

a. It appears that by sale deed dated **14.05.1997** registered with **Sr. No. 3481/1997** at Haveli 4, **Mrs. Sunanda Ranganath Hulawale** through her **Power of Attorney Holder** Mr. Sudhir Yashwant Vidhate, absolutely conveyed the said **Survey No. 16JH admeasuring 00 Hectare 10 Are** to **Mr. V. P. Gopalakrishnan. Mr. V. P. Gopalakrishnan** became the full and absolute owner and his name was mutated on the 7/12 extract of the aforesaid area of **10 Are** vide mutation entry no. **10124** dated **25.03.1998**.

4. Survey No. 16JH admeasuring 00 Hectare 10 Are

a. It appears that by sale deed dated **14.05.1997** registered with **Sr. No. 3482/1997** at Haveli 4, **Mrs. Sunanda Ranganath Hulawale** through her **Power of Attorney Holder** Mr. Sudhir Yashwant Vidhate, absolutely conveyed the said **Survey No. 16JH admeasuring 00 Hectare 10 Are** to **Mr. PSK Moidu. Mr. PSK Moidu** became the full and absolute owner and his name was mutated on the 7/12 extract of the aforesaid area of **10 Are** vide mutation entry no. **10125** dated **26.03.1998**.

5. Survey No. 16JH admeasuring 00 Hectare 10 Are

a. It appears that by sale deed dated **14.05.1997** registered with **Sr. No. 3483/1997** at Haveli 4, **Mrs. Sunanda Ranganath Hulawale** through her **Power of Attorney Holder** Mr. Sudhir Yashwant Vidhate, absolutely conveyed the said **Survey No. 16JH admeasuring 00 Hectare 10 Are** to **Mr. P S Shahjahan. Mr. P S Shahjahan** became the full and absolute owner and his name was mutated on the 7/12 extract of the aforesaid area of **10 Are** vide mutation entry no. **10126** dated **26.03.1998**.

6. Survey No. 16JH admeasuring 00 Hectare 10 Are

a. It appears that by sale deed dated **14.05.1997** registered with **Sr. No. 3484/1997** at Haveli 4, **Mrs. Sunanda Ranganath Hulawale** through her **Power of Attorney Holder** Mr. Sudhir Yashwant Vidhate, absolutely conveyed the said **Survey No. 16JH admeasuring 00 Hectare 10 Are** to **Mr. Abdul Wahab. Mr. Abdul Wahab** became the full and absolute owner and his name was mutated on the 7/12 extract of the aforesaid area of **10 Are** vide mutation entry no. **10127** dated **26.03.1998**.

7. It appears that by **sale deed dated 17.09.2011** registered with **Sr No. 8663/2011** at Haveli 4, **Mr. V P Gopalakrishnan, Mr. PSK Moidu, Mr. P S Shahjahan, Mr. Abdul Wahab**, absolutely conveyed their respective areas under said **Survey No. 16JH totally admeasuring 00 Hectare 40 Are** to **Mr. C**



Shamsuddin. Mr. C Shamsuddin became the full and absolute owner and his name was mutated on the 7/12 extract vide mutation entry no. **18367** dated **18.09.2011**.

8. Hence, **Mr. C Shamsuddin** became the full and absolute owner of **Survey No. 16JH** admeasuring **00 Hectare 10 Are**; i.e., totally admeasuring **00 Hectare 40 Are** of **Survey No. 16JH**.

J. Survey No. 16T totally admeasuring 00 Hectare 51.19.50 Are (5,119.50 sq. mtrs.)

1. In furtherance to mutation entry no. **8274** dated 10.04.1997, it appears that the **Survey No. 16T** having an area admeasuring **00 Hectare 54.78 Are** plus potkharaba area **00 Hectare 04.92 Are** thus **totally admeasuring 00 Hectare 59.70 Are** and a revenue assessment of Rs. 1.42 Paise, i.e. **5,970 sq. mtrs.** was allotted to and came under the ownership of Mrs. Jayashree Yuvraj Hulawale.
2. It appears on the perusal of the mutation entry no. 20752 dated 25.05.16, the revised area under the ownership of Mrs. Jayashree Yuvraj Hulawale appears to be **Survey No. 16T** having an area admeasuring **00 Hectare 46.27.50 Are** plus potkharaba area **00 Hectare 04.92.00 Are** thus **totally admeasuring 00 Hectare 51.19.50 Are** and a revenue assessment of Rs. 4386.87 Paise, i.e. **5,119.50 sq. mtrs.**
3. It appears that by sale deed dated 13.05.1997 registered with Sr No. 3441/1997 at Haveli 4, Mrs. Jayashree Yuvraj Hulawale through her Power of Attorney Holder Mr. Sudhir Yashwant Vidhate, absolutely conveyed the said **Survey No. 16T admeasuring 00 Hectare 51.19.50 Are** to Sunshine Co-operative Housing Society Limited. Sunshine Co-operative Housing Society Limited became the full and absolute owner and their name was mutated on the 7/12 extract of the aforesaid land vide mutation entry no. **10116** dated **25.03.1998**.
4. It appears that by sale deed dated **14.09.2011** registered with **Sr. No. 8593/2011** at Haveli 4, **Sunshine Co-operative Housing Society Limited** absolutely conveyed the said **Survey No. 16T admeasuring 00 Hectare 51.19.50 Are** to **Mr. C Shamsuddin**. Mr. C Shamsuddin became the full and absolute owner and his name was mutated on the 7/12 extract of **Survey No. 16T** for an area admeasuring **00 Hectare 51.19.50 Are** vide mutation entry no. **18371** dated **18.09.2011**.



