
(1) Description of the property (as detailed in Annexure 1)
(2) The documents of the land (as detailed in Annexure 2)
(3) 7/12 Extracts and mutation entries (as detailed in Annexure 3)
(4) Search report for 30 years from 1993 to 2022 (as detailed in Annexure 4)
2. On perusal of the above-mentioned documents and all other relevant documents to title of the said property, and subject to what is stated in my detailed report dated 01/02/2023, I am of the opinion that the title of Vilas Javdekar Eco Homes on the said Property is clear, marketable and without any encumbrances.

Owners of Land:

Sr. No.	Owners of Land:	Survey No.	Area in sq.mtrs.
1.	Pathare family & others	38/1/A/1A/1(P),	1751.55
2	Vilas Javdekar Eco Homes	38/4/1(P)	4148.00
3	Vilas Javdekar Eco Homes	38/5	3600.00
4	Vilas Javdekar Eco Homes	38/3	7700.00
TOTAL			17199.55

Qualifying comments / Remarks: Vilas Javdekar Eco has development rights for land bearing Survey number 38/1/A/1A/1(P), as detailed in the flow of title enclosed.

3. The report reflecting the flow of the title of Vilas Javdekar Eco Homes on the said land is enclosed as Format –A.

Encl.: Annexures and Format A
Date: 01/02/2023



Prashant
Prashant Parmar
Advocate

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FLOW OF THE TITLE OF THE SAID PLOT/PROPERTY

1. **7/12 Extract as on date of Application for Registration:**
On Perusal of the 7/12 extract of Survey numbers 38/4/1, 38/5 and 38/3 dated 23/12/2022, 26/12/2022 & 23/12/2022 respectively, the name of Vilas Javdekar Eco Homes is appearing on 7/12 extracts and name of Eknath Narayan Pathare and others are appearing on 7/12 of Survey number 38/1/A/1A/1.
2. **Mutation Entry:**
 - The name of Vilas Javdekar Eco Homes is duly mutated in the main owner/occupiers column on 7/12 extracts of Survey numbers 38/4/1, 38/5 and 38/3 by virtue of Mutation Entry No. 27828, 27845, 27762, 27585 dated 23/12/2022, 26/12/2022 & 23/12/2022 respectively total area admeasuring 15448 Sq.m. and having development rights in respect of area admeasuring 1751.55 Sq. m out of Survey no. 38/1/A/1A/1.
3. **Search report for 30 years from the year 1994 to 2023 (till date) have been taken from Sub Registrar Offices at Haveli in District Pune.**
I have also taken online search in relation to said property, for a period of last 30 years i.e. from 1994 to 2023, from the website <https://esearchigr.maharashtra.gov.in>, and my present opinion is subject to the said Search Report.

4. TITLE FLOW FOR A PERIOD OF MORE THAN LAST 30 YEARS

SURVEY NO. 38/1/A/1A/1 (SAID PROPERTY NO. 1)

- A. All that piece and parcel of the land admeasuring 1751.55 Sq. Mtrs., out of land bearing Survey number 38/1/A/1A/1, admeasuring about 5 Acres, out of total land admeasuring 2 H 62.65 R along with Potkharaba 0 H 93 R i.e. totally admeasuring 3 H 55.65 R, situated at Village Kharadi, Taluka: -Haveli, District (Hereinafter referred to and called as "Said Property no. 1").
 1. Upon perusal 7/12 extract of Survey No. 38 Hiissa No. 1 for the years of 1943-44, area admeasuring 09 Acre 29 Gunthas plus Potkharaba admeasuring 02 Acre 12 Gunthas, totally admeasuring 11 Acre 41 Gunthas, Assessment 03 Rupees 02 Paise, was originally owned and possessed by Mr. Shankar Khandu Galande and which has been confirmed/ certified by the **Mutation Entry No. 451**. Copy of the Mutation Entry No. 451 is not made available for my perusal.

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2. It appears that on or around 23/5/1940 vide Deed of Sale/Transfer dated 23/05/1940, executed by and between Mr. Dnyanoba Lakshman Pathare and Mr. Narayan Lakshman Pathare sold, transferred, an area admeasuring 12 Acre 01 Guntha out of the Said Property in favour of Mr. Shankar Khandu Galande and name of Mr. Shankar Khandu Galande was duly mutated in the revenue records of the Said Property and said fact has been confirmed/certified by the **Mutation Entry No. 451** dated 15/09/1940 and certified on 4/4/1940.
3. It appears that on or around 12/3/1945 vide Deed of Sale/Transfer dated 23/05/1940, executed by and between Mr. Shankar Khandu Galande sold, transferred, an area admeasuring 12 Acre 0.1 Guntha out of the Said Property in favour of Mr. Dnyanoba Lakshman Pathare and Mr. Narayan Lakshman Pathare and names of Mr. Dnyanoba Lakshman Pathare and Mr. Narayan Lakshman Pathare was duly mutated in the revenue records of the Said Property and said fact has been confirmed/certified by the **Mutation Entry No.482** dated 30/04/1945 and certified on 31/05/1945.
4. It appears that Mr. Dyanoba Lakshman Pathare and Mr. Narayan Lakshman Pathare have mortgaged area owned and possessed by them of said property and obtained loan from the Pune Jilha Sahakari Bhuvikas Bank, Pune and accordingly, name of the said bank was recorded in the Main Right Column and duly mutated in the records of the Said Property and said fact has been confirmed/certified by **Mutation Entry No 830** dated 09/06/1967, Certied date not legible. Further, Pune Jilha Sahakari Bhuvikas Bank issued Order bearing No. P.D.B loan/2876/67 dated 18/11/1967, stating that there are no dues in the name of Mr. Dnyanoba Lakshman Pathare and Mr. Narayan Lakshman Pathare, and accordingly, charge of aforesaid Bank got deleted and the names of Mr. Dnyanoba Lakshman Pathare and Mr. Narayan Lakshman Pathare of was mutated in Main rights column of 7/12 Extract and said fact has been confirmed/certified by the **Mutation Entry No 861** dated 02/12/1968 and certified on 20/1/1969.
5. It appears from the perusal of the title history in the documents referred hereinabove that on or around 1970, Maharashtra State Weights and Measurements Implementation Act 1958 and Indian Coinage Act, 1955 were implemented and area and aakar got converted. Accordingly, Survey No. 38/1 admeasuring 09 Acre 29 Gunthas plus Potkharaba admeasuring 02 Acre 12 Gunthas, totally admeasuring 11 Acre 41 Gunthas, Assessment 03 Rupees 02 Paise converted to **area admeasuring 03 Hectare 78 Ares plus Potkharaba 00 Hectare 93 Ares totally admeasuring 04 Hectors 71 Ares, Assessment 2 Rs. 13 Paise** in Revenue Records and said fact has been confirmed by the **Mutation Entry No 865** dated 05/12/1968.

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6. It appears from the perusal of the title history in the documents referred hereinabove that Revenue Authorities Corrected/Amended Areas and Aakars of Survey Nos. situated at Village Kharadi, and the said fact has been certified by the **Mutation Entry No 1456 dated 30/09/1980.**
7. It appears from the perusal of the title history in the documents referred hereinabove that on or around 18/04/1984, Mr. Narayan Lakshman Pathare, died intestate leaving behind him three sons 1) Mr. Eknath Narayan Pathare 2) Mr. Jalinder Narayan Pathare 3) Mr. Sunil Narayan Pathare and four married daughters 1) Mrs. Anjanabai Sitaram Kanaskar 2) Mrs. Sushila Lahu Shinde 3) Mrs. Kusum Pandurang Pawar 4) Mrs. Ranubai Kondiram Yewle and wife Smt. Gajrabai Narayan Pathare. The names of the aforesaid three sons 1) Mr. Eknath Narayan Pathare 2) Mr. Jalinder Narayan Pathare 3) Mr. Sunil Narayan Pathare and wife Smt. Gajrabai Narayan Pathare were duly mutated in main rights Column in the revenue records of Said Property and the names of four married daughters) Mrs. Anjanabai Sitaram Kanaskar 2)Mrs. Sushila Lahu Shinde 3) Mrs. Kusum Pandurang Pawar 4) Mrs. Ranubai Kondiram Yewle were mutated in other rights column in the revenue records of Said Property and said fact has been confirmed by the **Mutation Entry No. 1626 dated 25/06/1984 and certified date is not legible.**
8. It appears from the perusal of the title history in the documents referred hereinabove that on or around 25/06/1984 four married daughters of Late Narayan Lakshman Pathare viz. 1) Mrs. Anjanabai Sitaram Kanaskar 2)Mrs. Sushila Lahu Shinde 3) Mrs. Kusum Pandurang Pawar 4) Mrs. Ranubai Kondiram Yewle gave an application and jabab to Talathi/Revenue Authority to delete their names from other rights column in respect of Said Property and accordingly, names of 1)Mrs. Anjanabai Sitaram Kanaskar 2)Mrs. Sushila Lahu Shinde 3) Mrs. Kusum Pandurang Pawar 4) Mrs. Ranubai Kondiram Yewle were deleted from other rights column in respect of Said Property and the said fact has been confirmed/ certified by the **Mutation Entry No 1627 dated 25/06/1984 certified date is not legible.**
9. It appears from the perusal of the title history in the documents referred hereinabove that as per Order bearing No. Ja. Kra/BhuSampadan/33/1806 to 1810 dated 25/09/1989, passed by Town Planning and Land Acquisition Authority for acquisition of Land situated at Kharadi Village, admeasuring 150 Sq. Ft. out of the Said Property. Accordingly, **Mutation Entry No.2738** dated 24/10/1989 is recorded and certified on 8/12/1989 and said fact is appearing in the other right column of the said property.

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10. It appears from the perusal of the title history in the documents referred hereinabove that on or around 19/09/1997, Mr. Dnyanoba Lakshman Pathare, died intestate leaving behind him five sons 1) Mr. Madhukar Dyanoba Pathare 2) Mr. Sopan Dyanoba Pathare 3) Mr. Janardan Dyanoba Pathare 4) Mr. Kailas Dyanoba Pathare 5) Mr. Pandurang Dyanoba Pathare and three married daughters 1) Mrs. Girjabai Kisan More 2) Mrs. Subhadrabai Khandu Dhavle 3) Mrs. Babubai Kisan Molak. The names of the aforesaid legal heirs were mutated in main rights column in the revenue records of Said Property and said fact has been confirmed by the **Mutation Entry No. 11717 dated 29/03/2001 and certified on 13/12/2003.**
11. It appears from the perusal of the title history in the documents referred hereinabove that on or around 22/05/2002, Mr. Eknath Narayan Pathare has mortgaged area owned and possessed by him out of Said Property and obtained loan from the Janahit Nagri Sahakari Patasanstha and accordingly, name of the said bank was recorded in the Other Right Column and duly mutated in the records of the Said Property and said fact has been confirmed/ certified by **Mutation Entry No 12728** dated 07/06/2002 and certified on 01/07/2002, However, it appears that the name of Janahit Nagri Sahakari Patasanstha was deleted on Revenue Records since 2002 However, I have not made available any orders or Mutation Entries in respect thereof.
12. It appears from the perusal of the title history in the documents referred hereinabove that, Smt. Gajrabai Narayan Pathare, Mr. Eknath Narayan Pathare, Mrs. Kausalya Eknath Pathare, Mrs. Urmila Arun Wagh, Mr. Dattatray Eknath Pathare, Mr. Navnath Eknath Pathare, Mr. Jalinder Narayan Pathare, Mrs. Surekha Jalinder Pathare, Ms. Deepali Jalinder Pathare, Mr. Ajay Jalinder Pathare, Mr. Narayan Jalinder Pathare, Ms. Sushila Jalinder Pathare, Mr. Sunil Narayan Pathare, Mrs. Sangita Sunil Pathare, Mr. Saurabh Sunil Pathare, Mr. Sairam Sunil Pathare, Mrs. Anjana Sitaram Kanaskar, Mrs. Kusum Pandurang Pawar, Mrs. Usha aka Ranubai Kondiram Yevle, Mrs. Sushitabai Lahu Shinde, Mr. Rajesh Lahu Shinde, Mr. Vijay Lahu Shinde, Mr. Sanjay Lahu Shinde, Smt. Draupadabai Pathare, Mr. Bandu Sopan Pathare, Mrs. Meera Bandu Pathare, Mr. Mangesh Sopan Pathare, Mrs. Chaya Mangesh Pathare, Mr. Madhukar Dyanoba Pathare, Mrs. Alka Madhukar Pathare, Ms. Lata Madhukar Pathare, Mr. Chandrakant Madhukar Pathare, Mr. Suryakant Madhukar Pathare, Mr. Janardhan Dyanoba Pathare, Mrs. Bharati Janardhan Pathare, Ms. Sunita Janardhan Pathare, Ms. Swapnali Janardhan Pathare, Mr. Tushar Janardhan Pathare, Mr. Kailas Dyanoba Pathare, Mrs. Rekha Kailas Pathare, Ms. Pallavi Kailas Pathare, Ms. Archana Kailas Pathare, Ms. Poonam Kailas Pathare, Mr. Tejas Kailas Pathare, Mr. Pandurang Dyanoba Pathare, Mrs. Yamuna Pandurang

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Pathare, Ms. Ashwini Pandurang Pathare, Ms. Sonam Pandurang Pathare, Mr. Akshay Pandurang Pathare, Smt. Girijabai Kisan More, Smt. Subhadrabai Khandu Dhavle, Smt. Babubai Kisan Molak entrusted Development Rights against the consideration of their share in Said Property viz. Survey No. 38/1/A/1A/1 admeasuring 5 Acres in favour of M/s. Nagpal Buildcon Pvt. Ltd. through its Director Mr. Amit Krushnalal Nagpal vide Development Agreement dated 29/04/2004, which is registered in the office of Sub-Registrar, Haveli-7, at Sr. No. 2046/2004 on 20/05/2004.

