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FORMAT – A
(Circular No.:- 28/2021)

14/11/2025.

To,
Maha ReRA.
Pune.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to following properties.

Description of the Property :

S No.	Area
211/2	00H 03 Ares i.e 300 sq mtrs.
211/3	00H 03 Ares i.e 300 sq mtrs.
211/4	00H 08 Ares i.e 800 sq mtrs.
211/5	00H 02 Ares i.e 200 sq mtrs.
211/6	00H 02 Ares i.e 200 sq mtrs.



211/7	00H 03 Ares i.e 300 sq mtrs.
211/1A	00H 08 Ares i.e 800 sq mtrs.
211/1B	00H 08 Ares i.e 800 sq mtrs.
212/3	00H 02 Ares i.e 200 sq mtrs.
212/4	00H 02 Ares i.e 200 sq mtrs.
212/5	00H 02 Ares i.e 200 sq mtrs.
212/6	00H 02 Ares i.e 200 sq mtrs.
212/8	00H 02 Ares i.e 200 sq mtrs.
212/9	00H 02 Ares i.e 200 sq mtrs.
212/10/1	00H 08 Ares i.e 800 sq mtrs.
212/10/2	00H 04 Ares i.e 400 sq mtrs.



212/10/3	00H 08 Ares i.e 800 sq mtrs.
Total	00H 69 Ares i.e 6900 sq mtrs.

All above lands mentioned in the Schedule together admeasures 00H 69 Ares situated at Village Baner, Taluka Haveli, District Pune falling in the Residential Zone as per DP Plan and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli and being contiguous lands said Lands in S No 211 and 212 together are bounded as below.

On or towards the East : Adjacent S. No. 212(p)& 214

On or towards the South : Adjacent 12 M Wide Road and S No 210.

On or towards the West : Adjacent S No 207

On or towards the North : Adjacent S No 213 (part)

Together with all the benefits, rights, title, interest, easements, FSI, TDR etc., attached thereto.

("said Property")

I have investigated the title of said Property at the request of my client **LIVIENCE LIFESPACE PRIVATE LIMITED**, having registered Office at Rectifier House, 570, Naigaum Cross Road, Wadala, Mumbai, 400031.



1. **DESCRIPTION OF THE PROPERTY:**

S No.	Area
211/2	00H 03 Ares i.e 300 sq mtrs.
211/3	00H 03 Ares i.e 300 sq mtrs.
211/4	00H 08 Ares i.e 800 sq mtrs.
211/5	00H 02 Ares i.e 200 sq mtrs.
211/6	00H 02 Ares i.e 200 sq mtrs.
211/7	00H 03 Ares i.e 300 sq mtrs.
211/1A	00H 08 Ares i.e 800 sq mtrs.
211/1B	00H 08 Ares i.e 800 sq mtrs.
212/3	00H 02 Ares i.e 200 sq mtrs.
212/4	00H 02 Ares i.e 200 sq mtrs.



212/5	00H 02 Ares i.e 200 sq mtrs.
212/6	00H 02 Ares i.e 200 sq mtrs.
212/8	00H 02 Ares i.e 200 sq mtrs.
212/9	00H 02 Ares i.e 200 sq mtrs.
212/10/1	00H 08 Ares i.e 800 sq mtrs.
212/10/2	00H 04 Ares i.e 400 sq mtrs.
212/10/3	00H 08 Ares i.e 800 sq mtrs.
Total	00H 69 Ares i.e 6900 sq mtrs.

All above lands mentioned in the Schedule together admeasures 00H 69 Ares situated at Village Baner, Taluka Haveli, District Pune falling in the Residential Zone as per DP Plan and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli and being contiguous lands said Lands in S No 211 and 212 together are bounded as below.

On or towards the East : Adjacent S. No. 212(p)& 214



On or towards the South : Adjacent 12 M Wide Road and S No 210.

On or towards the West : Adjacent S No 207

On or towards the North: Adjacent S No 213 (part)

Together with all the benefits, rights, title, interest, easements, FSI, TDR etc., attached thereto.

("said Property").

2. The documents of allotment of plot/property.

For the purpose of this Title Opinion, I have relied upon the following documents only.

Sale Deed dated 27/01/2025, registered in the office of SRO No 5,Pune under Serial No. 2528/2025.

3. Revenue Records : Name of Livience Lifespace Private Limited has been mutated on the 7/12 extracts of above referred properties vide ME No. 24926.

4. Search for 30 Years :

I have conducted a search in respect of said Property for the period of 30 Years commencing from 1995 till 2025, on the official website of IGR. Copy of search receipt is attached herewith.

5. Opinion

On the basis of the above, I am of the Opinion that, title of Livience Lifespace Private Limited in respect of said Property is clean, clear and marketable and without any encumbrances, charges, mortgages.

6. Owner/Developers of the Land : Livience Lifespace Private Limited.

7. Qualifying Comments/Remarks : No.



8. The report reflecting the flow of title of the Owner/Developer with respect to said Property is enclosed herewith.

Encl : Annexure. Flow of Title.

Abhijit Dixit.

Advocate



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FORMAT -A.

(Circular No : 28/2021).

FLOW OF TITLE OF THE SAID LAND/PROPERTY.

1. 7/12 extract / P.R. Card as on date of application for registration : Name of Livience Lifespace Private Limited has been mutated on the 7/12 extracts of above referred properties.
2. Mutation Entry : Name of Livience Lifespace Private Limited has been mutated on the 7/12 extracts of above referred properties vide ME No. 24926.
3. Any other relevant title : Presently sanction in respect of building by the name Livience Unione is issued by the PMC vide CC No. CC/2058/25 dated 02/09/2025. Further vide NA order bearing no. NA/SR/633/2025 dated 11/11/2025 issued by Teshildar, Havel Pune portion of land admeasuring 6371 sq mtrs out of said Property is converted to Non Agricultural use.
4. **Litigations if any** : For S No 211/1A, Baner, Special Suit bearing no. 753/2019 filed by Sou. Ratnabai R Kolhe and Others through Shri. Sachin M. Tamhane Vs Shri. Sharad D Bal & Others is pending. I have been informed that there is no stay order/injunction order in the aforesaid suit. Further Special Civil Suit bearing no. 1981/2023, filed by Sou. Nirmala S Zagde filed in respect of S No 211/1A Baner, against Shri. Bal Properties and Finance Pvt Limited & Others is pending and I have been informed that there is no stay order/injunction order in the aforesaid suit.