5. Hence, **Mr. C Shamsuddin** became the full and absolute owner of **Survey No. 16T** for an area admeasuring **00 Hectare 51.19.50 Are**.

K. Survey No. 16TH totally admeasuring 00 Hectare 46.74.50 Are (4,674.50 sq. mtrs.)

1. In furtherance to mutation entry no. **8274** dated **10.04.1997**, it appears that the **Survey No. 16TH** having an area admeasuring **00 Hectare 51.92.50 Are** and a revenue assessment of Rs. 44.56.07 Paise, i.e. **5,192.50 sq. mtrs.** was allotted to and came under the ownership of **Mrs. Shobha Hanumant Hulawale**.

2. It appears on the perusal of the mutation entry no. **20752** dated **25.05.16**, the revised area under the ownership of **Mrs. Shobha Hanumant Hulawale** appears to be **Survey No. 16TH** having an area admeasuring **00 Hectare 46.74.50 Are** and a revenue assessment of Rs. 4431.42 Paise, i.e. **4,674.50 sq. mtrs.**

3. Survey No. 16TH admeasuring 00 Hectare 44.54.50 Are

a. It appears that by sale deed dated **13.05.1997** registered with Sr. No. **3442/1997** at Haveli **4**, **Mrs. Shobha Hanumant Hulawale** through her Power of Attorney Holder **Sudhir Yashwant Vidhate**, absolutely conveyed the said **Survey No. 16TH** admeasuring **00 Hectare 44.54.50 Are** to **Sunshine Co-operative Housing Society Limited**. **Sunshine Co-operative Housing Society Limited** became the full and absolute owner and their name was mutated on the 7/12 extract of the aforesaid area of **44.54.50 Are** vide mutation entry no. **10118** dated **25.03.1998**.

b. It appears that by sale deed dated **16.09.2011** registered with Sr No. **8592/2011** at Haveli **4**, **Sunshine Co-operative Housing Society Limited** absolutely conveyed their respective areas under said **Survey No. 16TH** admeasuring **00 Hectare 44.54.50 Are** to **Mr. C Shamsuddin**. **Mr. C Shamsuddin** became the full and absolute owner and his name was mutated on the 7/12 extract vide mutation entry no. **18368** dated **18.09.2011**.

4. Survey No. 16TH admeasuring 00 Hectare 2.20 Are

a. It appears that by sale deed dated **13.05.1997** registered with Sr No. **3443/1997** at Haveli **4**, **Mrs. Shashikala Eknath Bharne** through her Power of Attorney Holder **Mr. Dattu Kaluji Vidhate**,



absolutely conveyed the said Survey No. 16TH admeasuring 00 Hectare 2.20 Are to Mr. Dilip Dynanoba Jadhav. Mr. Dilip Dynanoba Jadhav became the full and absolute owner and his name was mutated on the 7/12 extract of the aforesaid area of 2.20 Are vide mutation entry no. 10117 dated 25.03.1998.

5. Hence,

- a. Mr. C Shamsuddin became the full and absolute owner of an area admeasuring 00 Hectare 44.54.50 Are out of Survey No. 16TH.
- b. Mr. Dilip Dnyanoba Jadhav became the full and absolute owner of area admeasuring 00 Hectare 2.20 Are out of Survey No. 16B.

L. Final ownership details of Mr. C Shamsuddin and Ors.

1. The land bearing (i) Survey No. 16 (P), (ii) Survey No. 16B, (iii) Survey No. 16K, (iv) Survey No. 16T, (v) Survey No. 16TH, (vi) Survey No. 16J, (vii) Survey No. 16JH, (viii) Survey No. 16CHH, (ix) Survey No. 16KH, (x) Survey No. 16G all lying, being and situated at Village Baner, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and within the Registration Sub-Registrar Haveli of District Pune continued to be under ownership of the following individuals in a manner detailed below:

