



CHALLAN
MTR Form Number-6



GRN	MH000744314202122P	BARCODE	Date		26/04/2021-10:33:42	Form ID
Department			Inspector General Of Registration			
Type of Payment			Payer Details			
Search Fee			TAX ID / TAN (If Any)			
Other Items			PAN No. (If Applicable)			
Office Name			Full Name		ADV KISHOR N PATIL	
HVL1_HAVELI NO1 SUB REGISTRAR						
Location			Flat/Block No.		KALEWADI	
PUNE						
Year			Premises/Building			
2021-2022 One Time						
Account Head Details		Amount In Rs.	Road/Street		PIMPRI	
G030072201 SEARCH FEE		300.00	Area/Locality		PUNE	
			Town/City/District			
			PIN		4 1 1 0 1 7	
			Remarks (If Any)			
			GAT NO 227/1 227/2 228/1 228/2 AND 230 OF VILLAGE CHIKHALI			
			PUNE			
			Amount In Words	Three Hundred Rupees Only		
		300.00				
Payment Details			FOR USE IN RECEIVING BANK			
SBIEPAY PAYMENT GATEWAY						
Cheque-DD Details			Bank CIN	Ref. No.	10000502021042600250 / 7542091495513	
Cheque/DD No.			Bank Date	RBI Date	26/04/2021-10:34:16 / Not Verified with RBI	
Name of Bank			Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	



Department ID: _____ Mobile No: 9850254785
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 सधर चलन दफ्त आंक पैमेंट गधरी नमुद कारणासाधेच लागू आरे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तावेजांसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0000361490202122	26/04/2021-10:39:04	IGR002	300.00
Total Defacement Amount					300.00





1
KISHOR N. PATIL

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Off.: 020-65119008

B.Sc., LL.B.

ADVOCATE

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : "Yashada", Shanti Colony 'B', Vijaynagar,
Kalewadi, Pimpri, Pune 411017.

Notice / Reply
Regd. A.D. / U.C.P.
FORMAT- A



To,

MaharERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to A) Gat No.227/1, (Old Gat No.1345) area admeasuring, 00 H. 25.4525 R, out total area admeasuring 01 H. 04 R., B) Gat No.227/2, (Old Gat No.1345) area admeasuring 00 H. 21.8262 R, out total area admeasuring 01 H. 04 R., C) Gat No.228/1, (Old Gat No.1346) area admeasuring 00 H. 0.4413 R, out total area admeasuring, 02 H. 53 R., D). Gat No.228/2, (Old Gat No.1346) area admeasuring 00 H. 3.8125 R, out total area admeasuring, 02 H. 52 R. & E). Gat No. 230 (Old Gat No. 1347), area admeasuring 02 H. 45.36 R out of area 02 H 31 R, + area admeasuring 00 H 52 R Potkharaba, total area admeasuring 02 H 83 R, assessed at Rs. 08.56 Paise situated at village Borhadewadi, Taluka-Haveli, District-Pune. (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/s. SILVER PROPERTIES, having its office at.- Gat No. 230, Borhadewadi, Tal. Haveli, Dist. Pune, through its Partner, 1. Mr. Kiran Kisan Sawant and 2. Mr. Santosh Sitaram Barne, and following documents i.e. :-

1. Description of the property:

All that piece and parcel of properties bearing.....

A) Gat No.227/1, (Old Gat No.1345) area admeasuring, 00 H. 25.4525 R, out total area admeasuring 01 H. 04 R.

B) Gat No.227/2, (Old Gat No.1345) area admeasuring 00 H. 21.8262 R, out total area admeasuring 01 H. 04 R.

C) Gat No.228/1, (Old Gat No.1346) area admeasuring 00 H. 0.4413 R, out total area admeasuring, 02 H. 53 R.

D). Gat No.228/2, (Old Gat No.1346) area admeasuring 00 H. 3.8125 R, out total area admeasuring, 02 H. 52 R.

E). Gat No. 230 (Old Gat No. 1347), area admeasuring 02 H. 45.36 R out of area 02 H. 31 R, + area admeasuring 00 H. 52 R Potkharaba, total area admeasuring 02 H. 83 R, assessed at Rs. 08.56 Paise

Total area admeasuring 02 Hectar 96.88 R, from properties mentioned above & which are commonly bounded as under -

- | | |
|---------------------|------------------------------------|
| On or towards East | - By Property bearing Gat No. 231. |
| On or towards West | - By 18 Mtrs., wide D.P. Road. |
| On or towards South | - By 24 Mtrs., wide D.P. Road. |
| On or towards North | - By Indrayani River. |

All properties are situated at revenue village Borhadewadi, Taluka-Haveli, District-Pune, within limits of Pimpri Chinchwad Municipal Corporation and within registration limits of Sub - Registrar Haveli.

2. Documents of Allotment of Plot:

- 2.1 Copy of 7/12 extracts.
 - 2.2 Copy of Mutation Entries.
 - 2.3 Copy of Sale Deed.
 - 2.4 Copy of Development Agreement.
 - 2.5 Copy of Power of Attorney.
 - 2.6 Copy of AOP.
 - 2.7 Copy of Deamrcation
 - 2.8 Copy of D.P Opinion.
 - 2.9 Copy of N.A. Order
 - 2.10 Copy of Commencement Certificate
 - 2.11 Copy of Search Report issued by me
3. Search report for 30 years from 1987 till 2021
- 4.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Mr. Baban Kisan Saste, Mrs. Lakshmi Baban Saste, Mr. Jeevan Baban Saste, Mrs. Ashwini Baban Saste, Master. Ayush Jeevan Saste, Mrs. Swati Gulab Saste, Mrs. Jyoti Pradeep Waykar,

Mr. Dattatray Kisan Saste, Mrs. Swati Dattatray Saste, Master. Amol Dattatray Saste and Master. Vikas Dattatray Saste & M/s. Pristine Properties through its Partner Sachin Ishwarchand Goyal is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

Owner of the Land

1. M/s. Pristine Properties through its Partner Sachin Ishwarchand Goyal - Gat No.227/1,227/2,228/1, 228/2 & 230
2. Mr. Baban Kisan Saste, Mrs, Lakshmi Baban Saste, Mr. Jeevan Baban Saste, Mrs. Ashwini Baban Saste, Master. Ayush Jeevan Saste, Mrs. Swati Gulab Saste, Mrs. Jyoti Pradeep Waykar, Mr. Dattatray Kisan Saste, Mrs. Swati Dattatray Saste, Master. Amol Dattatray Saste and Master. Vikas Dattatray Saste
-Gat No. 230
5. The report reflecting the flow of the title of the Mr. Baban Kisan Saste, Mrs, Lakshmi Baban Saste, Mr. Jeevan Baban Saste, Mrs. Ashwini Baban Saste, Master. Ayush Jeevan Saste, Mrs. Swati Gulab Saste, Mrs. Jyoti Pradeep Waykar, Mr. Dattatray Kisan Saste, Mrs. Swati Dattatray Saste, Master. Amol Dattatray Saste and Master. Vikas Dattatray Saste & M/s. Pristine Properties through its Partner Sachin Ishwarchand Goyal on the said land is enclosed herewith as an annexure.

Encl: Annexure.

Date: : 01/03/2021.



K. Patil
KISHOR N. PATIL
 Advocate
 Office: C/o. Adv. Rajesh Jadhav,
 "JANHAVI" 1st Floor,
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 Kalewadi, Pimpri, Pune-411017.





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ADVOCATE

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : "Yashada", Shanti Colony 'B', Vijaynagar,
Kalewadi, Pimpri, Pune 411017.

Notice / Reply
Regd. A.D. / U.C.P.

FORMAT- A
(Circular No.: 28 / 2021)



To,

MaharERA

FLOW OF TITLE OF THE SAID LAND

Subject: Title clearance certificate with respect to A) Gat No.227/1, (Old Gat No.1345) area admeasuring, 00 H. 25.4525 R, out total area admeasuring 01 H. 04 R., B) Gat No.227/2, (Old Gat No.1345) area admeasuring 00 H. 21.8262 R, out total area admeasuring 01 H. 04 R., C) Gat No.228/1, (Old Gat No.1346) area admeasuring 00 H 0.4413 R, out total area admeasuring, 02 H. 53 R., D). Gat No.228/2, (Old Gat No.1346) area admeasuring 00 H 3.8125 R, out total area admeasuring, 02 H. 52 R. & E). Gat No. 230 (Old Gat No. 1347), area admeasuring 02 H 45.36 R out of area 02 H 31 R, + area admeasuring 00 H 52 R Potkharaba, total area admeasuring 02 H 83 R, assessed at Rs. 08.56 Paise situated at village Borhadewadi, Taluka-Haveli, District-Pune. (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/s. SILVER PROPERTIES, having its office at.- Gat No. 230, Borhadewadi, Tal. Haveli, Dist. Pune, through its Partner, 1. Mr. Kiran Kisan Sawant and 2. Mr. Santosh Sitaram Barne, and following documents i.e. :-

6. Description of the property:

All that piece and parcel of properties bearing.....

