

To,
Maha Rera
Mumbai.

Date: 07.10.2025

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

LEGAL TITLE REPORT

Subject - Title Clearance Certificate in respect of the land/plot admeasuring 12,150.00 square meters, forming part of the total amalgamated land admeasuring 15,300.00 square meters, covered under the Commencement Certificate and Sanctioned Layout dated 06.10.2025, approved by the Pune Municipal Corporation, and comprising land bearing Survey No. 15, Hissa No. 3 (P), 5/1, 5/2, and 5/3, situated at Village Mhalunge, Taluka Mulshi, District Pune (hereinafter referred to as the *Said Plot* or the *Said Property*).

1. I have investigated the Title of the Said Plot or Said Property on request of the Partners of Vilas Javdekar Eco Developers Private Limited 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 1996 to 2025 (as detailed in Annexure-4).
2. On perusal of the above-mentioned documents and all other relevant records pertaining to the title of the Said Property, I am of the opinion that the title of the following landowners, as well as the development rights of Vilas Javdekar Eco Developers Private Limited in respect of the Said Property are clean, clear, marketable, and free from encumbrances, subject to the outcome of R.C.S. No. 1626 of 2017 and Special Civil Suit No. 1441 of 2016 and Cancellation of Development Agreement dated 26/04/2005 and Power of Attorney dated 26/04/2005 in respect of area admeasuring 00 Hectare 10 Ares out of Survey No. 15/5/1.

Owners of the Project Land: -

Sr.No.	Name of Landowners	Survey No.
1.	Suresh Chiman Padale Ramdas Chiman Padale Shrikant Suresh Padale Shridhar Suresh Padale Bharati Ramdas Padale Vinayak Ramdas Padale	15/3(P)



2	Eknath Vithoba Padale	15/5/1
3	Pramila Balasaheb Gulave Anjana Divanji Bhondave Sunita Pradip Padale Sudip Pradip Padale Supriya Atul Pawar Anita Vijay Padale Ajit Vijay Padale	15/5/2
4	Shashikant Balu Padale Shoabha Balu Padale Amit Ankush Padale Archana Amol Kokate Nanda Ankush Padale Sunita Pradeep Padale Sudip Pradeep Padale Supriya Atul Pawar	15/5/3

Qualifying Comments / Remarks: As detailed above.

3. A Report reflecting the Flow of the Title of aforesaid landowners and of Vilas Javdekar Eco Developers Private Limited on the said Property is enclosed herewith as *Format-A*.

Encl.: Annexures and Format-A

Date: 07.10.2025



Prashant K. Parmar
Prashant K. Parmar
Advocate

FORMAT- A

(MahaRERA Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID PLOT/PROPERTY

- **7/12 Extract as on date of Application for Registration:**

On Perusal of the latest 7/12 extracts of Survey Nos. 15 Hissa No. 3, 5/1,5/2 and 5/3, the Names of the following landowners are recorded in the Revenue Record under the Owner/Occupier Column by virtue of Mutation Entry Nos. 1509, 3013, 3322, 4127, 4437, 4718, 4825 and 4826

Sr. No.	Name of Landowners	Survey No.
1.	Suresh Chiman Padale Ramdas Chiman Padale Shrikant Suresh Padale Shridhar Suresh Padale Bharati Ramdas Padale Vinayak Ramdas Padale	15/3(P)
2	Eknath Vithoba Padale	15/5/1
3	Pramila Balasaheb Gulave Anjana Divanji Bhondave Sunita Pradip Padale Sudip Pradip Padale Supriya Atul Pawar Anita Vijay Padale Ajit Vijay Padale	15/5/2
4	Shashikant Balu Padale Shoabha Balu Padale Amit Ankush Padale Archana Amol Kokate Nanda Ankush Padale Sunita Pradeep Padale Sudip Pradeep Padale Supriya Atul Pawar	15/5/3

- **Mutation Entry:**

The names of the aforesaid landowners are recorded in the Revenue Records as owners/occupiers under the relevant column, by virtue of Mutation Entry Nos. 1509,3013, 3322, 4127, 4437, 4718, 4825 and 4826



Search Report for 30 years from the year 1996 to 2025 (till date) has been taken from Sub-Registrar Offices at Haveli in District Pune.

I have taken Online Search in relation to Said Property for a period of the last 30 years i.e. from 1996 to 2025, from the website <https://esearchigr.maharashtra.gov.in>, and my present opinion is Subject to the Said Search Report.

TITLE FLOW FOR A PERIOD MORE THAN LAST 30 YEARS

- 1) It is observed that, the Said Plot is forms part of an amalgamated layout dated 06.10.2025, admeasuring 15300.00 Square meters comprising of Survey Nos.15 Hissa No. 3(P), 5/1,5/2 & 5/3 situated at Village Mhaluge, Taluka Mulshi, District Pune.

"For the sake of brevity and convenience, the properties described as (i) Survey No. 15, Hissa No. 3, (ii) Survey No. 15, Hissa No. 5/1, (iii) Survey No. 15, Hissa No. 5/2, and (iv) Survey No. 15, Hissa No. 5/3 shall hereinafter be collectively referred to as the "**Said Property**" and individually as **Said Property No. 1, Said Property No. 2, Said Property No. 3, and Said Property No. 4, respectively.**"

- 2) **Observations:**

From the perusal of the documents and papers above referred to, information furnished and from the Search caused of the Record available in the Sub-Registrar's Office, the Title to the properties mentioned above is traced as follows: -

SAID PROPERTY NO. 1 - SURVEY NO. 15/3

A. DESCRIPTION OF PROPERTY:

All that piece and parcel of land bearing Survey No. 15 Hissa No. 3, admeasuring 04 Hectare 54 Ares plus Potkharaba 00 Hectare 70 Ares, totally admeasuring 5 Hectare 24 Ares i.e. 52400 Square Meters Assessed at 2 Rupees 97 Paise out of which area admeasuring 00 Hectare 94 Ares i.e. 9400 Square Meters ["**Said Property No. 1**"], situated at Village Mahalunge, Taluka Mulshi, District Pune and within the Jurisdiction of Sub Registrar Pune and within limits of Pune Municipal Corporation and bounded as under :

On or Towards East	: Remaining Part of S.No.15/3 & Project Sarathi and Property of S.No.15/6
On or Towards South	: Sus-Mhalunge Shiv Road (24 mtrs. wide Proposed Road)
On or Towards West	: Remaining Part of S.No.15/3 & 15/5
On or Towards North	: Property of S.No.15/4B

- 1) On perusal of 7/12 extract of land bearing Survey No. 15 Hissa No. 3, it appears that all that piece and parcel of land admeasuring area 12 Acres 19 Guntha plus potkharaba 01 Acre 29 Guntha totally admeasuring 14 Acre 08 Guntha, situated at Village: Mahalunge, Taluka: Mulshi, District: Pune was owned and possessed by Mr. Bhika Sagaji Padale.



- 2) On perusal of Mutation Entry No. 533 dated 25/01/1951, it appears that, Mr. Bhika Sagaji Padale expired on 18/01/1951 leaving behind his legal heirs as his wife Smt. Savitrabai Kom. Bhika Padale and his real brother Mr. Tukaram Sagaji Padale. The names of aforesaid legal heirs were duly mutated in Main rights column of revenue records of Survey No. 15/3 as thereof by deleting name of the deceased Mr. Bhika Sagaji Padale.
- 3) On perusal of Mutation Entry No. 1073 dated 03/01/1964, it appears that Smt. Savitrabai Bhika Padale expired on 23/07/1963, leaving behind her only legal heir, her brother-in-law, Mr. Tukaram Sagaji Padale. Accordingly, his name was duly mutated in the main rights column of the revenue records of Survey No. 15/3, and the name of the deceased Smt. Savitrabai Bhika Padale was deleted.
- 4) On perusal of Mutation Entry No. 1168 dated 15/05/1970, it appears that, Maharashtra Weights and Measurement Act, and Indian Coinage Act, 1955 was implemented and made applicable to Village Mahalunge, wherein area of Said Survey No. 15/3 was converted from Acres and Gunthas into Hectares and Ares. Accordingly, area of Said Survey No. 15/3 was converted from 14 Acres 8 Gunthas (12 Acre 19 Gunthas plus Potkharaba 01 Acre 29 Gunthas) assessed at 03 Rupees 05 Paise into 05 Hectare 74 Ares (05 Hectare 04 Ares plus Potkharaba 00 Hectare 70 Ares) assessed at 03 Rupees 31 Paise.
- 5) On perusal of Mutation Entry No. 1387 dated 24/08/1988, it appears that, Mr. Tukaram Sagaji Padale expired on 02/07/1984 and his wife Smt. Anusuyabai Bhikaji Padale also expired on 14/07/1984, leaving behind them their legal heirs as their 1 son Mr. Chiman Tukaram Padale, their grandsons 1) Mr. Prakash Sambhaji Padale, 2) Mr. Madhukar Sambhaji Padale, 3) Mr. Ashok Sambhaji Padale, 4) Mr. Prabhakar Sambhaji Padale, 5) Mr. Bhanudas Sambhaji Padale, 6) Mr. Sudam Sambhaji Padale their grand-daughters 1) Mrs. Kantabai Hanmant Gaikwad, 2) Mrs. Baidabai Prabhakar Godambe, their daughter-in law Smt. Yashodabai Sambhaji Padale. The names of aforesaid legal heirs were duly mutated in main rights column and names of grand daughters were mutated in other rights column of revenue records of Survey No. 15/3 as thereof by deleting name of the deceased Mr. Tukaram Sagaji Padale. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 6) On perusal of Mutation Entry No. 2071 dated 18/07/1998 which was certified on 20/08/1998, it appears that, 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mr. Rohidas Chiman Padale, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Bhanudas Sambhaji Padale, 10) Mr. Prabhakar Sambhaji Padale, 11) Smt. Yashodabai Sambhaji Padale through Power of Attorney holder Mr. Pramod Shripad Khatavkar by virtue of Sale Deed dated 31/07/1997 assigned, sold, and transferred their right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares i.e. 1000 Square Meters in favour of Mr. Chandrashekhar Prabhakar Joshi. The aforesaid Sale Deed was duly registered at Sub Registrar Office Mulshi, at Serial No. 1914/1998 on 08/05/1998. The name of Mr. Chandrashekhar



Prabhakar Joshi was duly mutated in main rights column of revenue records of Said Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale. I have not been provided with the Power of Attorney holder executed by aforesaid Padale's in favour of Mr. Pramod Shripad Khatavkar.

- 7) On perusal of Mutation Entry No. 2072 dated 18/07/1998, which was certified on 03/09/1998, it appears that, 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mr. Rohidas Chiman Padale, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Bhanudas Sambhaji Padale, 10) Mr. Prabhakar Sambhaji Padale, 11) Smt. Yashodabai Sambhaji Padale through Power of Attorney holder Mr. Pramod Shripad Khatavkar by virtue of Sale Deed dated 31/07/1997 sold, assigned and transferred their right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares i.e. 1000 Square Meters in favour of Mr. Pramod Shridhar Khatavkar. The aforesaid Sale Deed was registered at Sub Registrar Office Mulshi, at Serial No. 1915/1998 on 08/05/1998. The name of Mr. Pramod Shridhar Khatavkar was duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 8) On perusal of Mutation Entry No. 2073 dated 18/07/1998, which was certified on 29/08/1998, it appears that, 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mr. Rohidas Chiman Padale, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Bhanudas Sambhaji Padale, 10) Mr. Prabhakar Sambhaji Padale, 11) Smt. Yashodabai Sambhaji Padale through Power of Attorney holder Mr. Pramod Shripad Khatavkar by virtue of Sale Deed dated 29/08/1997 sold assigned and transferred their right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares i.e. 1000 Square Meters in favour of Mrs. Radhika Ravindra Kane. The aforesaid Sale Deed was registered at Sub Registrar Office Mulshi, at Serial No. 1916/1998 on 08/05/1998. The name of Mrs. Radhika Ravindra Kane was duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 9) On perusal of Mutation Entry No. 2074 dated 18/07/1998, which was certified on 03/09/1998, it appears that, 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mr. Rohidas Chiman Padale, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Bhanudas Sambhaji Padale, 10) Mr. Prabhakar Sambhaji Padale, 11) Smt. Yashodabai Sambhaji Padale through Power of Attorney holder Mr. Pramod Shripad Khatavkar by virtue of Sale Deed dated 14/08/1997 sold, assigned and transferred their right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares i.e. 1000 Square Meters in favour of Mr. Devidas Sadashiv Mahajan. The aforesaid Sale Deed was duly registered at Sub Registrar Office Mulshi, at



Serial No. 1917/1998 on 08/05/1998. The name of Mr. Devidas Sadashiv Mahajan was duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.