Survey No.	Total Area under ownership (in Are)	Total Area under ownership (in sq. mtrs.)	Name of the Owner
16(P)	17	1700	Mr. C Shamsuddin
16B	34.03	3403	Mr. C Shamsuddin
16K	33.05	3305	Mr. C Shamsuddin
16KH	31	3100	Mr. C Shamsuddin
16G	23.95.50	2395.50	Mr. C Shamsuddin
16CHH	50	5000	Mr. C Shamsuddin
16J	51.92.50	5192.50	Mr. C Shamsuddin
16JH	40	4000	Mr. C Shamsuddin
16T	51.19.50	5119.50	Mr. C Shamsuddin
16TH	44.54.50	4454.50	Mr. C Shamsuddin
16 (P)	5	500	Mr. Maruti Sonu Borade



16 (P)	5	500	Mrs. Suman Maruti Borade
16 (P)	3	300	Mr. Sitaram Sadhu Pawar
16B	4.80	480	Mr. Dilip Dnyanoba Jadhav
16TH	2.20	220	Mr. Dilip Dnyanoba Jadhav
TOTAL	3 H 96.70 Are	39,670 sq. mtrs.	

M. Transaction between Mr. C Shamsuddin and ANP Shelters LLP

1. Sale Deed for Survey No. 16T, Survey No. 16TH, Survey No. 16J, Survey No. 16JH, Survey No. 16CHH, and Survey No. 16G, totally admeasuring 17,700 sq. mtrs.

- a. It appears that by Sale Deed dated December 18, 2024, with Sr. No. 27647/2024 registered with the office of the Sub-Registrar of Assurance Haveli No. 2 on December 18, 2024 by Mr. C Shamsuddin, the erstwhile owner, in favour of ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani, the Developers, for an area admeasuring area admeasuring 00 Hectare 16.99.50 Are and a revenue assessment of Rs. 00.00 Paise, i.e., **1,699.50 sq. mtrs.**, out of the land bearing Survey No. 16T having an area admeasuring 00 Hectare 51.19.50 Are lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area admeasuring 00 Hectare 24.12.50 Are and a revenue assessment of Rs. 00 Paise, i.e., **2,412.50 sq. mtrs.**, out of the land bearing Survey No. 16TH having an area admeasuring 00 Hectare 46.74.50 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing Survey No. 16J having an area admeasuring 00 Hectare 51.92.50 Are and a revenue assessment of Rs. 44.56.07 Paise, i.e. **5,192.50 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing Survey No. 16JH having an area admeasuring 00 Hectare 35.08 Are plus potkharaba area 00 Hectare 04.92 Are thus totally admeasuring 00 Hectare 40 Are and a revenue assessment of Rs. 3326.58 Paise, i.e. **4,000 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for and area admeasuring 00 Hectare 20 Are and a revenue assessment of Rs. 00 Paise, i.e., **2,000 sq. mtrs.**, out of the land bearing Survey No. 16CHH having an area admeasuring 00 Hectare 50 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing Survey No. 16G having an area admeasuring 00 Hectare 19.03.50 Are



plus potkharaba area 00 Hectare 04.92 Are thus **totally admeasuring 00 Hectare 23.95.50 Are** and a revenue assessment of Rs. 1804.51 Paise, i.e. **2,395.50 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune** (Total Area purchased under this Sale Deed – 17700 sq. mtrs.)

- b. Hence, ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani became the full and absolute owner and their name was mutated on the 7/12 extracts of Survey No. 16T, Survey No. 16TH, Survey No. 16J, Survey No. 16JH, Survey No. 16CHH, and Survey No. 16G vide mutation entry no. 24881 dated 27.12.2024.
- c. Additionally, it appears that by an Irrevocable Power of Attorney dated December 18, 2024, with Sr. No. 27657/2024 registered with the office of the Sub-Registrar of Assurance Haveli No. 2 on December 18, 2024 was executed and registered by Mr. C Shamsuddin, the erstwhile owner, in favour of ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani, the Developers, for an area admeasuring area admeasuring 00 Hectare 16.99.50 Are and a revenue assessment of Rs. 00.00 Paise, i.e., **1,699.50 sq. mtrs.**, out of the land bearing Survey No. 16T having an area admeasuring 00 Hectare 51.19.50 Are lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area admeasuring 00 Hectare 24.12.50 Are and a revenue assessment of Rs. 00 Paise, i.e., **2,412.50 sq. mtrs.**, out of the land bearing Survey No. 16TH having an area admeasuring 00 Hectare 46.74.50 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing Survey No. 16J having an area admeasuring 00 Hectare 51.92.50 Are and a revenue assessment of Rs. 44.56.07 Paise, i.e. **5,192.50 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing Survey No. 16JH having an area admeasuring 00 Hectare 35.08 Are plus potkharaba area 00 Hectare 04.92 Are thus **totally admeasuring 00 Hectare 40 Are** and a revenue assessment of Rs. 3326.58 Paise, i.e. **4,000 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for and area admeasuring 00 Hectare 20 Are and a revenue assessment of Rs. 00 Paise, i.e., **2,000 sq. mtrs.**, out of the land bearing Survey No. 16CHH having an area admeasuring 00 Hectare 50 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing Survey No. 16G having an area admeasuring 00 Hectare 19.03.50 Are plus potkharaba area 00 Hectare 04.92 Are thus **totally admeasuring 00 Hectare 23.95.50 Are** and a revenue assessment of Rs. 1804.51 Paise, i.e. **2,395.50 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune** (Total Area under this POA – 17700 sq. mtrs.).



