



ADV. BHUSHAN VIJAY CHINCHWADE (PATIL)

B.S.L.L.B. ADVOCATE

OFFICE AT - S.No.169/2 Opp. SKF bearings Company Ltd., Chinchwad, Pune-411033. Contact -9011238806. Email Add. – adv.b.v.chinchwade@gmail.com.

**FORMAT – A
(CIRCULAR NO.28/2021)**

Date : 16 /10/2025

To,
MAHA RERA.
Housefin Bhava, Plot No.21, E – Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of Land bearing

- A. Land bearing Survey No. 22/4/1 (Part) total admeasuring area about 01H49ARE out of which land admeasuring about 00H. 12.5 ARE,
- B. Land bearing Survey No. 22/4/2 (Part) total admeasuring area about 00H49ARE out of which land admeasuring about 00H. 20 ARE,
- C. Land bearing Survey No. 22/5/1 total admeasuring area about 00H28ARE out of which land admeasuring about 00H. 27.30 ARE,
- D. Land bearing Survey No. 22/5/2 total admeasuring area about 00H28ARE out of which land admeasuring about 00H. 27.35 ARE,

The land mentioned above collectively total admeasuring about **00H 87.15ARE, (i.e. 8,715 Square Meters)** situated at village Punavale. Taluka – Mulashi, Dist – Pune, and within the limits of Pimpri Chinchwad Municipal Corporation.

(.....Hereinafter referred as the **Said Plot/Said Property**).

I have investigated the Title of the said Plots on the request of: **M/S. GAIKWAD DEVELOPERS through Partner Mr. Prathamesh Pramod Gaikwad.**

1. DESCRIPTION OF PROPERTY:

All that piece and parcel of the Land within the Registration Division and District Pune, Sub Division and Taluka Mulshi, within the limits of Pimpri Chinchwad Municipal Corporation, situated at Village Punawale.

- A. Land bearing Survey No. 22/4/1 (Part) total admeasuring area about 01H49ARE out of which land admeasuring about 00H. 12.5 ARE,
- B. Land bearing Survey No. 22/4/2 (Part) total admeasuring area about 00H49ARE out of which land admeasuring about 00H. 20 ARE,



- C. Land bearing Survey No. 22/5/1 total admeasuring area about 00H28ARE out of which land admeasuring about 00H. 27.30 ARE,
D. Land bearing Survey No. 22/5/2 total admeasuring area about 00H28ARE out of which land admeasuring about 00H. 27.35 ARE,

The land mentioned above collectively total admeasuring about 00H 87.15ARE, (i.e. 8,715 Square Meters), Which are bounded as follows,

On or towards the East by : Land Property of Survey No. 22/6,
On or towards the South by : Land Property of Survey No. 22/10,
On or towards the West by : Land Property of Survey No. 22/4,
On or towards the North by : D.P ROAD and Land Property of Survey No. 21,

Areas:

- A. Survey No. 22/4/1 (P) : 00H12.5ARE
B. Survey No. 22/4/2 (P) : 00H20 ARE
C. Survey No. 22/5/1 : 00H27.30ARE
D. Survey No. 22/5/2 : 00H27.35ARE.

2. The Documents provided and perused:

A. 22/4/1(P)

Sr. No.	Particulars	Date
a.	7/12 extract of land bearing Survey No. 22/4/1 situated at Village Punawale, Tal. Mulshi, Dist- Pune for the year 1980-1981 to 1990- 1991.	
b.	7/12 extract of land bearing Survey No. 22/4/1 situated at Village Punawale, Tal. Mulshi, Dist- Pune for the year 1992-1993 to 1999- 2000.	
c.	7/12 extract of land bearing Survey No. 22/4/1 situated at Village Punawale, Tal. Mulshi, Dist- Pune for the year 2000-2001 to 2009-2010.	
d.	7/12 extract of land bearing Survey No. 22/4/1 situated at Village Punawale, Tal. Mulshi, Dist- Pune for the year 2010-2011 to 2014-2015.	
e.	7/12 of land bearing Survey No. 22/4/1 situated at Village Punawale, Tal. Mulshi, Dist- Pune for the year 2015-2016 to 2023-2024.	
f.	Mutation entries Nos. 1028, 1112, 1664, 2334, 2675, 2737, 2813, 2827, and 6284.	
g.	Photo copy of Exchange Deed executed on 21/05/2024 and registered on 27/05/2024 in the office of sub registrar Haveli No.12 at serial No.10409/2024 in between Gopichand Devram Kate, Sheetal Gopichand Kate and Anil Devram Kate.	27/05/2024
h.	Photocopy of Development Agreement registered on 03/09/2024 in the office of Sub-Registrar Haveli- 18 at serial No. 21023/2024 in between 1] GOPICHAND DEVRAM KATE	03/09/2024