- A) Gat No.227/1, (Old Gat No.1345) area admeasuring, 00 H. 25.4525 R, out total area admeasuring 01 H. 04 R.
B) Gat No.227/2, (Old Gat No.1345) area admeasuring 00 H. 21.8262 R, out total area admeasuring 01 H. 04 R.
C) Gat No.228/1, (Old Gat No.1346) area admeasuring 00 H 0.4413 R, out total area admeasuring, 02 H. 53 R.
D). Gat No.228/2, (Old Gat No.1346) area admeasuring 00 H 3.8125 R, out total area admeasuring, 02 H. 52 R.
E). Gat No. 230 (Old Gat No. 1347), area admeasuring 02 H 45.36 R out of area 02 H 31 R, + area admeasuring 00 H 52 R Potkharaba, total area admeasuring 02 H 83 R, assessed at Rs. 08.56 Paise

Total area admeasuring 02 Hectore 96.88 R, from properties mentioned above & which are commonly bounded as under -

- On or towards East - By Property bearing Gat No. 231.
On or towards West - By 18 Mtrs., wide D.P. Road.
On or towards South - By 24 Mtrs., wide D.P. Road.
On or towards North - By Indrayani River.

All properties are situated at revenue village Borhadewadi, Taluka-Haveli, District-Pune, within limits of Pimpri Chinchwad Municipal Corporation and within registration limits of Sub - Registrar Haveli.

7. Documents of Allotment of Plot:

- 7.1 Copy of 7/12 extracts.
7.2 Copy of Mutation Entries.
7.3 Copy of Sale Deed.
7.4 Copy of Development Agreement.
7.5 Copy of Power of Attorney.
7.6 Copy of AOP.
7.7 Copy of Deamrcation
7.8 Copy of D.P Opinion.
7.9 Copy of N.A. Order
7.10 Copy of Commencement Certificate
7.11 Copy of Search Report issued by me

8. Search report for 30 years from 1987 till 2021
9. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Mr. Baban Kisan Saste, Mrs. Lakshmi Baban Saste, Mr. Jeevan Baban Saste, Mrs. Ashwini Baban Saste, Master. Ayush Jeevan Saste, Mrs. Swati Gulab Saste, Mrs. Jyoti Pradeep Waykar, Mr. Dattatray Kisan Saste, Mrs. Swati Dattatray Saste, Master. Amol Dattatray Saste and Master. Vikas Dattatray Saste & M/s. Pristine Properties through its Partner Sachin Ishwarchand Goyal is clear, marketable and without any encumbrances.
10. **FLOW OF TITLE**

Common History relating to Gat No. 227/1, 227/2, 228/1 & 228/2 :-

The scheme under The Bombay Prevention of Fragmentation And Consolidation of Holdings Act, 1947 is carried out in the village Borhadewadi on 30/03/1969. Under this scheme Survey Nos.144/4+5A, 144/5B, and 144/2A+5C/1 are converted into the Gat No.1345 and Accordingly from the year 1970 name of Mr. Kondiba Shivram Barne was recorded in the record of 7/12 extract of Gat No. 1345 by mutation entry No. 1. Similarly Survey No.141/1/5, 143/1/3B (P),143/1/7B, 143/1/9, 144/1A, 144/2A+5A/2, 144/2B, 144/2C & 144/3 was converted into Gat No. 1346. Accordingly from the year 1970 name of Mr. Kondiba Shivram Barne was recorded in the record of 7/12 extract of Gat No. 1346 by mutation entry No. 1.

Rambhau Shivram Barne has borrowed the loan of Rs.2000/- from Moshi Gramvikas Society by mortgaging the property bearing Gat No.1345 alongwith other properties, hence the remark of said loan is written in the other rights column of the 7/12 extract of the property bearing Gat No.1345 by Mutation Entry No. 304. Subsequently the said loan is repaid hence the name of Moshi Gramvikas Society is deleted by Mutation Entry No.4239.

Kondiba Shivram Barne died on 17/09/1978, intestate leaving behind him four sons viz. Sadashiv, Hiranman, Sahadu, Mahadu Kondiba Barne and a married daughter viz. Kalabai Popat Tapkir. After the death of Kondiba Shivram Barne property bearing, Gat No.1346 along with other properties inherited by his aforesaid heirs and accordingly their names are mutated on the 7/12 extract of the property bearing Gat No.1346 by Mutation Entry No.1564.

That by a notification published in the year 1983 Village Moshi was sub divided into separate independent villages and the schedule properties came in the revenue jurisdiction of village Borhadewadi and accordingly the said Gat No. 1345 was converted into Gat No. 227 of village Boradewadi. Accordingly the names of Mr. Kondiba Shivram Barne was recorded in the record of the 7/12 extract of the property bearing Gat No. 227, similarly Gat No. 1346 was converted into Gat No. 228 of village Boradewadi. Accordingly the names of Mr. Sadashiv Kondiba Barne, Hiranman Kondiba Barne, Sahadu Kondiba Barne, Mahadu Kondiba Barne & Kantabai Popat Tapkir was recorded in the record of the 7/12 extract of the property bearing Gat No. 228.

The said Sadashiv, Hiranman, Sahadu and Mahadu Kondiba Barne, Ramu Shivram Barne, Sitaram and Ananda Ramu Barne have made partition of the properties bearing Gat No.227, Gat No. 228 along with other properties between them by executing Partition Deed on 05/10/1990. The said Partition Deed is registered in the office of the Sub-Registrar, Haveli No.1, at Sr. No.12745/1990 on 06/10/1990.

As per the said Partition Gat No.227 & Gat No. 228 were sub-divided by opening new 7/12 extracts as under -

Gat No.227/1, area admeasuring 01 Hector 04 R, came to the share of Sitaram and Ananda Ramu alias Rambhau Barne. Accordingly names of Sitaram and Ananda Ramu alias Rambhau Barne were recorded in the record of 7/12 extract of Gat No. 227/1 by Mutation Entry No.109.

Gat No.227/2, area admeasuring 01 Hector 04 R, came to the share of Sadashiv, Hiranman, Sahadu & Mahadu Kondiba Barne. Accordingly names of Sadashiv, Hiranman, Sahadu & Mahadu Kondiba Barne were recorded in the record of 7/12 extract of Gat No. 227/2 by Mutation Entry No.109.

Gat No.228/1, area admeasuring 02 Hector 53 R, came to the share of Sadashiv, Hiranman, Sahadu & Mahadu Kondiba Barne. Accordingly names of Sadashiv, Hiranman, Sahadu & Mahadu Kondiba Barne were recorded in the record of 7/12 extract of Gat No. 228/1 by Mutation Entry No.109.

Gat No.228/2, area admeasuring 02 Hector 52 R, came to the share of Sitaram and Ananda Ramu alias Rambhau Barne. Accordingly names of Sitaram and Ananda Ramu alias Rambhau Barne were recorded in the record of 7/12 extract of Gat No. 228/2 by Mutation Entry No.109.

It seems from the 7/12 extract of the properties bearing Gat No.227/1,227/2, 228/1 & 228/2. Owners of said properties had sold the various portion out of total area of the properties bearing





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Notice / Reply

Gat No. 227/1, 227/2, 228/1 & 228/2 are the purchasers, by various sale deeds, hence the various mutation entries and names of the respective purchasers are appear on the 7/12 extract of the property bearing Gat No. 227/1, 227/2, 228/1 & 228/2 by various mutation entries.

Hiraman Kondiba Barne has borrowed the loan of Rs.15,000/- from Vividh Karyakari Seva Sahakari Society, Moshi by Mortgaging the property bearing Gat No.228. Hence the remark of said loan is written in the other rights column of the 7/12 extract of the property bearing Gat No.1346 by Mutation Entry. No.272. Subsequently the said loan is repaid by Hiranman Kondiba Barne, hence charge of loan is deleted from the other rights column of the 7/12 extract of the property bearing Gat No.228/lby Mutation Entry No.2575.

The names of Bala Amathalal Gujar and Namdeo Genu Shivarkar are deleted from the other rights column of the 7/12 extract of the property bearing Gat No.228/1, by Mutation Entry No.297, as per the remark No.Hakka Nondani/1527/92 dtd.14/09/1992 of the Tahsildar, on the application of Sadashiv Kondiba Barne.