2. Development Rights for Survey No. 16(P), Survey No. 16B, Survey No. 16K, Survey No. 16T, Survey No. 16TH, Survey No. 16CHH, Survey No. 16KH totally admeasuring 18670 sq. mtrs.

- a. It appears that by a **Development Agreement** dated December 18, 2024, with Sr. No. 27656/2024 registered with the office of the Sub-Registrar of Assurance Haveli No. 2 on December 18, 2024 by **Mr. C Shamsuddin**, the erstwhile owner, in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani**, the Developers, for an area admeasuring 00 Hectare 12 Are and a revenue assessment of Rs. 00.27 Paise, i.e. **1,200 sq. mtrs.** out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area admeasuring 00 Hectare 21.11 Are plus potkharaba area 00 Hectare 04.92 Are thus totally admeasuring 00 Hectare 26.03 Are and a revenue assessment of Rs. 00.58 Paise, i.e. **2,603 sq. mtrs.** out of the land bearing **Survey No. 16B** having an area of 00 Hectare 38.83 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing **Survey No. 16K** having an area admeasuring 00 Hectare 28.13 Are plus potkharaba area 00 Hectare 04.92 Are thus **totally admeasuring 00 Hectare 33.05 Are** and a revenue assessment of Rs. 00.79 Paise, i.e. **3,305 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area admeasuring 00 Hectare 29.28.00 Are plus *potkharaba* area 00 Hectare 04.92.00 Are thus totally admeasuring 00 Hectare 34.20 Are and a revenue assessment of Rs. 4386.87 Paise, i.e. **3,420 sq. mtrs.** out of the land bearing **Survey No. 16T** having an area admeasuring 00 Hectare 51.19.50 Are lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area admeasuring 00 Hectare 20.42 Are and a revenue assessment of Rs. 4222.86 Paise, i.e. **2,042 sq. mtrs.** out of the land bearing **Survey No. 16TH** having an area admeasuring 00 Hectare 46.74.50 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area admeasuring 00 Hectare 25.08 Are plus potkharaba area 00 Hectare 04.92 Are thus totally admeasuring 00 Hectare 30 Are and a revenue assessment of Rs. 4179.61 Paise, i.e. **3,000 sq. mtrs.** out of the land bearing **Survey No. 16CHH** having an area **admeasuring 00 Hectare 50 Are**, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing **Survey No. 16KH** having an area admeasuring 00 Hectare 26.08 Are plus potkharaba area 00 Hectare 04.92 Are thus **totally admeasuring 00 Hectare 31 Are** and a revenue assessment of Rs. 00.74 Paise, i.e. **3,100 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune** (*Total Area given for development under this Development Agreement – 18670 sq. mtrs.*)



b. Additionally, it appears that by an **Irrevocable Power of Attorney** dated December 18, 2024, with Sr. No. 27648/2024 registered with the office of the Sub-Registrar of Assurance Haveli No. 2 on December 18, 2024 was executed and registered by **Mr. C Shamsuddin**, the erstwhile owner, in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani**, the Developers, for an area admeasuring 00 Hectare 12 Are and a revenue assessment of Rs. 00.27 Paise, i.e. **1,200 sq. mtrs.** out of out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area admeasuring 00 Hectare 21.11 Are plus potkharaba area 00 Hectare 04.92 Are thus totally admeasuring 00 Hectare 26.03 Are and a revenue assessment of Rs. 00.58 Paise, i.e. **2,603 sq. mtrs.** out of the land bearing **Survey No. 16B** having an area of 00 Hectare 38.83 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing **Survey No. 16K** having an area admeasuring 00 Hectare 28.13 Are plus potkharaba area 00 Hectare 04.92 Are thus **totally admeasuring 00 Hectare 33.05 Are** and a revenue assessment of Rs. 00.79 Paise, i.e. **3,305 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area admeasuring 00 Hectare 29.28.00 Are plus *potkharaba* area 00 Hectare 04.92.00 Are thus totally admeasuring 00 Hectare 34.20 Are and a revenue assessment of Rs. 4386.87 Paise, i.e. **3,420 sq. mtrs.** out of the land bearing **Survey No. 16T** having an area admeasuring 00 Hectare 51.19.50 Are lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area admeasuring 00 Hectare 20.42 Are and a revenue assessment of Rs. 4222.86 Paise, i.e. **2,042 sq. mtrs.** out of the land bearing **Survey No. 16TH** having an area admeasuring 00 Hectare 46.74.50 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for an area admeasuring 00 Hectare 25.08 Are plus potkharaba area 00 Hectare 04.92 Are thus totally admeasuring 00 Hectare 30 Are and a revenue assessment of Rs. 4179.61 Paise, i.e. **3,000 sq. mtrs.** out of the land bearing **Survey No. 16CHH** having an area **admeasuring 00 Hectare 50 Are**, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; for land bearing **Survey No. 16KH** having an area admeasuring 00 Hectare 26.08 Are plus potkharaba area 00 Hectare 04.92 Are thus **totally admeasuring 00 Hectare 31 Are** and a revenue assessment of Rs. 00.74 Paise, i.e. **3,100 sq. mtrs.** lying, being and situated at **Village Baner, Taluka Haveli, District Pune** (*Total Area given for development under this POA – 18670 sq. mtrs.*)