DEVOLUTION OF TITLE/TITLE FLOW : As per Annexure.

Pune

Abhijit Dixit
(Advocate)



Annexure.

Flow of Title

Devolution of Title in respect of S No. 211 Hissa No. 4, Baner : Area 00 H 08 Ares.

1. All that piece and parcel of land admeasuring 00 H 08 Ares bearing S No.211 Hissa No. 4, situated at Village Baner, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli was owned and possessed by Shri. Dattu Maruti Lande alias Parkhe.
2. After his death his legal heirs, Smt. Tanubai D. Parkhe and others became the owners and possessors of the said Land and they granted development rights in respect of said Land in favour of Shri. Bal Constructions Private Limited through Shri. Sharad D. Bal or Sou. Vrinda S. Bal vide Development Agreement bearing registration no. 5565/2005, registered in the office of Sub Registrar Haveli No. 15, Pune.
3. Simultaneously with said Development Agreement said Owners also granted an Irrevocable Power of Attorney in respect of said Land admeasuring 00H 08 Ares bearing S No. 211 Hissa No.4, situated at Village Baner, Taluka Haveli, District Pune to/in favour of Shri. Bal Constructions Private Limited through Shri. Sharad D. Bal or Sou. Vrinda S. Bal and said Power of Attorney is registered in the office of Sub Registrar Haveli No. 15, Pune at serial no. 5566/2005.
4. Vide Sale Deed bearing registration no. 2853/2010, registered in the office of Sub Registrar Haveli no. 1, Smt. Tanubai D. Parkhe and Others through their Power of Attorney Holder Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal said Land was sold, assured in favour of Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal and the name of said purchaser was mutated on the 7/12 extract vide Mutation Entry No. 21779 and in this manner said Shri. Bal Constructions Private Limited became the owner and possessor of the said Land.
5. It appears that Shri. Bal Constructions Private Limited mortgaged said Land with The Janalaxmi Sahkari Bank Limited and Mortgage Deed to that effect was registered with the Sub Registrar Haveli No. 20, Pune at Serial No. 1052/2019



and encumbrance of said Bank was shown in the other rights column of 7/12 extract of said Land vide ME No. 22184.

6. It appears that said Shri. Bal Constructions Private Limited repaid the said entire loan to said Bank and upon repayment Release Deed/Reconveyance Deed bearing registration no. 17870/2023, registered in the office of SRO No. 1, Pune was executed and encumbrance of said Bank was removed from the 7/12 extract of said Land vide ME No. 24449.
7. That in the other rights column of 7/12 extract of said Land bearing S No 211/4, Baner "Tukdebandi" remark is shown. However now said Tukdebandi remark is not applicable to said Land and is become infructuous as land is falling in the Residential zone and is within the Corporation Limits of PMC.
8. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5, Pune under Serial No. 2528/2025, said Shri. Bal Constructions Private Limited through Mrs. Vrinda S Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Devolution of Title in respect of S No. 211 Hissa No. 5, Baner Area 00 H 02 Ares.

1. All that piece and parcel of land admeasuring 00 H 01 Are out of land admeasuring 00 H 02 Ares, bearing S No.211 Hissa No. 5, situated at Village Baner, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli was owned and possessed by Shri. Savata R. alias Chandar Parkhe who granted development rights in respect of said land admeasuring 00 H 01 Are out of land admeasuring 00 H 02 Ares, bearing S No.211 Hissa No. 5, situated at Village Baner, Taluka Haveli, District Pune to/in favour of Shri. Bal Constructions Private Limited through Sou, Vrinda S. Bal or Shri. Sharad D. Bal, vide Development Agreement bearing no. 3732/2005, registered in the office of Sub Registrar Haveli No. 15, Pune. Simultaneously with the said Development Agreement, said Owners had also granted an irrevocable Power of Attorney in faovur of Shri. Bal Constructions Private Limited through Sou, Vrinda S, Bal or Shri. Sharad D Bal,



and said Power of Attorney is registered in the Office of Sub Registrar Haveli No. 15, Pune at serial no. 3733/2005. That Vide Sale Deed bearing registration no. 4563/2010, registered in the office of Sub Registrar Haveli No. 1, Pune Shri. Savata R. alias Chandar Parkhe and others through Power of Attorney Holder Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal assured, sold, conveyed said Land admeasuring 00 H 01 Ares, Village Baner, Taluka Haveli, District Pune, in the name of Shri. Bal Constructions Private Limited through Sou, Vrinda S. Bal and in this manner said Shri. Bal Constructions Private Limited became the owner and the possessor of the said Land admeasuring 00 H 01 Ares, Village Baner, Taluka Haveli, District Pune and its name was mutated on the 7/12 extract vide Mutation Entry No. 17010 and further name of said Purchaser was mutated again vide ME No 21227 on the 7/12 extract of said Land as per order passed by Sub Divisional Officer, Haveli as on 10/12/2024 in the case bearing no JAMIN/KAVI/1161/2014.

2. All that piece and parcel of land admeasuring 857 sq ft bearing S No. 211 Hissa No. 5 situated at Village Baner, Taluka Haveli, District Pune was owned and possessed by Shri. Uddhav C. Lande alias Parkhe, and after his death his legal heirs viz, Smt. Taiabai U. Lande alias Parkhe, Shri. Narayan U. Lande alias Parkhe and others became the owners and possessors of said portion who granted development rights in respect of said Portion of land admeasuring 857 sq ft bearing S. No. 211 Hissa No. 5 situated at Village Baner, Taluka Haveli, District Pune in favour of Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal or Shri. Sharad D. Bal and the said Development Agreement is registered in the office of Sub Registrar Haveli No. 15 at serial no. 3991/2005. That simultaneously with the said Development Agreement said Owners had also granted an irrevocable Power of Attorney in the name of Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal or Shri. Sharad D. Bal and said Power of Attorney is registered in the office of Sub Registrar Haveli No. 15 at serial no. 3992/2005. That Vide Sale Deed bearing registration no. 2103/2010, registered in the office of Sub Registrar Haveli no. 1, Pune said Smt. Taiabai U. Lande alias Parkhe and others through Power of Attorney Holder Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal assured, sold conveyed said portion of land in the name of Shri. Bal Constructions Private Limited through Sou. Vrinda



S. Bal and in this manner said Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal became the owner and possessor of the said portion and the name of said Purchaser was mutated on the 7/12 extract vide ME No. 16935 and further name of said Purchaser was mutated again vide ME No 21227 on the 7/12 extract of said Land as per order passed by Sub Divisional Officer, Haveli as on 10/12/2024 in the case bearing no JAMIN/KAVI/1161/2014.