	AND 2] SHEETAL GOPICHAND KATE as a Owner of Land and M/S. GAIKWAD DEVELOPERS a partnership firm through its partner Mr. Prathamesh Pramod Gaikwad as a Promoter and developer	
i.	Photocopy of Irrevocable Power of Attorney registered on 03/09/2024 in the office of Sub-Registrar Haveli- 18 at serial No. 21024/2024 in between 1] GOPICHAND DEVRAM KATE AND 2] SHEETAL GOPICHAND KATE as a Owner of Land and M/S. GAIKWAD DEVELOPERS a partnership firm through its partner Mr. Prathamesh Pramod Gaikwad as a Promoter and developer	03/09/2024

B. 22/4/2(P)

Sr. No	Particulars	Date
a.	7/12 extract of land bearing Survey No. 22/4/2 situated at Village Punawale, Tal. Mulshi, Dist-Pune for the year 1968-1969 to 1978- 1979.	
b.	7/12 extract of land bearing Survey No. 22/4/2 situated at Village Punawale, Tal. Mulshi, Dist-Pune for the year 1980-1981 to 1990- 1991.	
c.	7/12 extract of land bearing Survey No. 22/4/2 situated at Village Punawale, Tal. Mulshi, Dist-Pune for the year 1992-1993 to 1999- 2000.	
d.	7/12 extract of land bearing Survey No. 22/4/2 situated at Village Punawale, Tal. Mulshi, Dist-Pune for the year 2000-2001 to 2009- 2010.	
e.	7/12 extract of land bearing Survey No. 22/4/2 situated at Village Punawale, Tal. Mulshi, Dist-Pune for the year 2010-2011 to 2014- 2015.	
f.	7/12 extract of land bearing Survey No. 22/4/2 situated at Village Punawale, Tal. Mulshi, Dist-Pune for the year 2015-2016 to 2023- 2024.	
g.	Mutation entries Nos. 681, 933, 964,1028, 1112, 1664, 2333, 2334, 2335, 2675, 2737, 2813, 2814, 2827, 3186, 3247, 3612, 4956, 5133, 5417, 6284.	
h.	Photocopy of Sale Deed executed on 03/07/2010 and registered on 05/07/2010 in the office of sub registrar Haveli No.17 at serial No.8049/2010 in between Santosh Dilip Kate as a Vendor and Rahul Dilip Kate as a Purchaser.	05/07/2010
i.	Photocopy of Right to easement agreement executed on 17/02/2014 and registered on 18/02/2014 in the office of sub registrar Haveli No.18 at serial No.1083/2014 in between Late Devram Balu Kate through his Legal Heirs Anil Devram Kate and other. as party of first part,	18/02/2014



	Dilip Balu kate and other. as party of Second part, Rajaram Balu kate and other. as party of third part and Pradhan Balu kate and other. as party of Fourth part.	
j.	Photocopy of Confirmation Deed executed on 10/09/2016 and registered on 17/09/2016 in the office of sub registrar Haveli No.25 at serial No.8496/2016 in between Sanjay Raghunath Jadhav and other. as a Party of first part (i.e. Confirming Party) and Late Devram Balu Kate through his legal heirs Mr. Anil Devram Kate and other as a Party of Second part.	17/09/2016
k.	Photocopy of Confirmation Deed executed on 10/09/2016 and registered on 17/09/2016 in the office of sub registrar Haveli No.25 at serial No.8497/2016 in between Shakuntala Sopan Jambhulkar as a Party of first part (i.e. Confirming Party) and Late Devram Balu Kate through his legal heirs Mr. Anil Devram Kate and other as a Party of Second part.	17/09/2016
l.	Photocopy of Confirmation Deed executed on 10/09/2016 and registered on 17/09/2016 in the office of sub registrar Haveli No.25 at serial No.8498/2016 in between Pandit Bajirao Jadhav and other as a Party of first part (i.e. Confirming Party) and Late Devram Balu Kate through his legal heirs Mr. Anil Devram Kate and other as a Party of Second part.	17/09/2016
m.	Photocopy of Confirmation Deed registered on 21/05/2019 in the office of sub registrar Haveli No.18 at serial No.7772/2019 in between Sarika Sambhaji Shinde as a Party of first part (i.e. Confirming Party) and Dilip Balu Kate and other as a Party of Second part.	21/05/2019
n.	Photocopy of Sale Deed executed and registered on 23/07/2024 in the office of sub registrar Haveli No.05 at serial No.16839/2024 in between Rahul Dilip Kate as a Vendor and M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad as a Purchaser.	23/07/2024
o.	Photocopy of Irrevocable Power of Attorney executed and registered on 23/07/2024 in the office of sub registrar Haveli No.05 at serial No.16841/2024 by Rahul Dilip Kate in favour of M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad.	23/07/2024
p.	Correction Deed registered on 24/07/2024 in the office of sub registrar Haveli No.05 at serial No.16991/2024 in between Rahul Dilip Kate as a Vendor and M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad as	24/07/2024