13. It appears from the perusal of the title history in the documents referred hereinabove that in furtherance of the aforesaid Development Agreement, the executants of the said Development Agreement have also executed a Power of Attorney dated 29/04/2004, which was registered in the office of Sub-Registrar, Haveli-7, at Sr. No. 42027/2004 registered on 20/05/2004, wherein all of the executants appointed M/s. Nagpal Buildcon Pvt. Ltd. through its Director Mr. Amit Krushnalal Nagpal as their Attorney, for doing the development related work.
14. It appears from the perusal of the title history in the documents referred hereinabove that Smt. Gajrabai Narayan Pathare, Mr. Eknath Narayan Pathare, Mrs. Kausalya Eknath Pathare, Mrs. Urmila Arun Wagh, Mr. Dattatray Eknath Pathare, Mr. Navnath Eknath Pathare, Mr. Jalinder Narayan Pathare, Mrs. Surekha Jalinder Pathare, Ms. Deepali Jalinder Pathare, Mr. Ajay Jalinder Pathare, Mr. Narayan Jalinder Pathare, Ms. Sushila Jalinder Pathare, Mr. Sunil Narayan Pathare, Mrs. Sangita Sunil Pathare, Mr. Saurabh Sunil Pathare, Mr. Sairam Sunil Pathare, Mrs. Anjana Sitaram Kanaskar, Mrs. Kusum Pandurang Pawar, Mrs. Usha aka Ranubai Kondiram Yevle, Mrs. Sushilabai Lahu Shinde, Mr. Rajesh Lahu Shinde, Mr. Vijay Lahu Shinde, Mr. Sanjay Lahu Shinde, Smt. Draupadabai Pathare, Mr. Bandu Sopan Pathare, Mrs. Meera Bandu Pathare, Mr. Mangesh Sopan Pathare, Mrs. Chaya Mangesh Pathare, Mr. Madhukar Dyanoba Pathare, Mrs. Alka Madhukar Pathare, Ms. Lata Madhukar Pathare, Mr. Chandrakant Madhukar Pathare, Mr. Suryakant Madhukar Pathare, Mr. Janardhan Dyanoba Pathare, Mrs. Bharati Janardhan Pathare, Ms. Sunita Janardhan Pathare, Ms. Swapnali Janardhan Pathare, Mr. Tushar Janardhan Pathare, Mr. Kailas Dyanoba Pathare, Mrs. Rekha Kailas Pathare, Ms. Pallavi Kailas Pathare, Ms. Archana Kailas Pathare, Ms. Poonam Kailas Pathare, Mr. Tejas Kailas Pathare, Mr. Pandurang Dyanoba Pathare, Mrs. Yamuna Pandurang Pathare, Ms. Ashwini Pandurang Pathare, Ms. Sonam Pandurang Pathare, Mr. Akshay Pandurang Pathare, Smt. Girijabai Kisan More, Smt. Subhadrabai Khandu Dhavle, Smt. Babubai Kisan Molak entrusted Development Rights along with delivery of possession against the consideration for an area admeasuring 00 H 12 Ares in Said Property No. 2 viz. Survey No. 38/5 in favour of M/s. Nagpal

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Landmarks through its Partner Mr. Amit Krushnalal Nagpal vide Development Agreement registered on 17/03/2006 and the aforesaid Development Agreement is registered in the office of Sub-Registrar, Haveli-2, at Sr. No. 3034/2006 on 02/05/2006.

15. It appears from the perusal of the title history in the documents referred hereinabove that in furtherance of the aforesaid Development Agreement, the executants of the said Development Agreement have also executed a Power of Attorney dated 17/03/2006, which was registered in the office of Sub-Registrar, Haveli-7, at Sr. No. 3035/2006 registered on 02/05/2006, wherein all the executants appointed M/s. Nagpal Landmarks through its Partner Mr. Amit Krushnalal Nagpal as their Power of Attorney, for doing the development related work.
16. It appears from the perusal of the title history in the documents referred hereinabove that in due course of time, the said entire land carved out/physically divided into two parts, due to 15 mtrs. existing road passing through the said entire land and taking into such physical division, as per layout dated 22/01/2019, sanctioned by Pune Municipal Corporation, vide Commencement Certificate dated 22/01/2019, bearing no. CC/3299/18, said entire land was sanctioned as two separated plots i. e. Plot-A & Plot-B, as per its natural sub division due to road. The Said Plot B to be referred to and called as "Said Plot/Property" which is subject matter of this Title Search Report.
17. It appears from the perusal of the title history in the documents referred hereinabove that M/s. Nagpal Landmarks through its Partner Mr. Amit Krushnalal Nagpal for himself and as a POA holder of Mr. Eknath Narayan Pathare, Mrs. Kausalya Eknath Pathare, Mrs. Urmila Arun Wagh, Mr. Dattatray Eknath Pathare, Mr. Navnath Eknath Pathare, Mr. Jalinder Narayan Pathare, Mrs. Surekha Jalinder Pathare, Ms. Deepali Jalinder Pathare, Mr. Ajay Jalinder Pathare, Mr. Narayan Jalinder Pathare, Ms. Sushila Jalinder Pathare, Mr. Sunil Narayan Pathare, Mrs. Sangeeta Sunil Pathare, Mr. Saurabh Sunil Pathare, Mr. Sairam Sunil Pathare, Mrs. Anjana Sitaram Kanaskar, Mrs. Kusum Pandurang Pawar, Mrs. Usha aka Ranubai Kondiram Yevle, late Sushilabai Lahu Shinde through its legal heirs Mr. Rajesh Lahu Shinde, Mr. Vijay Lahu Shinde, Mr. Sanjay Lahu Shinde, Smt. Draupadabai Sopan Pathare, Mr. Bandu Sopan Pathare, Mrs. Meera Bandu Pathare, Mr. Mangesh Sopan Pathare, Mrs. Chaya Mangesh Pathare, Mr. Madhukar Dyanoba Pathare, Mrs. Alka Madhukar Pathare, Ms. Lata Madhukar Pathare, Mr. Chandrakant Madhukar Pathare, Mr. Suryakant Madhukar Pathare, Sou. Bharati Janardan, Ms. Sunita Janardan Pathare, Swapnali Janardan Pathare, Mr. Tushar Janardan Pathare, Mr. Kailas Dyanoba Pathare, Mrs. Rekha Kailas Pathare, Ms. Pallavi Kailas Pathare, Ms. Archana Kailas Pathare, Ms.

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Poonam Kailas Pathare, Mr. Tejas Kailas Pathare, Mr. Pandurang Dyanoba Pathare, Mrs. Yamuna Pandurang Pathare, Ms. Ashwini Pandurang Pathare, Ms. Sonam Pandurang Pathare and Mr. Akshay Pandurang Pathare entrusted Development Rights along with delivery of possession against the consideration for an area admeasuring 1751.55 Sq. Mtrs., denoted as Plot-B under sanctioned layout dated 22/01/2019 viz. Said Property in favour of Vilas Javdekar Eco Homes through partner Mr. Aditya Vilas Javdekar vide Assignment of Development Rights registered on 07/01/2023 and the aforesaid Assignment of Development Rights Agreement is registered in the office of Sub-Registrar, Haveli-23, at Sr. No. 871/2023 on 08/01/2023.

18. It appears from the perusal of the title history in the documents referred hereinabove that in furtherance of the aforesaid Development Agreement, the executants of the said Development Agreement have also executed a Power of Attorney dated 07/01/2023, which was registered in the office of Sub-Registrar, Haveli 23, at Sr. No. 872/2023 registered on 08/01/2023, wherein all the executants appointed Vilas Javdekar Eco Homes through partner Mr. Aditya Vilas Javdekar as their Power of Attorney, for doing the development related work

SURVEY NO. 38/4/1 (SAID PROPERTY NO. 2)

1. It appears from the 7/12 Extract of the Survey No. 38 Hissa No. 4 that Survey No. 38 Hissa No. 4 admeasuring 07 Acre 29 Gunthas plus Potkharaba admeasuring 00 Acre 28 Gunthas, totally admeasuring 08 Acre 17 Gunthas, Assessment 00 Papees 12 Paise, was originally owned and possessed by Mr. Shankar Rama Pathare and which has been confirmed by the **Mutation Entry No.390**. Copy of the said Mutation Entry No. 390 is not available in the Office of Tahsildar, Haveli and Letter bearing No. Ja. Kra. Abhi/S.R./2628/2022 dated 05/05/2022 stating that "Mutation Entry No. 390 Not found" is provided for my scrutiny and inspection.
2. It appears from the perusal of the title history in the documents referred hereinabove that on or around 14/07/1961, Mr. Shankar Rama Pathare, died intestate leaving behind him two sons Mr. Krushna Shankar Pathare and Mr. Bhiku Shankar Pathare and one Married Daughter Mrs. Bhamabai Arjuna Ubale and widow Smt. Taibai Shankar Pathare. The name of the aforesaid legal heirs was duly mutated in main rights Column in the revenue records of Said Property and the name of Mr. Krushna Shankar Pathare was entered as "Karta" of Hindu Undivided Family thereof by deleting name of the deceased i.e Mr. Shankar Rama Pathare and said fact has been confirmed by the **Mutation Entry No. 727 dated 31/07/1961 and**

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3. It appears from the perusal of the title history in the documents referred hereinabove that Mr. Krushna Shankar Pathare, during his lifetime has mortgaged area owned and possessed by him out of the the Said Property and obtained loan from the Pune Jilha Sahakari Bhuvikas Bank and accordingly, name of the said bank was recorded in the Main Right Column and name of Mr. Krushna Shankar Pathare was mutated in Other Rights Column of the Said property and said facts has been confirmed/ certified by **Mutation Entry No 827** dated 09/06/1967.
4. It appears from the perusal of the title history in the documents referred hereinabove that on or around 1970, Maharashtra State Weights and Measurements Implementation Act 1958 and Indian Coinage Act, 1955 were implemented and area and aakar got converted. Accordingly, Survey No. 38/4 admeasuring 07 Acre 29 Gunthas plus Potkharaba admeasuring 00 Acre 28 Gunthas, totally admeasuring 08 Acre 17 Gunthas, Assessment 00 Rupees 12 Paise converted to **area admeasuring 03 Hectare 13 Ares plus Potkharaba 00 Hectare 28 Ares totally admeasuring area 03 Hectors 41 Ares, Assessment Rs. 0.75 Paise** in Revenue Records and said fact has been confirmed by the **Mutation Entry No 865** dated 05/12/1968 certified
5. It appears from the perusal of the title history in the documents referred hereinabove that Revenue Authorities Corrected/Amended Areas and Aakar of Survey Nos. situated at Village Kharadi, and the said fact has been certified by the **Mutation Entry No 1456 dated 30/09/1980. However, by said Mutation Entry area of Survey No. 38 Hissa No. 4 appears to be unchanged.**
6. It appears from the perusal of the title history in the documents referred hereinabove that as per Order bearing No. Ja. Kra/Bhu. Sampadan/33/1806 to 1810 dated 25/09/1989, passed by Town Planning and Land Acquisition Authority for acquisition of Land situated at Kharadi Village, for constructing/building road totally admeasuring 150 Sq. Ft. out of Said Propert No.2 was Acquired from Said Property and said fact has been confirmed/certified by the **Mutation Entry No. 2738** dated 24/10/1989 and said fact is appearing in the other right column of the said property.
7. It appears from the perusal of the title history in the documents referred hereinabove that on or around 09/01/1998, Mr. Krushna Shankar Pathare died intestate leaving behind legal heirs his 3 sons viz. 1) Mr. Dashrath Krushna Pathare, 2) Mr. Subhash Krushna Pathare, 3) Mr. Santosh Krushna Pathare and one Widow Smt. Shantabai Krushna Pathare and One Married daughter Mrs. Sunita Babanrao Hargude thereof by deleting name of the deceased i.e Mr. Krushna Shankar Pathare and said fact has been confirmed by the **Mutation Entry No. 7764** dated 20/01/1998 certified on 09/05/1998.