3. All that piece and parcel of land admeasuring 143 sq ft bearing S No. 211 Hissa No. 5 situated at Village Baner, Taluka Haveli, District Pune was owned and possessed by Shri. Uddhav C. Lande alias Parkhe and after his death his legal heirs viz, Shri. Pandurang U. Lande alias Parkhe and others became the owners and possessors of said portion who granted development rights in respect of said Portion of land admeasuring 143 sq ft bearing S No. 211 Hissa No. 5 situated at Village Baner, Taluka Haveli, District Pune in favour of Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal or Shri. Sharad D. Bal and the said Development Agreement is registered in the office of Sub Registrar Haveli No. 15 at serial no. 7210/2005. That simultaneously with the said Development Agreement said Owners had also granted an irrevocable Power of Attorney in the name of Shri. Bal Constructions Private Limited through Sou. Vrinda S Bal or Shri. Sharad D. Bal and said Power of Attorney is registered in the office of Sub Registrar Haveli No. 15 at serial no. 7211/2005. That Vide Sale Deed bearing registration no. 2849/2010, registered in the office of Sub Registrar Haveli no. 1, Pune said Shri. Pandurang U. Lande alias Parkhe and others through Power of Attorney Holder Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal assured, sold conveyed said portion of land in the name of Shri. Bal Constructions Private Limited through Sou. Vrinda S Bal and in this manner said Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal became the owner and possessor of the said portion and the name of said Purchaser was mutated on the 7/12 extract vide ME No. 16979 and further name of said Purchaser was mutated again vide ME No 21227 on the 7/12 extract of said Land as per order passed by Sub Divisional Officer, Haveli as on 10/12/2024 in the case bearing no JAMIN/KAVI/1161/2014.
4. In this manner said Shri. Bal Constructions Private Limited became the owner and possessor of said Land admeasuring 00 H 02 Ares.



5. That in the other rights column of 7/12 extract of said Land bearing S No 211/5, Baner "Tukdebandi" remark is shown. However now said Tukdebandi remark is not applicable to said Land and is become infructuous as land is falling in the Residential zone and is within the Corporation Limits of PMC.
6. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5,Pune under Serial No. 2528/2025, said Shri. Bal Constructions Private Limited through Mrs. Vrinda S Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Devolution of Title in respect of S No. 211 Hissa No. 6, Baner Area 00 H 02 Ares.

1. That all that piece and parcel of land admeasuring 00 H 02 Ares bearing S. No. 211 Hissa 6 situated at Village Baner, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli was owned and possessed by Shri. Baban W. Lande and Shri. Sonba W. Lande. That Shri. Laxman N. Kalmakar was tenant/Kul in the said Land and vide order dated 26/04/1961, Agricultural Land Tribunal declared Shri. Laxman N. Kalmakar as tenant in 32 G proceedings bearing number ALT/Baner/22/60 and as such name of Shri. Laxman N. Kalmakar was mutated in the 7/12 extract of said Land as owner and possessor vide ME No.1412.
2. That Shri. Laxman N. Kalmakar died at Baner, Pune as on 12/05/1983 and after his death his legal heirs were Shri. Ramhari L. Kalamkar, Shri. Vasudev L. Kalamkar, Sou. Aruna C. Kanvinde, Sou. Sharda B. Phule, Kumari. Ratan L. Kalamkar, Kumari. Shobha L.Kalamkar and Wife Smt. Vithabai L. Kalamkar. That Sou. Aruna C. Kanvinde, Sou. Sharda B. Phule released their shares in the said Land and the names of Shri. Ramhari L. Kalamkar, Shri. Vasudev L. Kalamkar, Kumari. Ratan L. Kalamkar, Kumari. Shobha L. Kalamkar through natural guardian mother Smt. Vithabai L. Kalamkar and Smt. Vithabai L. Kalamkar and their names were mutated on the 7/12 extract vide Mutation Entry No. 2239. That said Shri. Ramhari L. Kalamkar, Shri. Vasudev L.



Kalamkar, Sou. Ratan B. Lande, Sou. Shobha S. Shivarkar granted development rights in respect of said Land in favour of Shri. Sharad D. Bal and also granted Power of Attorney in the name of Shri. Sharad. D. Bal.

3. That said Shri. Sharad D. Bal on the basis of Power of Attorney of said Owners, assured, sold, conveyed said Land admeasuring 00H 02 Ares in the name of Shri. Naresh K. Chaddha vide Sale Deed bearing no. 225/1998 registered in the office of Sub Registrar Haveli No. 4, Pune and the name of said Shri. Naresh K. Chaddha was mutated on the 7/12 extract vide ME No. 12339 and said Shri. Naresh K. Chaddha became the owner and possessor of the said Land.
4. That said Shri. Naresh K. Chaddha granted development rights in respect of said Land in favour of Sou. Vrinda S. Bal. That Sou. Vrinda S. Bal on the basis of Power of Attorney vide Confirmation Deed (intended to be Sale Deed), sold, assured said Land admeasuring 00 H 02 Ares bearing S No.211 Hissa No. 6, Baner in the name of Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal and said Confirmation Deed (intended to be Sale Deed) is registered in the office of Sub Registrar Haveli No. 15,Pune at serial no. 6964/2011 and the name of Shri. Bal Constructions Private Limited through Sou. Vrinda S Bal is mutated on the 7/12 extract vide Mutation Entry No. 18305.
5. Vide order passed by Tehsildar, Haveli, in the case bearing no RTS/1/155/SR/80/25 dated 21/03/2025 remark of Tukdebandi is removed and ME bearing no 25011 is passed to that effect. Further vide said order Poklist names of Uddhav C Lande and Dattu S Lande were removed.
6. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5,Pune under Serial No. 2528/2025, said Shri. Bal Constructions Private Limited through Mrs. Vrinda S Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Devolution of Title in respect of S No. 211 Hissa No. 7, Baner Area 00 H 03 Ares.