Further the said Sitaram Rambhau Barne and Ananda Rambhau Barne have entrusted area admeasuring 00 Hector 30 R from the property bearing Gat No.227/1 & 00 Hector 10 R from the property bearing Gat No.228/2, similarly Sadashiv Kondiba Barne, Hiranman Kondiba Barne, Sahadu Kondiba Barne & Mahadu Kondiba Barne have entrusted area admeasuring 00 Hector 30 R from the property bearing Gat No.227/2 & 00 Hector 10 R from the property bearing Gat No.228/1 for development by executing Development Agreement in favour of Mr. Ashok Raghunath Mane on 18/10/2006. The said Development Agreement is registered in the office of the Sub-Registrar, Haveli No. 18, at Sr. No.7224/2006. In pursuant to the said Development Agreement having Registration No. 7224/2006, Mr. Sitaram Rambhau Barne and Ananda Rambhau Barne have executed a Irrevocable Power of Attorney in respect of said properties in favour of Mr. Ashok Raghunath Mane to enable development of the said property in best possible manner. The said Irrevocable Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.18, at Sr. No.7225/2006.

Further the said Mr. Ashok Raghunath Mane with the consent of Sitaram Rambhau Barne and others have entrusted area admeasuring 00 Hector 30 R from the property bearing Gat No.227/1 & 00 Hector 10 R from the property bearing Gat No.228/2, area admeasuring 00 Hector 30 R from the property bearing Gat No.227/2 & 00 Hector 10 R from the property bearing Gat No.228/1 for development by executing Development Agreement in favour of Mrs. Madhuri Ramesh Varade and Mrs. Maya Liladhar Varade on 07/12/2010. The said Development Agreement is registered in the office of the Sub-Registrar, Haveli No. 5, at Sr. No.9661/2006.

Thus Mrs. Madhuri Ramesh Varade and Mrs. Maya Liladhar Varade got development rights in respect of said properties with powers to dispose of the same.

Mutation Entry No. 3218 shows that Sitaram Rambhau Barne, Ananda Rambhau Barne and others through their power of attorney holder Ashok Raghunath Mane through his power of attorney holder Madhuri Ramesh Varade & Maya Liladhar Varade have sold the area admeasuring 00 Hector 30 R from the property bearing Gat No.227/2 & 00 Hector 10 R from the property bearing Gat No.228/1 to Mr. Ramesh Jagannath Varade by executing Sale Deed on 01/06/2007. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.3871/2007. Accordingly the name of Mr. Ramesh Jagannath Varade was mutated on the 7/12 extract of the properties. Thus Ramesh Jagannath Varade became owner of properties bearing Survey No. Gat No. 227/2 to the extent of area admeasuring 00 Hector 30 R & Gat No.228/1 to the extent of area admeasuring 00 Hector 10 R .

Mutation Entry No. 3219 shows that Sitaram Rambhau Barne, Ananda Rambhau Barne and others through their power of attorney holder Ashok Raghunath Mane through his power of attorney holder Madhuri Ramesh Varade & Maya Liladhar Varade have sold the area admeasuring 00 Hector 30 R from the property bearing Gat No.227/1 & 00 Hector 10 R from the property bearing Gat No.228/2 to Mr. Liladhar Jagannath Varade by executing Sale Deed on 01/06/2007. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.3872/2007. Accordingly the name of Mr. Liladhar Jagannath Varade was mutated on the 7/12 extract of the properties. Thus Liladhar Jagannath Varade became owner of properties bearing Survey No. Gat No. 227/1 to the extent of area admeasuring 00 Hector 30 R & Gat No.228/2 to the extent of area admeasuring 00 Hector 10 R .

The name of Pimpri Chinchwad Municipal Corporation is mutated to the area admeasuring 454.77 Sq. Mtrs., affected by 18 meter wide road from the property bearing Gat No.227/1, area admeasuring 817.68 Sq. Mtrs., affected by 18 meter wide road from the property bearing Gat No.227/2,



area admeasuring 955.87 Sq. Mtrs., affected by 24 meter wide road from the property bearing Gat No.228/1 & area admeasuring 618.75 Sq. Mtrs., affected by 24 meter wide road from the property bearing Gat No.228/2 by Mutation Entry No.4339.

It is perused from the Mutation Entry No.2739 that, Phulabai Padu Barne, the widow of Padu Kondiba Barne i.e. pre deceased son of late Kondiba Shivram Barne, has filed RTS Appeal before the Assitt. Divisional Officer, Pune against the Mutation Entry No.1564, for her heir ship rights. The said Appeal is granted and the name of Phulabai Padu Barne was mutated to her share in the property bearing Gat No.227/2 along with other property.

The said Sadashiv Kondiba Barne died on 30/08/2011 and Anusaya Sadashiv Barne died on 20/01/2002 both intestate leaving behind them three sons, viz. 1) Pandurang, 2) Tukaram, 3) Suresh and four daughters viz. 1) Parvati Vitthal Yevale, 2) Narmada Sopan Dhore, 3) Subhadra Sahadu Kadam, 4) Draupada Mohan Deshmukh. After the death of Sadashiv Kondiba Barne and Anusaya Sadashiv Barne, their share in the property bearing Gat No.227/2 alongwith other properties inherited by their aforesaid heirs. Accordingly the names of Pandurang, Tukaram and Suresh Sadashiv Bane, Parvati Vitthal Yevale, Narmada Sopan Dhore, Subhadra Sahadu Kadam, Draupada Mohan Deshmukh were mutated on the 7/12 extract of the property bearing. Gat No.227/2 alongwith the other properties to the share of Sadashiv Kondiba Bane and Anusaya Sadashiv Barne by Mutation Entry No.4712.

It is perused by Mutation Entry No. 4713, that, Mrs. Kalabai Popat Tapkir has relinquished her share in the property bearing Gat No.227/2 alongwith other properties in favour of Mr. Hiranman, Sahadu, Mahadu Kondiba Barne and the heirs of late Sadashiv Kondiba Barne viz. Pandurang, Tukaram, Suresh Sadashiv Bartle by registered Release Deed, having Registration No.10081/2011, which is registered in the office of the Sub-Registrar, Haveli No.14. Accordingly her name is deleted from the 7/12 extract of the property bearing Gat No.227/2.

Further that Parvati Vitthal Yevale and Narmada Sopan Dhore have relinquished their share in the property bearing Gat No.227/2 along with other properties in favour of Mr. Pandurang, Tukaram and Suresh Sadashiv Barne by executing Release Deed on 23/02/2012. The said Release Deed is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.1882/2012 on the same day. Accordingly the names of Parvati Vitthal Yevale and Narmada Sopan Dhore are deleted from the 7/12 Extract of the property bearing Gat No.227/2 by Mutation Entry No.5079.

After registration of aforesaid Sale Deed having Registration No. 9522/2011, it is observed that the area purchased by M/s. Pristine Properties is wrongly written as 00 Hectar 03 R instead of 00 Hectar 13 R. The said mistake is corrected by Mr. Ramesh Jagannath Varade by executing Correction Deed on 14/08/2012 in favour of M/s. Pristine Properties. The said Correction Deed is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.8308/2012. Accordingly said correction of area is noted on the 7/12 extract of the property bearing Gat No.227/2 by Mutation Entry No.5084.

By Zone Certificate issued by Pimpri Chinchwad Municipal Corporation, in respect of the property Gat No.1345) situated at village Borhadewadi, it is seen that, some portion is affected by a proposed 24 meter wide road and a 30 meter road widening and remaining area is in Industrial Zone.

By Zone Certificate issued by Pimpri Chinchwad Municipal Corporation, in respect of the property bearing Gat No.228 (Old Gat No.1346) situated at village Borhadewadi, it is seen that, some portion is affected by a 24 meter and two 18 Meter proposed wide Roads, some part is affected by Red and Blue flood line and remaining area is in Commercial, Industrial, Green and Residential Zone.

It is perused from the Mutation Entry No.2723 that, Phulabai Padu Barne, the widow of Padu Kondiba Barne i.e. pre deceased son of late Kondiba Shivram Barne, has filed RTS Appeal before the Assitt. Divisional Officer, Pune for her heir ship rights against the Mutation Entry No.1564. The said Appeal is granted and the name of Phulabai Padu Barne was mutated to her share in the property bearing Gat No.228 along with other properties.

Further that, said Phulabai Padu Barne for the benefit of estate and legal necessity has sold the area admeasuring 00 Hectar 42.5 R, out of her share in the property bearing Gat No.228/1, to Mr. Abdul Shakkur Abbas Ali Chaudhary, by executing Sale Deed on 06/10/2008. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.8, at Sr. No.7931,/08. As per the said Sale Deed. the name of Mr. Abdul Shakkur Abbas Ali Chaudhary was mutated as the owner and holder, on the 7/12 extract of the property bearing Gat No.228/1 by Mutation Entry No.3784.