	a Purchaser.	
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C. 22/5/1

Sr. No	Particulars	Date
a.	7/12 of land bearing Land bearing Survey No. 22/5/1 situated at Village Punawale, Tal. Mulshi, Dist- Pune for the year 2017-2018 to 2019 – 2020.	
b.	7/12 of land bearing Land bearing Survey No. 22/5/1 situated at Village Punawale, Tal. Mulshi, Dist- Pune for the year 2022 – 2023.	
c.	Photocopy of Sale Deed executed on 28/12/2020 and registered on 14/01/2021 in the office of sub registrar Haveli No.05 at serial No.351/2021 in between M/s. Nandraj Enterprises through its partner Mr. Dhiren P. Nandu as a Vendor and M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad as a Purchaser.	14/01/2021
d.	Photocopy of search and title report issued by Adv Niranjana V. Pawar.	28/01/2021
e.	Photocopies of Mortgage Deed registered on 27/04/2023 in the office of Sub-Registrar Haveli-26 at serial No. 7299/2023 by M/s. Gaikwad Developers through its Partner Mr. Prathamesh Pramod Gaikwad. In favour of Prachay Capital Pvt. Ltd.	27/04/2023
f.	Photocopies of Reconveyance Deed registered on 17/10/2303 in the office of Sub-Registrar Haveli-24 at serial No. 23126/2023 by Prachay Capital Pvt. Ltd. In favour of M /s. Gaikwad Developers through its Partner Mr. Prathamesh Pramod Gaikwad.	17/10/2303

D. 22/5/2

Sr. No	Particulars	Date
a.	7/12 of land bearing Land bearing Survey No. 22/5/2 situated at Village Punawale, Tal. Mulshi, Dist- Pune for the year 2017-2018 to 2019 – 2020.	
b.	7/12 of land bearing Land bearing Survey No. 22/5/2 situated at Village Punawale, Tal. Mulshi, Dist- Pune for the year 2022 – 2023.	
c.	Photocopy of Sale Deed executed on 28/12/2020 and registered on 14/01/2021 in the office of sub registrar Haveli No.05 at serial No.351/2021 in between M/s. Nandraj Enterprises through its partner Mr. Dhiren P. Nandu as a Vendor and M/s. Gaikwad Developers through its partner Mr.	14/01/2021



	Prathamesh Pramod Gaikwad as a Purchaser.	
d.	Photocopy of search and title report issued by Adv Niranjn V. Pawar.	28/01/2021
e.	Mortgage Deed registered on 27/04/2023 in the office of Sub-Registrar Haveli-26 at serial No. 7299/2023 by M/s. Gaikwad Developers through its Partner Mr. Prathamesh Pramod Gaikwad. In favour of Prachay Capital Pvt. Ltd.	27/04/2023
f.	Reconveyance Deed registered on 17/10/2023 in the office of Sub-Registrar Haveli-24 at serial No. 23126/2023 by Prachay Capital Pvt. Ltd. In favour of M /s. Gaikwad Developers through its Partner Mr. Prathamesh Pramod Gaikwad.	17/10/2023

E. Common documents :

Sr. No.	Particulars	Date
a.	Photo copy of DP opinion report issued by Urban Planning and Development Department of Pimpri Chinchwad Municipal Corporation vide letter bearing -no. NRVI/23/KVI/PUNAWALE/112/24	18/12/2024
b.	Certified copy of measurement report given by Land Measurement Officer, Mulshi about said land bearing Mojani Registration No.7439/2024.	11/09/2024
c.	Photocopy Possession Receipt registered on 06/09/2024 in the office of Sub-Registrar Haveli-05 at serial No. 19729/2024 by M /s. Gaikwad Developers through its Partner Mr. Prathamesh Pramod Gaikwad In favour of Pimpri Chinchwad Municipal Corporation.	
d.	Photocopy Mortgage Deed registered on 26/03/2025 in the office of Sub-Registrar Haveli-26 at serial No. 7175/2025 by M/s. Gaikwad Developers through its Partner Mr. Prathamesh Pramod Gaikwad. In favour of Prachay Capital Ltd (Financial institution).	26/03/2025
e.	Photocopy of sanction plan and commencement certificate bearing number BP/PUNAWALE/90/2025 dated 13/10/2025 issued by Pimpri Chinchwad Municipal Corporation	13/10/2025

3. 7/12 extract for the year and mutation entries as detailed below

Type	Period / Number
7/12 Extracts	1990-1991 to 1999-2000, 2000-2001 to 2009-2010, 2019-2020 to 2023-2024
Mutation Entries	1028, 1112, 1664, 2334, 2675, 2737, 2813, 2827, and 6284

B. 22/4/2

Type	Period / Number
7/12 Extracts	1968-1969 to 1978-1979, 1980-1981 to 1990-1991, 1992-1993 to 1999-2000, 2000-2001 to 2009-2010, 2016-2017 to 2023-2024.
Mutation Entries	681, 933, 964,1028, 1112, 1664, 2333, 2334, 2335, 2675, 2737, 2813, 2814, 2827, 3186, 3247, 3612, 4956, 5133, 5417, 6284.