1. That said Land bearing S No. 211 Hissa No. 7 admeasuring 00H 03 Ares situated at Village Baner, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli was owned and possessed by Shri. Dattoba Sawla Lande alias Parkhe & others and their names were appearing on the 7/12 extract of said Land vide ME No. 763. Said Owners sold the same to Sou. Swati S. Mahajan vide Sale Deed bearing registration no 4494/1995, registered in the office of SRO No. 4, Pune and her name was mutated on the 7/12 extract of said Land. That said Sou. Swati S. Mahajan vide Development Agreement bearing registration no. 6838/2005, registered in the office of Sub Registrar Haveli No. 5, Pune read with Power of Attorney bearing no. 6839/2005 registered in the office of Sub Registrar Haveli No. 5 granted development rights in respect of said Land to/in favour of Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal or Shri. Sharad D. Bal. That Sou. Swati S. Mahajan through her Power of Attorney holder Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal vide Sale Deed bearing no. 2106/2010, registered in the office of Sub Registrar Haveli No. 1, Pune read with Correction Deed bearing no. 12785/2023, registered in the office of Sub Registrar Haveli No. 1, sold, assured, said Land in favour Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal and the name of said Purchaser was mutated on the 7/12 extract vide Mutation Entry No. 21215.
2. That in the other rights column of 7/12 extract of said Land bearing S No 211/7, Baner "Tukdebandi" remark is shown. However now said Tukdebandi remark is not applicable to said Land and is become infructuous as land is falling in the Residential zone and is within the Corporation Limits of PMC.
3. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5,Pune under Serial No. 2528/2025, said Shri. Bal Constructions Private Limited through Mrs. Vrinda S Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.



Devolution of Title in respect of S No. 212 Hissa No. 3, Baner Area 00 H 02 Ares.

1. All that piece and parcel of land admeasuring 00H 02 Ares bearing S No.212 Hissa No. 3, situated at Village Baner, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli was owned and possessed by Shri. Dattu Maruti Lande alias Parkhe and Shri. Kalu Parkhe and the name of Shri. Dattu Maruti Lande alias Parkhe was mutated on the 7/12 extract of said Land as E. Ku.Mya.
2. After death of Shri. Dattu Maruti Lande alias Parkhe, Smt. Tanubai D. Parkhe and others became the owners and possessors of the said Land and they granted development rights in respect of said Land in favour of Shri. Bal Constructions Private Limited through Shri. Sharad D. Bal or Sou. Vrinda S. Bal vide Development Agreement bearing registration no. 5565/2005, registered in the office of Sub Registrar Haveli No. 15, Pune.
3. Simultaneously with said Development Agreement said Owners also granted an Irrevocable Power of Attorney in respect of said Land admeasuring 00H 02 Ares bearing S No.212 Hissa No. 3, situated at Village Baner, Taluka Haveli, District Pune to/in favour of Shri. Bal Constructions Private Limited through Shri. Sharad D. Bal or Sou. Vrinda S. Bal and said Power of Attorney is registered in the office of Sub Registrar Haveli No. 15, Pune at serial no. 5566/2005.
4. Vide Sale Deed bearing registration no. 2853/2010, registered in the office of Sub Registrar Haveli no. 1, Smt. Tanubai D. Parkhe and Others through its Power of Attorney Holder Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal said Land was sold, assured in favour of Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal and the name of said purchaser was mutated on the 7/12 extract vide Mutation Entry No. 21779 and in this manner said Shri. Bal Constructions Private Limited became the owner and possessor of the said Land.
5. That in the other rights column of 7/12 extract of said Land bearing S No 212/3, Baner "Tukdebandi" remark is shown. However now said Tukdebandi remark is not applicable to said Land and is become infructuous as land is falling in the Residential zone and is within the Corporation Limits of PMC.



6. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5,Pune under Serial No. 2528/2025, said Shri. Bal Constructions Private Limited through Mrs. Vrinda S Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Devolution of Title in respect of S No. 212 Hissa No.4, Baner Area 00 H 02 Ares.

1. All that piece and parcel of land admeasuring 00H 02 Ares bearing S No.212 Hissa No. 4, situated at Village Baner, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli was owned and possessed by Shri. Uddhav C. Lande alias Parkhe who sold, assured, conveyed the same in the name of Shri. Balu D. Parkhe vide Sale Deed bearing no. 9437/1989, and his name was mutated on the 7/12 extract vide ME No. 4789.
2. That said Shri. Balu D. Parkhe granted development rights in respect of said Land in favour of Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal or Shri. Sharad D. Bal vide Development Agreement bearing no. 3616/2005, registered in the office of Sub Registrar Haveli No. 15, Pune read with Power of Attorney bearing registration no. 3616/2005, registered in the Sub Registrar Haveli No. 15.
3. That said Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal on the basis of Power of Attorney, vide Sale Deed bearing registration no. 1665/2010, registered in the office of Sub Registrar Haveli No.1,Pune assured, sold, conveyed said Land to/in the name of Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal and in this manner said Shri. Bal Constructions Private Limited became the owner and possessor of the said Land and its name was mutated on the 7/12extract vide Mutation Entry No. 21780.
4. That in the other rights column of 7/12 extract of said Land bearing S No 212/4, Baner "Tukdebandi" remark is shown. However now said Tukdebandi remark is not applicable to said Land and is become infructuous as land is falling in the Residential zone and is within the Corporation Limits of PMC.



5. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5, Pune under Serial No. 2528/2025, said Shri. Bal Constructions Private Limited through Mrs. Vrinda S Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Devolution of Title in respect of S No. 212 Hissa No. 5, Baner Area 00 H 02 Ares.