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8. It appears from the perusal of the title history in the documents referred hereinabove that on or around 09/01/1998, Mr. Krushna Shankar Pathare died intestate leaving behind legal heir mutated vide Mutation Entry No. 7764 dated 20/01/1998. Mr. Krushna Shankar Pathare also had one real brother named Mr. Bhiku Shankar Pathare whose name was not recorded as his legal heir in the Said Mutation Entry No. 7764, hence the name of the said Mr. Bhiku Shankar Pathare was duly mutated in main rights Column in the revenue records of Survey No. 38 Hissa No. 1 by deleting name of the deceased i.e Mr. Krushna Shankar Pathare and said fact has been confirmed/ certified by the **Mutation Entry No 8471 dated 21/07/1998.**
9. It appears from the perusal of the title history in the documents referred hereinabove that as detailed hereinbefore Mr. Krushna Shankar Pathare has mortgaged area owned and possessed by him out of the the Said Property and obtained loan from the Pune Jilha Sahakari Bhuvikas Bank and accordingly, name of the said bank was recorded in the Main Right Column and duly mutated in the records of the Said property and same has been confirmed/ certified by **Mutation Entry No 827** dated 09/06/1967. Further, Pune Jilha Sahakari Bhuvikas Bank merged into Maharashtra State Co-Operative Agricultural and Rural Development Bank and Maharashtra State Co-Operative Agricultural and Rural Development Bank issued letter dated 16/04/2004, stating that there are no dues in the name of Mr. Krushna Shankar Pathare, and accordingly, charge of aforesaid Bank got deleted and the names of Legal heirs of Late Mr. Krushna Shankar Pathare viz. Mr. Dashrath Krushna Pathare, Mr. Subhash Krushna Pathare, Mr. Santosh Krushna Pathare, Smt. Shantabai Krushna Pathare, Mrs. Sunita Baban Hargude and Mr. Bhiku Shankar Pathare was mutated in Main rights column of 7/12 Extract and said fact has been confirmed / certified by the **Mutation Entry No 15576** dated 08/07/2005.
10. It appears from the perusal of the title history in the documents referred hereinabove that Mr. Dashrath Krishna Pathare filed statement u/s 6 (1) of The Urban Land (Ceiling and Regulation) Act, 1976 in respect of land bearing survey No. 38/4 before the Hon'ble Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune. The said Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune passed an order dated 28/02/2001 u/s 8 (1) in ULC Case No. 308-PA- 1794 and it was declared that the Land bearing Survey No. 38/4 does not fall within the ambit of provisions of Urban Land Ceilings and Regulation Act, 1976 and provisions under U.L.C. Act are not applicable to Said Survey No. 38/4.
11. It appears from the perusal of the title history in the documents referred hereinabove that Mr. Bhiku Shankar Pathare, Mrs. Dwarkabai alias Janabai Bhiku Pathare, Mrs.

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Meena Vinayak Pathare, Mrs. Yogita Alu Kad entrusted Development Rights along with delivery of possession against the consideration for an area admeasuring 00 H 25 Ares in Said Property viz. Survey No. 38/4/1 in favour of Mr. Rupesh Ramdas Chaudhari, Mr. Navnath Eknath Pathare, Mr. Nagesh Dattatray Abba vide Development Agreement dated 08/07/2005 and the aforesaid Development Agreement is registered in the office of Sub-Registrar, Haveli-7, at Sr. No. 6032/2005 on 14/07/2005.

12. It appears from the perusal of the title history in the documents referred hereinabove that in furtherance of the aforesaid Development Agreement, the executants of the said Development Agreement have also executed a Power of Attorney dated 08/07/2005, which was registered in the office of Sub-Registrar, Haveli-7, at Sr. No. 6033/2005 registered on 14/07/2005 wherein all the executants appointed Mr. Rupesh Ramdas Chaudhari, Mr. Nvnath Eknath Pathare, Mr. Nagesh Dattatray Abba as Power of Attorney holders, for doing the development related work.
13. It appears from the perusal of the title history in the documents referred hereinabove that Mr. Bhiku Shankar Pathare, Mrs. Dwarkabai alias Janabai Bhiku Parhare, Mrs. Meena Vinayak Pathare, Mrs. Yogita Alu Kad and Mr. Rupesh Ramdas Chaudhari, Mr. Navnath Eknath Pathare, Mr. Nagesh Dattatray Abba as consenting parties entrusted Development Rights along with delivery of possession against the consideration for an area admeasuring 00 H 14.47 Ares i.e. 1447.89 Sq.m in Said Property viz. Survey No. 38/4/1 in favour of M/s. Naggal Landmarks through its Partner Mr. Amit Krushnalal Naggal vide Development Agreement dated 09/11/2005 and the aforesaid Development Agreement is registered in the office of Sub-Registrar, Haveli-7, at Sr. No. 9477/2005 on 10/11/2005.
14. It appears from the perusal of the title history in the documents referred hereinabove that in furtherance of the aforesaid Development Agreement, the executants of the said Development Agreement have also executed a Power of Attorney dated 09/11/2005, which was registered in the office of Sub-Registrar, Haveli-7, at Sr. No. 6033/2005 registered on 10/11/2005 wherein all the executants appointed M/s. Naggal Landmarks through its Partner Mr. Amit Krushnalal Naggal as Power of Attorney, for doing the development related work.
15. It appears from the perusal of the title history in the documents referred hereinabove that Mr. Dashrath Krishna Pathare, Mrs. Suvama Dashrath Pathare, Mr. Chetan Dashrath Pathare, Master Rahul Dashrath Pathare, Master Abhijeet Dashrath Pathare, Mr. Subhash Krishna Pathare, Mrs. Kavita Subhash Pathare, Ms. Snehal Subhash Pathare, Master Sanket Subhash Pathare, Mr. Santosh Krishna Pathare, Mrs. Sujata Santosh Pathare, Master Soham Santosh Pathare, Master Satyam Santosh Pathare, Smt. Shantabai Krishna Pathare, Mrs. Sunita Babanrao Hargunde and alongwith Mr. Bhiku Shankar Pathare as consenting parties entrusted Development

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Rights along with delivery of possession against the consideration for an area admeasuring 00 H 27 Ares in Said Property viz. Survey No. 38/4/1 in favour of M/s. Nagpal Landmarks through its Partner Mr. Amit Krushnalal Nagpal vide Development Agreement dated 14/12/2005 and the aforesaid Development Agreement is registered in the office of Sub-Registrar, Haveli-7, at Sr. No. 10354/2005 on 14/12/2005.

16. It appears from the perusal of the title history in the documents referred hereinabove that in furtherance of the aforesaid Development Agreement, the executants of the said Development Agreement have also executed a Power of Attorney dated 14/12/2005, which was registered in the office of Sub-Registrar, Haveli-7, at Sr. No. 10355/2005 registered on 14/12/2005 wherein all the executants appointed M/s. Nagpal Landmarks through its Partner Mr. Amit Krushnalal Nagpal as their Power of Attorney, for doing the development related work.
17. It appears from the perusal of the title history in the documents referred hereinabove that by Partition Deed dated 30/12/2010 executed by and between Mr. Dashrath Krushna Pathare, Mr. Subhash Krushna Pathare, Mr. Santosh Krushna Pathare, Mrs. Shantabai Krushna Pathare, Mrs. Sunita Baban Hargude, Mr. Bhiku Shankar Pathare, Mrs. Dwarkabai alias Janabai Bhiku Pathare, Mrs. Yogita Aalu Kad., the said property i.e. Survey No. 38/4/1 area admeasuring 2 H 18.23 R plus potkharaba 00 H 28 totally admeasuring area 02 H 46.23 R out of which area partitioned was 01 H 46.23 R as under:
 - a. Area admeasuring 00 H 88.61 R out of Survey No. 36/4/1 came to the share of Mr. Dashrath Krushna Pathare, Mr. Subhash Krushna Pathare, Mr. Santosh Krushna Pathare
 - b. Area admeasuring 00 H 36 R out of Survey No. 38/4/1 came to the share of Mr. Bhiku Shankar Pathare.
 - c. Area admeasuring 01 H 46.23 R out of Survey No. 38/4/1 was assigned for construction of Road.

Copy of aforesaid Partition Deed is registered in the office of Sub-registrar Haveli No. 7 at Sr. No. 11323/2010. The name of respective owners mentioned above was duly mutated in Main owner and Occupier column of 7/12 extract for portion admeasuring 01 H 46.23 R said fact has been confirmed by the **Mutation Entry No. 20290 dated 18/07/2011 and certified on 06/08/2011.**

18. It appears from the perusal of the title history in the documents referred hereinabove that on or around 21/04/2013, Mr. Bhiku alias Bhikaji Krushna Pathare died intestate leaving behind him one married daughter 1) Mrs. Yogita Alu Kad, Wife Smt. Dwarkabai Bhikaji Pathare and granddaughter Miss. Akshata Vinayak Pathare.

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The name of the said legal heirs was duly mutated in main rights Column in the revenue records of Said Property, by deleting name of the deceased i.e Mr. Bhiku Krushna Pathare and said fact has been confirmed/ certified by the **Mutation Entry No 22599 dated 25/11/2014 and certified on 09/09/2015.**

19. It appears from the perusal of the title history in the documents referred hereinabove that by a Release Deed dated 26/02/2013 Mrs. Snehal Subhash Pathare has absolutely released and relinquished all her rights, title and interest in favour of Mr. Subhash Krushna Pathare and Master Sanket Subhash Pathare. The aforesaid Release Deed is registered in the office of Sub Registrar, Haveli-7 at Sr. No. 1833/2013 registered on 27/02/2013.
20. It appears from the perusal of the title history in the documents referred hereinabove that on or around 03/12/2017, Mr. Dashrath Krushna Pathare died intestate leaving behind him three sons Mr. Chetan Dashrath Pathare, Mr. Rahul Dashrath Pathare and Mr. Abhijeet Dashrath Pathare, widow wife Smt. Suvama Dashrath Pathare Pathare. The name of the said legal heirs was duly mutated in main rights Column in the revenue records of Said Property thereof by deleting name of the deceased i.e Mr. Dashrath Krushna Pathare and said fact has been confirmed/ certified by the **Mutation Entry No 24351 dated 06/02/2018.**
21. It appears from the perusal of the title history in the documents referred hereinabove that as per Govt. Circular No. Bhu. A./Pra.Kra. 180/L-1, dated 07/05/2016, there was correction made in the computerized 7/12 extract of the said property and other properties, as per Order dated 08/05/2018 by the Tahsildar Saheb Haveli, District Pune and said fact has been confirmed by the **Mutation Entry No 24546 dated 04/03/2021.**
22. It appears from the perusal of the title history in the documents referred hereinabove that M/s. Jai Ganesh Enterprises through its proprietor Mr. Chetan Dasharath Pathare and 7 others have mortgaged area admeasuring 2500 Sq. Fts. Of Showroom No. 2 situated on Ground Floor in the building known as "Krushna Park", B Wing constructed on the Survey No. 38/4/1 and obtained loan from the G. S. Mahanagar Co-Operative Bank Ltd. Aforesaid Mortgage Deed dated 09/09/2021 is duly registered in the office of Sub Registrar, Haveli-7 at Sr. No. 9608/2021 registered on 09/09/2021 and said fact has been confirmed/ certified by the **Mutation Entry No 26978 dated 22/09/2021 and certified on 08/11/2021.** However, upon perusal of Sale Deed 20133/2022, dated 17/11/2022, it appears that, the land owner has executed a separate Indemnity Bond (Kshatipuri/Bandhpatra) where, the

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landowner has assured that the said mortgage is not related with the subject property i.e. Said Property No. 2

23. Copy of Correction deed dated 15/09/2021 executed by and between M/s. Jai Ganesh Enterprises through its proprietor Mr. Chetan Dasharath Pathare and 7 others and G. S. Mahanagar Co-Operative Bank Ltd. which is duly registered in the office of Sub Registrar, Haveli-7 at Sr. No. 9826/2021 registered on 15/09/2021.
24. It appears from the perusal of the title history in the documents referred hereinabove that; on 18/04/2022, Legal heirs of Late Smt. Bhamabai Arjuna Ubale executed Confirmation deed dated 18/04/2022 in favour of Mr. Subhash Krushna Pathare and 7 others and M/s. Nagpal Landmarks through its Partner Mr. Amit Krushnalal Nagpal confirming that Late Smt. Bhamabai Arjuna Ubale and her legal heirs viz. Mr. Suresh Arjun Ubale, Mrs. Pushpa Nivrutti Bhosale, Mrs. Manda Kisan Jarande, Mrs. Usha Rajendra Ubale, Mr. Santosh Rajendra Ubale do not have any right, title and interest in the Said Property and they will not claim any in future. Aforesaid Deed is registered in the office of Sub-Registrar, Haveli No. 4 at Sr. No. 6646/2022 on 19/04/2022.
25. It appears from the perusal of the title history in the documents referred hereinabove that, In due course of time Mr. Dashrath Krishna Pathare through his legal heirs Mrs. Suvarna Dashrath Pathare, Mr. Chetan Dashrath Pathare, Mr. Rahul Dashrath Pathare, Mr. Abhijeet Dashrath Pathare, Mr. Subhash Krishna Pathare, Mrs. Kavita Subhash Pathare, Mr. Sanket Subhash Pathare, Ms. Snehal Subhash Pathare, Mr. Santosh Krishna Pathare, Mrs. Sujata Santosh Pathare, Mr. Soham Santosh Pathare, Mr. Satyam Santosh Pathare, Smt. Shantabai Krishna Pathare, Mrs. Sunira Baban Hargude, Mr. Bhiku Shankar Pathare through his legal heirs Mrs. Yogita Anu Kad and Mrs. Akshada Suraj Shivalde decided to sell the Said Property alongwith other incidental Development and any other rights attached to the Said Property along with delivery of possession against the consideration of the Said Property viz. Survey No. 38/4/1 admeasuring 00 H 41.48 R to and in favour of Vilas Javdekar Eco Homes through its partner Mr. Aditya Vilas Javdekar and M/s. Nagpal Landmarks through its Partner Mr. Amit Krushnalal Nagpal gave consent vide Agreement to Sell dated 31/03/2022 which is registered in the office of Sub-Registrar, Haveli-4, at Sr. No. 6653/2022 registered on 19/04/2022.
26. It appears from the perusal of the title history in the documents referred hereinabove; that, in furtherance of the aforesaid Agreement to Sell, the executants of the said Agreement to Sell have also executed a Power of Attorney dated 19/04/2022, which was registered in the office of Sub-Registrar, Haveli-4, at Sr. No.