C. 22/5/1

Type	Period / Number
7/12 Extracts	1993-1994 to 1999-2000, 2000-2001 to 2009-2010, 2016-2017 to 2023-2024
Mutation Entries	308, 1069, 2499 and 3153

D.22/5/2

Type	Period / Number
7/12 Extracts	1993-1994 to 1999-2000, 2000-2001 to 2009-2010, 2019-2020 to 2023-2024
Mutation Entries	308, 1069 and 3153.

4. Search Report for 30 years from 1995 till 2025,

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 1] **Gopichand Devram Kate** 2] **Sheetal Gopichand Kate** 3] **M/s. Gaikwad Developers through Partner Mr. Prathamesh Pramod Gaikwad** of the land admeasuring about 00H88.5ARE out of 22/4/1(p), 22/4/2(p), 22/5/1 and 22/5/2, situated at Village Punavale, Tal. Mulashi, Dist- Pune, are clear, marketable and without any encumbrances and **M/s. Gaikwad Developers through Partner Mr. Prathamesh Pramod Gaikwad** as Owner and Promoter & Developer has got an absolute right to develop the said plot.

5. Owners of the said Plots:

Survey Number	Land Area	Name of Owners
22/4/1(p)	12.50 ARE	1]GOPICHAND DEVRAM KATE AND 2] SHEETAL GOPICHAND KATE
22/4/2(p)	10 ARE	1] GOPICHAND DEVRAM KATE AND 2]



		SHEETAL GOPICHAND KATE
22/4/2	10 ARE	M/S. GAIKWAD DEVELOPERS a partnership firm through its partner Mr. Prathamesh Pramod Gaikwad as a Promoter and developer.
22/5/1	27.30 ARE	M/S. GAIKWAD DEVELOPERS a partnership firm through its partner Mr. Prathamesh Pramod Gaikwad as a Promoter and developer.
22/5/2	27.35ARE	M/S. GAIKWAD DEVELOPERS a partnership firm through its partner Mr. Prathamesh Pramod Gaikwad as a Promoter and developer.
	87.15ARE	Total

6. SEARCH REPORT FOR 30 YEARS TAKEN FROM:

Sub Registrar offices at Haveli and Mulashi Pune and online search taken at IGR Pune.

7. ANY OTHER RELEVANT TITLE:

It appears from the above – stated title flow and documents produced before me that; M/S. GAIKWAD DEVELOPERS a partnership firm through its partner Mr. Prathamesh Pramod Gaikwad as a Promoter and developer has absolute authority to develop the Said Property as per the documents stipulated in the flow of title.

8. LITIGATION IF ANY: NIL

Date: 16/10/2025

Place : Pune

B. V. Chinchwade

Advocate

Ad. BHUSHAN. V. CHINCHWADE

Advocate

S.No.169/2/1, Chinchwade Padi Wasti,
Opp. SKF CO., Chinchwad, Pune -411 033.

FORMAT - A
(CIRCULAR NO.28/2021)

FLOW OF TITLE:

A. Survey No. 22/4/1 and 22/4/2

It appears from 7/12 extracts for the year 1968 - 69 the land bearing Survey No. 22/4/1 situated at Village Punawale. Tal- Haveli, Dist- Pune that, land bearing Survey No. 22/4/1 was originally owned by Shri. Balu Genu Kate.

It appears from 7/12 extracts for the year 1968 - 69 the land bearing Survey No. 22/4/2 situated at Village Punawale. Tal- Haveli, Dist- Pune that, land bearing Survey No. 22/4/2 was originally owned Shri. Dattu Gopal Bahirat.

Further Dattu Gopal Bahirat by way of Sale Deed Registered on 14/09/1979 sold out land bearing S. No. 22/4/2 admeasuring about 00H49ARE assessed at Rs.03.00 situated at Village Punawale. Tal- Haveli, Dist- Pune to Mr.Balu Genu Kate and accordingly his name was mutated in revenue record of the said property, Vide Mutation Entry No.964. And accordingly Shri Balu Genu Kate becomes sole owner of Survey Nos. 22/4/1 & 22/4/2.