3. **Sale Deed for Survey No. 16(P) and Survey No. 16B, totally admeasuring 1,300 sq. mtrs.**



- a. It appears that by a **Sale Deed** dated May 02, 2024, with Sr. No. 9392/2024 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 on May 02, 2024 by **Mr. C Shamsuddin**, the erstwhile owner, in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani**, the Developers, for an area admeasuring 00 Hectare 05 Are and a revenue assessment of Rs. 00.11 Paise, i.e., **500 sq. mtrs.**, out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; and area admeasuring 00 Hectare 08 Are and a revenue assessment of Rs. 00.22 Paise, i.e., **800 sq. mtrs.**, out of the land bearing **Survey No. 16B** having an area of 00 Hectare 38.83 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**. (*Total Area purchased under this Sale Deed – 1300 sq. mtrs.*)
- b. Hence, **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani** became the full and absolute owner and their name was mutated on the 7/12 extracts of **Survey No. 16(P) and Survey No. 16B** vide mutation entry no. **24744** dated **01.08.2024**.
- c. It appears that by an **Irrevocable Power of Attorney** dated May 02, 2024, with Sr. No. 9393/2024 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 on May 02, 2024 by **Mr. C Shamsuddin**, the erstwhile owner, in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani**, the Developers, for an area admeasuring 00 Hectare 05 Are and a revenue assessment of Rs. 00.11 Paise, i.e., **500 sq. mtrs.**, out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune**; and area admeasuring 00 Hectare 08 Are and a revenue assessment of Rs. 00.22 Paise, i.e., **800 sq. mtrs.**, out of the land bearing **Survey No. 16B** having an area of 00 Hectare 38.83 Are, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**. (*Total Area under this POA – 1300 sq. mtrs.*)

N. Transaction between Mr. Dilip Dnyanoba Jadhav and ANP Shelters LLP

1. It appears that by **Sale Deed** dated April 28, 2025, with Sr. No. 9900/2025 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 on April 30, 2025 by **Mr. Dilip Dnyanoba Jadhav**, the erstwhile owner, in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani**, the Developers, **with the consent of Mr. C**



Shamsuddin and Now Reality Ventures LLP for an area admeasuring **00 Hectare 2.20 Are** and a revenue assessment of Rs. 208.56 Paise, i.e., **220 sq. mtrs. out of the land bearing Survey No. 16TH** and having a total area admeasuring **00 Hectare 46.74.50 Are**; and for an area admeasuring **00 Hectare 4.80 Are** and a revenue assessment of Rs. 00.13 Paise, i.e., **480 sq. mtrs., out of the land bearing Survey No. 16B** having an area of **00 Hectare 38.83 Are**, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**. (Total Area purchased under this Sale Deed – 700 sq. mtrs.)

2. Hence, **ANP Shelters LLP** through its partners (1) **Mr. Sunil Harumal Adwani** and (2) **Mr. Tanuj Manohar Pherwani** became the full and absolute owner and their name was mutated on the 7/12 extract vide mutation entry no. **25041** dated **5.5.2025**.
3. Additionally, it appears that an **Irrevocable Power of Attorney** dated April 28, 2025, with Sr. No. 9901/2025 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 was executed and registered by **Mr. Dilip Dnyanoba Jadhav** in favour of **ANP Shelters LLP** through its partners (1) **Mr. Sunil Harumal Adwani** and (2) **Mr. Tanuj Manohar Pherwani** for an area admeasuring **00 Hectare 2.20 Are** and a revenue assessment of Rs. 208.56 Paise, i.e., **220 sq. mtrs. out of the land bearing Survey No. 16TH** and having a total area admeasuring **00 Hectare 46.74.50 Are**; and for an area admeasuring **00 Hectare 4.80 Are** and a revenue assessment of Rs. 00.13 Paise, i.e., **480 sq. mtrs., out of the land bearing Survey No. 16B** having an area of **00 Hectare 38.83 Are**, lying, being and situated at **Village Baner, Taluka Haveli, District Pune**.