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6654/2022 registered on 19/04/2022, wherein all of them appointed Vilas Javdekar Eco Homes through its partner Mr. Aditya Vilas Javdekar as their Power of Attorney, for doing the aforesaid work.

27. It appears from the perusal of the title history in the documents referred hereinabove that, Advocate Prashant Parmar issued Public Notice dated 04/05/2022 in Daily Newspaper "Loksatta" with respect to Said Property. On perusal of a Certificate dated 13/05/2022 issued by Advocate Prashant Parmar, it appears that an objection dated 09/05/2022 was received from Advocate Vivek P. Kadam, on behalf of his client M/s. Manav Shelters in response to the Public Notice dated 04/05/2022 in Daily Newspaper "Loksatta" with respect to Said Property. On perusal of the said Objection dated 09/05/2022 it appears that M/s. Manav Shelters claimed rights in the Said Property on the basis of Memorandum of Understanding dated 05/02/2015 in respect of Said Property.
28. It appears from the perusal of the title history in the documents referred hereinabove that, vide Notarized Cancellation Deed dated 03/10/2022 executed by and between M/s Nagpal Landmarks, M/s. Nagpal Buildcon Pvt. Ltd. and M/s. Manav Shelters along with Consenting Parties as Manav properties LLP., Mr. Suhas Dhanraj Banthiya, Mr. Fulchand Dhanaraj Banthiya, Mr. Gulabchand Dhanaraj Banthiya, canceled Memorandum of Understanding dated 05/02/2015 in respect of Said Property.
29. It further appears from the perusal of the title history in the documents referred hereinabove that by Deed of Sale / Transfer dated 17/11/2022 executed by Mrs. Yogita Aahu Kad, Mrs. Akshada Suraj Shivale, Smt. Suvama Dasharath Pathare, Mr. Chetan Dasharath Pathare, Mr. Rahul Dasharath Pathare, Mr. Abhijit Dasharath Pathare, Mr. Subhash Krushna Pathare, Mrs. Kavita Subhash Pathare, Mr. Sanker Subhash Pathare, Miss Snehal Subhash Pathare, Mr. Santosh Krushna Pathare, Mrs. Sujata Santosh Pathare, Mr. Soham Santosh Pathare, Mr. Satyam Santosh Pathare, Mrs. Shantabai Krushna Pathare, Mr. Sunita Baban Hargude sold, transferred, assigned and conveyed an area admeasuring 00 Hectare 41.48 R out of the Said Property in favour of Vilas Javdekar Eco Homes representing through its Partner Mr. Aditya Vilas Javdekar. The aforesaid Deed of Sale / Transfer was duly registered in the office of Sub-Registrar, Haveli No. 15 at Sr. No. 20133/2022 on 17/11/2022. Thereafter, Vilas Javdekar Eco Homes representing through its Partner Mr. Aditya Vilas Javdekar became the owner and possessor of an area admeasuring 00 Hectares 41.48 R and name of Vilas Javdekar Eco Homes is mutated in the revenue records of the Said Property and said fact has been confirmed/ certified by the **Mutation Entry No 27828 dated 23/11/2022 and certified on 23/12/2022.**

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30. It appears from the perusal of the title history in the documents referred hereinabove that, in furtherance of the aforesaid Sale Deed/ Transfer Deed, the executants of the said Sale Deed/ Transfer Deed have also executed a Power of Attorney dated 17/11/2022, which was registered in the office of Sub-Registrar, Haveli - 15, at Sr. No. 20187/2022 reg. on 18/11/2022, wherein all of the executants appointed Vilas Javdekar Eco Homes as their Attorney, for doing the any work related to Said Property.

SURVEY NO. 38/3 (SAID PROPERTY NO.3)

1. It is informed to me that Survey No. 38 Hissa No. 3 admeasuring 01 Acre 32 Gunthas plus Potkharaba admeasuring 00 Acre 04 Gunthas, totally admeasuring 01 Acre 36 Gunthas, Assessment 02 Rupees 14 Paise, was originally owned and possessed by Mr. Ganpati Rama Pathare and which has been confirmed/ certified by the **Mutation Entry No. 390**. Copy of the said Mutation Entry No. 390 is not available in the Office of Tahsildar, Haveli and Letter bearing No. Ja. Kra. Abhi/S.R./2628/2022 dated 05/05/2022 stating that "Mutation Entry No. 390 Not found" is provided for my scrutiny and inspection.
2. It appears from the perusal of the title history in the documents referred hereinabove that on or around 1970, Maharashtra State Weights and Measurements Implementation Act 1958 and Indian Coinage Act, 1955 was implemented and area and aakat got converted. Accordingly, Survey No. 38/3 admeasuring 01 Acre 32 Gunthas plus Potkharaba admeasuring 00 Acre 04 Gunthas, totally admeasuring 01 Acre 36 Gunthas, Assessment 02 Rupees 14 Paise converted to **area admeasuring 00 Hectare 73 Ares plus Potkharaba 00 Hectare 04 Ares total 00 Hectors 77 Ares, Assessment Rs. 2.88** in Revenue Records and the said fact has been confirmed/ certified by the the **Mutation Entry No 865** dated 05/12/1968.
3. It appears from the perusal of the title history in the documents referred hereinabove that on or around 16/10/1972, Mr. Ganpati Rama alias Ramji Pathare died intestate leaving behind him two sons namely Mr. Tukaram Ganpat Pathare and Mr. Shrihari Ganpat Pathare and two Married Daughters Mrs. Yashodabai Khanduji Galande and Mrs. Indubai Kisan Satav. The name of the aforesaid legal heirs Mr. Tukaram Ganpat Pathare and Mr. Shrihari Ganpat Pathare were duly mutated in main rights Column and the name of said married daughters viz. Mrs. Yashodabai Khanduji Galande and Mrs. Indubai Kisan Satav were mutated in Other Rights Column in the revenue records of Said Property No.1 by deleting name of the deceased i.e Mr. Ganpati

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Rama Pathare and the said fact has been confirmed/ certified by the **Mutation Entry No 1058 dated 26/11/1972.**

4. It appears from the perusal of the title history in the documents referred hereinabove that on or around 06/04/1975 Mrs. Yashodabai Khanduji Galande and Mrs. Indubai Kisan Satav gave an application and jabab to Talathi/Revenue Authority to delete their names from other rights column in respect of Said Property No. 1 and accordingly, names of Mrs. Yashodabai Khanduji Galande and Mrs. Indubai Kisan Satav were deleted from other rights column in respect of Said Property No. 1 and the said fact has been confirmed/ certified by the **Mutation Entry No 1176 dated 06/04/1975.**
5. It appears from the perusal of the title history in the documents referred hereinabove that on or around 27/07/2004, Mr. Tukaram Ganpati Pathare died intestate leaving behind him two sons Mr. Ratikant Tukaram Pathare and Mr. Rajesh Tukaram Pathare and three Married Daughters Mrs. Kamal Yashwant Thakur, Mrs. Rohini Arun Walke and Mrs. Mandakini Kantilal Satav and widow wife Smt. Hirabai Tukaram Pathare. The name of the aforesaid legal heirs was duly mutated in main rights Column in the revenue records of Said Property No. 1 by deleting name of the deceased i.e Mr. Tukaram Ganpati Pathare and the said fact has been confirmed/ certified by the **Mutation Entry No 15310 dated 04/02/2005.**
6. It appears from the perusal of the title history in the documents referred hereinabove that on or around 25/10/2005 viz. Mr. Rajesh Tukaram Pathare died intestate leaving behind one son Master Omkar Rajesh Pathare and widow Smt. Usha Rajesh Pathare. The name of the aforesaid legal heirs i.e. Smt. Usha Rajesh Pathare and Master Omkar Rajesh Pathare were duly mutated in main rights Column in the revenue records of Said Property by deleting name of the deceased i.e Mr. Rajesh Tukaram Pathare and the said fact has been confirmed/ certified by the **Mutation Entry No 15855 dated 19/12/2005.**
7. It appears from the perusal of the title history in the documents referred hereinabove that on or around 02/01/2006 Mrs. Kamal Yashwant Thakur, Mrs. Mandakini Kantilal Satav and Mrs. Rohini Arun Walke vide Release Deed dated 02/01/2006 relinquished their rights in the Said Property No. 1 in favour of Mr. Ratikant Tukaram Pathare, Smt. Usha Rajendra alias Rajesh Pathare, Mr. Omkar Rajendra alias Rajesh Pathare and which Deed is registered in the office of Sub-Registrar, Haveli-7, at Sr. No. 1358/2006 on 23/02/2006 and the said fact has been confirmed/ certified by the **Mutation Entry No 18097 dated 02/12/2008.**

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8. It appears from the perusal of the title history in the documents referred hereinabove that on or around 12/10/2015, son of Mr. Tukaram Ganpati Pathare viz. Mr. Ratikant Tukaram Pathare died intestate leaving behind two sons Mr. Pritam Ratikant Pathare and Mr. Anil Ratikant pathare and widow wife Smt. Vandana Ratikant Pathare and one daughter named Mrs. Nilam Rohit Dawale Nee Miss. Nilam Ratikant Pathare. The name of the aforesaid legal heirs were duly mutated in main rights Column in the revenue records of Said Property No. 1 by deleting name of the deceased i.e Mr. Rajesh Tukaram Pathare and the said fact has been confirmed/ certified by the **Mutation Entry No 23242 dated 19/12/2005.**
9. It appears from the perusal of the title history in the documents referred hereinabove that vide Release Deed dated 16/09/2013 married daughters of Mr. Shreehari Ganpat Pathare viz. Mrs. Meera alias Mirabai Dagadu Parande and Mrs. Vajai alias Vajjayanti Balasaheb Fuge released their rights in the Said Property No. 1 in favour of their brothers viz. Mr. Prakash Shreehari Pathare and Mr. Arun Shreehari Pathare, which is duly registered in the office of Sub-Registrar, Haveli- 7, at Sr. No.7204/2013 reg. on 19/09/2013.
10. It appears from the perusal of the title history in the documents referred hereinabove that the manual 7/12 extract in respect of said property no.1 got converted into E-Ferfar as per Order dated 09/02/2017, passed by the Learned Tehsildar, Haveli, Pune and the said fact has been confirmed/ certified by the **Mutation Entry No 23675 dated 04/03/2021.**
11. It appears from the perusal of the title history in the documents referred hereinabove that, vide Confirmation deed dated 01/08/2022, executed by and between legal heirs of Late Smt. Indubai Kisan Satav viz. one son , Mr. Kantilal Kisan Satav and one married daughter Mrs. Sangita Sopan Kalbhor in favour of Mr. Shreehari Ganpat Pathare and 8 others and M/s. Nagpal Landmarks through its Partner Mr. Amit Krushnalal Nagpal whereby it was confirmed that Late Smt. Indubai Kisan Satav had no right title and interest in the Said Property No. 1. Aforesaid Confirmation Deed is registered in the office of Sub-Registrar, Haveli No. 5 at Sr. No. HVL/14702/2022.
12. It appears from the perusal of the title history in the documents referred hereinabove that, vide Confirmation deed dated 23/08/2022, executed by and between legal heirs of Late Smt. Yashodabai Khandu Galande viz. Mr. Nyaneshwar Khandu Galande, Mr. Vishnu Khandu Galande, Suman Nivruti Valhekar, Alka Shantaram Chandhere, Mandakini Ramdas Ghundare in favour of Mr. Shrihari Ganpat Pathare, Mr. Prakash shrihari Pathare, Mr. Arun Shrihari Pathare, Late rajendra Tukaram Pathare under

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his legal heirs Smt. Usha Rajendra Pathare, Mr. Omkar Rajendra Pathare, Late Mr. Latikant Tukaram Pathare under legal heirs Smt. Vandana Latikant Pathare, Mr. Pritam Latikant Pathare, Mr. Atul Latikant Pathare, Neelam Latikant Pathare whereby it was confirmed that Late Smt. Yashodabai Khandu Galande had no right title and interest in the Said Property No. 2. Aforesaid Confirmation Deed is registered in the office of Sub-Registrar, Haveli No. 5 at Sr. No. HVL/14702/2022.