The said Sadashiv Kondiba Barne died on 30/08/2011 and Anusaya Sadashiv Barne died on 20/01/2002 both intestate leaving behind them three sons, viz. 1) Pandurang, 2) Tukaram, 3) Suresh and four daughters viz. 1) Parvati Vitthal Yevale, 2) Narmada Sopan Dhore, 3) Subhadra Sahadu Kadam, 4) Draupada Mohan Deshmukh. After the death of Sadashiv Kondiba Barne and Anusaya Sadashiv Barne, their share in the property bearing Gat No.227/2 alongwith other properties inherited by their aforesaid heirs. Accordingly the names of Pandurang, Tukaram and Suresh Sadashiv Bane, Parvati Vitthal Yevale, Narmada Sopan Dhore, Subhadra Sahadu Kadam, Draupada Mohan Deshmukh were mutated on the 7/12 extract of the property bearing. Gat No.227/2 alongwith the other properties to the share of Sadashiv Kondiba Bane and Anusaya Sadashiv Barne by Mutation Entry No.4712.





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By Mutation Entry No. 4713, it seems that Mrs. Kalabai Popat Tapkir has relinquished her share in the said properties in favour of Mr. Ramesh Jagannath Varade & Mr. Mahadu Kondiba Barne and the heirs of late Sadashiv Kondiba Barne viz. Pandurang, Tukaram, Suresh SadaShiv Barne by registered Release Deed, having Registration No.10081/2011, which is registered in the office of the Sub-Registrar, Haveli No.14. Accordingly her name is deleted from the 7/12 extract of the said properties.

The said Mr. Liladhar Jagannath Varade & Mr. Ramesh Jagannath Varade had sold Gat No. 227/1 area admeasuring 00 Hector 30 R, Gat No. 227/2 area admeasuring 00 Hector 03 R, Gat No. 228/1 area admeasuring 00 Hector 10 R & Gat No. 228/2 area admeasuring 00 Hector 10 R by registered Sale Deed on 30/08/2011 in favour of M/s. Pristine Properties. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.9522/2011. According to the said Sale Deed name of M/s. Pristine Properties was recorded in the record of Gat No. 227/1 area admeasuring 00 Hector 30 R, Gat No. 227/2 area admeasuring 00 Hector 03 R, Gat No. 228/1 area admeasuring 00 Hector 10 R & Gat No. 228/2 area admeasuring 00 Hector 10 R by Mutation Entry No.4839.

Thus M/s. Pristine Properties became owner of Gat No. 227/1 area admeasuring 00 Hector 30 R, Gat No. 227/2 area admeasuring 00 Hector 03 R, Gat No. 228/1 area admeasuring 00 Hector 10 R & Gat No. 228/2 area admeasuring 00 Hector 10 R.

Further Mr. Pandurang Sadashiv Barne and others out their share area admeasuring 00 Hector 24.4 R (14.4 R Residential + 10 R Industrial), Mr. Mahadu Kondiba Barne and others out of their share area admeasuring 00 Hector 27.70 R, (22.2 R Residential + 5.5 R Industrial), Mr. Hiranman Kondiba Barne and others out of their share area admeasuring 00 Hector 27.70 R, (22.2 R Residential + 5.5 R Industrial) and Mr. Sahadu Kondiba Barne and others out of their share 00 Hector 27.70 R, (22.2 R Residential + 5.5 R Industrial), (total area admeasuring 01 Hector 07.5 R) in the property bearing Gat No.228/1 have entrusted for development by executing Development Agreement in favour of M/s. Pristine Properties on 10/10/2011. The said Development Agreement is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.11017/2011. Pursuant to the said Development Agreement Mr. Pandurang Sadashiv Barne and others in respect of their share 00 Hector 24.4 R, Mr. Mahadu Kondiba Barne and others in respect of their share 00 Hector 27.70 R, Mr. Hiranman Kondiba Barne and others in respect of their share 00 Hector 27.70 R and Mr. Sahadu Kondiba Barne and others in respect of their share 00 Hector 27.70 R in the property bearing Gat No.228/1, have executed a Power of Attorney in favour of Mr. Sachin Ishwarchand Goyal, Partner of M/s. Pristine Properties to enable development of the said properties in best possible manner. The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.11018/2011.

Further that the said Mr. Pandurang Sadashiv Barne and others, Mr. Tukaram Sadashiv Barne and others, and Mr. Suresh Sadashiv Barne and others, with the consent of Smt. Phulabai Padu Barne, Hiranman Kondiba Barne and others, Mr. Sahadu Kondiba. Barne and others and Mr. Mahadu Kondiba Barne and others have sold their share area admeasuring 00 Hector 20 R (Industrial Zone) out of the property bearing Gat No.228/1 by executing Sale Deed on 10/10/2011, in favour of M/s. Pristine Properties. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. NO.11020/2011. Accordingly the name of M/s. Pristine Properties is mutated to the 7/12 extract of the property bearing Gat No.228/1 to its purchased share by Mutation Entry No.4774.

Further that, said Mr. Abdul Shakkur Abbas Ali Chaudhary has sold the area admeasuring 00 Hector 42.5 R, out of the property bearing Gat out of their share 00 Hector 27.70 R, (22.2 R Residential + 5.5 R Industrial), (total area admeasuring 01 Hector 07.5 R) in the property bearing Gat No.228/1 have entrusted for development by executing Development Agreement in favour of M/s.. Pristine Properties on 10/10/2011. The said Development Agreement is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.11017/2011. Pursuant to the said Development Agreement Mr. Pandurang Sadashiv Barne and others in respect of their share 00 Hector 24.4 R, Mr. Mahadu Kondiba Barne and others in respect of their share 00 Hector 27.70 R, Mr. Hiranman Kondiba Barne and others in respect of their share 00 Hector 27.70 R and Mr. Sahadu Kondiba Barne and others in respect of their share 00 Hector 27.70 R in the property bearing Gat No.228/1, have executed a Power of Attorney in favour of Mr. Sachin Ishwarchand Goyal, Partner of M/s. Pristine Properties to enable development of the said properties in best possible manner. The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.11018/2011.

Further that the said Mr. Pandurang Sadashiv Barne and others, Mr. Tukaram Sadashiv Barne and others, and Mr. Suresh Sadashiv Barne and others, with the consent of Smt. Phulabai Padu Barne, Hiranman Kondiba Barne and others, Mr. Sahadu Kondiba. Barne and others and Mr. Mahadu Kondiba Barne and others have sold their share area admeasuring 00 Hector 20 R (Industrial Zone) out of the property bearing Gat No.228/1 by executing Sale Deed on 10/10/2011, in favour of M/s. Pristine



Properties. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.1 7, at Sr. NO.11020/2011. Accordingly the name of M/s. Pristine Properties is mutated to the 7/12 extract of the property bearing Gat No.228/1 to its purchased share by Mutation Entry No.4774.

Further that, said Mr. Abdul Shakkur Abbas Ali Chaudhary has sold the area admeasuring 00 Hector 42.5 R, out of the property bearing Gat No.228/1, with the consent of Smt Phulabai Padu Barne, Mr. Pandurang Sadashiv Barne and others, Mr. Tukaram Sadashiv Barne and others, Mr. Suresh Sadashiv Barne and others, Hiranman Kondiba Barne and others, Mr. Sahadu Kondiba Barne and others and Mr. Mahadu Kondiba Barne and others to M/s. Pristine Properties, by executing Sale Deed on 10/10/2011. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.11025/2011. As per the said Sale Deed, the name of M/s. Pristine Properties is mutated as the owner and holder, on the 7/12 extract of the property bearing Gat No.228/1 by Mutation Entry No.4775.

Further that Parvati Vitthal Yevale and Narmada Sopan Dhore have relinquished their share in the property bearing Gat No.228/1 along with other properties in favour of Mr. Pandurang, Tukaram and Suresh Sadashiv Barne by executing Release Deed on 23/02/2012. The said Release Deed is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.1882/2012 on the same day.

Correction Deeds having Registration Nos.4751/2012 and 8308/2012 are not relevant to the property bearing Gat No.228/1.

Further that M/s. Pristine Properties have sold the Commercial area admeasuring 00 Hector 10 R out of their share area admeasuring 00 Hector 42.5 R in the property bearing Gat No.228/1 total area admeasuring 02 Hector 53 R by executing Sale Deed on 06/10/2012, in favour of Hanumant Shriram Pawar. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.18, at Sr. No.9470/2012 on 18/10/2012.