Further Resolution issued by Maharashtra Agriculture and Co. operative Department dated 26/03/1979, Hon'ble Tehsildar by their order reduced the entry of Bunding Charge of several farmers of village punawale and accordingly entry of the Bunding Charge was removed from the other rights column of respective lands and the said effect was recorded in revenue record of the said property, Vide Mutation Entry No.1028.

Further all the properties of Balu Genu Kate got partitioned by way of Partition Order issued by Hon'ble Tahsildar Mulashi vide order no. **वाटप / पुनावळे ९ / ८५ पौड** under the provision of section 85 of Maharashtra Land Revenue Code 1966 dated 20/04/1985 amongs Balu Genu kate and his legal heirs and S. No. 22/4/1 admeasuring about 01H49ARE and S. No. 22/4/2 admeasuring about 00H49ARE was partitioned as herein mention below

22/4/1	
Name	Area
Devram Balu Kate	00 H.36.2 aar
Dilip Balu Kate	00 H.36.3 aar
Rajaram Balu Kate	00 H.36.3 aar
Pradhan Balu Kate	00 .36.2 aar



22/4/2

Name	Area
Devram Balu Kate	00 H.12.3 aar
Dilip Balu Kate	00 H.12.3 aar
Rajaram Balu Kate	00 H.12.2 aar
Pradhan Balu Kate	00 H.12.7 aar

And effect of the said partition was recorded in revenue record of the said property Vide Mutation Entry No.1112.

Further Shri. Devram Balu Kate was died on 24/08/1994 leaving behind Anil Devram Kate, Ashok Devram Kate (sons), Anupama Vilas Gavhane, Lalita Anil Gaware (Daughters), and Smt. Dwarkabai Devram Kate (wife) as his legal heirs and their names were recorded in revenue record of said land Vide Mutation Entry No.1664.

Further Ashok Devram kate obtained loan of Rs. 50000 from Priyadarshani vividh karyakari seva sahakari Society and the said effect was mutated in other rights column of the said property vide mutation entry no. 2334.

Further Dilip Balu kate obtained loan of Rs. 120000 from Priyadarshani vividh karyakari seva sahakari Society and the said effect was mutated in other rights column of the said property vide mutation entry no. 2675.

Further Ashok Devram Kate made and application to Tahsildar Mulashi For change in name according to the state gazette dated 01/07/2004 from Ashok Devram Kate to Gopichand Devram Kate and the said effect was mutated in the revenue record of the said land vide mutation entry no.2737.

Further Anil Devram kate obtained loan of Rs. 70000 from Priyadarshani vividh karyakari seva sahakari Society and the said effect was mutated in other rights column of the said property vide mutation entry no. 2813.

Further Gopichand Devram kate obtained loan of Rs. 70000 from Priyadarshani vividh karyakari seva sahakari Society and the said effect was mutated in other rights column of the said property vide mutation entry no. 2814.

Further all the properties of Balu Genu Kate got partitioned again by way of Partition Order issued by Hon'ble Tahsildar Mulashi vide order no. **मुळशी क्र./ ह नो /वाटप / एस आर/ पुनावळे /१५ / २००६** under the provision of section 85 of Maharashtra Land Revenue Code 1966 dated 20/04/2006 among the legal heirs of late Balu Genu kate and S. No. 22/4/1 admeasuring about 01H49ARE and S. No. 22/4/2 admeasuring about 00H49ARE was partitioned as herein mention below

22/4/1

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Name	Area
Anil Devram Kate & Anita Anil Kate	00 H.19 aar
Gopichand Devram Kate & Sheetal Gopichand Kate	00 H.19 aar
Dilip Balu Kate & Rahul Dilip Kate	00 H.18.5 aar
Shankuntala Dilip Kate & Santosh Dilip Kate	00 H.18.5 aar
Rajaram Balu Kate	00 H.25 aar
Shashikala Rajaram Kate	00 H.12 aar
Pradhan Balu Kate & Sagar Pradhan kate	00 H18.5 aar
Manisha Pradhan Kate & Nikhil Pradhan kate	00 18.5 aar

22/4/2

Name	Area
Anil Devram Kate	00 H.13 aar
Santosh Dilip Kate	00 H.12 aar
Vishal Rajaram Kate	00 H.12 aar
Sagar Pradhan Kate through natural guardian Pradhan Balu Kate	00 H.12 aar

The said partition effect was mutated in revenue record of the said property Vide Mutation Entry No.2827.