- 10) On perusal of Mutation Entry No. 2075 dated 18/07/1998, it appears that, 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mr. Rahidas Chiman Padale, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Bhanudas Sambhaji Padale, 10) Mr. Prabhakar Sambhaji Padale, 11) Smt. Yashodabai Sambhaji Padale through Power of Attorney holder Mr. Pramod Shripad Khatavkar by virtue of Sale Deed dated 14/08/1997 assigned, and transferred their right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares i.e. 1000 Square Meters in favour of Mrs. Alka Surendra Peshave. The aforesaid Sale Deed was duly registered at Sub Registrar Office Mulshi, at Serial No. 1918/1998 on 08/05/1998. The name of Mrs. Alka Surendra Peshave was duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 11) On perusal of Mutation Entry No. 2259 dated 14/07/2000, which was certified on 29/08/2000, it appears that, Mrs. Alka Surendra Peshve by virtue of Sale Deed dated 03/03/2000 sold, assigned, and transferred her right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares i.e. 1000 Square Meters in favour of Mrs. Rajani Shriniwas Nandargikar. The aforesaid Sale Deed was duly registered at Sub Registrar Office Mulshi, at Serial No. 1078/2000 on 18/03/2000. The name of Mrs. Rajani Shriniwas Nandargikar was duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 12) On perusal of Mutation Entry No. 2273 dated 23/08/2000, which was certified on 29/08/2000, it appears that, Mr. Devidas Sadashiv Mahajan by virtue of Sale Deed dated 06/07/2000 sold, assigned, and transferred her right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares i.e. 1000 Square Meters in favour of Mrs. Smita Ajit Nandargikar. The aforesaid Sale Deed was duly registered at Sub Registrar Office Mulshi, at Serial No. 3459/2000 on 20/07/2000. The name of Mrs. Smita Ajit Nandargikar was duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 13) On perusal of Mutation Entry No. 2274 dated 23/08/2000, which was certified on 29/08/2000, it appears that Mr. Pramod Shridhar Khatavkar by virtue of Sale Deed dated 20/07/2000 sold, transferred, and assigned and conveyed his right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares i.e. 1000 Square Meters in favour of Master Bhushan Shriniwas Nandargikar through his legal guardian Mrs. Rajani Shriniwas Nandargikar The aforesaid Sale Deed was duly registered at Sub Registrar Office Mulshi at Serial No. 3462/2000 on 20/07/2000. The name of Master Bhushan Shriniwas Nandargikar through his legal guardian Mrs. Rajani Shriniwas



Nandargikar was duly mutated in main rights column of revenue records of Survey No. 15/3 I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.

- 14) On perusal of Mutation Entry No. 2279 dated 23/08/2000, which was certified on 29/08/2000, it appears that, Mrs. Radhika Ravindra Kane by virtue of Sale Deed dated 06/07/2000 sold, transferred, and assigned her right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares i.e. 1000 Square Meters in favour of Master Pankaj Ajit Nandargikar through his legal guardian Mr. Ajit Ramakant Nandargikar. The aforesaid Sale Deed was duly registered at Sub Registrar Office Mulshi at Serial No. 3457/2000 on 20/07/2000. The name of Master Pankaj Ajit Nandargikar through his legal guardian Mr. Ajit Ramakant Nandargikar was duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 15) On perusal of Mutation Entry No. 2280 dated 23/08/2000, it appears that Mr. Chandrashekhar Prabhakar Joshi by virtue of Sale Deed dated 20/07/2000 sold, transferred and assigned his right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares i.e. 1000 Square Meters in favour of Mr. Ajit Ramakant Nandargikar. The aforesaid Sale Deed was registered on duly registered at Sub Registrar Office Mulshi at Serial No. 3463/2000 on 20/07/2000. The name of Mr. Ajit Ramakant Nandargikar was duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 16) On perusal of Mutation Entry No. 2475 dated 19/01/2004 which was certified on 03/02/2004, it appears that, Mr. Chiman Tukaram Padale gave an application to correct his name which was wrongly mutated as Mr. Chiman Sambhaji Padale in the revenue records of Survey No. 15/3. Accordingly, as per Order dated 16/01/2004 bearing No. Hano/Vashi/ 1570/03 passed by Tahsildar Mulshi, the clerical error was rectified and the name of Mr. Chiman Tukaram Padale was duly mutated in main rights column of revenue records of Survey No. 15/3.
- 17) On perusal of Mutation Entry No. 2596 dated 19/12/2005, it appears that, as per Order dated 03/12/2005 bearing No. Bhu.Sa./Kavi/19/05 passed by Tahsildar, Mulshi, and Letter dated 18/11/2005 bearing Letter No. Bhu. Sa./ S. R./2/05 passed by Upavibhagiya Adhikari, Mawal, Upavibhag and as per Government Resolution passed by Industries, Energy and Labour Department of Maharashtra Said Survey No. 15/3 along with other lands situated at Village Mahalunge were declared as "Lands Acquired for Industrial Use" by the Government and accordingly the remark of "Land acquired for Industrial Use" was duly mutated in Other rights column of revenue records of Survey No. 15/3. Vide letter dated 03.09.2025 issued by the Maharashtra Industrial Development Corporation (MIDC) addressed to the Tahsildar (Revenue Department), in reply to their letter dated 22.08.2025 regarding clarification of the remark in the 'Other Rights' column of 7/12 extract in respect of Mutation Entry No. 2596, it has been clarified that, as per Notification dated 14.10.2005 issued under the Maharashtra Industrial



Development Rules, Chapter VI, land admeasuring 01 Are out of Survey No. 15 has been acquired for the Baner-Mhalunge-Maan-Hinjewadi Road. However, it has been further clarified that the Said Property No. 1 does not form part of, nor is it subject to, any such reservation or acquisition for the said purpose.

- 18) On perusal of Mutation Entry No. 3233 dated 18/08/2010 which was certified on 30/09/2010, it appears that, Mr. Ajit Ramakant Nandargikar by virtue of Sale Deed dated 06/05/2010 sold, transferred and conveyed his right, title and interest in Survey No. 15/3 of an area admeasuring 00 hectare 10 Ares in favour of M/s. Ekjyot Properties through its partners a) Mr. Vishal Balkrishan Wadhawan, b) Mr. Dheeraj Pradeep Vohra and 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mrs. Mangal Maruti Malpote, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Prabhakar Sambhaji Padale, 10) Mr. Bhanudas Sambhaji Padale, 11) Mrs. Yashodabai Sambhaji Padale, 12) Mrs. Kantabai Hanumant Gaikwad, 13) Mrs. Baidabai Prabhakar Godambe gave their consent to the aforesaid Deed as Consenting parties. The aforesaid Sale Deed was registered on 06/05/2010 which is duly registered at Sub Registrar Office Haveli No. 15 at Serial No. 3352/2010. The name of M/s. Ekjyot Properties through its partners a) Mr. Vishal Balkrishan Wadhawan, b) Mr. Dheeraj Pradeep Vohra was duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 19) On perusal of Mutation Entry No. 3234 dated 18/08/2010 which was certified on 30/09/2010, it appears that Mrs. Smita Ajit Nandargikar by virtue of Sale Deed dated 06/05/2010 sold, transferred and conveyed her right, title and interest in Survey No. 15/3 in favour of an area admeasuring 00 Hectare 10 Ares of M/s. Ekjyot Properties through its partners a) Mr. Vishal Balkrishan Wadhawan, b) Mr. Dheeraj Pradeep Vohra and a) Mr. Vishal Balkrishan Wadhawan, b) Mr. Dheeraj Pradeep Vohra and 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mrs. Mangal Maruti Malpote, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Prabhakar Sambhaji Padale, 10) Mr. Bhanudas Sambhaji Padale, 11) Mrs. Yashodabai Sambhaji Padale, 12) Mrs. Kantabai Hanumant Gaikwad, 13) Mrs. Baidabai Prabhakar Godambe gave consent to the aforesaid Deed as Consenting parties. The aforesaid Sale Deed was registered on 06/05/2010 which is duly registered at Sub Registrar Office Haveli No. 15 at Serial No. 3253/2010. The name of M/s. Ekjyot Properties through its partners a) Mr. Vishal Balkrishan Wadhawan, b) Mr. Dheeraj Pradeep Vohra was duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 20) On perusal of Mutation Entry No. 3235 dated 18/08/2010 which was certified on 30/09/2010, it appears that Master Pankaj Ajit Nandargikar through his legal guardian Mr. Ajit Ramakant Nandargikar by virtue of Sale Deed dated 06/05/2010 sold, transferred and conveyed his right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares in favour of M/s. Ek Jyot Properties through its partners a) Mr. Vishal Balkrishan Wadhawan, b) Mr. Dheeraj



Pradeep Vohra and a) Mr. Vishal Balkrishan Wadhawan, b) Mr. Dheeraj Pradeep Vohra and 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mrs. Mangal Maruti Malpote, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Prabhakar Sambhaji Padale, 10) Mr. Bhanudas Sambhaji Padale, 11) Mrs. Yashodabai Sambhaji Padale, 12) Mrs. Kantabai Hanumant Gaikwad, 13) Mrs. Baidabai Prabhakar Godambe gave their consent to Aforesaid Deed as Consenting parties. The aforesaid Sale Deed dated 06/05/2010 registered at Sub Registrar Office Haveli No. 15 at Serial No. 3354/2010. The name of M/s. Ekjyot Properties through its partners a) Mr. Vishal Balkrishan Wadhawan, b) Mr. Dheeraj Pradeep Vohra was duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.

21) On perusal of Mutation Entry No. 3534 dated 25/02/2013 which was certified on 30/09/2010, it appears that 1) Mr. Madhukar Sambhaji Padale 2) Mrs. Maya Madhukar Padale, 3) Mr. Mangesh Madhukar Padale, 4) Miss. Arati Madhukar Padale through her legal guardian Mr. Suresh Sambhaji Padale by virtue of Sale Deed dated 25/02/2013 sold, assigned and conveyed their right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares in favour of Mr. Suresh Dattatray Padale. The aforesaid Sale Deed dated 25/02/2013 registered at Sub Registrar Office Haveli No. 9 at Serial No. 1779/2013. The name of Mr. Suresh Dattatray Padale was duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.

22) On perusal of Mutation Entry No. 3656 dated 21.01.2014, certified on 01.02.2014, it appears that under a Mortgage Deed dated 20.01.2014, Mangesh Madhukar Padale and others mortgaged their portion out of Survey Nos. 15/3 and 15/1/1. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.

23) On perusal of Mutation Entry No. 3991 dated 15/12/2015 which was certified on 08/01/2016, it appears that Mr. Chiman Tukaram Padale expired on 16/11/2015 leaving behind his legal heirs as his wife Smt. Shantabai Chiman Padale, his two sons 1) Mr. Suresh Chiman Padale, 2) Mr. Ramdas Chiman Padale and his married daughter Mrs. Mangal Maruti Malpote. The names of aforesaid legal heirs were duly mutated in main rights column of revenue records of Survey No. 15/3 as thereof by deleting name of deceased Mr. Chiman Tukaram Padale. It has been informed to me, that the Mr. Rohidas Chiman Padale was expired prior to the death of his father, hence his name was not mutated vide aforesaid Mutation Entry, however his death certificate was not made available to me.

24) On perusal of Mutation Entry No. 4021 dated 11/04/2016 which was certified on 09/05/2016, it appears that 1) Mr. Ashok Sambhaji Padale 2) Mrs. Sunita Ashok Padale, 3) Mr. Mahesh Ashok Padale, 4) Mrs. Pooja Dnyaneshwar Gaikwad by virtue of Sale Deed dated 18/03/2016 sold, transferred and conveyed his right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares in favour of Mr. Bhanudas Dinkar Kondhre, Mr. Mukesh Jayprakash Kabra. The



aforesaid Sale Deed dated 18/03/2016 was duly registered at Sub Registrar Office Haveli No. 20 at Serial No. 2047/2016 on 18/03/2016. The Name of Mr. Bhanudas Dinkar Kondhre and Mr. Mukesh Jayprakash Kabra were duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.