O. Transaction between Dr. Maruti Sonu Bhorade and Mrs. Suman Maruti Bhorade and ANP Shelters LLP

1. It appears that by **Sale Deed** dated April 28, 2025, with Sr. No. 9902/2025 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 on April 30, 2025 by **Dr. Maruti Sonu Bhorade and Mrs. Suman Maruti Bhorade**, the erstwhile owners, in favour of **ANP Shelters LLP** through its partners (1) **Mr. Sunil Harumal Adwani** and (2) **Mr. Tanuj Manohar Pherwani**, the Developers, with the consent of **Mr. C Shamsuddin and Now Reality Ventures LLP** for an area admeasuring **00 Hectare 05 Are** and a revenue assessment of Rs. 00.11 Paise, i.e., **500 sq. mtrs.**, and for an area admeasuring **00 Hectare 05 Are** and a revenue assessment of Rs. 00.11 Paise, i.e., **500 sq. mtrs.**, **totally admeasuring 10 Are i.e, 1000 sq. mtrs.**, out of the land bearing **Survey No. 16(P)** having an



area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune.** (Total Area purchased under this Sale Deed – 1000 sq. mtrs.)

2. Hence, ANP Shelters LLP through its partners (1) **Mr. Sunil Harumal Adwani** and (2) **Mr. Tanuj Manohar Pherwani** became the full and absolute owner and their name was mutated on the 7/12 extract vide mutation entry no. **25040** dated **5.5.2025**.
3. Additionally, it appears that an **Irrevocable Power of Attorney** dated April 28, 2025, with Sr. No. 9903/2025 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 was executed and registered by **Dr. Maruti Sonu Bhorade and Mrs. Suman Maruti Bhorade** in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani** for an area admeasuring 00 Hectare 05 Are and a revenue assessment of Rs. 00.11 Paise, i.e., **500 sq. mtrs.**, and for area admeasuring 00 Hectare 05 Are and a revenue assessment of Rs. 00.11 Paise, i.e., **500 sq. mtrs.**, **totally admeasuring 10 Are i.e, 1000 sq. mtrs.**, out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune.**

P. Transaction between legal heirs of Late Mr. Sitaram Sadhu Pawar (Mrs. Pramila Sitaram Pawar, Mr. Abhijeet Sitaram Pawar, and Mr. Sujeet Sitaram Pawar) and ANP Shelters LLP

1. It appears that Late **Mr. Sitaram Sadhu Pawar** expired intestate on 26.07.2024 at Pune leaving behind him his wife, and two sons viz., **Mrs. Pramila Sitaram Pawar, Mr. Abhijeet Sitaram Pawar, and Mr. Sujeet Sitaram Pawar** as his only legal heirs. By virtue of the Maha e-seva kendra affidavit, duly notarised by the Executive Magistrate, **Mrs. Pramila Sitaram Pawar, Mr. Abhijeet Sitaram Pawar, and Mr. Sujeet Sitaram Pawar** were declared as the rightful legal heirs of Late **Mr. Sitaram Sadhu Pawar**. Thus, **Mrs. Pramila Sitaram Pawar, Mr. Abhijeet Sitaram Pawar, and Mr. Sujeet Sitaram Pawar** became full, equal, and absolute owner of an area admeasuring 00 Hectare 03 Are and a revenue assessment of Rs. 00.07 Paise, i.e., **300 sq. mtrs.**, out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune.**



2. Hence, **Mrs. Pramila Sitaram Pawar, Mr. Abhijeet Sitaram Pawar, and Mr. Sujeet Sitaram Pawar** became the full and absolute owner and their names were mutated on the 7/12 extract vide mutation entry no. **24877** dated **26.12.2024**.
3. It appears that by **Sale Deed** dated April 28, 2025, with Sr. No. 9904/2025 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 on April 30, 2025 by **Mrs. Pramila Sitaram Pawar, Mr. Abhijeet Sitaram Pawar, and Mr. Sujeet Sitaram Pawar**, the erstwhile owners, in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani**, the Developers, with the consent of Mr. C Shamsuddin and Now Reality Ventures LLP for an area admeasuring 00 Hectare 03 Are and a revenue assessment of Rs. 00.07 Paise, i.e., **300 sq. mtrs.**, out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune**. (*Total Area purchased under this Sale Deed – 300 sq. mtrs.*)
4. Hence, **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani** became the full and absolute owner and their name was mutated on the 7/12 extract vide mutation entry no. **25042** dated **5.5.2025**.
5. Additionally, it appears that an **Irrevocable Power of Attorney** dated April 28, 2025, with Sr. No. 9905/2025 registered with the office of the Sub-Registrar of Assurance Haveli No. 19 was executed and registered by **Mrs. Pramila Sitaram Pawar, Mr. Abhijeet Sitaram Pawar, and Mr. Sujeet Sitaram Pawar**, the erstwhile owners, in favour of **ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani**, the Developers, with the consent of Mr. C Shamsuddin and Now Reality Ventures LLP for an area admeasuring 00 Hectare 03 Are and a revenue assessment of Rs. 00.07 Paise, i.e., **300 sq. mtrs.**, out of the land bearing **Survey No. 16(P)** having an area admeasuring 00 Hectare 30 Are (*out of 70.62 Are*) lying, being and situated at **Village Baner, Taluka Haveli, District Pune**.