Further Late Devram Balu Kate through his Legal Heirs Anil Devram Kate and ors. as party of first part, Dilip Balu kate and ors. as party of Second part, Rajaram Balu kate and ors. as party of third part and Pradhan Balu kate and ors. as party of Fourth part has executed easement agreement executed on 17/02/2014 and registered on 18/02/2014 in the office of sub registrar Haveli No.18 at serial No.1083/2014 by which all the co-owners has reserved certain land jointly for easement (road) of their respective lands, and in the said agreement 00H.7.76 Are land out of s.no. 22/4/1 and 22/4/2 respectively of village punawale was reserved for easement and said reserved lands are belongs to Mr. Sagar Pradhan Kate, Pradhan Balu Kate, Nikhil Pradhan Kate, Manisha Pradhan Kate, Shashikala Rajaram Kate, Mr.Vishal Rajaram Kate, Shakuntala Dilip Kate and Mr. Rahul Dilip kate and Mr. Anil Devram kate .

Further Mr. Sanjay Raghunath Jadhav and ors. as legal heirs of late Kalpana Raghunath Jadhav by way of Confirmation Deed executed on 10/09/2016 and registered on 17/09/2016 in the office of sub registrar Haveli No.25 at serial No.8496/2016 as Confirming Party confirmed/consented the Partition took place in the year 1985 and 2006



among the Balu Genu Kate and his legal heirs and waived their rights in the said properties.

Further Shakuntala Sopan Jambhulkar who was the legal heir of Late Balu Genu Kate by way of Confirmation Deed executed on 10/09/2016 and registered on 17/09/2016 in the office of sub registrar Haveli No.25 at serial No.8497/2016 as Confirming Party confirmed/consented the Partition took place in the year 1985 and 2006 among the Balu Genu Kate and his legal heirs and waived their right in the said properties.

Further Mr. Pandit Bajirao Jadhav as legal heirs of late Maina Bajirao Jadhav by way of Confirmation Deed executed on 10/09/2016 and registered on 17/09/2016 in the office of sub registrar Haveli No.25 at serial No.8498/2016 as Confirming Party confirmed/consented the Partition took place in the year 1985 and 2006 among the Balu Genu Kate and his legal heirs and waived their right in the said properties.

Further Sarika Sambhaji Shinde by way of Confirmation Deed registered on 21/05/2019 in the office of sub registrar Haveli No.18 at serial No.7772/2019 as Confirming Party confirmed/consented the Partition took place in the year 2006 among Dilip Balu Kate and his legal heirs and Sale Deed registered on 05/07/2010 in the office of sub registrar Haveli No.17 at serial No.8049/2010 and accordingly waived her rights in the said properties.

Further Gopichand Devram Kate, Sheetal Gopichand Kate and Anil Devram Kate exchanged their properties by way of Exchange Deed executed on 21/05/2024 and Registered on 27/05/2024 in the office of sub registrar Haveli No.12 at serial No.10409/2024 and area admeasuring 00H.6.5 Are. out of Survey No. 22/4/1 total admeasuring 01H.49 Are stand in the names of Anil Devram Kate and area admeasuring 00H.13 Are out of Survey No. 22/4/2 total admeasuring 00H.49 Are stand in the names of Gopichand Devram Kate, Sheetal Gopichand Kate and said effect mutated in revenue record of the said land vide Mutation Entry No.6284.

Further Mr. Rahul Dilip Kate by way of Sale Deed executed and Registered on 23/07/2024 in the office of sub registrar Haveli No.05 at serial No.16839/2024 sold out his whole share admeasuring 00H.10 aar out of land bearing S. No. 22/4/2 total admeasuring about 00H49ARE assessed at Rs.03.00 situated at Village Punawale. Tal- Haveli, Dist- Pune to M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad.

Further By way of Correction Deed registered on 24/07/2024 in the office of sub registrar Haveli No.05 at serial No.16991/2024 in between Mr. Rahul Dilip Kate as a Vendor and M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad as a Purchaser corrected/rectified the area of land which is mentioned 00H.12Are mistakenly in the index II of the sale deed Registered on 23/07/2024 in the office of sub registrar Haveli No.05 at serial No.16839/2024 instead of 10 Are of Survey NO. 22/4/2.

Further Gopichand Devram Kate and Sheetal Gopichand Kate by way of Development Agreement registered on dated 03/09/2024 at Sub Registrar office Haveli No. 18 bearing serial No.21023/2024 transfer Development Rights in respect of area admeasuring 00H.12.5 Are out of S. No. 22/4/1(P) admeasuring about 01H49ARE



and area admeasuring 00H.10 Are out of S. No. 22/4/2(p) admeasuring about 00H49ARE situate at Village Punawale in favour of M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad as a Promoter/ Developer and said owner also execute Irrevocable Power of Attorney registered on 03/09/2024 in favour of M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad as a Promoter/ Developer.