- 25) On perusal of Mutation Entry No. 4153 dated 24/05/2017, which was certified on 27/06/2017, it appears that, Mrs. Mangal Maruti Malpote by virtue of Release Deed dated 19/06/2016 released her right, title and interest in Survey No. 15/3 in favour of her real brothers 1) Mr. Ramdas Chiman Padale, 2) Mr. Suresh Chiman Padale. The aforesaid Release Deed dated 19/06/2016 registered at Sub Registrar Office Haveli- 22 at Serial No. 9606/2016. The name of Mrs. Mangal Maruti Malpote was deleted from revenue records of Survey No. 15/3. The said Release deed dated 24/05/2017 further authorized and confirmed by Mrs. Mangal Maruti Malpote and their childrens vide confirmation deed dated 08.01.2025.
- 26) On perusal of Mutation Entry No. 4063 dated 27/08/2016 which was rejected on 29/04/2017, it appears that 1) Mrs. Mangal Maruti Malpote, 2) Mr. Swapnil Maruti Malpote, 3) Mr. Amit Maruti Malpote, 4) Mrs. Pooja Nitesh Marane by virtue of Sale Deed dated 11/08/2016 sold, assigned and conveyed their right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 64.25 Ares in favour of Mr. Mangesh Sudam Beldare. The aforesaid Sale Deed dated 11/08/2016 was duly registered at Sub Registrar Office Haveli No. 20 at Serial No. 5857/2016 on 11/08/2016. However, it appears that, aforesaid Mutation Entry bearing no. 4063 was cancelled/ rejected vide Order dated 27/02/2017, passed by Circle Officer, Thergaon, Mulshi, Pune in Case No. HANO/S.R./Mahalunge/76/16.
- 27) On perusal of Mutation Entry No. 4093 dated 03/01/2017, which was certified on 06/03/2017, it appears that, 1) Mr. Prabhakar Sambhaji Padale, 2) Mrs. Sangita Prabhakar Padale, 3) Miss. Nikita Prabhakar Padale, 4) Mr. Aditya Prabhakar Padale by virtue of Sale Deed dated 12/07/2016 sold, assigned and conveyed their right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares in favour of Mrs. Pallavi Bhanudas Kondhre and Mrs. Rashmi Mukesh Kabra. The aforesaid Sale Deed dated 12/07/2016 registered at Sub Registrar Office Haveli No. 20 at Serial No. 4951/2016. The names of Mrs. Pallavi Bhanudas Kondhre and Mrs. Rashmi Mukesh Kabra was duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 28) On perusal of Mutation Entry No. 4147 dated 18/05/2017, which was certified on 18/05/2017, it appears that as per notification issued by Tahsildar, Mulshi, District Pune on 18/05/2017 bearing No. BHU.A./PRA.KRA. 180/L-1, dated 07/05/2016, the manual copies of 7/12 extracts were corrected and computerized in digital format.
- 29) On perusal of Mutation Entry No. 4207, it is observed that this entry does not relate to the subject matter of the Said Property.



- 30) On perusal of Mutation Entry No. 4232 dated 19/02/2018, which was certified on 25/05/2018, it appears that, 1) Mr. Bhanudas Sambhaji Padale, 2) Mrs. Tejashree Bhanudas Padale, 3) Mr. Mayur Bhanudas Padale by virtue of Sale Deed dated 04/01/2018 sold, transferred and conveyed their right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 03 Ares in favour of Mr. Bhanudas Dinkar Kondhre and 00 Hectare 07 Ares in favour of Mr. Amar Pandurang More. The aforesaid Sale Deed dated 04/01/2018 registered at Sub Registrar Office Haveli No. 20 at Serial No. 181/2018. The names of Mr. Bhanudas Dinkar Kondhre and Mr. Amar Pandurang More were duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 31) Copy of Development Agreement dated 27/07/2018 executed by and between Mr. Sudam Sambhaji Padale, Mrs. Shakuntala Sudam Padale, Mrs. Sheetal Sandeep Taras, Mrs. Rupali Sunil Bodake, Mr. Omkar Sudam Padale, Mr. Kalpesh Sudam Padale in favour of M/s. Ojaswi Associates through its partners Mr. Bhanudas Dinkar Kondhare and Mr. Amar Pandurang More and Smt. Yashodabai Sambhaji Padale as Consenting party registered at Sub Registrar Office Haveli at Serial No. HVL-20/10754/2018. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 32) Copy of Power of Attorney dated 27/07/2018 executed by and between Mr. Sudam Sambhaji Padale, Mrs. Shakuntala Sudam Padale, Mrs. Sheetal Sandeep Taras, Mrs. Rupali Sunil Bodake, Mr. Omkar Sudam Padale, Mr. Kalpesh Sudam Padale in favour of M/s. Ojaswi Associates through its partners Mr. Bhanudas Dinkar Kondhare and Mr. Amar Pandurang More and Smt. Yashodabai Sambhaji Padale as Consenting party registered at Sub Registrar Office Haveli at Serial No. HVL-20/10755/2018. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 33) On perusal of Mutation Entry No. 4331 dated 03/01/2019, which was certified on 31/01/2019, it appears that, 1) Mr. Suresh Dattatray Padale, alongwith Mrs. Kantabai Hanumant Gaikwad, Mrs. Baidabai Prabhakar Godambe, Mrs. Kirti Damodar Wagh as consenting parties by virtue of Sale Deed dated 11/10/2018 sold, transferred and conveyed their right, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 10 Ares in favour of 1) Ojaswi Associates through its partners a. Mr. Bhanudas Dinkar Kondhre, b. Mr. Amar Pandurang More, 2) Mrs. Rashmi Mukesh Kabra. The aforesaid Sale Deed dated 11/10/2018 registered at Sub Registrar Office Haveli No. 13 at Serial No. 11714/2018. The names of 1) Ojaswi Associates through its partners a. Mr. Bhanudas Dinkar Kondhre, b. Mr. Amar Pandurang More, 2) Mrs. Rashmi Mukesh Kabra were duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.
- 34) On perusal of Mutation Entry No. 4345 dated 16/03/2019, which was certified on 22/05/2019, it appears that 1) Mr. Madhukar Sambhaji Padale, 2) Mrs. Maya Madhukar Padale, 3) Mr. Mangesh Madhukar padale, 4) Mrs. Aarti Tushar Waghole, 5) Mrs. Kirti Damodar Wagh by virtue of Sale Deed dated 11/10/2018 sold, transferred and conveyed their right, title and interest in Survey



No. 15/3 for an area admeasuring 00 Hectare 02 Ares in favour of Mr. Amar Pandurang More, Mr. Bhanudas Dinkar Kondhre and Mrs. Kantabai Hanumant Gaikwad, Mrs. Baidabai Prabhakar Godambe. The Aforesaid Sale Deed dated 11/10/2018 which is duly registered at Sub Registrar Office Haveli No. 13 at Serial No. 11715/2018. The names of Mr. Amar Pandurang More, Mr. Bhanudas Dinkar Kondhre were duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.

- 35) On perusal of Mutation Entry No. 4361 dated 02/07/2019 which was certified on 04/08/2019 it appears that, 1) Mr. Bhanudas Sambhaji Padale, 2) Mr. Ashok Sambhaji Padale, 3) Mr. Sudam sambhaji Padale, 4) Mr. Madhukar Sambhaji Padale, 5) Mr. Suresh Chiman Padale obtained loan of Rs. 6,00,000/- each from Shri Hanuman Vikas Seva Sahakari Society Limited, Sus, Pune by mortgaging various/ lands properties including Survey No. 15/3. Hence the name of Shri Hanuman Vikas Seva Sahakari Society Limited, Sus, Pune is mutated in other rights column of Survey No. 15/3.

It further appears on perusal of Mutation Entry No. 4659 dated 22/03/2022, it appears that, 1) Mr. Bhanudas Sambhaji Padale, 2) Mr. Ashok Sambhaji Padale, 3) Mr. Sudam sambhaji Padale, 4) Mr. Madhukar Sambhaji Padale, 5) Mr. Suresh Chiman Padale repaid loan of Rs. 6,00,000/- obtained from Shri Hanuman Vikas Seva Sahakari Society Limited, Sus, Pune and hence the name of Shri Hanuman Vikas Seva Sahakari Society Limited, Sus, Pune is deleted from other rights column of Survey No. 15/3.

- 36) On perusal of Mutation Entry No. 4363 dated 09/07/2019 which was certified on 04/08/2019 it appears that, Mr. Prabhakar Sambhaji Padale and Mr. Prakash Sambhaji Padale, obtained loan of Rs. 1,00,000/- each from Shri Hanuman Vikas Seva Sahakari Society Limited, Sus, Pune by mortgaging various/ lands properties including Survey No. 15/3 for an area admeasuring 0.6100 Ares and hence the name of Shri Hanuman Vikas Seva Sahakari Society Limited, Sus, Pune is mutated in other rights column of Survey No. 15/3.

It further appears on perusal of Mutation Entry No. 4491, dated 15/12/2020 that, Mr. Prabhakar Sambhaji Padale repaid the loan which obtained from Shri Hanuman Vikas Seva Sahakari Society Limited, Sus, Pune and hence the name of Shri Hanuman Vikas Seva Sahakari Society Limited, Sus, Pune is deleted from other rights column of Survey No. 15/3

- 37) On perusal of Mutation Entry No. 4374 dated 31/10/2019 which was certified on 17/12/2019 it appears that, Mr. Prabhakar Sambhaji Padale obtained loan of Rs. 12,00,000/- from Shubham Nagari Sahakari Patasanstha, Mahalunge, Pune by mortgaging various/ lands properties including Survey No. 15/3 for an area admeasuring 0.1433 Ares which is duly registered at Sub Registrar Haveli No. 15 at Serial No. 18930/2019 and hence the name of Shubham Nagari Sahakari Patasanstha, Mahalunge, Pune is mutated in other rights column of Survey No. 15/3 in respect of their portion.

- 38) On perusal of Mutation Entry No. 4396 dated 15/02/2020 which was certified on 15/03/2020 it appears that, Mr. Bhanudas Sambhaji Padale obtained loan of Rs. 8,00,000/- each from Shubham



Nagari Sahakari Patsanstha, Mahalunge Maryadit, Pune by mortgaging various/ lands properties including Survey No. 15/3 which is duly registered at Sub Registrar Haveli No. 17 at Serial No. 904/2020 and hence the name of Shubham Nagari Sahakari Patasanstha, Mahalunge, Pune is mutated in other rights column of Survey No. 15/3, in respect of their portion.

- 39) On perusal of Mutation Entry No. 4430 dated 08/07/2020 which was certified on 27/08/2020 it appears that, Mr. Sudam Sambhaji Padale and Mr. Omkar Sudam Padale obtained loan of Rs. 10,00,000/- from Shubham Nagari Sahakari Patsanstha Maryadit, Mahalunge, Pune by mortgaging various/ lands properties including Survey No. 15/3 of which is duly registered at Sub Registrar Haveli No. 15 at Serial No. 6084/2020 and hence the name of Shubham Nagari Sahakari Patasanstha, Mahalunge, Pune is mutated in other rights column of Survey No. 15/3, in respect of their portion.
- 40) On perusal of Mutation Entry No. 4502 dated 22/01/2021 which was certified on 09/02/2021 it appears that, Mr. Madhukar Sambhaji Padale and Mr. Mangesh Madhukar Padale obtained loan of Rs. 20,00,000/- from Shubham Nagari Sahakari Patsanstha Maryadit, Mahalunge, Pune by mortgaging various/ lands properties including Survey No. 15/3 of which is duly registered at Sub Registrar Haveli No. 15 at Serial No. 663/2021 and hence the name of Shubham Nagari Sahakari Patasanstha, Mahalunge, Pune is mutated in other rights column of Survey No. 15/3, in respect of their portion.
- 41) On perusal of Mutation Entry No. 4553 dated 20/05/2021 which was certified on 01/07/2021, it appears that Smt. Shantabai Chiman Padale expired on 06/08/2020 leaving behind her legal heirs as her two sons viz., 1) Mr. Suresh Chiman Padale, 2) Mr. Ramdas Chiman Padale and her one married daughter Mrs. Mangal Maruti Malpote. However it further appears from the perusal of documents referred hereinabove that, Late Smt. Shantabai Chiman Padale executed her last Will dated 24/06/2017 which is duly registered at Sub Registrar Haveli No. 21 at Serial No. 8058/2017 and as per her aforesaid Will dated 24/06/2017, Late Smt. Shantabai Chiman Padale bequeathed her all rights, title and interest in Survey No. 15/3 in favour of her three grandsons viz, 1) Mr. Shrikant Suresh Padale, 2) Mr. Shridhar Suresh Padale, 3) Mr. Vinayak Ramdas Padale and her daughter in law Mrs. Bharati Ramdas Padale. Accordingly, name of Late Smt. Shantabai Chiman Padale is deleted from revenue records and the names of 1) Mr. Shrikant Suresh Padale, 2) Mr. Shridhar Suresh Padale, 3) Mr. Vinayak Ramdas Padale, 4) Bharati Ramdas Padale were duly mutated in main rights column of revenue records of Survey No. 15/3. The said Will has been duly proved through Probate vide Order of the Hon'ble District Court dated 15.03.2021.
- 42) On perusal of Mutation Entry No. 4593 dated 06/10/2021 which was certified on 04/12/2021, it appears that Mr. Mukesh Jayprakash Kabra by virtue of Gift Deed dated 24/12/2018 bequeathed his all rights, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 05 Ares in favour of his wife i.e. Mrs. Rashmi Mukesh Kabra. The aforesaid Gift Deed dated 24/12/2018 which is duly registered at Sub Registrar Office Haveli No. 13 at Serial No. 15313/2018. The name of Mrs. Rashmi Mukesh Kabra is duly mutated in main rights column of revenue records of Survey No. 15/3 as thereof by deleting name of the Mr. Mukesh Jayprakash Kabra.