Q. Development Rights and Ownership Rights – ANP Shelters LLP

1. The land bearing (i) **Survey No. 16 (P)**, (ii) **Survey No. 16B**, (iii) **Survey No. 16K**, (iv) **Survey No. 16T**, (v) **Survey No. 16TH**, (vi) **Survey No. 16J**, (vii) **Survey No. 16JH**, (viii) **Survey No. 16CHH**, (ix) **Survey No. 16KH**, (x) **Survey No. 16G** all lying, being and situated at **Village Baner, Taluka**



Haveli, District Pune, within the limits of Pune Municipal Corporation and within the Registration Sub-Registrar Haveli of District Pune continued to be under ownership of the following individuals in a manner detailed below:

Survey No.	Area in sq. mtrs.	Name of the Owners
16(P)	1,800 sq. mtrs.	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
16B	1,280 sq. mtrs.	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
16G	2,395.50 sq. mtrs.	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
16CHH	2,000 sq. mtrs.,	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
16J	5,192.50 sq. mtrs.	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
16JH	4,000 sq. mtrs.	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
16T	1,699.50 sq. mtrs.	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
16TH	2,632.50 sq. mtrs.	M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
TOTAL	21,000 sq. mtrs.	Under the ownership of M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani

Survey No.	Area in sq. mtrs.	Name of the Owner	Development Rights
16(P)	1,200 sq. mtrs.	Mr. Shamsuddin C	Development rights with M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
16B	2,603 sq. mtrs	Mr. Shamsuddin C	Development rights with M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
16K	3,305 sq. mtrs.	Mr. Shamsuddin C	Development rights with M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
16KH	3,100 sq. mtrs	Mr. C	Development rights with M/s. ANP



		Shamsuddin		Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
16CHH	3,000 sq. mtrs.	Mr. Shamsuddin	C	Development rights with M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
16T	3,420 sq. mtrs.	Mr. Shamsuddin	C	Development rights with M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
16TH	2,042 sq. mtrs.	Mr. Shamsuddin	C	Development rights with M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani
TOTAL	18,670 sq. mtrs.	Under the ownership of Mr. C Shamsuddin and with the rights to develop with M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani		

R. Details of Environmental Clearance and Sanctioned Plan

- a. It appears that ANP Shelters LLP was awarded the Environmental clearance for Entire Layout Land vide its File No. SIA/MH/INFRA2/530044/2025 and its EC Identification No. EC25B3812MH5618121N dated 18.08.2025 for a residential cum commercial project for the construction on land bearing (i) Survey No. 16 (P), (ii) Survey No. 16B, (iii) Survey No. 16K, (iv) Survey No. 16T, (v) Survey No. 16TH, (vi) Survey No. 16J, (vii) Survey No. 16JH, (viii) Survey No. 16CHH, (ix) Survey No. 16KH, (x) Survey No. 16G all lying, being and situated at Village Baner, Taluka Haveli, District Pune.
- b. It appears that the Pune Municipal Corporation has sanctioned the layout of the Entire Land and/or Entire Project Land and/or Project Land and the plans for construction on the said Project Land has been sanctioned vide Commencement Certificate No. CC/2054/25 dated 02.09.2025.

S. Title Opinion and Index II Register Search

- a. We have relied upon the Title Opinions issued by Adv Dilip Athavale dated 23.12.2024, 13.06.2025. Furthermore, for the search of the lands, Advocate Dilip Athavale requested his Associate Adv Tejal



Bajaj who took search of the said Property. We have opined by relying upon the documents submitted for our perusal and the submitted title opinions, search reports of the Index-II registers vide Receipt with GRN No. MH012968704202425E dated 21.12.2024 and MH003665569202526E dated 13.06.2025 for the Village Baner, Taluka Haveli, District Pune based on computerized Index II register search on the website maintained by the Department of Registration and Stamps, Government of Maharashtra, Pune viz <http://www.igrmaharashtra.gov.in>. It appears that no adverse entry/ies in respect of title were found on perusal of the documentation submitted. Any further records beyond this date would not be reflected in this Opinion.