B. Survey No. 22/5/1

It appears from search and title report issued by Adv Niranjana V. Pawar, that the Land bearing Survey No. 22/5 situated at Village Punawale was originally owned by Shri.Sadu Sadhu Gawari.

Further Shri. Sadu Sadhu Gawari was died on 01/ 11/1944 leaving behind Rama Sadu Gawari and Laxuman Sadu Gawari (sons), as his legal heirs and name of Rama Sadu Gawari as karta of family was recorded in revenue record of said land Vide Mutation Entry No.308.

Further all the properties of Rama Sadu Gawari got partitioned & Survey No. 22/5 situated at Village Punawale, Taluka Mulshi, District Pune Partitioned in equal proportion and accordingly ½ share i.e. land admeasuring area about 00H28ARE bearing Survey No. 22 Hissa No.5/1 situated at Village Punawale, Taluka Mulshi, District Pune came to the share of Rama Sadu Gawari and ½ share i.e. land admeasuring area about 00H28ARE bearing Survey No. 22 Hissa No.5/2 situated at Village Punawale, Taluka Mulshi, District Pune came to the share of Laxuman Sadu Gawari and said effects mutated in revenue record of said land vide mutation Entry No.1069.

Further Rama Sadu Gawari was died on 10/06/2003 leaving behind Yashwant Rama Gawari (son), Smt Bhikabai Rama Gawari (wife) and Laxumibai Nabhu Bhase (daughter) as his legal heirs and their names were recorded in revenue record of land bearing Survey No. 22 Hissa No.5/1 situated at Village Punawale, Taluka Mulshi, District Pune, Vide Mutation Entry No.2499.

Further Yashwant Rama Gawari and others by way of Development Agreement executed on dated 08/05/2007 and registered on dated 10/05/2007 at Sub Registrar office Haveli No. 15 bearing serial No. 3417/2007 transfer Development Rights in respect of land bearing S. No. 22/5/1 admeasuring about 00H 28ARE assessed at Rs.01=56paise lying, being and situate at Village Punawale in favour of M/s. Nandraj Enterprises through its partner Mr. Dhiren P. Nandu as a Promoter/ Developer and said owner also execute Irrevocable Power of Attorney on dated 08/05/2007 and registered on dated 10/05/2007 at Sub Registrar office Haveli No. 15 bearing serial No. 3418/2007 in favour of M/s. Nandraj Enterprises through its partner Mr. Dhiren P. Nandu as a Promoter/ Developer.

Further Yashwant Rama Gawari and others by way of Sale Deed executed on 08/07/2008 and registered on 09/07/2008 in the office of sub registrar Haveli No.08 at serial No- 5783/2008 sold out land bearing S. No. 22/5/1 admeasuring about 00H 28ARE assessed at Rs.01=56paise lying, being and situate at Village Punawale, Taluka Mulshi, District Pune to the M/s. Nandraj Enterprises through its partner Mr. Dhiren P. Nandu and accordingly their name was mutated in revenue record for the said property, Vide Mutation Entry No.3153.



Further M/s. Nandraj Enterprises through its partner Mr. Dhiren P. Nandu by way of Sale Deed executed on 28/12/2020 and registered on 14/01/2021 in the office of sub registrar Haveli No.05 at serial No. 351/2021 sold out land bearing S. No. 22/5/1 admeasuring about 00H28ARE lying, being and situate at Village Punawale, Taluka Mulshi, District Pune to the M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad and their names are mutated in revenue record of said land .

C. Survey No. 22/5/2

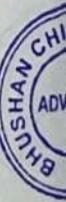
It appears from search and title report issued by Adv Niranjana V. Pawar , that properties of Rama Sadu Gawari got partitioned & Survey No. 22/5 situated at Village Punawale, Taluka Mulshi, District Pune Partitioned in equal proportion and accordingly ½ share i.e. land admeasuring area about 00H28ARE bearing Survey No. 22 Hissa No.5/1 situated at Village Punawale, Taluka Mulshi, District Pune came to the share of Rama Sadu Gawari and ½ share i.e. land admeasuring area about 00H28ARE bearing Survey No. 22 Hissa No.5/2 situated at Village Punawale, Taluka Mulshi, District Pune came to the share of Laxuman Sadu Gawari and said effects mutated in revenue record of said land vide mutation Entry No.1069. Further Laxuman Sadu Gawari and others by way of Development Agreement executed on dated 30/04/2007 and registered on dated 10/05/2007 at Sub Registrar office Haveli No. 15 bearing serial No. 3361/2007 transfer Development Rights in respect of land bearing S. No. 22/5/2 admeasuring about 00H28ARE lying, being and situate at Village Punawale in favour of M/s. Nandraj Enterprises through its partner Mr. Dhiren P. Nandu as a Promoter/ Developer and said owner also execute Irrevocable Power of Attorney registered on dated 10/05/2007 at Sub Registrar office Haveli No. 15 bearing serial No. 3362/2007 in favour of M/s. Nandraj Enterprises through its partner Mr. Dhiren P. Nandu as a Promoter/ Developer.