43) On perusal of Mutation Entry No. 4657 dated 19/03/2022 which was certified on 08/05/2022, it appears that, 1) Mrs. Rashmi Mukesh Kabra, 2) Mr. Amar Pandurang More, 3) M/s. Ojaswi Associates through its partners a. Bhanudas Dinkar Kondhre, b. Mr. Amar Pandurang More, c. Mrs. Rashmi Mukesh Kabra by virtue of Sale Deed dated 07/03/2022 sold, transferred and conveyed their rights, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 28 Ares in favour of Sanskruti Aditya and Ojaswi Developers LLP through its partners a. Mr. Aditya Pandurang Ganjevar, b. Mr. Niranjana Bhaskarrao Patil. The aforesaid Sale Deed dated 07/03/2022 which is duly registered at Sub Registrar Haveli No. 24 at Serial No. 3557/2022. The name of Sanskruti Aditya and Ojaswi Developers LLP through its partners a. Mr. Aditya Pandurang Ganjevar, b. Mr. Niranjana Bhaskarrao Patil is duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.

44) On perusal of Mutation Entry No. 4681 dated 01/07/2022 which was certified on 28/08/2022, it appears that 1) Mr. Prakash Sambhaji Padale, 2) Mrs. Indubai Prakash Padale, 3) Mr. Sachin Prakash Padale, 4) Master Shravan Sachin Padale through his legal guardian Mr. Sachin Prakash Padale, 5) Miss. Shreeja Sachin Padale through her legal guardian Mr. Sachin Prakash Padale, 6) Mrs. Sadhana Sachin Padale, 7) Mrs. Sarika Gopal Khaladkar, 8) Mrs. Seema Tukaram Datir by virtue of Sale Deed dated 20/05/2022 sold, transferred and conveyed their rights, title and interest in Survey No. 15/3 of an area admeasuring 00 Hectare 12 Ares in favour of Sanskruti Aditya and Ojaswi Developers LLP through its partner a. Mr. Aditya Pandurang Ganjevar, Mr. Bhanudas Dinkar Kondhre. The aforesaid Sale Deed dated 20/05/2022 which is duly registered at Sub Registrar Haveli No. 20 at Serial No. 7472/2022. The name of Sanskruti Aditya and Ojaswi Developers LLP through its partner a. Mr. Aditya Pandurang Ganjevar, Mr. Bhanudas Dinkar Kondhre Patil is duly mutated in main rights column of revenue records of Survey No. 15/3. I have been informed that the aforesaid property does not form part of the Said Property and has been separately possessed since the date of sale.

45) On perusal of Mutation Entry No. 4718 dated which was certified on 27/10/2022, it appears that 1) Mr. Sudam Sambhaji Padale, 2) Mr. Prakash Sambhaji Padale, 3) Mr. Madhukar Sambhaji Padale, 4) Mr. Ashok Sambhaji Padale, 5) Mr. Prabhakar Sambhaji Padale, 6) Mr. Bhanudas Sambhaji Padale, 7) Smt. Yashodabai Sambhaji Padale, 8) Mr. Suresh Chiman Padale, 9) Mr. Shrikant Suresh Padale, 10) Mr. Shridhar Suresh Padale, 11) Mr. Ramdas Chiman Padale, 12) Mrs. Bharati Ramdas Kadam, 13) Mr. Vinayak Ramdas Padale by virtue of Partition Deed dated 15/07/2022 partitioned their various properties/ lands. The aforesaid Partition Deed dated 15/07/2022 which is duly registered at Sub Registrar Office Haveli No. 11 at Serial No. 15214/2022. Survey No. 15/3 admeasuring 04 Hectare 54 Ares plus Potkharaba 00 Hectare 70 Ares totally admeasuring 05 Hectare 74 Ares out of which an area admeasuring 04 Hectare 70 Ares (04 Hectare 12 Area plus 00 Hectare 70 Ares) was partitioned by Padale Family and their legal heirs as under: -

- A) Area admeasuring 01 Hectare 73 Ares Plus Potkharaba admeasuring 00 hectare 35 Ares, totally admeasuring 02 Hectare 08 Ares out of Survey No. 15/3 came to the share of Mr. Sambhaji Padale and family.



- B) Area admeasuring 02 Hectare 27 Ares Plus Potkharaba admeasuring 00 hectare 35 Ares, totally admeasuring 02 Hectare 62 Ares out of Survey No. 15/3 came to the share of Mr. Chiman Padale and family.
- 46) On perusal of Confirmation Deed dated 14/07/2022 it appears that, Mrs. Kantabai Hanmant Gaikwad, Mrs. Baidabai Prabhakar Godambe, Mr. Bhanudas Dinkar Kondhre, Mrs. Pallavi Bhanudas Kondhre, M/s. Ojaswi Associates through its Partner Mr. Bhanudas Dinkar Kondhre and M/s. Sanskruti Aditya and Ojaswi Developers LLP through its Partner Mr. Aditya Pandurang Ganjewar have confirmed the abovementioned Partition Deed dated 15/07/2022. Aforesaid Confirmation Deed dated 14/07/2022 registered in the office of Joint Sub Registrar Haveli No. 11 at Serial No. 15215.
- 47) On perusal of the Confirmation Deed dated 08.01.2025, it is observed that Mrs. Mangal Malpote and her children have confirmed the Release Deed dated 19.06.2016, whereby Mrs. Mangal Malpote had released her right, title and interest in respect of Survey No. 15/3 in favour of her real brothers, (1) Mr. Ramdas Chiman Padale and (2) Mr. Suresh Chiman Padale. The said Confirmation Deed dated 08.01.2025 has been duly registered in the office of the Joint Sub-Registrar, Haveli No. 15, at Serial No. 694.
- 48) It appears that following Mutation Entries are not related to Said Property which are as under: 4075, 4207, 4707, 4783, 4838, 4953, 4978
- 49) On perusal of Development Agreement dated 12/08/2025 it appears that, Suresh Chiman Padale, Ramdas Chiman Padale, Shrikant Suresh Padale, Shridhar Suresh Padale, Bharati Ramdas Padale, Vinayak Ramdas Padale, Hemalata Suresh Padale, Harshala Shrikant Padale, Amruta Shridhar Padale, Amruta Sagar Pawar as consenting party assigned and granted development rights in respect of area admeasuring 00 Hectare 94 Ares i.e. said Property out of their total portion 02 H 62 Ares in favour of M/s. Vilas Javdekar Eco Developers Pvt. Ltd. through its Partner Mr. Aditya Vilas Javdekar. Aforesaid Development Agreement dated 30/07/2025 is registered in the office of Join Sub Registrar, Haveli No. 4 at Serial No. 13146/2025 on 12/08/2025.
- 50) In furtherance of abovementioned Development Agreement dated 12/08/2025 Suresh Chiman Padale, Ramdas Chiman Padale, Shrikant Suresh Padale, Shridhar Suresh Padale, Bharati Ramdas Padale, Vinayak Ramdas Padale, Hemalata Suresh Padale, Harshala Shrikant Padale, Amruta Shridhar Padale, Amruta Sagar Pawar as consenting party executed Power of Attorney dated 12/08/2025 in favour of M/s. Vilas Javdekar Eco Developers Pvt. Ltd. through its Partner Mr. Aditya Vilas Javdekar. The aforesaid Power of Attorney dated 12/08/2025 registered in the office of Joint Sub Registrar Haveli No. 4 at Serial No. 13147/2025.



Common History of Survey No. 15/5

New Survey No. 15/5/1

- 51) It appears from the perusal of the 7/12 Extract bearing Survey No. 15/5 that the agricultural land admeasuring 01 Acre 04 Guntha plus potkharaba admeasuring 00 Acre 14 Guntha i.e. totally admeasuring 01 Acre 18 Gunthas situated at Village Mhalunge, Taluka Mulshi, District Pune was owned and possessed by Mr. Gangaram Somaji Padale. However, the purchase deed/ title deed by which Mr. Gangaram Somaji Padale acquired the said entire land has not been provided for my perusal.
- 52) It appears from the perusal of Mutation Entry No. 776 dated 12/02/1954 that Mr. Gangaram Somaji Padale expired on 04/07/1953 leaving behind his legal heirs namely his 3 sons viz., 1) Mr. Vithoba Gangaram Padale, 2) Mr. Raghu Gangaram Padale and 3) Mr. Bhagwan Gangaram Padale. The names of aforesaid legal heirs is recorded in the Main Rights Column of the 7/12 extract of Survey No. 15/5 and the said fact is confirmed vide Mutation Entry 776 dated 12/02/1954.
- 53) It further appears from the perusal of Mutation Entry No. 1054 dated 13/01/1963 that Mr. Vithoba Gangaram Padale expired on or around 1960 leaving behind his only legal heirs namely his 3 sons, viz., 1) Mr. Dnyanoba Vithoba Padale, 2) Mr. Kisan Vithoba Padale and 3) Mr. Eknath Vithoba Padale, his married daughter Mrs. Janakabai Dattoba Kalate, his wife Smt. Parubai Vithoba Kalate. The name of Mr Dnyanoba Vithoba Padale was recorded as Karta and as a manager of Hindu Undivided Family (H.U.F.) in Main Rights Column of 7/12 Extract of Survey No. 15/5.
- 54) It further appears from the perusal of Mutation Entry No. 1168 dated 15/05/1970 that, in due course of time Maharashtra Weights and Measurement Act and Indian Coinage Act, 1955 was implemented and made applicable to Village Mhalunge, wherein area of said Survey No. 15 Hissa No. 5 was converted from Acres and Gunthas into Hectares and Ares. Accordingly, area of Survey No. 15 Hissa No. 5 was converted from 01 Acres 04 Gunthas plus potkharaba 00 Acres 14 Gunthas i.e. totally admeasuring 01 Acres 18 Gunthas into 00 Hectare 45 Ares plus potkharaba 00 Hectare 14 Ares i.e., totally admeasuring 00 Hectare 59 Ares.
- 55) On perusal of Mutation Entry No. 1301, it appears that as per Order dated 11/01/1983 bearing no. TLG/VATAP/57/82 passed by Revenue Officer (Tahsildar), Mulshi, Pune that, Mr. Raghu Gangaram Padale, Mr. Bhagwan Gangaram Padale and Mr. Eknath Vithoba Padale partitioned their lands and the Survey No. 15/5 came to ownership and possession of Mr. Eknath Vithoba Padale. Accordingly, the name of Mr. Eknath Vithoba Padale was recorded in the Main Rights Column of Survey No. 15/5.
- 56) On perusal of Mutation Entry No. 1509, it appears that as per Order dated 31/10/1990 bearing No. TLG/S. R./VATAP/49/90 passed by Revenue Officer (Tahsildar), Mulshi, Pune, that, Mr. Ekanath Vithoba Padale, Mr. Kisan Vithoba Padale and Mr. Dnyanoba Vithoba Padale partitioned



theirs lands and the effect to the said Order of Partition was given to the Revenue Record and separate 7/12 Extracts were opened as under:

Survey No.	Area			Owner and Possessor
	Cultivable	Potkharaba	Total Area	
15/5 (said Property No. 1)	00 H 15 R	00 H 05 R	00 H 19 R	Mr. Ekanath Vithoba Padale
15/5/1 (said Property No. 2)	00 H 15 R	00 H 05 R	00 H 20 R	Mr. Kisan Vithoba Padale Mr. Pradip Kisan Padale Mr. Vijay Kisan Padale
15/5/1/1 (said Property No. 3)	00 H 15 R	00 H 04 R	00 H 19 R	Mr. Dnyanoba Vithoba Padale

57) On perusal of Release Deed dated 13/01/2005 it appears that, Smt. Janakabai alias Jankubai Dattoba Kalate release her rights in said Entire Land in favour of Mr. Kisan Vithoba Padale and Mr. Eknath Vithoba Padale. Aforesaid Release Deed dated 13/01/2005 is registered in the office of Join Sub Registrar Haveli No. 16 at Serial No. 273/2005.