13. It appears from the perusal of the title history in the documents referred hereinabove; that the name of Smt. Usha Rajendra alias Rajesh Pathare was mutated as Legal Guardian of Master Omkar Rajendra alias Rajesh Pathare vide Mutation Entry No. 15855 dated 19/12/2005. Further, I have been informed that as Mr. Omkar Rajendra alias Rajesh Pathare became Major, the name of Smt. Usha Rajendra alias Rajesh Pathare got deleted as Legal Guardian.
14. It further appears from the perusal of the title history in the documents referred hereinabove; that by Deed of Sale / Transfer dated 13/10/2022 executed by and between Mr. Ratikant Tukaram Pathare and 20 others sold, transferred, assigned and conveyed an area admeasuring 00 Hectare 77 Ares out of the Said Property No. 1 in favour of Vilas Javdekar Eco Homes representing through its Partner Mr. Aditya Vilas Javdekar. The aforesaid Deed of Sale / Transfer was duly registered in the office of Sub-Registrar, Haveli No. 18 at Sr. No. 19323/2022 on 14/10/2022. Thereafter, Vilas Javdekar Eco Homes representing through its Partner Mr. Aditya Vilas Javdekar became the owner and possessor of an area admeasuring 00 Hectares 77 Ares and it has been mutated in the revenue records by Entry No. 27762.
15. It appears from the perusal of the title history in the documents referred hereinabove; that, in furtherance of the aforesaid Sale Deed/Transfer Deed, the executants of the said Sale Deed/Transfer Deed have also executed a Power of Attorney dated 13/10/2022, which was registered in the office of Sub-Registrar, Haveli-18, at Sr. No. 19324, wherein all of the executants appointed Vilas Javdekar Eco Homes as their Attorney, for doing the any work related to Said Property No.3.

SURVEY NO. 38/5 (SAID PROPERTY NO. 4)

1. It appears from the perusal of the title history in the documents referred hereinabove that Survey No. 38/5 admeasuring 00 Acre 29 Gunthas plus Potkharaba admeasuring 00 Acre 07 Gunthas, totally admeasuring 00 Acre 36 Gunthas, Assessment 02 Rupees 00 Paise, was owned and possessed by Mr. Shripati Rama Pathare, Mr. Shankar Rama Pathare and Mr. Ganpati Rama Pathare was mutated with equal share in the revenue records of the Said Property No.4 vide **Mutation Entry No. 390**. Copy of the said

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Mutation Entry No. 390 is not available in the Office of Tahsildar, Haveli and a Letter dated 05/05/2022 bearing No. Ja. Kra. Abhi/S.R./2628/2022 stating non availability of Mutation Entry is provided for my scrutiny.

2. It appears from the perusal of the title history in the documents referred hereinabove that on or around 17/12/1942 Mr. Shripati Rama Pathare died intestate leaving behind one son viz. Master Dhondiba Shripati Pathare through his mother Smt. Gaubai Shripati Pathare. The name of the said legal heir was duly mutated in main rights Column in the revenue records of Said Property No. 4 by deleting name of the deceased i.e Mr. Shripati Rama Pathare and said fact has been confirmed/ certified by the **Mutation Entry No 473 dated 07/01/1943.**
3. It appears from the perusal of the title history in the documents referred hereinabove that as per Application made to the Revenue Authority and as per Demarcation and Notification dated 17/05/1950, Survey No. 38/5 admeasuring 00 Acre 29 Gunthas plus Potkharaba admeasuring 00 Acre 07 Gunthas, totally admeasuring 00 Acre 36 Gunthas, Assessment 02 Rupees 00 Paise, was divided between two brothers and legal heirs of deceased brother being: -
 - a) **Survey No. 38/5 admeasuring 00 Acres 12 Gunthas was recorded in the name of Mr. Dhondiba Shripati Pathare through his mother Smt. Gaubai Shripati Pathare as Owner and Possessor.**
 - b) **Survey No. 38/5 admeasuring 00 Acres 12 Gunthas was recorded in the name of Mr. Ganpati Rama Pathare as Owner and Possessor.**
 - c) **Survey No. 38/5 admeasuring 00 Acres 12 Gunthas was recorded in the name of Mr. Shankar Rama Pathare as Owner and Possessor.**and said fact has been confirmed/certified by the **Mutation Entry No 594 dated 07/08/1951.**
4. It appears from the perusal of the title history in the documents referred hereinabove that on or around 14/07/1961, Mr. Shankar Rama Pathare, died intestate leaving behind him two sons Mr. Krushna Shankar Pathare and Mr. Bhiku Shankar Pathare and one Married Daughter Mrs. Bhamabai Arjuna Ubale and widow wife Smt. Taibai Shankar Pathare. The name of the aforesaid legal heirs was duly mutated in main rights Column in the revenue records of Said Property No. 4 and the name of Mr. Krushna Shankar Pathare was entered as "Karta" of Hindu Undivided Family thereof by deleting name of the deceased i.e Mr. Shankar Rama Pathare and said fact has been confirmed/ certified by the **Mutation Entry No 727 dated 31/07/1961**

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5. It appears from the perusal of the title history in the documents referred hereinabove that on or around 1970, Maharashtra State Weights and Measurements Implementation Act 1958 and Indian Coinage Act, 1955 were implemented and area and aakar got converted. Accordingly, Survey No. 38/5 admeasuring 00 Acre 29 Gunthas plus Potkharaba admeasuring 00 Acre 07 Gunthas, totally admeasuring 00 Acre 36 Gunthas, Assessment 02 Rupees 00 Paise converted to **area admeasuring 00 Hectare 29 Ares plus Potkharaba 00 Hectare 07 Ares total 00 Hectors 36 Ares, Assessment Rs. 0.12** in Revenue Records and said fact has been confirmed/ certified by the **Mutation Entry No 865** dated 05/12/1968.
6. It appears from the perusal of the title history in the documents referred hereinabove that on or around 16/10/1972 Mr. Ganpati Rama Pathare died intestate leaving behind him two son Mr. Tukaram Ganpat Pathare and Mr. Shrihari Ganpat Pathare and two Married Daughters Mrs. Yashodabai Khanduji Galande and Mrs. Indubai Kisan Satav. The name of the said legal heirs Mr. Tukaram Ganpat Pathare and Mr. Shrihari Ganpat Pathare were duly mutated in main rights Column and the name of said married daughters Mrs. Yashodabai Khanduji Galande and Mrs. Indubai Kisan Satav were mutated in Other Rights Column in the revenue records of Said Property No.4 thereof by deleting name of the deceased i.e Mr. Ganpati Rama Pathare and said fact has been confirmed/ certified by the **Mutation Entry No 1058** dated **26/11/1972**.
7. It appears from the perusal of the title history in the documents referred hereinabove that on or around 06/04/1975 Mrs. Yashodabai Khanduji Galande and Mrs. Indubai Kisan Satav (Married Daughters) released their undivided share in the Said Property No. 4 in favour of Mr. Tukaram Ganpat Pathare and Mr. Shrihari Ganpat Pathare, by filing Application and Jabab to that effect before the Learned Revenue Authority/Talathi and the said fact has been confirmed/ certified by the **Mutation Entry No 1176** dated **06/04/1975**.
8. It appears from the perusal of the title history in the documents referred hereinabove that Revenue Authorities Corrected/Amended Areas and Aakars of Survey Nos. situated at Village Kharadi, and the said fact has been certified by the **Mutation Entry No 1456** dated **30/09/1980**.
9. It appears from the perusal of the title history in the documents referred hereinabove that as per Order bearing No. Ja. Kra/Bhu. Sampadan/33/1806 to 1810 dated 25/09/1989, passed by Town Planning and Land Acquisition Authority for acquisition of Land situated at Kharadi Village, for constructing/building road totally admeasuring 150 Sq. Ft. out of area admeasuring about 687 Sq. Mtr, area was

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Acquired from Said Property No. 4 and said fact has been confirmed/certified by the **Mutation Entry No. 2738** dated 24/10/1989 and said fact is appearing in the other right column of the said property no.4.

10. It appears from the perusal of the title history in the documents referred hereinabove that the Mutation Entry No. 4803 dated 13/06/1994 is wrongly appearing on 7/12 Extract of the Said Property No. 4 and the facts mentioned in the said mutation entry are not relevant to the Said Property No. 4 Hence, it is not necessary to record the same.
11. It appears from the perusal of the title history in the documents referred hereinabove that the Mutation Entry No. 4903 dated 10/03/1995 is wrongly appearing on 7/12 Extract of the Said Property No. 4 and the facts mentioned in the said mutation entry are not relevant to the Said Property No. 4 Hence, it is not necessary to record the same.
12. It appears from the perusal of the title history in the documents referred hereinabove that on or around 09/01/1998, Mr. Krishna Shankar Pathare died intestate leaving behind legal heirs his 3 sons viz. 1) Mr. Dashrath Krishna Pathare, 2) Mr. Subhash Krishna Pathare, 3) Mr. Santosh Krishna Pathare and one Widow Smt. Shantabai Krishna Pathare and One Married daughter Mrs. Sunita Babanrao Hargude thereof by deleting name of the deceased i.e Mr. Krishna Shankar Pathare and same has been confirmed/certified by the said fact has been confirmed/certified by the **Mutation Entry No. 7764** dated 20/01/1998
13. It appears from the perusal of the title history in the documents referred hereinabove that on or around 09/01/1998, Mr. Krishna Shankar Pathare died intestate leaving behind legal heir mutated vide Mutation Entry No. 7764 dated 20/01/1998. Mr. Krishna Shankar Pathare also had one real brother named Mr. Bhiku Shankar Pathare whose name was not recorded as his legal heir in the Said Mutation Entry No. 7764, hence the name of the said Mr. Bhiku Shankar Pathare was duly mutated in main rights Column in the revenue records of Said Property No. 4 by deleting name of the deceased i.e Mr. Krishna Shankar Pathare and said fact has been confirmed/certified by the **Mutation Entry No 8471 dated 21/07/1998.**
14. It appears from the perusal of the title history in the documents referred hereinabove that on or around 12/012/2002 Mr. Dhondiba Shreepati Pathare died intestate leaving behind him two sons 1) Mr. Baban Dhondiba Pathare and 2) Mr. Annasaheb Dhondiba Pathare and two Married Daughters Mrs. Vimal Dadabhau Hargude and Mrs. Laxmibai Popat Argade two daughter in laws Smt. Sunita Balasaheb Pathare and Smt. Sangeetha Rarndas Pathare and three grandchildren 1) Miss. Priya

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Balasaheb Pathare, 2) Miss. Vaishnavi Ramdas Pathare, 3) Master Aadinath Ramdas Pathare. The name of the said legal heirs Mr. Tukaram Ganpat Pathare and Mr. Shrihari Ganpat Pathare were duly mutated in main rights Column and the name of said married daughters Mrs. Yashodabai Khanduji Galande and Mrs. Indubai Kisan Satav were mutated in Other Rights Column in the revenue records of Said Property No.4 by deleting name of the deceased i.e Mr. Dhondiba Shreepati Pathare and said fact has been confirmed/ certified by the Mutation Entry No. 13574 dated 03/02/2003.