After the Execution and Registration of the Sale Deed having Registration No.1 1025/2011, it is observed that, on page No.12, Sub Para in Para B, it is written as it is responsibility of Executants and Consenting Party that the area admeasuring 00 Hector 62 R out of sold out area is in Residential Zone and remaining area in Green Zone as per sanction layout of Pimpri Chinchwad Municipal Corporation." The said sentence is corrected as "The property described in Para 1B and 1C, area admeasuring 00 Hector 62 R out of total area admeasuring 00 Hector 81.5 R is in Residential Zone and remaining area in Commercial Zone. Green Zone, etc. as per sanction layout of Pimpri Chinchwad Municipal Corporation" by executing Correction Deed on 18/10/2012. The said Correction Deed is registered in the office of the Sub-Registrar, Haveli No.18, at Serial No. 9466/2012, on the same day.

Further Mr. Sitaram Rambhau Barne and others, area admeasuring 00 Hector 48 R Residential Zone out of their share and Mr. Ananda Rambhau Barne and others, area admeasuring 00 Hector 48 R out of their share (total area admeasuring 00 Hector 96 R) in the property bearing Gat No. 228/2 have entrusted for development by executing Development Agreement in favour of M/s. Pristine Properties on 10/10/2011. The said Development Agreement is registered in the office of the Sub- Registrar, Haveli No.17, at Sr. No.11017/2011. Pursuant to the said Development Agreement Mr. Sitaram Rambhau Barne and others and Mr. Ananda Rambhau Barne and others have executed a Power of Attorney in respect of their share in the property bearing Gat No.228/2. in favour of Mr. Sachin Ishwarchand Goyal, Partner of M/s. Pristine Properties to enable development of the said properties in best possible manner. The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.11018/2011.

After the Execution and Registration of the Sale Deed having Registration No.11017/2011 and Power of Attorney having Registration No.11018/2011, it is observed that, as per Revised Development Sanction Plan of Pimpri Chinchwad Municipal Corporation Residential area admeasuring 00 Hector 16 R out of Gat No.228/2 is decreased. Hence the said change is corrected by Mr. Sitaram and Ananda Rambhau Barne and others by executing Correction Deed on 14/05/2012, in favour of Pristine Properties. The said Correction Deed is registered in the office of the Sub-Registrar, Haveli No.17 at Sr. No.4751/2012 on the same day. The difference in area is as shown below -

Sr. No.	Name of the Owner	Area written in D. A. and P.O.A. - R	Corrected Area - R
1.	Sitaram Rambhau Barne and others	48	42
2.	Ananda Rambhau Barne and others	48	38
	Total	96	80



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Notice / Reply

On the basis of the said decreased area ~~Registered Deed~~ ^{Registered Deed} to be given by M/s. Pristine Properties to the owners of the property Gat No.228/2 in the form of Construction is also reduced in that proportion and said is mentioned in the said Correction Deed having Registration No.4751/2012.

It is also observed after registration of Sale Deed having Registration No.9522/2011, on page No.4 in para 'D' "the area admeasuring 00 Hectar 10 R out of Gat No.228/2, total area admeasuring 02 Hectar 52 R, owned by Mr. Liladhar Jagannath Varade". The said mistake is corrected as "the area admeasuring 00 Hectar 10 R out of total area owned by Mr. Liladhar Jagannath Varade. out of Gat No. 228/2, total area admeasuring 02 Hectar 52 R by executing Correction Deed on 14/08/2012. The said Correction Deed is registered in the office of the Sub-Registrar, Haveli No.17, at Serial No.8308/2012, on the same day.

Further that Parvati Vitthal Yevale and Narmada Sopan Dhore have relinquished their share in the property bearing Gat No.227/2 along with other properties in favour of Mr. Pandurang, Tukaram and Suresh Sadashiv Barne by executing Release Deed on 23/02/2012. The said Release Deed is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.1882/2012 on the same day. Accordingly the names of Parvati Vitthal Yevale and Narmada Sopan Dhore are deleted from the 7/12 Extract of the property bearing Gat No.227/2 by Mutation Entry No.5079.

After registration of aforesaid Sale Deed having Registration No. 9522/2011, it is observed that the area purchased by M/s. Pristine Properties is wrongly written as 00 Hectar 03 R instead of 00 Hectar 13 R. The said mistake is corrected by Mr. Ramesh Jagannath Varade by executing Correction Deed on 14/08/2012 in favour of M/s. Pristine Properties. The said Correction Deed is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.8308/2012. Accordingly said correction of area is noted on the 7/12 extract of the property bearing Gat No.227/2 by Mutation Entry No.5084.

Thus by abovementioned Sale Deeds having Registration Nos.9522/2011, 11020/2011, 11025/2011 and 9470/2012 the Promoters i.e. M/s. Pristine Properties is herein becomes the absolute owner and is fully entitle to Develop, Sell or Transfer the subject mentioned Properties as per its desire. The Promoters is also entitle to construct the building/s on the subject mentioned Properties comprising of various flats/Shops/Units/ Parking/ Space/Open Space/Terrace, etc. in the said building/s and sell the same to prospective purchasers and appropriate the sale proceeds thereof. AND by Development Agreement having Registration No.11017/2011 and Correction Deed having Registration No.4751 and Power of Attorney having Registration No.11018/2011 the Promoters i.e. M/s. Pristine Properties is acquired the rights of Development of the subject mentioned properties is entitle to construct the building/s on the subject mentioned properties comprising of various flats/Shops/ Units/ Parking/ Space/ Open Space/Terrace, etc. in the said building/s and sell the. same to prospective purchasers and appropriate the sale proceeds thereof.

M/s. Pristine Properties through their Partner Sachin Ishwarchand Goyal entrusted for development by executing Development Agreement in respect of Gat No. 227/1 area admeasuring 00 Hectar 25.4525 R, Gat No. 227/2 area admeasuring 00 Hectar 21.8262 R, Gat No. 228/1 area admeasuring 00 Hectar 00.4413 R & Gat No. 228/2 area admeasuring 00 Hectar 03.8125 R in favour of M/s. Silver Properties through its Partners Kiran Kisan Sawant & Santosh Sitaram Barne by registered Development Agreement on 19/08/2015. The said Development Agreement is registered in the office of the Sub-Registrar, Haveli No.18, at Sr. No.6504/2015.

Pursuant to the said Development Agreement M/s. Pristine Properties through their Partner Sachin Ishwarchand Goyal has executed a Power of Attorney in respect of Gat No. 227/1 area admeasuring 00 Hectar 25.4525 R, Gat No. 227/2 area admeasuring 00 Hectar 21.8262 R, Gat No. 228/1 area admeasuring 00 Hectar 00.4413 R & Gat No. 228/2 area admeasuring 00 Hectar 03.8125 R in favour of M/s. Silver Properties through its Partners Kiran Kisan Sawant & Santosh Sitaram Barne to enable development of the said properties in best possible manner. The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No. 18, at Sr. No.6505/2015 on 19/08/2015.

Thus M/s. Silver Properties through its Partners Kiran Kisan Sawant & Santosh Sitaram Barne have got exclusive development rights to develop the properties bearing Gat No. 227/1 area admeasuring 00 Hectar 25.4525 R, Gat No. 227/2 area admeasuring 00 Hectar 21.8262 R, Gat No. 228/1 area admeasuring 00 Hectar 00.4413 R & Gat No. 228/2 area admeasuring 00 Hectar 03.8125 R with power to dispose of the same.

Gat No.230 (Old Gat No.1347)

As per Order bearing No. Con/SR/287, Pune dated 05/02/69 of the Hon'ble Deputy Director of Land Records and published in Maharashtra Government Gazette Part I, dated 20/02/69, Scheme under

Consolidation of Holdings Act has been implemented and given effect to the lands of village Moshi on 30/03/69 and separate record of rights was prepared in respect of the same and thus the properties of village Moshi were given Gat Numbers from 1 to 1456 and Mutation Entry No. 1 was certified to that effect on 17/01/70. Accordingly the properties bearing old Survey No.144/1B was converted into Gat No.1347. Accordingly from the year 1970 name of Mr. Nathu Rama Saste was recorded in the record of 7/12 extract of Gat No. 1347 by mutation entry No. 1.

Mutation Entry No. 1566 shows that, Nathu Rama Saste died on 30/08/1970, intestate leaving behind him two sons viz. Mr. Kisan Nathu Saste, Laxman Nathu Saste and a married daughter viz. Tarabai Kashinath Tapkir. After the death of Nathu Rama Saste the properties bearing Gat No.1347 alongwith other properties inherited by his aforesaid heirs and accordingly the names of the sons viz. Mr. Kisan Nathu Saste, Laxman Nathu Saste are mutated in the owners and occupiers column and the name of the daughter viz. Tarabai Kashinath Tapkir was recorded in the other rights column of the 7/12 extract of the properties bearing Gat No. 1347.