58) It appears on perusal of Mutation Entry No. 2509 dated 28/10/2004 that, Circular dated 09/10/2003 bearing No. COMP/SB/C. R/E 66/ S 1/03 passed by Revenue Officer and Order dated 27/07/2004 bearing No. HANO VASHI/1590/2004 passed by Revenue Officer, Mulshi, Pune, Old Survey Numbers got converted into New Survey Numbers as under:

Old Survey No.	New Survey No.
15/5	15/5/1
15/5/1	15/5/2
15/5/1/1	15/5/3

59) It appears on perusal of Mutation Entry No. 2596 dated 19/12/2005 that, as per Order dated 03/12/2005 bearing No. Bhu.Sa./Kavi/19/05 passed by Tahsildar, Mulshi, and Letter dated 18/11/2005 bearing Letter No. Bhu. Sa./ S. R./2/05 passed by Upavibhagiya Adhikari, Mawal, Upavibhag and as per Government Resolution passed by Industries, Energy and Labour Department of Maharashtra Said Survey No. 15/3 along with other lands situated at Village Mahalunge were declared as "Lands Acquired for Industrial Use" by the Government and accordingly the remark of "Land acquired for Industrial Use" was duly mutated in Other rights column of revenue records of said Entire land. Vide letter dated 03.09.2025 issued by the Maharashtra Industrial Development Corporation (MIDC) addressed to the Tahsildar (Revenue Department), in reply to their letter dated 22.08.2025 regarding clarification of the remark in the 'Other Rights' column of 7/12 extract in respect of Mutation Entry No. 2596, it has been clarified that, as per Notification dated 14.10.2005 issued under the Maharashtra Industrial Development Rules, Chapter VI, land admeasuring 01 Are out of Survey No. 15 has been acquired for the Baner-Mhalunge-Maan-Hinjewadi Road. However, it has been further clarified



that the Said Property No. 2 to 4 does not form part of, nor is it subject to, any such reservation or acquisition for the said purpose.

- 60) On perusal of Release Deed dated 13/01/2005 it appears that, Smt. Janukabai Dattoba Kalate released her rights in said Property No. 1 i.e. New Survey No. 15/5 totally admeasuring 00 Hectare 19 Ares in favour of Mr. Kisan Vithoba Padale alias Padle and Mr. Eknath Vithoba Padale alias Padle. The aforesaid Release Deed dated 13/01/2005, registered in Joint Sub Registrar, Haveli No. 4 at Serial No. 273/2005.
- 61) It appears from the perusal of documents referred hereinabove that, Mr. Eknath Vithoba Padale, Mrs. Suman Eknath Padale, Mr. Sharad Eknath Padale, Mr. Raju Eknath Padale, Mrs. Shobha Sharad Padale, Mrs. Jayashree Raju Padale and Mrs. Sangeeta Balasaheb Dalvi assigned and granted Development rights in favour of Mr. Dilip Baban Kate for an area admeasuring 00 Hectare 10 Ares out of said Property No. 2 i.e. Survey No. 15/5/1 by virtue of Development Agreement dated 26/04/2005. The aforesaid Development Agreement dated 26/04/2005 is registered at Serial No. 2776/2005 at Office of Sub-Registrar Haveli No. 14 at Pune. In furtherance of the aforesaid Development Agreement dated 26/04/2005 Mr. Eknath Vithoba Padale, Mrs. Suman Eknath Padale, Mr. Sharad Eknath Padale, Mr. Raju Eknath Padale, Mrs. Shobha Sharad Padale, Mrs. Jayashree Raju Padale and Mrs. Sangeeta Balasaheb Dalvi executed Power of Attorney in favour of Mr. Dilip Baban Kate. The aforesaid Power of Attorney dated 26/04/2005 registered in the Office of Sub Registrar Haveli No. 14 at Serial No. 2776/2005.
- 62) It has been informed to me that Mr. Dilip Baban Kate and Mr. Eknath Vithoba Padale, Mrs. Suman Eknath Padale, Mr. Prathamesh Sharad Padale, Mrs. Mohini Amol Dalvi, Mrs. Monika Nikhil Dalvi, Mrs. Pooja Vaibhav Dange, Mr. Raju Eknath Padale, Mrs. Shobha Sharad Padale, Mrs. Jayashree Raju Padale and Mrs. Sangeeta Balasaheb Dalvi are in process of execution and registration of Cancellation Deed thereby Cancelling the Development Agreement dated 26/04/2005 and Power of Attorney dated 26/04/2005.
- 63) It further appears from the perusal of Mutation Entry No. 4127 that, as per notification issued by Revenue Officer (Tahsildar), Mulshi, District Pune, on 10/12/2018 bearing No. BHU.A/PRA.KA/180/L-1 dated 07/05/2016, the manual copies of 7/12 Extracts were converted in computerized digital format.

Said Property No. 3 - New Survey No. 15/5/2 (Survey No. 15/5/1 OLD)

- 64) It appears on perusal of Mutation Entry No. 4825 that, Mr. Kisan Vithoba Padale expired on 30/12/2020 leaving behind his only legal heirs viz., his wife Smt. Kamal Kisan Padale, his 2 sons 1) Mr. Pradip Kisan Padale, 2) Mr. Vijay Kisan Padale and 2 married daughters 1) Mrs. Pramila Balasaheb Gulve and 2) Mrs. Anjana Divanaji Bhondve. The names of legal heirs were recorded in Main Rights Column of 7/12 Extract bearing of said Property No. 2 i.e. New Survey No. 15/5/2 by deleting name of the deceased i.e. Mr. Kisan Vithoba Padale.



- 65) It appears on perusal of 7/12 extract that, Smt. Kamal Kisan Padale expired on 16/03/2012 leaving behind her only legal viz., her 2 sons 1) Mr. Pradip Kisan Padale, 2) Mr. Vijay Kisan Padale and 2 married daughters 1) Mrs. Pramila Balasaheb Gulve and 2) Mrs. Anjana Divanaji Bhondve. However, the names of legal heirs were already recorded in Main Rights Column of 7/12 extract bearing Survey No. 15/5/2 vide Mutation Entry No. 4825.
- 66) It appears on perusal of Mutation Entry No. 4826 that, Mr. Pradip Kisan Padale expired on 29/05/2022 leaving behind him his only legal heirs viz., his wife Smt. Sunita Pradip Padale, his son Mr. Sudip Pradip Padale and his married daughter Mrs. Supriya Atul Pawar. The names of legal heirs were recorded in Main Rights Column of 7/12 Extract bearing Survey No. 15/5/2 i.e. said Property No. 2 by deleting name of the deceased i.e. Mr. Pradip Kisan Padale.
- 67) It appears on perusal of 7/12 extract that, Mr. Vijay Kisan Padale expired on 19/01/2023 leaving behind him his only legal heirs viz., his wife Smt. Anita Vijay Padale, his son Mr. Ajit Vijay Padale. The names of legal heirs were recorded in Main Rights Column of 7/12 Extract bearing of said Property No. 2 i.e. New Survey No. 15/5/2.

Said Property No. 4 -New Survey No. 15/5/3 (OLD Survey No. 15/5/1/1)

- 68) It appears on perusal of Mutation Entry No. 2018 dated 08/01/1998, Mr. Dnyanoba Vithoba Padale expired on 21/11/1997 leaving behind his only legal heirs viz., wife Smt. Bhamabai Dnyanoba Padale, 2 sons 1) Mr. Ankush Dnyanoba Padale, 2) Mr. Balu Dnyanoba Padale and 3 married daughters 1) Mrs. Nanda Nathu Shinde, 2) Mrs. Manda Arjun Pashankar, 3) Mrs. Pushpa Vasant Landage. The name of legal heirs was recorded in Main Rights Column of 7/12 Extract bearing Survey No. 15/5/1/1 by deleting name of the deceased i.e. Mr. Dnyanoba Vithoba Padale.
- 69) On perusal of Release Deed dated 25/07/2013 it appears that, 1) Mrs. Nanda Nathu Shinde, 2) Mrs. Manda Arjun Pashankar and 3) Mrs. Pushpa Vasant Landage released their rights in said Property No. 3 i.e. New Survey No. 15/5/3 totally admeasuring 00 Hectare 19 Ares in favour of 1) Mr. Amit Ankush Padale, 2) Mrs. Nanda Ankush Padale, 3) Mr. Shashikant Balu Padale and 4) Mrs. Shobha Balu Padale. The aforesaid Release Deed dated 25/07/2013, registered in Joint Sub Registrar, Haveli No. 4 at Serial No. 6642/2013.
- 70) It appears from the perusal of Sale Deed dated 30/07/2020 that, Mr. Amit Ankush Padale, Mrs. Nanda Ankush Padale, Mr. Shashikant Balu Padale and Mrs. Shobha Balu Padale sold and transferred an area admeasuring 00 Hectare 03 Ares out said Property No. 3 i.e. New Survey No. 15/5/3 in favour of Mr. Pradip Kisan Padale vide Sale Deed dated 30/07/2020, registered in the office of Joint Sub-Registrar, Haveli No. 15, Pune, at Serial No. 7239/2020 on 30/07/2020 at Pune. Accordingly, name of Mr. Pradip Kisan Padale was mutated in Main Rights Column of 7/12 Extract of the said Property No. 3 vide Mutation Entry No. 4437 dated 06/11/2020.



- 71) On perusal of Development Agreement dated 25/07/2013 executed by Mr. Amit Ankush Padale, Smt. Nanda Ankush Padale, Mrs. Archana Amol Kokate, Smt. Shobha Balu Padale, Mrs. Nanda Nathu Shinde, Mrs. Pushpa Vasant Landge granted development rights of an area admeasuring 00 Hectare 19 Ares i.e. said Property No. 3 in favour of M/s. Siddharth Properties through its Partner Mr. Abhijit Vasant Shende. Aforesaid Development Agreement is registered in the office of Joint Sub Registrar Haveli No. 4 at Serial No. 6356/2019.
- 72) In furtherance of Development Agreement dated 25/07/2013 Mr. Amit Ankush Padale, Smt. Nanda Ankush Padale, Mrs. Archana Amol Kokate, Smt. Shobha Balu Padale, Mrs. Nanda Nathu Shinde, Mrs. Pushpa Vasant Landge executed Power of Attorney in favour of M/s. Siddharth Properties through its Partner Mr. Abhijit Vasant Shende. Aforesaid Power of Attorney is registered in the office of Joint Sub Registrar Haveli No. 4 at Serial No. 6640/2019.
- 73) On perusal of Cancellation Deed dated 31/07/2019 it appears that, due to some technical reasons M/s. Siddharth Properties through its Partner Mr. Abhijit Vasant Shende has surrendered his development rights to the original land owners vide Cancelled Deed dated 31/07/2019 registered in office of Joint Sub Registrar Haveli 4 at Serial No. 6356/2019.
- 74) On perusal of Mutation Entry No. 3013, dated 20.11.2008, certified on 20.12.2008, It appears that Mr. Ankush Dnyanobe Padale expired on 01.08.2008, leaving behind his legal heirs namely his son Mr. Amit Ankush Padale, one daughter Archana Amol Kokate and wife Nanada Ankush Padale
- 75) On perusal of Mutation Entry No. 3322, dated 14.02.2011, certified on 19.03.2011, It appears that Mr. Balasaheb Dnyaneshwar (Dnyanoba) Padale expired on 28.01.2010 leaving behind his legal heirs namely his son Mr. Shashikant Balu Padale and wife Shobha Balu Padale.