1. That all that piece and parcel of land admeasuring 00 H 02 Ares bearing S No. 212 Hissa 5 situated at Village Baner, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli was owned and possessed by Shri. Baban W. Lande and Shri. Sonba W. Lande. That Shri. Laxman N. Kalmakar was tenant/Kul in the said Land and vide order dated 26/04/1961 Agricultural Land Tribunal declared Shri. Laxman N. Kalmakar as tenant in 32 G proceedings bearing number ALT/Baner/22/60 and as such name of Shri. Laxman N. Kalmakar was mutated in the 7/12 extract of said Land as owner and possessor.
2. That Shri. Laxman N. Kalmakar died at Baner, Pune as on 12/05/1983 and after his death his legal heirs were Shri. Ramhari L. Kalamkar, Shri. Vasudev L. Kalamkar, Sou. Aruna C. Kanvinde, Sou. Sharda B. Phule, Kumari. Ratan L. Kalamkar, Kumari. Shobha L. Kalamkar and Wife Smt. Vithabai L. Kalamkar. That Sou. Aruna C. Kanvinde, Sou. Sharda B. Phule released their shares in the said Land and the names of Shri. Ramhari L. Kalamkar, Shri. Vasudev L. Kalamkar, Kumari. Ratan L. Kalamkar, Kumari. Shobha L. Kalamkar through natural guardian mother Smt. Vithabai L. Kalamkar and Smt. Vithabai L. Kalamkar were mutated on the 7/12 extract vide Mutation Entry No. 2239. That said Shri. Ramhari L. Kalamkar, Shri. Vasudev L. Kalamkar, Sou. Ratan B. Lande, Sou. Shobha S. Shivarkar granted development rights in respect of said Land in favour of Shri. Sharad D. Bal and also granted Power of Attorney in the name of Shri. Sharad. D. Bal.
3. That said Shri. Sharad D. Bal on the basis of Power of Attorney of said Owners, assured, sold, conveyed said Land admeasuring 00H 02 Ares in the name of Shri.



Naresh K. Chaddha vide Sale Deed bearing no. 225/1998 registered in the office of Sub Registrar Haveli No. 4, Pune and the name of said Shri. Naresh K. Chaddha was mutated on the 7/12 extract vide ME No. 12339 and said Shri. Naresh K. Chaddha became the owner and possessor of the said Land.

4. That said Shri. Naresh K. Chaddha granted development rights in respect of said Land in favour of Sou. Vrinda S. Bal. That Sou. Vrinda S. Bal on the basis of Power of Attorney vide Confirmation Deed intended to be Sale Deed sold, assured said Land admeasuring 00 H 02 Ares bearing S No.212 Hissa No. 5, Baner in the name of Shri. Bal Constructions Private Limited through Sou. Vrinda S Bal and said Confirmation Deed intended to be Sale Deed is registered in the office of Sub Registrar Haveli No. 15,Pune at serial no. 6964/2011 and the name of Shri. Bal Constructions Private Limited through Sou. Vrinda S Bal is mutated on the 7/12 extract vide Mutation Entry No. 18305.
5. Vide order passed by Tehsildar, Haveli, in the case bearing no HANO/KAVI/3416/2012 dated 21/05/2012 remark of Tukdebandi appearing in the other rights coloumn of 7/12 extract of said Land was removed.
6. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5,Pune under Serial No. 2528/2025, said Shri. Bal Constructions Private Limited through Mrs. Vrinda S Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Devolution of Title in respect of S No. 212 Hissa No. 6, Baner Area 00 H 02 Ares.

1. That said Land bearing S No. 212 Hissa No. 6 admeasuring 00H 02 Ares situated at Village Baner, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli was owned and possessed by Shri. Kondiba Sawla Lande alias Parkhe who sold the same to Sou. Swati S. Mahajan vide Sale Deed bearing registration no. 4494/1995, registered in the office of SRO No. 4, Pune and her names was mutated on the 7/12 extract vide ME No. 18613.



2. That said Sou. Swati S. Mahajan vide Development Agreement bearing registration no. 6838/2005, registered in the office of Sub Registrar Haveli No. 5, Pune read with Power of Attorney bearing no. 6839/2005 registered in the office of Sub Registrar Haveli No. 5 granted development rights in respect of same to/in favour of Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal or Shri. Sharad D. Bal. That Sou. Swati S. Mahajan through her Power of Attorney holder Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal vide Sale Deed bearing no. 2106/2010, registered in the office of Sub Registrar Haveli No. 1, Pune sold, assured, said Land in favour Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal and the name of said Purchaser was mutated on the 7/12 extract vide Mutation Entry No. 21215.
3. That in the other rights column of 7/12 extract of said Land bearing S No 212/6, Baner "Tukdebandi" remark is shown. However now said Tukdebandi remark is not applicable to said Land and is become infructuous as land is falling in the Residential zone and is within the Corporation Limits of PMC.
4. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5, Pune under Serial No. 2528/2025, said Shri. Bal Constructions Private Limited through Mrs. Vrinda S Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Devolution of Title in respect of S No. 212 Hissa No. 8, Baner Area 00 H 02 Ares.

1. That said Land bearing S No. 212 Hissa No. 8 admeasuring 00H 02 Ares situated at Village Baner, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli was owned and possessed by Shri. Baburao Krishna Lande alias Parkhe and after his death name of his legal heir Shri. Dnyaneshwar B. Lande alias Parkhe was mutated on the 7/12 extract vide Mutation Entry No. 2596 who sold the same to Sou. Shalini R. Patil Vide Sale Deed bearing no. 1424/1996, registered in the office of SRO No. 1 Pune and the name of Sou. Shalini R. Patil was mutated on the



7/12 extract vide Mutation Entry No. 8408 and in this manner said Sou. Shalini R. Patil became the owner and possessor of the said Land.

2. That Sou. Shalini R. Patil vide Development Agreement bearing no. 3727/2005, registered in the office of Sub Registrar Haveli No. 15, Pune read with Power of Attorney bearing registration no. 3728/2005 registered in the office of Sub Registrar Haveli No. 15 granted development rights in respect of said Land in favour of Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal or Shri. Sharad D. Bal.
3. That Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal vide Sale Deed bearing registration no 1667 registered in the office of Sub Registrar Haveli No 1, Pune, sold the said Land to/in favour of Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal and the name of aforesaid Purchaser was mutated on the 7/12 extract vide ME No. 19587.
4. That in the other rights column of 7/12 extract of said Land bearing S No 212/8, Baner "Tukdebandi" remark is shown. However now said Tukdebandi remark is not applicable to said Land and is become infructuous as land is falling in the Residential zone and is within the Corporation Limits of PMC.
5. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5, Pune under Serial No. 2528/2025, said Shri. Bal Constructions Private Limited through Mrs. Vrinda S Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Devolution of Title in respect of S No. 212 Hissa No. 9, Baner Area 00 H 02 Ares.