That by a notification published in the year 1983 Village Moshi was sub divided into separate independent villages and the schedule properties came in the revenue jurisdiction of village Borhadewadi, and accordingly the said Gat No.1347 was converted into Gat No. 230 of village Boradewadi. Accordingly the names of Mr. Kisan Nathu Saste, Laxman Nathu Saste are mutated in the owners and occupiers column and the name of the daughter viz. Tarabai Kashinath Tapkir was recorded in the other rights column of the 7/12 extract of the properties bearing Gat No. 230 by mutation entry No. 1.

Mutation Entry No. 4451 shows that, Tarabai Kashinath Tapkir died on 02/10/1996, intestate leaving behind her three sons viz. Vishnu, Shankar, Shivaji Kashinath Tapkir and three married daughters viz. Janabai Haribhau Gavhane, Anjanabai Balu Dabhade, Saraswati Vilas Bundgude. After the death of Tarabai Kashinath Tapkir, the names of her above legal heirs were recorded in the other rights column of the 7/12 extract of the properties bearing Gat No. 230.

Mutation Entry No. 4328 shows that, the said Laxman Nathu Saste died on 27/02/1999, intestate leaving behind him two sons viz. Mr. Pandurang Laxman Saste and Mr. Ishwar Laxman Saste. After the death of Laxman Nathu Saste, his share in the properties bearing Gat No. 230 alongwith other properties were inherited by his aforesaid heirs and accordingly their names were mutated on the 7/12 extract of the properties bearing Gat No. 230, to the share of Late Laxman Nathu Saste.

Mutation Entry No. 2977 shows that, Kisan Nathu Saste died on 27/02/2008, intestate leaving behind him two sons viz, Mr. Baban Kisan Saste, Mr. Dattatray Kisan Saste and two married daughters viz. Mrs. Pushpa Rajaram Argade and Mrs. Lata Dnyaneshwar Balkawade. After the death of Kisan Nathu Saste, his share in the properties bearing Gat No.230 alongwith other properties were inherited by his aforesaid heirs and accordingly their names were mutated on the 7/12 extract of the properties bearing Gat No. 230, to the share of Late Kisan Nathu Saste.

Mutation Entry No. 4554 shows that, the earlier 7/12 Extracts of the properties bearing Gat No.230 that, some loan was availed by mortgaging the properties bearing Gat No.230, to the Moshi Gramvikas Karyakari Seva Sahakari Sanstha. The said loan was paid by Mr. Pandurang and Ishwar Laxman Saste, hence the name of the Moshi Gramvikas Karyakari Seva Sahakari Sanstha was deleted from the other rights column of the 7/12 extract of the properties bearing Gat No. 230.

Mutation Entry No. 4611 shows that, Ishwar Laxman Saste died on 28/05/2009, intestate leaving behind him a son viz. Mr. Shantaram Ishwar Saste and a widow Smt. Anita Ishwar Saste. After the death of Ishwar Laxman Saste, his share in the properties bearing Gat No.230 alongwith other properties were inherited by his aforesaid heirs and accordingly their names were mutated on the 7/12 extract of the properties bearing Gat No.230, to the share of Late Ishwar Laxman Saste.

Mutation Entry No. 4612 shows that, the names of Bala Amathalal Gujar and Namdeo Genu Shivarkar appearing in the other rights column of the 7/12 Extract of the properties bearing Gat No. 230 were hollow. Hence the said names were deleted by an order No.Hano/155/SR/438/2011, Pune - 2, dtd. 02/09/2011, of the Tahsildar, Haveli.

Further for the benefit of estate and legal necessity Smt. Anita Ishwar Saste, Shantaram Ishwar Saste, Pandurang Laxman Saste, Lata Pandurang Saste, Sakshi and Sonali Pandurang Saste with the consent of Vishnu Kashinath Tapkir, Shankar Kashinath Tapkir, Shivaji Kashinath Tapkir, Janabai Haribhau Gavhane, Anjana Balasaheb Dabhade, Bayadabai alias Saraswati Bundgude and Mr. Satish Bhanudas Shelke have sold their share area admeasuring 01 Hector 41.5 R, out total area admeasuring 02 Hector 83 R, of the properties bearing Gat No. 230, by executing Sale Deed on 30/04/2012 to M/s. Pristine Properties, The said Sale Deed was registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.4317/2012 on the same day. Thus as per the said sale deed name of M/s. Pristine Properties was recorded in the record of 7/12 extract of Gat No. 230 to the extent of area admeasuring 01 Hector 41.5 R. Thus M/s. Pristine Properties became owner of Gat No. 230 to the extent of area admeasuring 01 Hector 41.5 R.



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Notice / Reply

Pursuant to the aforesaid Sale Deed Registration No. 4317/2012, the said Smt. Anita Ishwar Saste, Shantaram Ishwar Saste, Pandurang Laxman Saste, Lata Pandurang Saste, Sakshi and Sonali Pandurang Saste, Vishnu Kashinath Tapkir, Shankar Kashinath Tapkir, Shivaji Kashinath Tapkir, Janabai Haribhau Gavhane, Anjana Balasaheb Dabhade, Bayadabai alias Saraswati Bundgude and Satish Bhanudas Shelke have executed a Power of Attorney in respect of the area admeasuring 01 Hectar 41.5 R, out total area admeasuring 02 Hectar 83 R, of the properties bearing Gat No. 230 on 30/04/2012 in favour of M/s. Pristine Properties through its Partner Mr. Sachin Ishwarchand Goyal and Mr. Pritam Ishwarchand Goyal. The said Power of Attorney was registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.4318 on the same day.

Mutation Entry No. 5751 shows that, Sou. Pushpa Rajaram Argade and Lata Dyaneshwar Balkawade had released/relinquished their right, title and interest from the said properties and other properties in favour of Mr. Baban Kisan Saste & Mr. Dattatray Kisan Saste by registered release deed, which was registered in the office of Sub Registrar Haveli No. 18 on 06/09/2014 at serial no. 6401/2014. Thus Mr. Baban Kisan Saste & Mr. Dattatray Kisan Saste became owner of the properties bearing Gat No. 230 to extend of share of Sou. Pushpa Rajaram Argade and Lata Dyaneshwar Balkawade. That there was mistake in the Release Deed dt. 06/09/2014 relating to consideration cheques hence Correction Deed was executed by Sou. Pushpa Rajaram Argade and Lata Dyaneshwar Balkawade in favour of Mr. Baban Kisan Saste & Mr. Dattatray Kisan Saste which was registered in the office of Sub Registrar Haveli No. 18 on 24/09/2014 at serial no. 6846/2014. Accordingly names of Sou. Pushpa Rajaram Argade and Lata Dyaneshwar Balkawade were deleted from the said Gat No. 230 and other properties.

Mutation Entry No. 5745 shows that, the daughter of Tarabai Kashinath Tapkir i.e. Sou. Janabai Haribhau Gavhane had released/relinquished her right, title and interest from the said properties and other properties in favour of Mr. Baban Kisan Saste & Mr. Dattatray Kisan Saste by registered release deed, which was registered in the office of Sub Registrar Haveli No. 18 on 26/09/2014 at serial no. 6966/2014. Thus Mr. Baban Kisan Saste & Mr. Dattatray Kisan Saste. Accordingly name of Sou. Janabai Haribhau Gavhane was deleted from the said Gat No. 230 and other properties.

Mutation Entry No. 5746 shows that, the daughter of Tarabai Kashinath Tapkir i.e. Shri. Shankar Kashinath Tapkir had released/relinquished his right, title and interest from the said properties and other properties in favour of Mr. Baban Kisan Saste & Mr. Dattatray Kisan Saste by registered release deed, which was registered in the office of Sub Registrar Haveli No. 18 on 29/09/2014 at serial no. 7004/2014. Accordingly name of Shri. Shankar Kashinath Tapkir was deleted from the said Gat No. 230 and other properties.

That thereafter Mr. Baban Kisan Saste, Mrs, Lakshmi Baban Saste, Mr. Jeevan Baban Saste, Mrs. Ashwini Baban Saste, Master. Ayush Jeevan Saste, Mrs. Swati Gulab Saste, Mrs. Jyoti Pradeep Waykar, Mr. Dattatray Kisan Saste, Mrs. Swati Dattatray Saste, Master. Amol Dattatray Saste and Master. Vikas Dattatray Saste have executed Development Agreement in respect of 00 H 80 R out of their share 01 H 41.5 R from Gat No. 230 in favour of M/s. Silver Realities, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Somnath Kantilal Saste. The said Development Agreement was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 7386/2014 on 14/10/2014.