Assignment of Development rights of Said Property No. 2 to 4

- 76) It appears from the perusal of Development Agreement dated 30/07/2025 that, Mr. Eknath Vithoba Padale, Smt. Sunita Pradip Padale, Mr. Sudip Pradip Padale, Mrs. Supriya Atul Pawar, Smt. Anita Vijay Padale, Mr. Ajit Vijay Padale, Mrs. Pramila Balasaheb Gulve, Mrs. Anjana Diwanji Bhondve, Mr. Shashikant Balu Padale, Smt. Shobha Balu Padale, Smt. Nanda Ankush Padale, Mr. Amit Ankush Padale, Mrs. Archana Amol Kokate as the landowners and Mrs. Suman Eknath Padale, Smt. Shobha Sharad Padale, Mr. Prathamesh Sharad Padale, Mrs. Mohini Amol Dalvi, Mrs. Monika Nikhil Dalvi, Mrs. Pooja Vaibhav Dange, Mr. Raju Eknath Padale, Mrs. Jayashree Raju Padale, Mr. Suraj Raju Padale, Miss. Snehal Raju Padale, Mr. Siddhesh Raju Padale, Smt. Sangita Balasaheb Dalvi, Pallavi Sudeep Padale, Mrs. Sandhya Ajit Padale, Mrs. Monali Sashikant Padale, Kalyani Amit Padale as the consenting parties assigned and granted development rights in respect of area totally admeasuring 00 Hectare 59 Ares i.e. Said Property No. 2 to 4 in favour of M/s. Vilas Javdekar Eco Developers Pvt. Ltd., through its Partner Mr. Aditya Vilas Javdekar. Aforesaid Development Agreement dated 30/07/2025 is registered in the office of Joint Sub Registrar, Haveli No. 4 at Serial No. 12735/2025 on 12/08/2025.



77) In furtherance of abovementioned Development Agreement dated 30/07/2025, Mr. Eknath Vithoba Padale, Smt. Sunita Pradip Padale, Mr. Sudip Pradip Padale, Mrs. Supriya Atul Pawar, Smt. Anita Vijay Padale, Mr. Ajit Vijay Padale, Mrs. Pramila Balasaheb Gulve, Mrs. Anjana Diwanji Bhondve, Mr. Shashikant Balu Padale, Smt. Shobha Balu Padale, Smt. Nanda Ankush Padale, Mr. Amit Ankush Padale, Mrs. Archana Amol Kokate Mrs. Suman Eknath Padale, Smt. Shobha Sharad Padale, Mr. Prathamesh Sharad Padale, Mrs. Mohini Amol Dalvi, Mrs. Monika Nikhil Dalvi, Mrs. Pooja Vaibhav Dange, Mr. Raju Eknath Padale, Mrs. Jayashree Raju Padale, Mr. Suraj Raju Padale, Miss. Snehal Raju Padale, Mr. Siddhesh Raju Padale, Smt. Sangita Balasaheb Dalvi, Pallavi Sudeep Padale, Mrs. Sandhya Ajit Padale, Mrs. Monali Sashikant Padale, Kalyani Amit Padale executed Power of Attorney dated 30/07/2025 in favour of M/s. Vilas Javdekar Eco Developers Pvt. Ltd., through its Partner Mr. Aditya Vilas Javdekar. The aforesaid Power of Attorney dated 30/07/2025 registered in the office of Joint Sub Registrar Haveli No. 04 at Serial No. 12736/2025.

• **Litigation: -**

I have come across with the following Litigations: -

(a) Said Property No. 1

Sr. No.	Case No.	Case Type	Parties	Any adverse order passed	Status
1	1626/2017	Regular Civil Suit	Mangesh Beldare - Plaintiff v/s. Ramdas Padale and others- Defendants	No	Issues

1. On perusal of the Suit Plaintiff bearing Regular Civil Suit No. 1626/2017, filed before Hon'ble Civil Judge Junior Division Pune, (hereinafter referred to as "said Suit") it appears that same is filed by Mr. Mangesh Sudam Beldare, (the Plaintiff) against Shree. Ramdas Chiman Padale & Ors. (the Defendant) inter alia praying for:-

- Declaration in respect of the Release Deed dated 19/06/2016 registered at Sr. No. 9606/2016 with Office of Sub - Registrar Haveli - 22, Pune as being null and void, and Prohibitory Injunction against defendant no. 1 and 2 therein from transferring alleged undivided share of the Plaintiff in favour of the third party.
- Restraining the Defendant No. 1 & 2 from obstructing the Plaintiff from entering the Suit Property.
- Partition by meets and bounds of the undivided share of the Plaintiff in the suit Property which has been sold by the defendant no. 3 and for that purpose praying for appointment of the Court Commissioner.
- Declaration to the effect that of Power of Attorney dated 16/09/2015 registered at Sr. No. 10261/2015 with the Office of Sub - Registrar Haveli - 22, Pune, executed by defendant no. 1 and 2 therein in favour of defendant no. 3 is not binding upon the Plaintiff.



- v) Permanent injunction against defendant no. 1 and 3 from creating the third-party interest in the suit Property based on Power of Attorney dated 16/09/2015.
2. On perusal of the aforesaid said Suit, it appears that said Property is the subject matter of present suit and as such it is necessary to check the status of the present suit for the purpose of present report.
 3. On perusal of the said Suit, it further appears that in the said Suit the plaintiff therein namely Mr. Mangesh Sudam Beldare appears to have had filed an application below Exhibit No. 5 inter alia, praying for temporary injunction in relation to suit properties, including said Property, against the Defendant No. 1 and 2 (i.e. Mr. Ramdas Chaman Padale and Mr. Suresh Chiman Padale) from creating third-party interest in the said Property. However, on perusal of the suit record, it appears that the Hon'ble Civil Court Pune vide Order dated 11/02/2019 passed below Exhibit No. 5 was pleased to reject said Temporary Injunction Application filed by the Plaintiff.
 4. It further appears that in said Suit Plaintiff filed application below Exhibit No. 45 inter alia, praying for withdrawal of a suit with a permission to file fresh suit on the same cause of action. However, it appears that the Hon'ble Civil Court passed an Order dated 16/09/2019 below exhibit 45 thereby rejecting the permission to the Plaintiff to withdraw the suit and file the fresh suit on the same cause of action. I have been informed that, the aforesaid order has not been challenged by the Plaintiff till today nor any such some/court notice in relation to challenging the same if any has been received by the land owners.
 5. It appears that, a Civil Miscellaneous Application bearing No. 484/2021, was filed by Mr. Mangesh Sudam Beldare before the Hon'ble District Judge Pune against Mr. Ramdas Chiman Padale and others. It appears that Mr. Mangesh Sudam Beldare i.e. Plaintiff challenged the Order dated 11/02/2019 passed below Exhibit No. 5 along with delay condonation. On further perusal of the record, it appears that in the said Civil Miscellaneous Application No. 484/2021, the Hon'ble District Judge Pune was pleased to reject the delay condonation application filed by Mr. Mangesh Sudam Beldare vide Order dated 23/03/2022 passed below Exhibit 1 in said Civil Miscellaneous Application No. 484/2021.
 6. Thereafter, it appears that Mr. Mangesh Sudam Beldare appears to have filed an Appeal inter-alia challenging the rejection Order dated 23/03/2022 passed below Exhibit 1 in Civil Miscellaneous Application No. 484/2021 before the Hon'ble High Court of Judicature at Bombay and same is pending for hearing as on date.
 7. However, on perusal of the records of said Suit and Civil Miscellaneous Application No. 484/2021 and pending before the High Court, it appears that in all these proceedings, no prohibitory order appears to have been passed against said land owners and or in relation to said Property as on date.



B. Regular Civil Suit No. 1666/2018

On perusal of the suit plaint of the Regular Civil Suit No. 1666/2018, which appears to have been filed by Mrs. Mangal Maruti Malpote against all the land owners and Mr Mangesh Sudam Beldare before the Hon'ble Civil Judge Junior Division, Pune, it appears that the Plaintiff therein that is Mrs. Mangal Maruti Malpote filed said Suit in relation to the properties, which are detailed in Paragraph No. 1 of the said Suit Plaint, which includes said Property, inter alia, praying for cancellation of Release Deed dated 19/06/2016, Serial No. 9606/2016 executed by Plaintiff there in favour of Defendant No. 1 to 2 therein and also cancellation of Power of Attorney dated 16/09/2015, Serial No. 10261/2015, and also praying for permanent injunction to the effect that Defendant no. 1 to 2 should not transfer suit property, including said Property in favour of third-party based upon Release Deed and Power of Attorney executed by Plaintiff in their favour. However, it appears that by Order dated 29/01/2025 passed below Exhibit 1, the Hon'ble Court has passed the Order wherein suit is withdrawn unconditionally under Order XXIII Rule 1 of Civil Procedure Code and disposed of. It has been informed to me that aforesaid Order has not been challenged and as such same has attained the finality.

(b) Said Property No. 1 to 4

Sr. No.	Case No.	Case Type	Parties	Any adverse order passed	Status
1	1441/2016	Special Civil Suit	Shivaji Baburao Padale v/s. Nanda Ankush Padale & others	No	Summons

Parties

- Plaintiff: Mr. Shivaji Baburao Padale (64 years, retired & agriculturist, resident of Mahalunge, Tal. Mulshi, Pune).
- Defendants: Family members/legal heirs of the Padale family (Def. 1-33) and various alleged purchasers/developers (Def. 34-117).

Properties in Dispute

- Suit relates to ancestral and joint family properties at Village Mahalunge, Tal. Mulshi, Dist. Pune, including:
 - Survey No. 15 (48 acres 29 gunthas)
 - Survey No. 24 (8 acres 8 gunthas)
 - Survey No. 26 (29 gunthas)
 - Survey No. 59 Hissa 5/25 (14 R)

(collectively "Suit Properties").

Plaintiff's Case

1. Ancestral Property Claim

- Properties are ancestral, joint family properties belonging to descendants of Late Trimbakaji Padale.
- No partition by *metes and bounds* has ever taken place among heirs.
- Plaintiff, as heir of Ganpati Trimbakaji Padale (one of the four sons of Trimbakaji), claims undivided share.



2. Fraudulent Acts Alleged

- Some predecessors (notably Ganga and Bhika Somaji Padale) allegedly manipulated revenue records around 1907-1912.
- Fraudulent mutations entered to show excess land in their names, depriving other branches.
- Conditional Sale Deed of 1919 (for 6 acres 9 gunthas) was repaid in 1942, but not corrected in revenue records—allegedly fraudulent.

3. Subsequent Sales

- Defendants 34-117 (developers, companies, individuals) claim to be purchasers of parts of the suit property.
- Plaintiff alleges these sale deeds are fraudulent, illegal, null and void, executed without partition and beyond entitlement of sellers.
- Purchasers are not *bona fide purchasers for value*.

Reliefs Sought

- Partition and separate possession of plaintiff's lawful share in the suit properties.
- Declaration that the impugned sale deeds in favour of Def. 34-117 are null, void, illegal, and not binding on plaintiff's share.
- Permanent injunction restraining defendants from creating third-party rights or carrying out construction/development on the suit properties.
- Any other just and equitable relief.

Status Update

- It has been confirmed by the Promoters that no order has been passed against the landowners and developers in the aforementioned Civil Suit till date.

Any Other Relevant Title: -

Based on my examination of the said documents, and subject to the assumptions and limitations stated below, I am of the opinion as follows:

- 1) The ownership rights of land bearing Survey No. 15/3 (part), admeasuring 02 h 62 Ares are held by Suresh Chiman Padale, Ramdas Chiman Padale, Shrikant Suresh Padale, Shridhar Suresh Padale, Bharati Ramdas Padale, and Vinayak Ramdas Padale. Out of the said land, the Development Rights in respect of an area admeasuring 94 Ares ("Said Property No. 1") have been duly assigned in favour of Vilas Javdekar Eco Developers Private Limited.
- 2) The ownership rights of land bearing Survey No. 15/5/1 ("Said Property No. 2") are held by Eknath Vithoba Padale. The Development Rights in respect of the Said Property No. 2 have been duly assigned in favour of Vilas Javdekar Eco Developers Private Limited.
- 3) The ownership rights of land bearing Survey No. 15/5/2 ("Said Property No. 3") are held by Pramila Balasaheb Gulave, Anjana Divanji Bhondave, Sunita Pradip Padale, Sudip Pradip Padale, Supriya Atul Pawar, Anita Vijay Padale, and Ajit Vijay Padale. The Development Rights in respect of the Said Property No. 3 have been duly assigned in favour of Vilas Javdekar Eco Developers Private Limited.
- 4) The ownership rights of land bearing Survey No. 15/5/3 ("Said Property No. 4") are held by Shashikant Balu Padale, Shobha Balu Padale, Amit Ankush Padale, Archana Amol Kokate, Nanda Ankush Padale, Sunita Pradip Padale, Sudip Pradip Padale, and Supriya Atul Pawar. The Development Rights in respect of the Said Property No. 4 have been duly assigned in favour of Vilas Javdekar Eco Developers Private Limited.