T. Litigation

- a. It appears on the perusal of the Opinion issued by Adv Dilip Athavale on 23.12.2024 and 04.09.2025 that SCS No. 334/2015 has been filed by Mrs. Ranjana Sambhaji Babar and Ors. against Mr. Chandriyakath Shamsuddin and Ors. and Adv Dilip Athavale has opined that “*the aforesaid suit has no merits*”.

U. Disclaimer

Please note that the comments in this Report are restricted on the copies of documents being submitted by the client as on the date of this Report. The Report is based on the assumption that deeds, documents and records given and inspected as also the information conveyed to me by the Client are correct and authentic; all the signatures appearing on the reviewed documents are genuine photocopies or scanned images of the documents are copies of the originals which are themselves authentic and complete; and documents on which the report relies remain final and binding to the parties without any revocation, amendment or alteration. This Report is based on the understanding and interpretation of the information provided referred to herein as of the date of this Report and is not binding on any regulators. We express no comments on the taxation implications, accounting treatments and business & operational risks. We, as a firm and/or individually shall not be liable or responsible in any manner for any and all direct or indirect claims including but not limited to costs, charges, losses, penalties, damages, expenses, loss of profits or opportunities etc. resulting from or incurred or suffered by any person or party using my Report or basing any action on it. We have no responsibility to update this Report for events and circumstances occurring after the date of this Report.



V. Opinion

We are of the opinion that M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani are the true and absolute owner of the said S No. 16(P) admeasuring 1,800 sq. mtrs.; S No. 16B admeasuring 1,280 sq. mtrs.; S No. 16G admeasuring 2,395.50 sq. mtrs.; S No. 16CHH admeasuring 2,000 sq. mtrs.; S No. 16J admeasuring 5,192.50 sq. mtrs.; S No. 16JH admeasuring 4,000 sq. mtrs.; S No. 16T admeasuring 1,699.50 sq. mtrs.; S No. 16TH admeasuring 2,632.50 sq. mtrs., Baner, Pune, totally admeasuring 21,000 sq. mtrs. and the title is clear, marketable, subject to all mentioned hereinabove.

We are of the opinion that Mr. C Shamsuddin is the true and absolute owner of the said S No. 16(P) admeasuring 1,200 sq. mtrs.; S No. 16B admeasuring 2,603 sq. mtrs.; S No. 16K admeasuring 3,305 sq. mtrs.; S No. 16KH admeasuring 3,100 sq. mtrs.; S No. 16CHH admeasuring 3,000 sq. mtrs.; S No. 16T admeasuring 3,420 sq. mtrs.; S No. 16TH admeasuring 2,042 sq. mtrs., totally admeasuring 18,670 sq. mtrs. and M/s. ANP Shelters LLP through its partners (1) Mr. Sunil Harumal Adwani and (2) Mr. Tanuj Manohar Pherwani have the absolute rights to develop the said S No. 16(P) admeasuring 1,200 sq. mtrs.; 16B admeasuring 2,603 sq. mtrs.; 16K admeasuring 3,305 sq. mtrs.; 16KH admeasuring 3,100 sq. mtrs.; 16CHH admeasuring 3,000 sq. mtrs.; 16T admeasuring 3,420 sq. mtrs.; 16TH admeasuring 2,042 sq. mtrs., totally admeasuring 18,670 sq. mtrs. subject to the terms and conditions detailed in the Development Agreement, subject to all mentioned hereinabove.

- B. 7/12 Extracts for the years 1966 to 1987, 1987 to 2010, 2010 to 2015, 2015 to 2025 (digitally downloaded);
- C. Mutation Entry No. 24744, 24881, 24887, 25040, 25041, 25042 and all other mutation entries as mentioned in our detailed Title Opinion above;
- D. Search Report for 30 years from 1996 till June 2025 taken from the website maintained by the Department of Registration and Stamps, Government of Maharashtra, Pune viz <http://www.igrmaharashtra.gov.in> by Adv Tejal Bajaj for Adv Dilip Athavale;
- E. Any other relevant Title –Title Opinion issued by Adv Dilip Athavale dated 23.12.2024, 13.06.2025 read with Opinion issued by Adv Dilip Athavale on 23.12.2024 and 04.09.2025.



F. Litigations if any – It appears on the perusal of the Opinion issued by Adv Dilip Athavale on 23.12.2024 and 04.09.2025 that SCS No. 334/2015 has been filed by Mrs. Ranjana Sambhaji Babar and Ors. against Mr. Chandriyakath Shamsuddin and Ors. and Adv Dilip Athavale has opined that “*the aforesaid suit has no merits*”.

Date: September 04, 2025


Adv. Niharica Pande
For Horizon Law & Associates
BSE, L.L.B., L.L.M.

Housiey.com