1. That said Land bearing S No. 212 Hissa No. 9 admeasuring 00H 02 Ares situated at Village Baner, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli was owned and possessed by Shri. Rama Krishna Lande alias Parkhe and after his death names of his legal heirs Sopan R. Lande alias Parkhe deceased through his heirs, Shri. Shrirang. S. Lande alias Parkhe, Pandurang. S. Lande alias Parkhe, Sou. Sindhubai D. Gandhile, Sou. Vimlabai B. Girme, Sou. Shakuntala M. Satav, Sou. Kamal S. Kalmakar, Sou. Shaubai R. Tajane, Sou. Kondabai S Chakankar, Sou.



- Shalubai B. Saikar, Sou. Sakhubai K. Bankar were mutated on the 7/12 extract vide Mutation Entry No. 3447.
2. Sou. Sindhubai D. Gandhile, Sou. Vimlabai B. Girme, Sou. Shakuntala M. Satav, Sou. Kamal S. Kalmakar, Sou. Shaubai R. Tajane, Sou. Kondabai S Chakankar, Sou. Shalubai B. Saikar, Sou. Sakhubai K. Bankar vide Release Deed released their rights in the said Land in favour of Shri. Shrirang. S. Lande alias Parkhe, Pandurang. S. Lande alias Parkhe who sold the same to/in favour of Sou. Shalini R. Patil Vide Sale Deed bearing no. 1423/1996, registered in the office of SRO No. 1 Pune and the name of Sou. Shalini R. Patil was mutated on the 7/12 extract vide Mutation Entry No. 8407 and in this manner said Sou. Shalini R. Patil became the owner and possessor of the said Land.
 3. That Sou. Shalini R. Patil vide Development Agreement bearing no. 3727/2005, registered in the office of Sub Registrar Haveli No. 15, Pune read with Power of Attorney bearing registration no. 3728/2005 registered in the office of Sub Registrar Haveli No. 15 granted development rights in respect of said Land in favour of Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal or Shri. Sharad D. Bal. That Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal vide Sale Deed bearing registration no 1667 registered in the office of Sub Registrar Haveli No 1 Pune, sold the said Land to/in favour of Shri. Bal Constructions Private Limited through Sou. Vrinda S. Bal and the name of aforesaid Purchaser was mutated on the 7/12 extract vide ME No. 19587.
 4. That in the other rights column of 7/12 extract of said Land bearing S No 212/9, Baner "Tukdebandi" remark is shown. However now said Tukdebandi remark is not applicable to said Land and is become infructuous as land is falling in the Residential zone and is within the Corporation Limits of PMC.
 5. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5,Pune under Serial No. 2528/2025, said Shri. Bal Constructions Private Limited through Mrs. Vrinda S Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Devolution of Title in respect of S No. 211 Hissa No. 1A, Baner Area 00 H 08 Ares.



1. That said Land bearing S No. 211 Hissa No. 1A admeasuring 00H 08 Ares situated at Village Baner, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli was owned and possessed by Shri. Navji R. Shinde and after his death vide ME No. 6772 names of his legal heirs viz, Shri. Dagdu L. Shinde, Shri. Murli. L. Shinde, Shri. Haribhau L. Shinde, Shri. Rambhau N. Shinde, Shri. Rambhau N. Shinde, Shri. Pandharinath N. Shinde, Shri. Vitthal N. Shinde were mutated on the 7/12 extract as owners and possessors.
2. That said Owners vide Sathekhat and Power of Attorney agreed to sell the said Land to/in favour of Shri. Sharad D. Bal. That said Shri. Sharad D. Bal on the basis of Power of Attorney sold, assured, said Land in the name of Sou. Madhura P. Bal and she became the owner and possessor of the said Land and her name was mutated on the 7/12 extract vide ME No. 10064.
3. That said Sou. Madhura P. Bal granted development rights in respect of said land in favour of Shri Bal Land developers through proprietress Sou. Vrinda S. Bal.
4. That said Sou. Madhura P. Bal through Sou. Vrinda S. Bal sold, assured, conveyed said Land vide Confirmation Deed bearing registration no. 7471/2011, registered in the office of SRO No. 15, Pune read with Sale Deed bearing no. 6719/2012 registered in the office of Sub Registrar Haveli No. 18,Pune, in favour of Shri Bal Land developers through proprietress Sou. Vrinda S. Bal and its name was mutated on the 7/12vide Mutation Entry No. 18337.
5. It appears that Shri Bal Land developers through proprietress Sou. Vrinda S. Bal mortgaged said Land with The Janalaxmi Sahkari Bank Limited and Mortgage Deed to that effect was registered with the Sub Registrar Haveli No. 20, Pune at Serial No. 1052/2019 and encumbrance of said Bank was shown in the other rights column of 7/12 extract of said Land vide ME No. 22184.
6. It appears that said Shri. Bal Constructions Private Limited repaid the said entire loan to said Bank and upon repayment Release Deed/Reconveyance Deed bearing registration no. 17870/2023, registered in the office of SRO No. 1,Pune was executed and encumbrance of said Bank was removed from the 7/12 extract of said Land vide ME No. 24449.



7. Vide order passed by Tehsildar, Haveli, in the case bearing no HANO/KAVI/3416/2012 dated 21/05/2012 remark of Tukdebandi appearing in the other rights coloumn of said Land was removed.
8. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5, Pune under Serial No. 2528/2025, said Shri Bal Land developers through proprietress Sou. Vrinda S. Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Devolution of Title in respect of S No. 212 Hissa No.10/1, Baner Area 00 H 08 Ares.