15. It appears from the perusal of the title history in the documents referred hereinabove that Mr. Baban Dhondiba Pathare, Mrs. Sunita Baban Pathare, Master Akshay Baban Pathare, Ms Kirti Baban Pathare, Ms. Sonali Baban Pathare Mr. Annasaheb Dhondiba Pathare, Mrs. Lakshmi Bai Annasaheb Pathare, Master Navnath Annasaheb Pathare, Master Shivaji Annasaheb Pathare, Ms. Kalpana Annasaheb Pathare, Smt. Sunita Balasaheb Pathare, Ms. Priya Balasaheb Pathare, Smt. Sangita Ramdas Pathare, Master Adibath Ramdas Pathare, Ms. Vaishnavi Ramdas Pathare, Smt. Ratanbai Balasaheb Tapkir, Smt. Vimal Dadabhau Hargude, Smt. Lakshmi Bai Popat Argade, entrusted Development Rights against the consideration of their share in Said Property No. 4 viz. Survey No. 38/5 admeasuring 00 H 12 Ares in favour of M/s. Nagpal Buildcon Pvt. Ltd. through its Director Mr. Amit Krushnalal Nagpal vide Development Agreement dated 04/06/2004, which is registered in the office of Sub-Registrar, Haveli-7, at Sr. No. 2376/2004 on 08/06/2004.
16. It appears from the perusal of the title history in the documents referred hereinabove that in furtherance of the aforesaid Development Agreement, the executants of the said Development Agreement have also executed a Power of Attorney dated 04/06/2004, which was registered in the office of Sub-Registrar, Haveli -7, at Sr. No. 2377/2004, wherein all of the executants appointed M/s. Nagpal Buildcon Pvt. Ltd. through its Director Mr. Amit Krushnalal Nagpal as their Attorney, for doing the development related work.
17. It appears from the perusal of the title history in the documents referred hereinabove that M/s. Nagpal Buildcon Pvt. Ltd. through its Director Mr. Amit Krushnalal Nagpal, a Company formed under the provisions of the Company's Act 1956 was renamed/converted under the provisions of Indian Partnership Act, 1932, in the name and style of "M/s. Nagpal Landmark".
18. It appears from the perusal of the title history in the documents referred hereinabove that on or around 27/07/2004, elder son of Mr. Ganpati Rama Pathare, viz Mr. Tukaram Ganpati Pathare died intestate leaving behind him two son Mr. Ratikant

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Tukaram Pathare and Mr. Rajesh Tukaram Pathare and three Married Daughters Mrs. Karnal Yashwant Thakur, Mrs. Rohini Arun Walke and Mrs. Mandakini Kantilal Satav and widow wife Smt. Hirabai Tukaram Pathare. The name of the aforesaid legal heirs was duly mutated in main rights Column in the revenue records of said property No. 4 as thereof by deleting name of the deceased i.e Mr. Tukaram Ganpati Pathare and said fact has been confirmed/ certified by the **Mutation Entry No. 15310 dated 04/02/2005.**

19. It appears from the perusal of the title history in the documents referred hereinabove that Mr. Krushna Shankar Pathare has mortgaged area owned and possessed by him out of the the Said Property No. 4 and obtained loan from the Pune Jilha Sahakari Bhuvikas Bank and accordingly, name of the said bank was recorded in the Main Right Column and duly mutated in the records of the Said property no. 4 and same has been confirmed/ certified by **Mutation Entry No 827** dated 09/06/1967. Further, Pune Jilha Sahakari Bhuvikas Bank merged into Maharashtra State Co-Operative Agricultural and Rural Development Bank and Maharashtra State Co-Operative Agricultural and Rural Development Bank issued letter dated 16/04/2004, stating that there are no dues in the name of Mr. Krushna Shankar Pathare, and accordingly, charge of aforesaid Bank got deleted and the names of Legal heirs of Late Mr. Krushna Shankar Pathare viz. Mr. Dashrath Krushna Pathare, Mr. Subhash Krushna Pathare, Mr. Santosh Krushna Pathare, Smt. Shantabai Krushna Pathare, Mrs. Sunita Baban Hargude and Mr. Bhiku Shankar Pathare was mutated in Main rights column of 7/12 Extract and said fact has been confirmed/certified by the **Mutation Entry No 15576** dated 08/07/2005.

20. It appears from the perusal of the title history in the documents referred hereinabove that Mr. Dashrath Krushna Pathare, Mrs. Suvarna Dashrath Pathare, Mr. Chetan Dashrath Pathare, Master Rahul Dashrath Pathare, Master Abhijeet Dashrath Pathare, Mr. Subhash Krishna Pathare, Mrs. Kavita Subhash Pathare, Ms. Snehal Subhash Pathare, Master Sanket Subhash Pathare, Mr. Santosh Krushna Pathare, Mrs. Sujata Santosh Pathare, Master Soham Santosh Pathare, Master Satyam Santosh Pathare, Smt. Shantabai Krishna Pathare, Mrs. Sunita Babanrao Hargunde and alongwith Mr. Bhiku Shankar Pathare as consenting parties entrusted Development Rights along with delivery of possession against the consideration for an area admeasuring 00 H 12 Ares in Said Property No. 4 viz. Survey No. 38/5 in favour of M/s. Nagpal Landmarks through its Partner Mr. Amit Krushnalal Nagpal vide Development Agreement dated 14/12/2005 and the aforesaid Development Agreement is registered in the office of Sub-Registrar, Haveli-7, at Sr. No. 10356/2005 on 14/12/2005.

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21. It appears from the perusal of the title history in the documents referred hereinabove that in furtherance of the aforesaid Development Agreement, the executants of the said Development Agreement have also executed a Power of Attorney dated 14/12/2005, which was registered in the office of Sub-Registrar, Haveli-7, at Sr. No. 10357/2005, wherein all the executants appointed M/s. Nagpal Landmarks through its Partner Mr. Amit Krushnalal Nagpal as their Power of Attorney, for doing the development related work.
22. It appears from the perusal of the title history in the documents referred hereinabove that on or around 25/10/2005, Son of Mr. Tukaram Ganpati Pathare viz. Mr. Rajesh Tukaram Pathare died intestate leaving behind one son Master Omkar Rajesh Pathare and widow wife Smt. Usha Rajesh Pathare. The name of the aforesaid legal heirs was duly mutated in main rights Column in the revenue records of Said Property No. 4 by deleting name of the deceased i.e Mr. Rajesh Tukaram Pathare and said fact has been confirmed/certified by the **Mutation Entry No 15855 dated 19/12/2005.**
23. It appears from the perusal of the title history in the documents referred hereinabove that Mr. Baban Dhondiba Pathare and Mrs. Sunita Baban Pathare, Master Akshay Baban Pathare, Ms Kirri Baban Pathare, Ms. Sonali Baban Pathare Mr. Annasaheb Dhondiba Pathare, Mrs. Lakshmibai Annasaheb Pathare, Master Navnath Annasaheb Pathare, Master Shivaji Annasaheb Pathare, Ms. Kalpana Annasaheb Pathare, Smt. Sunita Balasaheb Pathare, Ms. Priya Balasaheb Pathare, Smt. Sangita Ramdas Pathare, Master Adibath Ramdas Pathare, Ms. Vaishnavi Ramdas Pathare, Smt. Ratanbai Balasaheb Tapkir, Smt. Vimal Dadabhau Hargude, Smt. Lakshmibai Popat Argade, entrusted Development Rights along with delivery of possession against the consideration of the Said Property No. 4 viz. Survey No. 38/5 admeasuring 00 H 12 Ares to and in favour of M/s. Nagpal Landmarks through its Director Mr. Amit Krushnalal Nagpal vide Development Agreement dated 17/03/2006 which is registered in the office of Sub-Registrar, Haveli-2, at Sr. No. 3032/2006 on 02/05/2006.
24. It appears from the perusal of the title history in the documents referred hereinabove that in furtherance of the aforesaid Development Agreement, the executants of the said Development Agreement have also executed a Power of Attorney dated 17/03/2006, which was registered in the office of Sub-Registrar, Haveli-2, at Sr. No. 3033/2006 reg. on 02/05/2006, wherein the executants appointed M/s. Nagpal Landmarks through its Director Mr. Amit Krushnalal Nagpal as their Power of Attorney, for doing the development related work.

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25. It appears from the perusal of the title history in the documents referred hereinabove that on or around 02/01/2006 Mrs. Kamal Yashwant Thakur, Mrs. Mandakini Kantilal Satav and Mrs. Rohini Arun Walke vide Release Deed dated 02/01/2006 relinquished their rights in the Said Property No. 4 in favour of Mr. Ratikant Tukaram Pathare, Smt. Usha Rajendra alias Rajesh Pathare, Mr. Omkar Rajendra alias Rajesh Pathare and which is registered in the office of Sub-Registrar, Haveli-7, at Sr. No. 1358/2006 and the said fact has been confirmed/certified by the **Mutation Entry No 18097 dated 02/12/2008.**
26. It appears from the perusal of the title history in the documents referred hereinabove that vide Release Deed dated 16/09/2013 married daughters of Mr. Shreehari Ganpat Pathare viz. Mrs. Meera alias Mirabai Dagadu Parande and Mrs. Vajjati alias Vajjayanti Balasaheb Fuge released their rights in the Said Property No. 4 in favour of their brothers viz. Mr. Prakash Shreehari Pathare and Mr. Arun Shreehari Pathare, which is duly registered in the office of Sub-Registrar, Haveli- 7, at Sr. No.7204/2013 reg. on 19/09/2013.
27. It appears from the perusal of the title history in the documents referred hereinabove that on or around 12/10/2015, Mr. Ratikant Tukaram Pathare died intestate leaving behind two sons 1) Mr. Pritam Ratikant Pathare 2) Mr. Atul Ratikant Pathare, one daughter Neelam Ratikant Pathare and widow Smt. Vandana Ratikant Pathare. The name of the aforesaid legal heirs was duly mutated in main rights Column in the revenue records of Said Property No. 4 as thereof by deleting name of the deceased i.e Mr. Ratikant Tukaram Pathare and said fact has been confirmed/ certified by the **Mutation Entry No. 23242 dated 05/12/2015.**
28. It appears from the perusal of the title history in the documents referred hereinabove that as per notification issued by Tehsildar, Haveli Jilha Pune bearing No. BHU.A/PRA.KRA180/L-1 dated 7/05/2016, the manual copies of 7/12 extract were converted to computerized digital media and the names of Mr. Dashrath Krishna Pathare, Mr. Baban Dhondiba Pathare, Mr. Shrihari Ganpat Pathare and Smt. Hirabai Tukaram Pathare were recorded for the 0.0725 aane share in the Said Property No. 4 and said fact has been confirmed/ certified by the **Mutation Entry No 23812 dated 04/03/2021.**
29. It appears from the perusal of the title history in the documents referred hereinabove that on or around 03/12/2017, Mr. Dashrath Krishna Pathare died intestate leaving behind him three sons Mr. Chetan Dashrath Pathare, Mr. Rahul Dashrath Pathare and Mr. Abhijeet Dashrath Pathare, widow wife Smt. Suvarna Dashrath Pathare Pathare. The name of the said legal heirs was duly mutated in main rights Column in

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the revenue records of Said Property No. 4 thereof by deleting name of the deceased i.e Mr. Dashrath Krushna Pathare and said fact has been confirmed/ certified by the Mutation Entry No 24351 dated 06/02/2018.

30. It appears from the perusal of the title history in the documents referred hereinabove that as per notification issued by Tehsildar, Haveli Jilha Pune bearing No. BHU.A/PRA.KRA180/L-1 dated 7/05/2016, the manual copies of 7/12 extract were converted to computerized digital media and the names of Mr. Dashrath Krishna Pathare, Mr. Baban Dhondiba Pathare, Mr. Shrihari Ganpat Pathare and Smt. Hirabai Tukaram Pathare were recorded for the 0.0725 aane share in the Said Property No. 4 and said fact has been confirmed/ certified by the Mutation Entry No. 24587 dated 22/06/2018.
31. It appears from the perusal of the title history in the documents referred hereinabove that, on 18/04/2022, Legal heirs of Late Smt. Bhamabai Arjuna Ubale executed Confirmation deed dated 18/04/2022 in favour of Mr. Subhash Krushna Pathare and 7 others and M/s. Nagpal Landmarks through its Partner Mr. Amit Krushnalal Nagpal confirming that Late Smt. Bhamabai Arjuna Ubale nor her legal heirs do not have any right, title and interest in the Said Property No.4 and they will not claim any in future. Aforesaid Deed is registered in the office of Sub-Registrar, Haveli No. 4 at Sr. No. HVL/6646/2022.
32. It appears from the perusal of the title history in the documents referred hereinabove that, In due course of time Mr. Dashrath Krushna Pathare through his legal heirs, Mr. Subhash Krushna Pathare and his legal heirs, Mr. Santosh Krushna Pathare and his legal heirs, Smt. Shantabai Krushna Pathare, Mrs. Sunita Baban Hargude, Mr. Bhiku Shankar Pathare through his legal heirs Mrs. Yogita Alu Kad and Mrs. Akshada Suraj Shivale decided to sell the Said Property No. 4 alongwith other incidental Development and any other rights attached to the Said Property No. 4 along with delivery of possession against the consideration of the Said Property No. 4 viz. Survey No. 38/5 admeasuring 00 H 12 Ares to and in favour of Vilas Javdekar Eco Homes though its partner Mr. Aditya Vilas Javdekar and M/s. Nagpal Landmarks through its Partner Mr. Amit Krushnalal Nagpal gave consent vide Agreement to Sell dated 19/04/2022 which is registered in the office of Sub-Registrar, Haveli-4, at Sr. No. 6661/2022 registered on 25/04/2022.
33. It appears from the perusal of the title history in the documents referred hereinabove; that, in furtherance of the aforesaid Agreement to Sell, the executants of the said Agreement to Sell have also executed a Power of Attorney dated 19/04/2022, which was registered in the office of Sub-Registrar, Haveli-4, at Sr. No. 6662/2022

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registered on 25/04/2022, wherein all of them appointed Vilas Javdekar Eco Homes through its partner Mr. Aditya Vilas Javdekar as their Power of Attorney, for doing the aforesaid work.