- 5) The rights of the above-mentioned landowners and developers are clean, clear and free from any encumbrances, subject to the outcome of R.C.S. No. 1626 of 2017 and Special Civil Suit No. 1441 of 2016 and Cancellation of Development Agreement dated 26/04/2005 and Power of Attorney dated 26/04/2005 in respect of area admeasuring 00 Hectare 10 Ares out of said Property No. 2 i.e. Survey No. 15/5/1

Date: 07.10.2025



Prashant K Parmar
Prashant K Parmar
Advocate

ANNEXURE-1

1. DESCRIPTION OF THE PROPERTIES:

Title Clearance Certificate in respect of the land/plot admeasuring 12,150.00 square meters, forming part of the total amalgamated land admeasuring 15,300.00 square meters, covered under the Commencement Certificate and Sanctioned Layout dated 06.10.2025, approved by the Pune Municipal Corporation, and comprising land bearing Survey Nos. i) 15, Hissa No. 3 (P), (ii) 15, Hissa No. 5/1, (iii) 15, Hissa No. 5/2, and (iv) 15, Hissa No. 5/3, situated at Village Mhalunge, Taluka Mulshi, District Pune.

ANNEXURE-2

DOCUMENTS OF THE PLOT: -

For the purpose of this Title Opinion we have reviewed the following documents: -

A. Documents related to Said Property, Survey No. 15/3, Village Mhalunge, Taluka Mulshi, District Pune.:-

1. Photocopy of 7/12 extracts for Survey No. 15/3, Village Mahalunge, for the period 1953-2000, 2000-2019, 2019-2025.

2. MUTATION ENTRIES ON ABOVE MENTIONED 7/12 EXTRACTS:

533, 1073, 1168, 1387, 2071, 2072, 2073, 2074, 2075, 2259, 2273, 2274, 2279, 2280 2475, 2596, 3233, 3234, 3235, 3534, 3656, 3991, 4021, 4063, 4075, 4093, 4147, 4153, 4207, 4232, 4331, 4345, 4361, 4363, 4374, 4396, 4430, 4491, 4502, 4553, 4593, 4657, 4659, 4681, 4707, 4718, 4783, 4838, 4953, 4978.

3. Copies of Deeds and Documents:

- 3.1. Photocopy of Sale Deed dated 31/07/1997 executed by 1) Mr. Chiman Tukaram Padale 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mr. Rohidas Chiman Padale, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Prabhakar Sambhaji



Padale 10) Mr. Bhanudas Sambhaji Padale, 11) Smt. Yashodabai Sambhaji Padale through Power of Attorney holder Mr. Pramod Shridhar Khatavkar in favour of Mr. Chandrashekhar Prabhakar Joshi, registered at Sub Registrar Office Mulshi at Serial No. 1914/1998.

- 3.2. Photocopy of Sale Deed dated 31/07/1997 executed by 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mr. Rohidas Chiman Padale, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Prabhakar Sambhaji Padale 10) Mr. Bhanudas Sambhaji Padale, 11) Smt. Yashodabai Sambhaji Padale through Power of Attorney holder Mr. Pramod Shridhar Khatavkar in favour of Mr. Pramod Shridhar Khatavkar, registered at Sub Registrar Office Mulshi at Serial No. 1915/1998.
- 3.3. Photocopy of Sale Deed dated 29/08/1997 executed by 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mr. Rohidas Chiman Padale, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Prabhakar Sambhaji Padale 10) Mr. Bhanudas Sambhaji Padale through Power of Attorney holder Mr. Pramod Shridhar Khatavkar in favour of Mrs. Radhika Ravindra Kane, registered at Sub Registrar Office Mulshi at Serial No. 1916/1998.
- 3.4. Photocopy of Sale Deed dated 14/08/1997 executed by 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mr. Rohidas Chiman Padale, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Prabhakar Sambhaji Padale 10) Mr. Bhanudas Sambhaji Padale, 11) Smt. Yashodabai Sambhaji Padale through Power of Attorney holder Mr. Pramod Shridhar Khatavkar in favour of Mr. Devidas Sadashiv Mahajan, registered at Sub Registrar Office Mulshi at Serial No. 1917/1998.
- 3.5. Photocopy of Sale Deed dated 14/08/1997 executed by 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mr. Rohidas Chiman Padale, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Prabhakar Sambhaji Padale 10) Mr. Bhanudas Sambhaji Padale, 11) Smt. Yashodabai Sambhaji Padale through Power of Attorney holder Mr. Pramod Shridhar Khatavkar in favour of Mrs. Alka Surendra Peshve, registered at Sub Registrar Office Mulshi at Serial No. 1918/1998.
- 3.6. Photocopy of Sale Deed dated 03/03/2000 executed by Mrs. Alka Surendra Peshve in favour of Mrs. Rajani Shriniwas Nandargikar registered at Sub Registrar Office Mulshi at Serial No. 1078/2000.



- 3.7. Photocopy of Sale Deed dated 06/07/2000 executed by Mr. Devidas Sadashiv Mahajan in favour of Mrs. Smita Ajit Nandgikar registered at Sub Registrar Office Mulshi at Serial No. 3459/2000.
- 3.8. Photocopy of Sale Deed dated 06/07/2000 executed by Mrs. Radhika Ravindra Kane in favour of Master Pankaj Ajit Nandargikar through his legal guardian Mr. Ajit Ramakant Nandargikar registered at Sub Registrar Office Mulshi at Serial No. 3457/2000.
- 3.9. Photocopy of Sale Deed dated 06/05/2010 executed by Mr. Ajit Ramakant Nandargikar, in favour of M/s. Ek Jyot Properties through its partners a) Mr. Vishal Balkrishan Wadhawan, b) Mr. Dheeraj Pradeep Vohra and 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mrs. Mangal Maruti Malpote, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Prabhakar Sambhaji Padale, 10) Mr. Bhanudas Sambhaji Padale, 11) Mrs. Yashodabai Sambhaji Padale, 12) Mrs. Kantabai Hanumant Gaikwad, 13) Mrs. Baidabai Prabhakar Godambe as Consenting parties, registered at Sub Registrar Haveli, at Serial No. HVL-15/3352/2010.
- 3.10. Photocopy of Index II of Sale Deed dated 06/05/2010 executed by Mrs. Smita Ajit Nandargikar, and 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mrs. Mangal Maruti Malpote, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Prabhakar Sambhaji Padale, 10) Mr. Bhanudas Sambhaji Padale, 11) Mrs. Yashodabai Sambhaji Padale, 12) Mrs. Kantabai Hanumant Gaikwad, 13) Mrs. Baidabai Prabhakar Godambe as Consenting parties in favour of M/s. Ek Jyot Properties through its partners a) Mr. Vishal Balkrishan Wadhawan, b) Mr. Dheeraj Pradeep Vohra and, registered at Sub Registrar Mulshi, at Serial No. 3353/2010.
- 3.11. Photocopy of Index II of Sale Deed dated 06/05/2010 executed by Master Pankaj Ajit Nandargikar through his legal guardian Mr. Ajit Ramakant Nandargikar, and 1) Mr. Chiman Tukaram Padale, 2) Mr. Suresh Chiman Padale, 3) Mr. Ramdas Chiman Padale, 4) Mrs. Mangal Maruti Malpote, 5) Mr. Sudam Sambhaji Padale, 6) Mr. Prakash Sambhaji Padale, 7) Mr. Madhukar Sambhaji Padale, 8) Mr. Ashok Sambhaji Padale, 9) Mr. Prabhakar Sambhaji Padale, 10) Mr. Bhanudas Sambhaji Padale, 11) Mrs. Yashodabai Sambhaji Padale, 12) Mrs. Kantabai Hanumant Gaikwad, 13) Mrs. Baidabai Prabhakar Godambe as Consenting parties in favour of M/s. Ek Jyot Properties through its partners a) Mr. Vishal Balkrishan Wadhawan, b) Mr. Dheeraj Pradeep Vohra and, registered at Sub Registrar Mulshi, at Serial No. 3354/2010.
- 3.12. Photocopy of Sale Deed dated 25/02/2013 executed by 1) Mr. Madhukar Sambhaji Padale 2) Mrs. Maya Madhukar Padale, 3) Mr. Mangesh Madhukar Padale, 4) Miss. Arati Madhukar Padale through her legal guardian Mr. Suresh Sambhaji Padale in favour of



Mr. Suresh Dattatray Padale registered at Sub Registrar Office bearing Haveli No. 9 at Serial No. 1779/2013.

- 3.13. Photocopy of Power of Attorney dated 16/09/2015 executed by Mrs. Mangal Maruti Malpote in favour of Mr. Ramdas Chiman Padale and Mr. Suresh Chiman Padale, registered at Sub Registrar Office bearing Haveli No. 22 at Serial No. 10261/2015.
- 3.14. Photocopy of Sale Deed dated 18/03/2016 executed by 1) Mr. Ashok Sambhaji Padale, 2) Mrs. Sunita Ashok Padale, 3) Mr. Mahesh Ashok Padale, 4) Mrs. Pooja Dnyaneshwar Gaikwad in favour of 1) Mr. Bhanudas Dikar Kondhre, 2) Mr. Mukesh Jayprakash Kabra, registered at Sub Registrar Office Haveli No. 20 at Serial No. 2047/2016.
- 3.15. Photocopy of Release Deed dated 19/06/2016 executed by Mrs. Mangal Maruti Malpote in favour of Mr. Ramdas Suresh Padale, Mr. Suresh Chiman Padale, registered at Sub Registrar Office bearing Haveli No. 22 at Serial No. 9606/2016.
- 3.16. Photocopy of Earnest Money dated 10/05/2016 executed by Mrs. Mangal alias Shahubai Maruti Malpote in favour of Mr. Mangesh Sudam Beldare, notarized before Adv. Smt. Sarojini Magdum.
- 3.17. Photocopy of Memorandum of Understanding dated 10/08/2016 executed by 1) Mrs. Mangal alias Shahubai Maruti Malpote, 2) Mr. Swapnil Maruti Malpote, 3) Mr. Amit Maruti Malpote, 4) Mrs. Pooja Nilesh Marne in favour of Mr. Mangesh Sudam Beldare, notarized before Adv. Smt. Sarojini Magdum.
- 3.18. Photocopy of Sale Deed dated 12/07/2016 executed by 1) Mr. Prabhakar Sambhaji Padale, 2) Mrs. Sangeeta Prabhakar Padale, 3) Miss. Nikita Prabhakar Padale, 4) Mr. Aditya Prabhakar Padale in favour of 1) Mrs. Pallavi Bhanudas Kondhre, 2) Mrs. Rashmi Mukesh Kabra, registered at Sub Registrar Office Haveli No. 20 at Serial No. 4951/2016.
- 3.19. Photocopy of Sale Deed dated 11/08/2016 executed by 1) Mrs. Mangal Maruti Malpote, 2) Mr. Swapnil Maruti Malpote, 3) Mr. Amit Maruti Malpote, 4) Mrs. Pooja Nilesh Marne in favour of Mr. Mangesh Sudam Beldare, registered at Sub Registrar Office Haveli No. 20 at Serial No. 5857/2016.
- 3.20. Photocopy of Sale Deed 11/10/2018 executed by Mr. Suresh Dattatray Padale in favour of 1) Ojaswi Associates through its Partners a) Mr. Bhanudas Dinkar Kondhare, b) Mr. Amar Pandurang More, 2) Mrs. Rashmi Mukesh Kabra and 1) Mrs. Kantabai Hanmant Gaikwad, 2) Mrs. Baidabai Prabhakar Godmabe, 3) Mrs. Kirti Damodar Wagh as Consenting party, registered at Sub Registrar Office Haveli No. 13 at Serial No. 11714/2018.
- 3.21. Photocopy of Sale Deed dated 04/01/2018 executed by 1) Mr. Bhanudas Sambhaji Padale, 2) Mrs. Tejashree Bhanudas Padale, 3) Mr. Mayur Bhanudas Padale in favour



of 1) Mr. Bhanudas Dinkar Kondhre, 2) Mr. Amar Pandurang More, registered at Sub Registrar Office Haveli No. 20 at Serial No. 181/2018.