1. All that piece and parcel of land admeasuring 00H 08 Ares bearing S No. 212 Hissa No. 10/1, situated at Village Baner, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances of Haveli was owned and possessed by Shri. Shivram S. Lande alias Parkhe vide ME No. 1885 as E. Ku.Mya. Said Land was owned and possessed by Shri. Shivram S. Lande alias Parkhe, Shri. Tukaram S. Lande alias Parkhe, Shri.Kashinath S.Lande alias Parkhe, Shri.Sakharam S.Lande alias Parkhe.
2. Vide Will bearing registration no. 15001, registered in the office of SRO No. 1, Pune, Shrimati Radhabai N. Lande alias Parkhe bequeathed her share in the said Land in the name of Bhanudas L. Gaikwad and his name was mutated on the 7/12 extract of said Land.
3. After the death of Shri. Shivram S. Lande alias Parkhe names of his legal heirs viz, Kisan S. Parkhe and others were mutated on the 7/12 extract of said Land vide Mutation Entry No. 5305.
4. After the death of Shri. Sakharam S. Lande alias Parkhe names of his legal heirs viz, Smt. Shakuntala S. Lande & others were mutated on the 7/12 extract vide Mutation Entry No. 5529.
5. That said above referred Owners vide Sale Deed bearing registration no. 214/1998 registered in the office of Sub Registrar Haveil No. 1,Pune sold area admeasuring 00H 6.40 Ares in the name of Shri. Ramakant V. Patil and the said Sale Deed is further confirmed by the Owners vide Confirmation Deed bearing



- no. 574, registered in the office of Sub Registrar Haveli No. 4, Pune and the name of Shri. Ramakant V. Patil was mutated on the 7/12 extract vide ME No. 10073.
6. That said Shri. Ramakant V. Patil sold, assured, conveyed said Land admeasuring 00H 6.40 Ares in the name of Shri Bal Land developers through proprietress Sou. Vrinda S. Bal and in this manner name of said Purchaser was mutated on the 7/12.
 7. That in the other rights column of 7/12 extract of said Land bearing S No 212/10/1, Baner "Tukdebandi" remark is shown. However now said Tukdebandi remark is not applicable to said Land and is become infructuous as land is falling in the Residential zone and is within the Corporation Limits of PMC.
 8. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5, Pune under Serial No. 2528/2025, said Shri Bal Land developers through proprietress Sou. Vrinda S. Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Devolution of Title in respect of S No. 212 Hissa No.10/2, Baner Area 00 H 04 Ares.

1. That all that piece and parcel of land admeasuring 00H 04 Ares bearing S No. 212 Hissa No. 10/2, Baner, was owned and possessed by Shri. Sudam G. Parkhe who sold the same to Shri. Rajiv C. Joshi Vide Sale Deed bearing registration no. 223/1998 and in this manner said Shri. Rajiv C. Joshi became the owner and possessor of the said Land and his name was mutated on the 7/12 extract vide Mutation Entry No. 12215 as owner and possessor.
2. That said Shri. Rajiv C. Joshi sold, assured, conveyed said Land admeasuring 00H 04 Ares bearing S No. 212 Hissa No. 10/2, Baner, to/in favour of Shri. Bal Land Developers through proprietress Sou. Vrinda S. Bal vide Confirmation Deed intended to be Sale Deed bearing registration no. 7611/2011, registered in the office of Sub Registrar Haveli No.15,Pune and in this manner said Shri. Bal Land Developers through proprietress Sou. Vrinda S. Bal became the owner and possessor of the said Land admeasuring 00H 04 Ares bearing S No. 212 Hissa No. 10/2, Baner vide Mutation Entry No. 18328.



3. That in the other rights column of 7/12 extract of said Land bearing S No 212/10/2, Baner "Tukdebandi" remark is shown. However now said Tukdebandi remark is not applicable to said Land and is become infructuous as land is falling in the Residential zone and is within the Corporation Limits of PMC.
4. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5, Pune under Serial No. 2528/2025, said Shri Bal Land developers through proprietress Sou. Vrinda S. Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Devolution of Title in respect of S No. 211 Hissa No. 2, Baner Area 00 H 03 Ares.

1. That all that piece and parcel of land admeasuring 00H 03 Ares bearing S. No. 211 Hissa No. 2, situated at Village Baner, Taluka Haveli, District Pune was owned and possessed by Shri. Babu K. Lande alias Parkhe and after his death being the sole legal heir name of his son Shri. Dnyaneshwar B. Lande alias Parkhe was mutated on the 7/12 extract vide Mutation Entry No. 2596.
2. Vide Sale Deed bearing registration no. 9418/2010 registered in the office of Sub Registrar Haveli No. 15, Pune Shri. Dnyaneshwar B. Lande alias Parkhe and others sold the said Land to Shri. Bal Developers through Sou. Vrinda S. Bal and its name was mutated on the 7/12 extract vide Mutation Entry No. 17997.
3. That in the other rights column of 7/12 extract of said Land bearing S No 211/2, Baner "Tukdebandi" remark is shown. However now said Tukdebandi remark is not applicable to said Land and is become infructuous as land is falling in the Residential zone and is within the Corporation Limits of PMC.
4. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5, Pune under Serial No. 2528/2025, said Shri. Bal Developers through Sou. Vrinda S. Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.



Devolution of Title in respect of S No. 211 Hissa No. 3, Baner Area 00 H 03 Ares.

1. That all that piece and parcel of land admeasuring 00H 03 Ares bearing S. No. 211 Hissa No. 3, situated at Village Baner, Taluka Haveli, District Pune was owned and possessed by Shri. Rama Krishna Lande alias Parkhe and after his death names of his legal heirs viz. Sopan R. Lande alias Parkhe deceased hence through his legal heirs Shri. Shrirang S. Lande alias Parkhe, Shri. Pandurang S. Lande alias Parkhe, Sou. Sindhubai D. Gandhile, Sou. Vimlabai B. Girme, Sou. Shakuntala M.Satav, Sou. Kamal S. Kalamkar, Sou. Shaubai R. Tajane, Sou. Kondabai S. Chakankar, Sou. Shalubai B. Saikar, Sou. Sakhubai K. Bankar were mutated on the 7/12 extract of said Land vide Mutation Entry No. 3447.
2. Vide Sale Deed bearing registration no. 8711/1988, registered in the office of Sub Registrar Haveli No. 1, Pune Shri. Suhas P. Parkhe, Shri. Jivan P. Parkhe and Shri. Rajesh Pandurang Parkhe purchased said Land admeasuring 00H 03 Ares bearing S. No. 211 Hissa No. 3, situated at Village Baner, Taluka Haveli, District Pune from the above mentioned owners and the names of purchasers were mutated on the 7/12 extract vide Mutation Entry No. 3870 as owner and possessors of the said Land.
3. That Vide Sale Deed bearing no. 9419/2010 registered in the office of Sub Registrar Haveli No. 15, Pune said Owners sold, assured said Land admeasuring 00H 03 Ares bearing S No. 211 Hissa No. 3 situated at Village Baner to/in favour of Shri. Bal Developers through proprietress Sou. Vrinda S. Bal and the name of said Purchaser was mutated on the 7/12 extract vide Mutation Entry No. 17852 as owner and possessor thereof.
4. That in the other rights column of 7/12 extract of said Land bearing S No 211/3, Baner "Tukdebandi" remark is shown. However now said Tukdebandi remark is not applicable to said Land and is become infructuous as land is falling in the Residential zone and is within the Corporation Limits of PMC.
5. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5, Pune under Serial No. 2528/2025, said Shri. Bal Developers through Sou. Vrinda S. Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.