34. It appears from the perusal of the title history in the documents referred hereinabove that, Advocate Prashant Parmar issued Public Notice dated 04/05/2022 in Daily Newspaper "Loksatta" with respect to said Property No. 4. On perusal of a Certificate dated 13/05/2022 issued by Advocate Prashant Parmar, it appears that an objection dated 09/05/2022 was received from Advocate Vivek P. Kadam, on behalf of his client M/s. Manav Shelters in response to the Public Notice dated 04/05/2022 in Daily Newspaper "Loksatta" with respect to said Property No. 4. On perusal of the said Objection dated 09/05/2022 it appears that M/s. Manav Shelters claimed rights in the said Property No. 4 on the basis of Memorandum of Understanding dated 05/02/2015 in respect of said Property No. 4.
35. It further appears from the perusal of the title history in the documents referred hereinabove; that by Deed of Sale/Transfer dated 12/07/2022, executed by and between Mr. Baban Dhondiba Pathare and 17 others sold, transferred, assigned and conveyed an area admeasuring 00 Hectare 12 Ares out of the Said Property in favour of Vilas Javdekar Eco Homes through its partner Mr. Aditya Vilas Javdekar and M/s. Nagpal Landmarks through its Partner Mr. Armit Krushnalal Nagpal as consenting party The aforesaid Deed of Sale/Transfer was duly registered in the office of Sub-Registrar, Haveli No. 5 at Sr. No. 13327/2022 registered on 13/07/2022. Thereafter, Vilas Javdekar Eco Homes became the owner and possessor of an area admeasuring 00 Hectares 12 Ares out of the Said Property No. 4 and name of Vilas Javdekar Eco Homes was duly mutated in the revenue records of the Said Property No. 4 and said fact has been confirmed/certified by the Mutation Entry No. 27585 dated 22/08/2022.
36. It appears from the perusal of the title history in the documents referred hereinabove; that, in furtherance of the aforesaid Sale Deed, the executants of the said Sale Deed have also executed a Power of Attorney dated 12/07/2022, which was registered in the office of Sub-Registrar, Haveli No. 5 at Sr. No. 13328/2022 registered on 13/07/2022, wherein all of them appointed Vilas Javdekar Eco Homes through its partner Mr. Aditya Vilas Javdekar as their Power of Attorney, for doing the aforesaid work.
37. It appears from the perusal of the title history in the documents referred hereinabove that vide Confirmation Deed dated 01/08/2022, executed by and between legal heirs of Late Smt. Indubai Kisan Satav viz. one son , Mr. Kantilal Kisan Satav and one

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married daughter Mrs. Sangita Sopan Kalbhor in favour of Mr. Shreehari Ganpat Pathare and 8 others and M/s. Nagpal Landmarks through its Partner Mr. Amit Krushnalal Nagpal whereby it was confirmed that Late Smt. Indubai Kisan Satav had no right title and interest in the Said Property No. 4. Aforesaid Confirmation Deed is registered in the office of Sub-Registrar, Haveli No.5 at Sr. No. HVL/14702/2022.

38. It appears from the perusal of the title history in the documents referred hereinabove that, Advocate Prashant Karanraj Parmar issued Public Notice dated 04/05/2022 in Daily Newspaper "Loksatta" and "Indian Express" with respect to said Property No. 4. On perusal of a Certificate dated 13/08/2022 issued by Advocate Prashant Parmar, it appears that an objection dated 13/05/2022 was received from Advocate Avinash Sampat Kalkute and Advocate Atul Balasaheb Tajane, on behalf of his client Mr. Baban Dhondiba Pathare and others in response to the Public Notice dated 04/05/2022 in Daily Newspaper "Loksatta" with respect to said Property No. 4. On perusal of the said Objection dated 13/05/2022 it appears that Mr. Baban Dhondiba Pathare and others claimed rights in the said Property No. 4 alleging that Mr. Baban Dhondiba Pathare and others had not received the entire consideration as envisaged under the Development Agreement dated 04/06/2004 and therefore, Mr. Baban Dhondiba Pathare and others further alleged that M/S Nagpal Landmarks had cheated them and therefore, the Development Agreement dated 04/06/2004 and Power of Attorney dated 04/06/2004 were liable to be cancelled. **Further**, Mr. Baban Dhondiba Pathare and others by way of aforesaid Objection through their advocate alleged that Said Property No.4 has not demarcated/measured the land through any government machinery.

However, on perusal of the Letter dated 11/07/2022 issued by Mr. Baban Dhondiba Pathare and others to Adv. Prashant Parmar, it appears that Mr. Baban Dhondiba Pathare and others have unconditionally withdrawn their objection dated 18/05/2022 which is described hereinabove, and further have executed and registered a Sale Deed dated 12/07/2022 in favour of M/S Vilas Javdekar Eco Homes against monetary consideration. Therefore, it appears that the aforesaid Objection has been unconditionally withdrawn and Mr. Baban Dhondiba Pathare and others have transferred all their rights and interest in respect of the said Property No. 4 in favour of M/S Vilas Javdekar Eco Homes and have duly accepted monetary consideration against the same.

39. It appears from the perusal of the title history in the documents referred hereinabove that, vide Confirmation deed dated 23/08/2022, executed by and between legal heirs of Late Smt. Yashodabai Khandu Galande viz. Mr. Nyaneshwar Khandu Galande, Mr. Vishnu Khandu Galande, Suman Nivrutti Valhekar, Alka Shantaram Chandhere, Mandakini Ramdas Ghundare in favour of Mr. Shrihari Ganpat Pathare, Mr. Prakash

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shrihari Pathare, Mr. Arun Shrihari Pathare, Late rajendra Tukaram Pathare under his legal heirs Smt. Usha Rajendra Pathare, Mr. Omkar Rajendra Pathare, Late Mr. Latikant Tukaram Pathare under legal heirs Smt. Vandana Latikant Pathare, Mr. Pritam Latikant Pathare, Mr. Atul Latikant Pathare, Neelam Latikant Pathare whereby it was confirmed that Late Smt. Yashodabai Khandu Galande had no right title and interest in the Said Property No. 4. Aforesaid Confirmation Deed is registered in the office of Sub-Registrar, Haveli No. 5 at Sr. No. HIVL/14702/2022.

40. It appears from the perusal of the title history in the documents referred hereinabove that, vide Notarized Cancellation Deed dated 03/10/2022 executed by and between M/s Nagpal Landmarks, M/s. Nagpal Buildcon Pvt. Ltd. and M/s. Manav Shelters along with Consenting Parties as Manav properties LLP., Mr. Suhas Dhanraj Banthiya, Mr. Fulchand Dhanaraj Banthiya, Mr. Gulabchand Dhanaraj Banthiya, canceled Memorandum of Understanding dated 05/02/2015 in respect of said Property No. 4.

41. It further appears from the perusal of the title history in the documents referred hereinabove that by Deed of Sale/Transfer dated 13/10/2022 executed by and between Mr. Ratikant Tukaram Pathare and 20 others sold, transferred, assigned and conveyed an area admeasuring 00 Hectare 12 Ares out of the Said Property No. 4 in favour of Vilas Javdekar Eco Homes representing through its Partner Mr. Aditya Vilas Javdekar. The aforesaid Deed of Sale/Transfer was duly registered in the office of Sub-Registrar, Haveli No. 18 at Sr. No. 19323/2022 on 14/10/2022. Thereafter, Vilas Javdekar Eco Homes representing through its Partner Mr. Aditya Vilas Javdekar became the owner and possessor of an area admeasuring 00 Hectares 12 Ares and it has been mutated in the revenue records by Entry No. 27762.

42. It appears from the perusal of the title history in the documents referred hereinabove that, in furtherance of the aforesaid Sale Deed/Transfer Deed, the executants of the said Sale Deed/ Transfer Deed have also executed a Power of Attorney dated 13/10/2022, which was registered in the office of Sub-Registrar, Haveli-18, at Sr. No. 19324/2022 reg. on 14/10/2022, wherein all of the executants appointed Vilas Javdekar Eco Homes as their Attorney, for doing the any work related to Said Property No. 4.

4. Any other relevant title: -

I am of the opinion that **Vilas Javdekar Eco Homes** have exclusive ownership right of the said property no. 2 to 4 i.e Survey no. 38/4/1, 38/5 and 38/3 respectively, total area admsiring 15448 Sq.m. and having development rights in respect of area

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admeasuring 1751.55 Sq. m out of Survey no. 38/1/A/1A/1 situated at Village Kharadi,
Taluka Haveli, District Pune, without any encumbrances,

General for Said Property no. 1 & 4 – Upon perusal of the IOD layout dated
11.10.2022, issued by Pune Municipal Corporation, it appears that area admeasuring
16500 Sq.m as per demarcation is considered for the proposed development which is
minimal against 17198.55 Sq.m under ownership is recored as per 7/12 extract.

5. **Litigations, if any: - NIL.**

Date: 01.03.2022

PARMAR

Prashant Parmar
Advocate



ANNEXURE - 1

1. DESCRIPTION OF THE PROPERTIES:

All that piece and parcel of an amalgamated land/plot admeasuring 17199.55 square
meters (area admeasuring 16500 Sq.m as per demarcation is considered for the
proposed development under approved IOD dated 11.10.2022), consisting of
contiguous piece of land bearing Survey no. 38/1/A/1A/1(P), 38/4/1(P), 38/5 and
38/3, situate at Village Kharadi Taluka Haveli, District Pune and within the limits of
Pune Municipal Corporation and bounded as follows:

On or towards East : 15 mtr Road.

On or towards South : Part of S.No. 38.

On or towards West : 45 mtr DP Road & Part of S.No. 38.

On or towards North : Part of S.No. 38.

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ANNEXURE – 2

2. DOCUMENTS OF THE PLOT:-

DOCUMENTS SUBMITTED FOR MY PERUSAL FOR S.NO. 38/1/A/1A/1

- a) Copy of Development Agreement dated 29/04/2004 having Sr.No. 2046/2004 registered on 20/05/2004, Haveli -7.
- b) Copy of Power of Attorney dated 29/04/2004 having Sr.No. 2047/2004 registered on 20/05/2004, Haveli -7.
- c) Copy of Development Agreement dated 17/03/2006 having Sr.No. 3034/2006 registered on 2/05/2006, Haveli -2.
- d) Copy of Power of Attorney dated 17/03/2006 having Sr.No. 3035/2006 registered on 2/05/2006, Haveli -2.
- e) Mortgage Deed registered before Sub Registrar Haveli No. VII at Sr. No. 3686/2008 dated 20.05.2008.
- f) Re-Conveyance of Mortgage Deed dated 18.08.2010 registered before Sub-Registrar Haveli No. X at Sr. No. 7617/2010
- g) Copy of Possession Receipt dated 12/11/2018 executed by and between M/s Nagpal Landmarks through its designated partner viz. Mr. Amit Krushnalal Nagpal, in favour of Pune Municipal Corporation.
- h) Copy of Memorandum of Understanding dated 22/04/2019 executed by and between M/s Nagpal Landmarks, M/s Kumar Company and Dev Exotica Co-Operative Housing Society Ltd.
- i) Copy of Single joint venture for the development of Immovable Property dated 20/01/2020 executed by and between M/s Nagpal Landmarks and M/s Kumar Company.
- j) Copy of Deed of Assignment of Development Rights dated 07/01/2023 having Sr. No.871/2023 registered on 08/01/ 2023 Haveli -23.

3. Other Documents:

1. Copy of ULC Order dated 27/06/2001 bearing No. ULC/Appeal No./2161/2001.
2. Copy of Commencement Certificate dated 6/03/2006 bearing No. CC/4231/2005 issued by the Pune Municipal Corporation, Pune.
3. N.A. Order dated 25/08/2006 issued by Hon'ble Collector of Pune bearing No. PRH/NA/SR/194/2006.
4. Copy of Revised Commencement certificate dated 7/03/2007 bearing No. CC/4236/2006 issued by the Pune Municipal Corporation Pune.

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5. Copy of Revised Commencement certificate dated 4/03/2010 bearing No. CC/3677/2009 issued by the Pune Municipal Corporation, Pune.

DOCUMENTS SUBMITTED FOR MY PERUSAL FOR S.No. 38/4/1

- a) Copy Development Agreement dated 08/07/2005 having Sr. No.6032/2005 registered on 14/07/2005, Haveli -7.
- b) Copy of Power of Attorney dated 08/07/2005 having Sr. No.6033/2005 registered on 14/07/2005, Haveli -7
- c) Copy of Development Agreement dated 09/11/2005, having Sr. No. 9477/2005 registered on 10/11/2005, Haveli -7.
- d) Copy of Power of Attorney dated 09/11/2005, having Sr. No. 9478/2005 registered on 10/11/2005, Haveli - 7.
- e) Copy of Development Agreement dated 14/12/2005 having Sr. No. 10354/2005 registered on 14/12/2005, Haveli - 7.
- f) Copy of Power of Attorney dated 14/12/2005 having Sr. No. 10355/2005 registered on 14/12/2005, Haveli - 7.
- g) Copy of Partition Deed dated 30/12/2010 having Sr. No. 11323/2010 registered on 31/12/2010, Haveli - 7
- h) Copy of Release Deed dated 26/02/2013 having Sr. No. 1833/2013 registered on 27/02/2013, Haveli - 7.
- i) Copy of Mortgage Deed dated 09/09/2021 having Sr. No. 9608/2021 registered on 09/09/2021, Haveli - 7.
- j) Copy of Correction deed dated 15/09/2021 having Sr. No. 9826/2021 registered on 15/09/2021, Haveli - 7.
- k) Copy of Confirmation Deed dated 18/04/2022 having Sr. No. 6646/2022 registered on 19/04/2022, Haveli - 4.