- 3.22. Copy of Development Agreement dated 27/07/2018 executed by and between Mr. Sudam Sambhaji Padale, Mrs. Shakuntala Sudam Padale, Mrs. Sheetal Sandeep Taras, Mrs. Rupali Sunil Bodake, Mr. Omkar Sudam Padale, Mr. Kalpesh Sudam Padale in favour of M/s. Ojaswi Associates through its partners Mr. Bhanudas Dinkar Kondhare and Mr. Amar Pandurang More and Smt. Yashodabai Sambhaji Padale as Consenting party registered at Sub Registrar Office Haveli at Serial No. HVL-20/10754/2018.
- 3.23. Photocopy of Sale Deed dated 11/10/2018 executed by Mr. Madhukar Sambhaji Padale, Mrs. Maya Madhukar Padale., Mr. Mangesh Madhukar Padale, Mrs. Aarti Tushar Waghole, Mrs. Kirti Damodar Wagh in favour of Mr. Bhanudas Dinkar Kondhre, Mr. Amar Pandurang More and consenting parties as Mrs. Kantabai Hanumant Gaikwad, Mrs. Baidabai Prabhakar Godambe, registered at Sub Registrar Office Haveli No. 13 at Serial No. 11715/2018.
- 3.24. Photocopy of Confirmation Deed dated 14/07/2022 executed by 1) Mrs. Kantabai Hanmant Gaikwad, 2) Mrs. Baidabai Prabhakar Godambe, 3) Mr. Bhanudas Dinkar Kondhre, 4) Mrs. Pallavi Bhanudas Kondhre, 5) M/s. Ojaswi Associates through its Partner Mr. Bhanudas Dinkar Kondhare, 6) M/s. Sanskruti Aditya and Ojaswi Developers LLP through its Mr. Aditya Pandurang Ganjewar in favour of 1) Mr. Sudam Sambhaji Padale, 2) Mr. Prakash Sambhaji Padale, 3) Mr. Madhukar Sambhaji Padale, 4) Mr. Ashok Sambhaji Padale, 5) Mr. Prabhakar Sambhaji Padale, 6) Mr. Bhanudas Sambhaji Padale, 7) Smt. Yashodabai Sambhaji Padale, 8) Mr. Suresh Chiman Padale, 9) Mr. Shrikant Suresh Padale, 10) Mr. Shridhar Suresh Padale, 11) Mr. Ramdas Chiman Padale, 12) Mrs. Bharati Ramdas Padale, 13) Mr. Vinayak Ramdas Padale, registered at Sub Registrar Office Haveli No. 11 at Serial No. 15215/2022.
- 3.25. Photocopy of Partition Deed dated 14/07/2022 executed by 1) Mr. Sudam Sambhaji Padale, 2) Mr. Prakash Sambhaji Padale, 3) Mr. Madhukar Sambhaji Padale, 4) Mr. Ashok sambhaji Padale, 5) Mr. Prabhakar Sambhaji Padale, 6) Mr. Bhanudas Sambhaji Padale, 7) Smt. Yashodabai Sambhaji Padale, 8) Mr. Suresh Chiman Padale, 9) Mr. Shrikant Suresh Padale, 10) Mr. Shridhar Suresh Padale, 11) Mr. Ramdas Chiman Padale, 12) Mrs. Bharati Ramdas Padale, 13) Mr. Vinayak Ramdas Padale, registered at Sub Registrar Office Haveli No. 11 at Serial No. 15214/2022.
- 3.26. Photocopy of Confirmation Deed dated 08.01.2025 executed by Mrs. Mangal Maruti Malpote in favour of Mr. Suresh Chiman Padale and 5 others registered in the office of Joint Sub Registrar Haveli No. 16 at Serial No. 694/2025.
- 3.27. Photocopy of Development Agreement dated 12/08/2025 executed by Mr. Suresh Chiman Padale and 5 others in favour of M/s. Vilas Javdekar Eco Developers Pvt. Ltd., registered in the office of Joint Sub Registrar Haveli No. 4 at Serial No. 13146.



3.28. Photocopy of Power of Attorney dated 12/08/2025 executed by Mr. Suresh Chiman Padale and 5 others in favour of M/s. Vilas Javdekar Eco Developers Pvt. Ltd., registered in the office of Joint Sub Registrar Haveli No. 16 at Serial No. 13147

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

B. Documents related to Said Property, Survey No. 15 Hissa 5/1,5/2 & 5/3, Village Mhalunge, Taluka Mulshi, District Pune.:-

1) 7/12 extracts:

- i. Photocopy of 7/12 extracts bearing Survey No. 15/5 (OLD), Village Mhalunge for the period 1930 - 1940, 1953-1999.
- ii. Photocopy of 7/12 extracts bearing Survey No. 15/5/1 (OLD), Village Mhalunge for the period 1998 - 2022, 2022 - 2025
- iii. Photocopy of 7/12 extracts bearing Survey No. 15/5/1 (OLD), Village Mhalunge for the period 1991 - 1998
- iv. Photocopy of 7/12 extracts bearing Survey No. 15/5/2 (NEW), Village Mhalunge for the period 1998 - 2022, 2022 - 2025
- v. Photocopy of 7/12 extracts bearing Survey No. 15/5/1/1 (OLD), Village Mhalunge for the period 1991 - 1998
- vi. Photocopy of 7/12 extracts bearing Survey No. 15/3 (NEW), Village Mhalunge for the period 1998 - 2022, 2022 - 2025

2) Mutation Entries: 776, 1054, 1168, 1301, 1509, 2018, 2509, 2596, 3013, 3234, 3235, 3322, 3585, 4127, 4401, 4437, 4825, 4826.

3) Copies of Deeds and Documents:

- i. Photocopy of Release Deed dated 13/01/2005 executed by Smt. Janukabai Dattoba Kalate in favour of Mr. Kisan Vithoba Padale alias Padle and Mr. Eknath Vithoba Padale alias Padle, registered in the Office of Sub Registrar, Haveli No. 14, Pune at Serial No. 273/2005.
- ii. Photocopy of Development Agreement dated 26/04/2005 executed by Mr. Eknath Vithoba Padale and 6 others in favour of Mr. Dilip Baban Kate registered in the Office of Sub Registrar Haveli No.14 at Serial No. 2776/2005.
- iii. Photocopy of Power of Attorney dated 26/04/2005 executed by Mr. Eknath Vithoba Padale and 6 others in favour of Mr. Dilip Baban Kate registered in the Office of Sub Registrar Haveli No.14 at Serial No. 2777/2005.
- iv. Photocopy of Development Agreement dated 25/07/2013 executed by Mr. Amit Ankush Padale alias Padle in favour of M/s. Siddharth Properties through its Partner Mr. Abhijit Vasant Shende, registered in the office of Sub Registrar Haveli No. 4, Pune at Serial No. 6639/2013.
- v. Photocopy of Power of Attorney dated 25/07/2013 executed by Mr. Amit Ankush Padale alias Padle in favour of M/s. Siddharth Properties through its Partner Mr. Abhijit Vasant Shende, registered in the office of Sub Registrar Haveli No. 4, Pune at Serial No. 6640/2013.



- vi. Photocopy of Release Deed dated 25/07/2013 executed by Mrs. Nanda Nathu Shinde and 2 others in favour of Mr. Amit Ankush Padale alias Padle and 3 others, registered in the Office of Sub Registrar, Haveli No. 4 at Serial No. 6642/2013.
- vii. Photocopy of Cancellation Deed dated 24/07/2019 executed by M/s. Siddharth Properties through its Partner Mr. Abhijit Vasant Shende in favour of Mr. Amit Ankush Padale alias Padle and 4 others, registered in the Office of Sub Registrar, Haveli No. 4, Pune at Serial No. 6356/2019.
- viii. Photocopy of Sale Deed dated 13/07/2020 executed by Mr Shashikant Balu Padale alias Padle and 4 others in favour of Mr. Pradip Kisan Padale alias Padle, registered in the Office of Sub Registrar, Haveli No. 15 at Serial No. 7239/2020.
- ix. Photocopy of Public Notice/s dated 24/04/2025 issued by Adv. Anand Akut in Newspaper/s Prabhat and The Economic Times.
- x. Photocopy of Letter of No Objection Certificate/ Letter issued by Adv. Anand Akut.
- xi. Photocopy of Development Agreement dated 30/07/2025 executed by Mr. Eknath Vithoba Padale and 12 others in favour M/s. Vilas Javdekar Eco Developers Pvt. Ltd. Through its Partner Mr. Aditya Vilas Javdekar registered in the office of Join Sub Registrar Haveli No. 4 at Serial No. 12735/2025.
- xii. Photocopy of Power of Attorney dated 30/07/2025 executed by Mr. Eknath Vithoba Padale and 12 others in favour M/s. Vilas Javdekar Eco Developers Pvt. Ltd. Through its Partner Mr. Aditya Vilas Javdekar registered in the office of Join Sub Registrar Haveli No. 4 at Serial No. 12736/2025.

ANNEXURE-3

1. 7/12 EXTRACTS AND MUTATION ENTRIES: -

A. Documents related to Said Property, Survey No. 15/3, Village Mhalunge, Taluka Mulshi, District Pune.:-

1. Photocopy of 7/12 extracts for Survey No. 15/3, Village Mahalunge, for the period 1953-2000, 2000-2019, 2019-2025.

2. MUTATION ENTRIES ON ABOVE MENTIONED 7/12 EXTRACTS:

533, 1073, 1168, 1387, 2071, 2072, 2073, 2074, 2075, 2259, 2273, 2274, 2279, 2280 2475, 2596, 3233, 3234, 3235, 3534, 3656, 3991, 4021, 4063, 4075, 4093, 4147, 4153, 4207, 4232, 4331, 4345, 4361, 4363, 4374, 4396, 4430, 4491, 4502, 4553, 4593, 4657, 4659, 4681, 4707, 4718, 4783, 4838, 4953, 4978.

B. Documents related to Said Property, Survey No. 15 Hissa 5/1,5/2 & 5/3, Village Mhalunge, Taluka Mulshi, District Pune.:-

1) 7/12 extracts:

- i. Photocopy of 7/12 extracts bearing Survey No. 15/5 (OLD), Village Mhalunge for the period 1930 - 1940, 1953-1999.



- ii. Photocopy of 7/12 extracts bearing Survey No. 15/5/1 (OLD), Village Mhalunge for the period 1998 - 2022, 2022 - 2025
 - iii. Photocopy of 7/12 extracts bearing Survey No. 15/5/1 (OLD), Village Mhalunge for the period 1991 - 1998
 - iv. Photocopy of 7/12 extracts bearing Survey No. 15/5/2 (NEW), Village Mhalunge for the period 1998 - 2022, 2022 - 2025
 - v. Photocopy of 7/12 extracts bearing Survey No. 15/5/1/1 (OLD), Village Mhalunge for the period 1991 - 1998
 - vi. Photocopy of 7/12 extracts bearing Survey No. 15/3 (NEW), Village Mhalunge for the period 1998 - 2022, 2022 - 2025
- 2) Mutation Entries: 776, 1054, 1168, 1301, 1509, 2018, 2509, 2596, 3013, 3234, 3235, 3322, 3585, 4127, 4401, 4437, 4825, 4826.

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

ANNEXURE-4

1. SEARCH REPORT FOR LAST 30 YEARS: -

- I have taken online search in relation to said properties, for a period of last 30 years i.e. from 1996 to 2025 from the website <https://searchigr.maharashtra.gov.in>, and has also taken physical search of the available record for last 30 years in the Sub-Registrar Offices, Haveli at District Pune.
- In the available Index II registers, no entry was found indicating any defect in the title of the owners to the property under reference except the documents referred
- I have paid the requisite Search Fees vide GRN MH008887104202526U, Receipt no - Receipt no - 1114409910, dated 20.09.2025. Accordingly, my Search Report.

Date: 07.10.2025



Prashant K Parmar
Advocate



CHALLAN
MTR Form Number-6



GRN	MH008887104202526U	BARCODE			Date	20/09/2025-11:06:41		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID / TAN (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name	Adv Prashant Karanraj Parmar			
Location PUNE									
Year 2025-2026 One Time					Flat/Block No.				
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any) 				
					Amount In	Seven Hundred Fifty Rupees Only			
Total				750.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572025092036463		CPAFQSRJZ6
Cheque/DD No.					Bank Date	RBI Date	20/09/2025-11:24:08		Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID : 595409307

Mobile No. : 8668652142

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

सदर चलन "टाइप ऑफ पॅमेन्ट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.

MH008887104202526U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
20 Sep 2025	Receipt	Receipt no.: 1114409910
	Name of the Applicant :	Adv Prashant Karanraj Parmar
	Details of property of which document has to be searched :	Dist :Pune Village :Mahalunge S.No/CTS No/G.No. : 15
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH008887104202526U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		

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