Devolution of Title in respect of S No. 212 Hissa No. 10/3, Baner.

1. That all that piece and parcel of land admeasuring 00H 08 Ares bearing S. No. 212 Hissa No. 10/3, situated at Village Baner, Taluka Haveli, District Pune was owned and possessed by Shri. Suresh S. Parkhe and after his death names of his legal heirs viz, Smt. Mangal S. Parkhe, Shri. Prashant S. Parkhe were mutated on the 7/12 extract vide Mutation Entry No. 7136.
2. That Smt. Mangal S. Parkhe, Shri. Prashant S. Parkhe assured, sold said Land admeasuring 00H 08 Ares bearing S. No. 212 Hissa No. 10/3, situated at Village Baner in the name of Sou. Jaibai P. Kudale and her name was mutated on the 7/12 extract vide Mutation Entry No. 7343.
3. That Sou. Jaibai P. Kudale sold, assured said Land in the names of Sou. Vanda A. Parkhe, Sou. Pushpa K. Parkhe and Sou. Manjula N. Parkhe and their names were mutated on the 7/12 extract vide Mutation Entry no. 16137.
4. Sou. Vanda A. Parkhe, Sou. Pushpa K. Parkhe and Sou. Manjula N. Parkhe sold, assured, conveyed said Land in the name of Shri. Bal Developers through Sou. Vrinda S. Bal and its name was mutated on the 7/12 extract vide Mutation Entry No. 18946 as owner and possessor of the said Land.
5. That in the other rights column of 7/12 extract of said Land bearing S No 212/10/3 Baner "Tukdebandi" remark is shown. However now said Tukdebandi remark is not applicable to said Land and is become infructuous as land is falling in the Residential zone and is within the Corporation Limits of PMC.
6. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5, Pune under Serial No. 2528/2025, said Shri. Bal Developers through Sou. Vrinda S. Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Devolution of Title in respect of S No. 211 Hissa No. 1B, Baner.

1. That all that piece and parcel of land admeasuring 00H 08 Ares situated at Village Baner was owned and possessed by Shri. Rajaram R. Shinde and after his death names of his legal heirs Shri. Dnyanoba R. Shinde and Sou. Dagdabai



- R. Shinde, Sou. Kasubai B. Bhumkar, Sou. Yashodabai M. Gadade were mutated on the 7/12 extract vide Mutation Entry No. 3340.
2. Shri. Dnyanoba R. Shinde and Sou. Dagdabai R. Shinde, Sou. Kasubai B. Bhumkar, Sou. Yashodabai M. Gadade vide Sale Deed bearing registration no. 7836/1997, registered in the office of Sub Registrar Haveli No 4, Pune sold, assured land admeasuring 00H 07 Ares out of land admeasuring 00H 08 Ares, bearing S. No. 211 Hissa No.1B situated at Village Baner to/in favour of Smt. Sumati P. Joshi and her name was mutated on the 7/12 extract vide Mutation Entry No. 11089.
 3. Shri. Dnyanoba R. Shinde and Sou. Dagdabai R. Shinde, Sou. Kasubai B. Bhumkar, Sou. Yashodabai M. Gadade vide Sale Deed bearing registration no. 7828/1997, registered in the office of Sub Registrar Haveli No 4, Pune sold, assured land admeasuring 00H 01 Ares out of land admeasuring 00H 08 Ares, bearing S. No. 211 Hissa No.1B situated at Village Baner to/in favour of Shri. Datatraya W. Bal and his name was mutated on the 7/12 extract vide Mutation Entry No. 11093.
 4. That name of Shri. Sharad D. Bal was mutated on the 7/12 extract for the area of 00H 01 Ares as legal heir of Shri. Datatraya W. Bal vide Mutation Entry No. 19020 and further name of Shri. Sharad D. Bal was mutated on the 7/12 extract for the area of 00H 07 Ares as legal heir of Smt. Sumati P. Joshi vide Mutation Entry No.24186 and in this manner said Shri. Sharad D. Bal became the Owner and possessor of the said Land admeasuring 00H 08 Ares bearing S. No. 211/1B.
 5. Vide order passed by Tehsildar, Haveli, in the case bearing no RTS-155/SR/179/2024 dated 29/08/2024, remark of Tukdebandi appearing in the other rights coloumn of 7/12 extract of said Land was removed.
 6. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5, Pune under Serial No. 2528/2025, said Shri. Sharad D. Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Devolution of Title in respect of S No. 212 Hissa No. 10/1 Baner.



1. That Sou. Vrinda S. Bal is the owner and possessor of the said Land admeasuring 00H 1.60 Ares bearing S No. 212 Hissa No. 10/1 situated at Baner, Taluka Haveli, District Pune and her name was mutated in the name of Sou. Vrinda S. Bal vide Mutation Entry No. 13099.
2. That in the other rights column of 7/12 extract of said Land bearing S No 212/10/1, Baner "Tukdebandi" remark is shown. However now said Tukdebandi remark is not applicable to said Land and is become infructuous as land is falling in the Residential zone and is within the Corporation Limits of PMC.
3. Vide Sale Deed dated 27/01/2025, registered in the office of SRO No 5, Pune under Serial No. 2528/2025, said Sou. Vrinda S. Bal assured, conveyed said Land in favour of Livience Lifespace Private Limited and also handed over possession thereof and the name of said Livience Lifespace Private Limited has been mutated on the 7/12 extract of said Land vide ME No. 24926.

Place: Pune

Abhijit Dixit
Advocate