Mr. Baban Kisan Saste, Mrs, Lakshmi Baban Saste, Mr. Jeevan Baban Saste, Mrs. Ashwini Baban Saste, Master. Ayush Jeevan Saste, Mrs. Swati Gulab Saste, Mrs. Jyoti Pradeep Waykar, Mr. Dattatray Kisan Saste, Mrs. Swati Dattatray Saste, Master. Amol Dattatray Saste and Master. Vikas Dattatray Saste have also executed Power of Attorney coupled with Development Agreement in respect of 00 H 80 R out of their share 01 H 41.5 R from Gat No. 230 in favour of M/S. Silver Realities, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Somnath Kantilal Saste. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 7387/2014 on 14/10/2014.

Mutation Entry No. 5747 shows that, the daughter and sons of Tarabai Kashinath Tapkir i.e. Shri. Vishnu Kashinath Tapkir, Shri. Shivaji Kashinath Tapkir, Anjanabai Balu Dabhade and Baidabai Alias Saraswati Vilas Budgude have released/relinquished their right, title and interest from the said and other properties in favour of Mr. Baban Kisan Saste & Mr. Dattatray Kisan Saste by registered release deed, which was registered in the office of Sub Registrar Haveli No. 18 on 21/10/2014 at serial no. 7621/2014. Accordingly names of Shri. Vishnu Kashinath Tapkir, Shri. Shivaji Kashinath Tapkir, Anjanabai Balu Dabhade and Baidabai Alias Saraswati Vilas Budgude were deleted from the said Gat No. 230 and other properties.

That thereafter M/s. Pristine Properties have executed Development Agreement in respect of 00 H 35.48 R out of their share 01 H 41.5 R from Gat No. 230 in favour of M/s. Silver Realities, Through its



Partner, Mr. Kiran Kisan Sawant and Mr. Somnath Kantilal Saste. The said Development Agreement was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 7212/2014 on 08/10/2014.

M/s. Pristine Properties have also executed Power of Attorney coupled with Development Agreement in respect of 00 H 35.48 R out of their share 01 H 41.5 R from Gat No. 230 in favour of M/S. Silver Realities, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Somnath Kantilal Saste. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 7213/2014 on 08/10/2014.

That thereafter M/s. Pristine Properties have executed Development Agreement in respect of 00 H 52.33 R out of their share 01 H 41.5 R from Gat No. 230 in favour of M/s. Silver Infra, Through its Partner, Mr. Santosh Sitaram Barne and Mr. Vikas Namdev Sane. The said Development Agreement was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 7214/2014 on 08/10/2014.

M/s. Pristine Properties have also executed Power of Attorney coupled with Development Agreement in respect of 00 H 52.33 R out of their share 01 H 41.5 R from Gat No. 230 in favour of M/s. Silver Infra, Through its Partner, Mr. Santosh Sitaram Barne and Mr. Vikas Namdev Sane. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 7215/2014 on 08/10/2014.

That thereafter M/s. Pristine Properties have executed Development Agreement in respect of 00 H 42.55 R out of their share 01 H 41.5 R from Gat No. 230 in favour of M/s. Silver Properties, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Santosh Sitaram Barne. The said Development Agreement was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 7216/2014 on 08/10/2014.

M/s. Pristine Properties have also executed Power of Attorney coupled with Development Agreement in respect of 00 H 35.48 R out of their share 01 H 41.5 R from Gat No. 230 in favour of M/S. Silver Properties, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Santosh Sitaram Barne. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 7217/2014 on 08/10/2014.

That thereafter Mr. Baban Kisan Saste, Mrs. Lakshmi Baban Saste, Mr. Jeevan Baban Saste, Mrs. Ashwini Baban Saste, Master. Ayush Jeevan Saste, Mrs. Swati Gulab Saste, Mrs. Jyoti Pradeep Waykar, Mr. Dattatray Kisan Saste, Mrs. Swati Dattatray Saste, Master. Amol Dattatray Saste and Master. Vikas Dattatray Saste have executed Development Agreement in respect of 00 H 35 R out of their share 01 H 41.5 R from Gat No. 230 in favour of M/s. Silver Realities, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Somnath Kantilal Saste. The said Development Agreement was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 5931/2015 on 31/07/2015.

Mr. Baban Kisan Saste, Mrs. Lakshmi Baban Saste, Mr. Jeevan Baban Saste, Mrs. Ashwini Baban Saste, Master. Ayush Jeevan Saste, Mrs. Swati Gulab Saste, Mrs. Jyoti Pradeep Waykar, Mr. Dattatray Kisan Saste, Mrs. Swati Dattatray Saste, Master. Amol Dattatray Saste and Master. Vikas Dattatray Saste have also executed Power of Attorney coupled with Development Agreement in respect of 00 H 35 R out of their share 01 H 41.5 R from Gat No. 230 in favour of M/s. Silver Realities, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Somnath Kantilal Saste. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 5932/2015 on 31/07/2015.

That thereafter A) M/s Pristine Properties through their Developer and Power of Attorney Holder M/s. Silver Properties, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Santosh Sitaram Barne, B) M/s Pristine Properties through their Developer and Power of Attorney Holder M/s Silver Infra Through its Partner 1. Mr. Santosh Sitaram Barne & 2. Mr. Vikas Namdev Sane, C) M/s Pristine Properties through their Developer and Power of Attorney Holder M/s Silver Properties Through its Partner 1. Mr. Kiran Kisan Sawant & 2. Mr. Somnath Kantilal Saste & D) Mr. Baban Kisan Saste, Mrs. Lakshmi Baban Saste, Mr. Jeevan Baban Saste, Mrs. Ashwini Baban Saste, Master. Ayush Jeevan Saste, Mrs. Swati Gulab Saste, Mrs. Jyoti Pradeep Waykar, Mr. Dattatray Kisan Saste, Mrs. Swati Dattatray Saste, Master. Amol Dattatray Saste and Master. Vikas Dattatray Saste have decided to develop the said properties collectively in one firm and accordingly have executed Deed of Association of Person and Joint Venture in respect of Gat No. 227/1 area admeasuring 00 Hectar 25.4525 R, Gat No. 227/2 area admeasuring 00 Hectar 21.8262 R, Gat No. 228/1 area admeasuring 00 Hectar 00.4413 R, Gat No. 228/2 area admeasuring 00 Hectar 03.8125 R & Gat No. 230 area admeasuring 02 Hectar 45.36 R total area admeasuring 02 H 96.88 R. The said Deed of Association of Person and Joint Venture was Notarized before Advocate and Notary Govind N. Patil noted & registered at serial No. 299/2016 on 24/05/2016.

That thereafter A) M/s Pristine Properties through their Developer and Power of Attorney Holder M/s Silver Infra Through its Partner 1. Mr. Santosh Sitaram Barne & 2. Mr. Vikas Namdev Sane, B) M/s Pristine Properties through their Developer and Power of Attorney Holder M/s Silver Properties Through its Partner 1. Mr. Kiran Kisan Sawant & 2. Mr. Somnath Kantilal Saste, C) Mr. Baban Kisan Saste, Mrs. Lakshmi Baban Saste, Mr. Jeevan Baban Saste, Mrs. Ashwini Baban Saste, Master. Ayush Jeevan Saste, Mrs. Swati Gulab Saste, Mrs. Jyoti Pradeep Waykar, Mr. Dattatray Kisan Saste, Mrs. Swati Dattatray Saste, Master. Amol Dattatray Saste and Master. Vikas Dattatray Saste have executed Power of Attorney in





ADVOCATE

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RESID : "Yashada", Shanti Colony 'B', Vijaynagar,
Kalewadi, Pimpri, Pune 411017.

respect of Gat No. 227/1 area admeasuring 00 Hectore 25.4525 R, Gat No. 227/2 area admeasuring 00 Hectore 21.8262 R, Gat No. 228/1 area admeasuring 00 Hectore 00.4413 R, Gat No. 228/2 area admeasuring 00 Hectore 03.8125 R & Gat No. 230 area admeasuring 02 Hectore 45.36 R total area admeasuring 02 H 96.88 R in favour of M/s Pristine Properties through their Developer and Power of Attorney Holder M/s. Silver Properties, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Santosh Sitaram Barne. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 4519/2016 on 24/05/2016.

That thereafter 1) M/s. Silver Properties, Through its Partners, Mr. Kiran Kisan Sawant and Mr. Santosh Sitaram Barne, 2) M/s Silver Infra Through its Partners Mr. Santosh Sitaram Barne & Mr. Vikas Namdev Sane & 3) M/s Silver Realities Through its Partners Mr. Kiran Kisan Sawant & Mr. Somnath Kantilal Saste have formed Association of Person and executed Deed of Association of Person and Joint Venture in respect of Gat No. 227/1 area admeasuring 00 Hectore 25.4525 R, Gat No. 227/2 area admeasuring 00 Hectore 21.8262 R, Gat No. 228/1 area admeasuring 00 Hectore 00.4413 R, Gat No. 228/2 area admeasuring 00 Hectore 03.8125 R & Gat No. 230 area admeasuring 02 Hectore 45.36 R total area admeasuring 02 H 96.88 R. The said Deed of Association of Person and Joint Venture was Notarized before Advocate and Notary Govind N. Patil noted & registered at serial No. 299/2016 on 24/05/2016.