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- l) Copy of Agreement to Sell dated 31/03/2022 having Sr. No. 6653/2022 registered on 19/04/2022, haveli – 4.
- m) Copy of Power of Attorney dated 19/04/2022 having Sr. No. 6654/2022 registered on 19/04/2022, Haveli – 4.
- n) Copy of Norarized Cancellation Deed dated 03/10/2022 executed by and between M/s Nagpal Landmarks, M/s. Nagpal Buildcon Pvt. Ltd. and M/s. Manav Shelters along with Consenting Parties as Manav properties LLP., Mr. Suhas Dhanraj Banthiya, Mr. Fulchand Dhanaraj Banthiya, Mr. Gulabchand Dhanaraj Banthiya.
- o) Copy of Sale Deed dated 17/11/2022 having Sr. No. 20133/2022 registered on 17/11/2022, Haveli – 15.

1) Other Documents:

1. Copy of Compromise Purshis filed in R.C.S. No. 2504/2000.
2. Copy of ULC Order dated 17/09/1977 in Case No, 308-PA- 1794.
3. Copy of ULC Order dated 14/08/2000 bearing No. ULC/Appeal No./2095/2000.
4. Copy of ULC Order dated 28/02/2001 bearing No. ULC/ Case No. No. /308-PA.
5. Copy of Letter dated 05/05/2022 issued by office of Tahsildar, Haveli Pune and Letter bearing No. Ja. Kra. Abhi/S.R./2628/2022 stating that "Mutation Entry No. 390 Not found"
6. Copy of Marathi Public Notice dated 04/05/2022 published in Daily Newspaper "Loksatta" by Adv. Prashant Karanraj Parmar.
7. Copy of English Public Notice dated 04/05/2022 published in Daily Newspaper "Indian Express" by Adv. Prashant Karanraj Parmar.
8. Copy of NOC dated 26/12/2022 to Public Notices dated 04/05/2022.

DOCUMENTS SUBMITTED FOR MY PERUSAL FOR S.No. 38/3

- a) Copy of Release Deed dated 02/01/2006 having Sr. No. 1358/2006, Haveli – 7.

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- b) Copy of Release Deed dated 16/09/2013 having Sr. No.7204/2013 on 19/09/2013, Haveli – 7.
- c) Copy of Confirmation deed dated 01/08/2022, having Sr. No. HVL/14702/2022, Haveli – 5.
- d) Copy of Confirmation deed dated 23/08/2022, having Sr. No. HVL/16146/2022 on 29/08/2022, Haveli – 5.
- e) Copy of Sale Deed dated 13/10/2022 having Sr. No. 19323/2022 on 14/10/2022, Haveli – 18.
- f) Copy of Power of Attorney dated 13/10/2022 having Sr. No. 19324/2022 on 14/10/2022, Haveli – 18.

1) Other Documents:

1. Mutation Entry Not found Letter for relevant Mutation Entry No. 390 dated 05/05/2022 bearing No. Ja. Kra. Abhi/S.R./2628/2022 from Office of Tahsildar, Haveli.
2. Copy of Public Notice dated 04/05/2022 published in Daily Newspaper "Loksatta" by Adv. Prashant Karanraj Parmar.
3. Copy of Public Notice dated 10/05/2022 published in Daily Newspaper "Indian Express" by Adv. Prashant Karanraj Parmar.
4. Copy of NOC dated 13/08/2022 to Public Notices dated 04/05/2022.
5. Copy of NOC dated 13/08/2022 to Public Notices dated 10/05/2022.

DOCUMENTS SUBMITTED FOR MY PERUSAL FOR S.No. 38/5

- a) Copy of Development Agreement dated 04/06/2004, having Sr. No. 2376/2004, Haveli – 7.
- b) Copy of Power of Attorney dated 04/06/2004, having Sr. No. 2377/2004, Haveli-7.
- c) Copy of Development Agreement dated 14/12/2005, having Sr. No. 10356/2005, Haveli – 7.
- d) Copy of Power of Attorney dated 14/12/2005, having Sr.No.10357/2005, Haveli-7.
- e) Copy of Release Deed dated 02/01/2006 having Sr. No. 1358/2006, Haveli – 7.

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- f) Copy of Development Agreement dated 02/05/2006, having Sr. No. 3032/2006, Haveli – 2
- g) Copy of Power of Attorney dated 17/03/2006, having Sr. No. 3033/2006, Haveli-2.
- h) Copy of Release Deed dated 16/09/2013 having Sr. No.7204/2013 on 19/09/2013, Haveli – 7.
- i) Copy of Confirmation deed dated 18/04/2022, having Sr. No. HVL/6646/2022, Haveli – 4.
- j) Copy of Agreement to Sell dated 19/04/2022, having Sr. No. 6661/2022 registered on 25/04/2022, Haveli – 4,
- k) Copy of Power of Attorney dated 19/04/2022, having Sr. No. 6662/2022 registered on 25/04/2022, Haveli – 4.
- l) Copy of Sale Deed dated 12/07/2022, having Sr. No. 13327/2022 registered on 13/07/2022, Haveli – 5.
- m) Copy of Power of Attorney dated 12/07/2022, having Sr. No. 13328/2022 registered on 13/07/2022, Haveli – 5.
- n) Copy of Confirmation deed dated 01/08/2022, having Sr. No. HVL/14702/2022, Haveli – 5.
- o) Copy of Confirmation deed dated 23/08/2022, having Sr. No. HVL/16146/2022 on 29/08/2022, Haveli – 5.
- p) Copy of Notarized Cancellation Deed dated 03/10/2022 executed by and between M/s Nagpal Landmarks, M/s. Nagpal Buildcon Pvt. Ltd. and M/s. Manav Shelters with the consenting parties as Manav properties LLP., Mr. Suhas Dhanraj Banthiya, Mr. Fulchand Dhanaraj Banthiya, Mr. Gulabchand Dhanaraj Banthiya.
- q) Copy of Sale Deed dated 13/10/2022 having Sr. No. 19323/2022 on 14/10/2022, Haveli – 18.
- r) Copy of Power of Attorney dated 13/10/2022 having Sr. No. 19324/2022 on 14/10/2022, Haveli – 18.
- 1) Other Documents:**
1. Copy of Public Notice dated 04/05/2022 published in Daily Newspaper “Loksatta” by Adv. Prashant Karanraj Parmar.

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2. Copy of Public Notice dated 10/05/2022 published in Daily Newspaper "Indian Express" by Adv. Prashant Karanraj Parmar.
3. Mutation Entry Not found Letter for relevant Mutation Entry No. 390 dated 05/05/2022 bearing No. Ja. Kra. Abhi/S.R./2628/2022 from Office of Tahsildar, Haveli.
4. Copy of Objection to Public Notice raised by Adv. Vivek P. Kadam dated 09/05/2022 against Public Notice dated 04/05/2022 published in Daily Newspaper "Loksatta" by Adv. Prashant Karanraj Parmar
5. Copy of Objection to Public Notice raised by Adv. Avinash Sampat Kalkute an Adv. Atul Balasaheb Tajane dated 13/05/2022 against Public Notice dated 04/05/2022 published in Daily Newspaper "Loksatta" by Adv. Prashant Karanraj Parmar.
6. Copy of Objection Withdrawal Letter dated 11/07/2022
7. Copy of NOC dated 13/08/2022 to Public Notices dated 04/05/2022
8. Copy of NOC dated 13/08/2022 to Public Notices dated 10/05/2022

Note: -All abovementioned documents are photocopies. My Title Opinion is based on and restricted to the observations/perusal of abovementioned documents & papers only.

ANNEXURE - 3

1. **7/12 EXTRACTS AND MUTATION ENTRIES: -**
 - A. **Documents related to Said Property, Survey No. 38/1/A/1A/1, Village Kharadi: -**
2. **7/12 Extracts:**
 - Copies of 7/12 extracts available for inspection for Survey No. 38/1: - for the period 1943 to 1964.
 - Copies of 7/12 extracts available for inspection for Survey No. 38/1/A/1A: - for the period 1965-1976
 - Copies of 7/12 extracts available for inspection for Survey No. 38/1/A/1A/1: - for the period 1977-2003, 2004-2005, 2006-2016, 2017, 2018-2022.
3. **Mutation Entry Numbers:**
 - Mutation Entries available for inspection: - 451, 482, 830, 861, 865, 1456, 1626, 1627, 2738, 11717, 12728

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B. Documents related to Said Property, Survey No. 38/4/1, Village Kharadi -

1. 7/12 Extracts:

- Copies of 7/12 extracts available for inspection for Survey No. 38/4: - for the period 1953 to 1977.
- Copies of 7/12 extracts available for inspection for Survey No. 38/4/1: - for the period 1977-2022.

2. Mutation Entry Numbers:

- Mutation Entries available for inspection: - 390 (Not available Letter), 727, 827, 865, 1456, 2738, 7764, 8471, 15576, 17242, 20290, 20408, 22599, 22738, 22868, 24351, 24546, 26696, 26779, 26977, 26978, 27828.

C. Documents related to Said Property No. 1, Survey No. 38/3, Village Kharadi

1. 7/12 Extracts:

- Copies of 7/12 extracts available for inspection for the period 1953 to 1976, 1981-2022.

2. Mutation Entry Numbers:

- Mutation Entries available for inspection: - 390, 865, 1058, 1176, 15310, 15855, 18097, 23242, 23675, 27507, 27585, 27762.

D. Documents Related to Said Property No. 2, Survey No. 38/5, Village Kharadi

1. 7/12 Extracts:

- Copies of 7/12 extracts available for inspection for the period 1935-2022.

2. Mutation Entry Numbers:

- Mutation Entries available for inspection: - 390 (Not found letter), 473, 594, 727, 865, 1058, 1176, 1456, 2738, 4803, 4903, 7764, 8471, 13574, 15310, 15576, 15855, 18097, 23242, 23812, 24351, 24587, 27585, 27762, 27845.

NOTE: All documents submitted for my perusal are in photocopies.

ANNEXURE - 4

SEARCH-

1) INSTRUCTIONS:

On the instructions of **VILAS JAVDEKAR ECO HOMES**, A Partnership Firm, registered under provisions of Indian Partnership Act 1932, having its registered office at:- 306 and 307, Siddharth Towers, Sangam Press Road, Kothrud, Pune

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411029 represented through partner Mr. Aditya Vilas Javdekar, age 44 years, Occupation- Business, I have taken Online E-Search for period of last 30 years i.e. from 1994 to 2023 (both inclusive) and I have been instructed to give my findings, in writing, in respect of aforesaid search in respect of the Properties being:

2) **DESCRIPTION OF PROPERTIES:**

The subject matter Properties Are Four lands adjoining to each other and are described herein below as Property No. 1 to Property No. 4

PROPERTY NO. 1

All that piece and parcel of land, bearing Survey No.38/3 admeasuring 00 H 73 R alongwith Potkharaba 00 H 04 R i.e. totally admeasuring 00 H 77 R situated at Village Kharadi, Taluka: -Haveli, District Pune within the Limits of Pune Municipal Corporation

PROPERTY NO. 2

All that piece and parcel of land, bearing Survey No.38/5, admeasuring 00 H 29R plus Potkharaba 00 H 07 R, totally admeasuring 00 H 36 R situated at Village Kharadi, Taluka: -Haveli, District Pune within the Limits of Pune Municipal Corporation,

PROPERTY NO. 3

All that piece and parcel of land, bearing Survey No. 38/4/1 admeasuring 00 H 41.48 R out of the land admeasuring 02 H 18.23 R along with Potkharaba 00 H 28 R i.e., totally admeasuring 02 H 46.23 R, situated at Village Kharadi, Taluka: -Haveli, District Pune, within the Limits of Pune Municipal Corporation.

PROPERTY NO. 4

All that piece and parcel of the land admeasuring 1751.55 Sq. Mtrs. , denoted as Plot-B under sanctioned layout dated 22/01/2019 approved by Pune Municipal Corporation under Commencement Certificate dated 22/01/2019 bearing number CC/3299/18, out of land bearing Survey number 38/1/A/1A/1, admeasuring about 5 Acres, out of total land admeasuring 2 H 62.65 R along with Potkharaba 0 H 93 R i.e. totally admeasuring 3 H 55.65 R, situated at Village Kharadi, Taluka:- Haveli, District Pune, within the Limits of Pune Municipal Corporation.

Adv. Prashant Karanraj Parmar (B.Com, LL.B)

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3) **SEARCH:**

Accordingly, I have taken a search, online on the official website <https://esearchigr.maharashtra.gov.in> in respect of said Property for a period of 1993 to 2023. Therefore, my observations in this report are subject to online search caused on the official website <https://esearchigr.maharashtra.gov.in>. During the Search, I havenot come across any adverse entry in respect of the said Property.

4) **FINDINGS:**

My findings are strictly based only upon the search taken in an Office of the Sub Registrar Haveli, Pune for period of 1994 to 2023 and search taken on official website <https://esearchigr.maharashtra.gov.in>

After carrying out Online search from the official website <https://esearchigr.maharashtra.gov.in>, I have not come across any registration entry which shows any encumbrance and/or charge created on the said Property and/or which shows that said Property are owned and/or possessed by any other person thanits owner mentioned hereinabove.

Hence, this Report on 1st February,2023.

PARMAR

Prashant Parmar
Advocate