Further Laxuman Sadu Gawari and others by sale deed executed on 08/07/2008 and registered on 09/07/2008 in the office of sub registrar Haveli No.08 at serial No. 5787/2008 sold out land bearing S. No. 22/5/2 admeasuring about 00H28ARE assessed at Rs.01=56 paise lying, being and situate at Village Punawale, Taluka Mulshi, District Pune to the M/s. Nandraj Enterprises through its partner Mr. Dhiren P. Nandu and accordingly their name was mutated in revenue record for the said property, Vide Mutation Entry No.3156.

Further M/s. Nandraj Enterprises through its partner Mr. Dhiren P. Nandu by way of Sale Deed executed on 28/12/2020 and registered on 14/01/2021 in the office of sub registrar Haveli No.05 at serial No.351/2021 sold out land bearing S. No. 22/5/2 admeasuring about 00H28ARE lying, being and situate at Village Punawale, Taluka Mulshi, District Pune to the M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad and their names are mutated in revenue record of said land .

Further M/S. GAIKWAD DEVELOPERS through its partner Mr. Prathamesh Pramod Gaikwad by way of registered Mortgage Deed registered on 27/04/2023 in the office of Sub-Registrar Haveli-26 at serial No. 7299/2023 mortgage said land S. No. 22/5/2 and 22/5/2 situate at Village Punawale with Prachay Capital Pvt. Ltd and obtain loan from said company.

Further M/S. GAIKWAD DEVELOPERS through its partner Mr. Prathamesh Pramod Gaikwad repaid the total loan amount obtained from the Prachay Capital Pvt. Ltd. and therefore said company Prachay Capital Pvt. Ltd. executed the Reconveyance Deed which is registered on 17/10/2023 in the office of Sub-Registrar Haveli-24 at



serial No. 23126/2023 in respect of said land S. No. 22/5/1 and 22/5/2 situate at Village Punawale.

Further By way of Correction Deed registered on 28/11/2023 in the office of sub registrar Haveli No.24 at serial No.26188/2023 in between M/s. Nandraj Enterprises through its partner Mr. Dhiren P. Nandu as a Vendor and M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad as a Purchaser corrected/rectified the area of land which is mentioned 27 Are instead of 28 Are of Survey NO.22/5/2.

D. Accordingly, M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad as Owner and Promoter & developer got absolute development right in respect of land admeasuring about 00H88.5ARE out of Survey Nos. 22/4/1(P), 22/4/2(P), 22/5/1 and 22/5/2 situated at Village Punawale, Tal. Mulshi, Dist- Pune.

E. Further M/s. Gaikwad Developers through its Partner Mr. Prathamesh Pramod Gaikwad, i. e. Promoter/Developer have made an Application for Demarcation (Mojani) and amalgamation of Project Land area admeasuring about 00 Hector 88.5-Are out of Survey Nos. 22/4/1(P), 22/4/2(P), 22/5/1 and 22/5/2 lying situated at Village Punawale, Taluka Mulshi, Dist. Pune to Land Measurement Officer, Mulshi and accordingly Land Measurement Officer, Mulshi has made demarcation (Mojani) of said land and issued Mojani Nakasha bearing Mojani Registration No.7439/2024 dated 11/09/2024 in respect said land.

F. Further M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad execute Possession Receipt dated. 06/09/2024 registered in the office of Sub-Registrar Haveli-05 at serial No. 19729/2024 in favour of Pimpri Chinchwad Municipal Corporation and transfer or handed over land admeasuring about 70 Sq. Meters out of Survey Nos. 22/5/1 and land admeasuring about 64.46 Sq. Meters out of Survey Nos. 22/5/2 situated at Village Punawale and said effect is mutated in revenue record of said land.

G. Further M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad had made an application on 16/10/2024 for DP opinion in respect of said land to Urban Planning and Development Department of Pimpri Chinchwad Municipal Corporation. And accordingly, the said authority gave DP opinion report by issuing letter bearing No. NRVI/23/KVI/PUNAWALE/112/24 dated 18/12/2024.

H. Further M/s. Gaikwad Developers through its partner Mr. Prathamesh Pramod Gaikwad by way Mortgage Deed registered on 26/03/2025 in the office of Sub-Registrar Haveli-26 at serial No. 7175/2025 mortgage land admeasuring about 00H 64.65ARE out of Survey No. 22/4/2(P), 22/5/1 and 22/5/2, situated at Village Punawale, Tal. Mulshi, Dist- Pune in favour of Prachay Capital Ltd