That thereafter 1) M/s Pristen Properties through their Developer and Power of Attorney Holder M/s Silver Properties Through its Partners Mr. Kiran Kisan Sawant & Mr. Somnath Kantilal Saste, 2) M/s Pristen Properties through their Developer and Power of Attorney Holder M/s Silver Infra Through its Partners Mr. Santosh Sitaram Barne & Mr. Vikas Namdev Sane, 3) Mr. Baban Kisan Saste, Mrs, Lakshmi Baban Saste, Mr. Jeevan Baban Saste, Mrs. Ashwini Baban Saste, Master. Ayush Jeevan Saste, Mrs. Swati Gulab Saste, Mrs. Jyoti Pradeep Waykar, Mr. Dattatray Kisan Saste, Mrs. Swati Dattatray Saste, Master. Amol Dattatray Saste and Master. Vikas Dattatray Saste through their Developer and Power of Attorney Holder M/s Silver Realities Through its Partners Mr. Kiran Kisan Sawant & Mr. Somnath Kantilal Saste have executed Power of Attorney in respect of Gat No. 227/1 area admeasuring 00 Hectore 25.4525 R, Gat No. 227/2 area admeasuring 00 Hectore 21.8262 R, Gat No. 228/1 area admeasuring 00 Hectore 00.4413 R, Gat No. 228/2 area admeasuring 00 Hectore 03.8125 R & Gat No. 230 area admeasuring 02 Hectore 45.36 R total area admeasuring 02 H 96.88 R in favour of M/s. Silver Properties, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Santosh Sitaram Barne. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 4762/2016 on 02/06/2016.

Thereafter M/s. Silver Properties, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Santosh Sitaram Barne have preferred building plan in respect of the said properties and have obtained commencement certificate from Pimpri Chinchwad Municipal Corporation on 24/06/2016 by No. B.P./Moshi-Borhadewadi/63/2016 & had obtained revised commencement certificates vide No. B.P./ Borhadewadi/46/2018 dated 02/11/2018 & B.P./ Borhadewadi/03/2021 dated 12/02/2021.

M/s. Silver Properties, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Santosh Sitaram Barne have obtained order of permission of Non-Agricultural Purpose for the construction of residential building from the Collector, Pune on 04/05/2016 by No. PCMC/NOC/SR/20/2016.

The other Mutation entries reflecting on the 7/12 extracts are not related with this search report, so the details of the said mutation entries are not considered in this search report.

From the information supplied to me and going through the documents supplied, I am of the opinion that :-

A) Mr. Baban Kisan Saste, Mrs, Lakshmi Baban Saste, Mr. Jeevan Baban Saste, Mrs. Ashwini Baban Saste, Master. Ayush Jeevan Saste, Mrs. Swati Gulab Saste, Mrs. Jyoti Pradeep Waykar, Mr. Dattatray Kisan Saste, Mrs. Swati Dattatray Saste, Master. Amol Dattatray Saste and Master. Vikas Dattatray Saste are owners of the property bearing Gat No. 230 of village Borhadewadi, Tal - Haveli, Dist - Pune to the extent of area admeasuring 01 H 41.5 R.

B) Mr. Baban Kisan Saste, Mrs. Lakshmi Baban Saste, Mr. Jeevan Baban Saste, Mrs. Ashwini Baban Saste, Master. Ayush Jeevan Saste, Mrs. Swati Gulab Saste, Mrs. Jyoti Pradeep Waykar, Mr. Dattatray Kisan Saste, Mrs. Swati Dattatray Saste, Master. Amol Dattatray Saste and Master. Vikas Dattatray Saste have assigned their development rights in respect of properties bearing Gat No. 230 of village Borhadewadi, Tal - Haveli, Dist - Pune to the extent of area admeasuring 00 H 80 R in favour of M/S. Silver Realities, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Somnath Kantilal Saste. Thus M/S. Silver Realities, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Somnath Kantilal Saste have got exclusive development rights to develop the said properties to the extent of area admeasuring 00 H 80 R and dispose of the same as per Development Agreement dated 14/10/2014.



C) Mr. Baban Kisan Saste, Mrs, Lakshmi Baban Saste, Mr. Jeevan Baban Saste, Mrs. Ashwini Baban Saste, Master. Ayush Jeevan Saste, Mrs. Swati Gulab Saste, Mrs. Jyoti Pradeep Waykar, Mr. Dattatray Kisan Saste, Mrs. Swati Dattatray Saste, Master. Amol Dattatray Saste and Master. Vikas Dattatray Saste have assigned their development rights in respect of properties bearing Gat No. 230 of village Borhadewadi, Tal - Haveli, Dist - Pune to the extent of area admeasuring 00 H 35 R in favour of M/s. Silver Realities, Through its Partners, Mr. Kiran Kisan Sawant and Mr. Somnath Kantilal Saste. Thus M/s. Silver Realities, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Somnath Kantilal Saste have got exclusive development rights to develop the said properties to the extent of area admeasuring 00 H 35 R and dispose of the same as per Development Agreement dated 31/07/2015.

D) M/s. Pristine Properties through its Partner Sachin Ishwarchand Goyal are owners of the property bearing Gat No. 230 of village Borhadewadi, Tal - Haveli, Dist - Pune to the extent of area admeasuring 01 H 41.5 R.

E) That thereafter M/s. Pristine Properties have executed Development Agreement in respect of 00 H 35.48 R out of their share 01 H 41.5 R from Gat No. 230 in favour of M/s. Silver Realities, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Somnath Kantilal Saste. Thus M/s. Silver Realities, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Somnath Kantilal Saste have got exclusive development rights to develop the said properties to the extent of area admeasuring 00 H 35.48 R and dispose of the same as per Development Agreement dated 08/10/2014.

F) That thereafter M/s. Pristine Properties have executed Development Agreement in respect of 00 H 52.33 R out of their share 01 H 41.5 R from Gat No. 230 in favour of M/s. Silver Infra, Through its Partner, Mr. Santosh Sitaram Barne and Mr. Vikas Namdev Sane. Thus M/s. Silver Infra, Through its Partner, Mr. Santosh Sitaram Barne and Mr. Vikas Namdev Sane have got exclusive development rights to develop the said properties to the extent of area admeasuring 00 H 52.33 R and dispose of the same as per Development Agreement dated 08/10/2014.

G) That thereafter M/s. Pristine Properties have executed Development Agreement in respect of 00 H 42.55 R out of their share 01 H 41.5 R from Gat No. 230 in favour of M/s. Silver Properties, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Santosh Sitaram Barne. Thus M/s. Silver Properties, Through its Partner, Mr. Kiran Kisan Sawant and Mr. Santosh Sitaram Barne have got exclusive development rights to develop the said properties to the extent of area admeasuring 00 H 42.55 R and dispose of the same as per Development Agreement dated 08/10/2014.

H) M/s. Pristine Properties owners of the properties bearing Gat No. 227/1 area admeasuring 00 Hectar 25.4525 R, Gat No. 227/2 area admeasuring 00 Hectar 21.8262 R, Gat No. 228/1 area admeasuring 00 Hectar 00.4413 R & Gat No. 228/2 area admeasuring 00 Hectar 03.8125 R of village Borhadewadi, Tal - Haveli, Dist - Pune.

I) M/s. Pristine Properties through their Partner Sachin Ishwarchand Goyal entrusted for development by executing Development Agreement in respect of Gat No. 227/1 area admeasuring 00 Hectar 25.4525 R, Gat No. 227/2 area admeasuring 00 Hectar 21.8262 R, Gat No. 228/1 area admeasuring 00 Hectar 00.4413 R & Gat No. 228/2 area admeasuring 00 Hectar 03.8125 R in favour of M/s. Silver Properties through its Partners Kiran Kisan Sawant & Santosh Sitaram Barne. Thus M/s. Silver Properties through its Partners Kiran Kisan Sawant & Santosh Sitaram Barne have got exclusive development rights to develop the said properties to the extent of area admeasuring 00 H 42.55 R and dispose of the same as per Development Agreement dated 19/08/2015.

J) According to my opinion the said properties are clean, clear and marketable and without any encumbrances.

Date : 01/03/2021.



Kishor N. Patil
ADVOCATE

KISHOR N. PATIL
Advocate
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Kalewadi, Pimpri, Pune-411017.

Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property. This is my personal opinion & does not affect anybody's right prejudicially. M/s. SILVER PROPERTIES, Through its Partners, Mr. Kiran Kisan Sawant and other had informed that there are no Court proceeding pending before any Court of Law in respect of the said property.