

DEEPALI HULE

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Format A (Circular No. 28/2021)

To

Maha RERA
Housefin Bhavan, Plot No 21, E Block
Bandra Kurla Complex, Bandra (East)
Mumbai – 400051.

LEGAL TITLE REPORT

Subject:- *Title Clearance Certificate with respect to all that piece and parcel of land admeasuring 00 Hectare 33.1835 Ares out of Survey No. 39/2/1 (Part) and all that piece and parcel of land admeasuring 02 Hectare 4.40 Ares out of Survey No. 42/2 (Part) thus land collectively admeasuring 02 Hectare 37.5835 Ares at Village Pimple Saudagar, Taluka Haveli, District Pune. (Hereinafter collectively referred to as "said land")*

I have investigated the title of 'said land' on the request of **M/s. G.K. Wonders** and, following documents i.e.-

1. DESCRIPTION OF THE PROPERTY:

(“said Land”)

All that piece and parcel of land admeasuring **00 Hectare 33.1835** Ares having a revenue assessment of Rs. 16.04 Paise carved out of the land admeasuring 02 Hectare 78.25 Aar out of land totally admeasuring 05 Hectare 17 Ares (including potkharaba admeasuring 00 Hectare 04 Ares) having a revenue assessment of Rs. 29.28 Paise bearing **Survey No. 39/2/1** AND all that piece and parcel of land admeasuring **02 Hectare 04.40 Ares** carved out of land totally admeasuring 02 Hectare 30 Aar (including potkharaba admeasuring 00 Hectare 08 Ares) having a revenue assessment of Rs. 8.38 Paise bearing Survey No. **42/2** lying, being and situated at Village Pimple Saudagar, Taluka Haveli, District Pune, located within the limits of the Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of the Sub-Registrar of Assurances, District Pune, and which is collectively bounded as herein below:

On or towards

East : By Survey No. 39/2/2 & Military Boundary;

West: By Survey No. 40;

North: By Survey No. 21, 22 & 37;

South: By Military Boundary;

Alongwith all its appurtenances, privileges, benefits, easementary rights, etc. Thus land collectively admeasuring **02 Hectare 37.5835 Ares.**



2. THE DOCUMENT/S OF ALLOTMENT OF SAID LAND:

1. 7/12 Extracts of the said land from the year 1930-1931 to year 2024-2025.
2. All Relevant Mutation Entries thereon.
3. **Development Agreement dated 06/11/2004** and registered on 06/11/2004 with the office of the Sub-Registrar of Assurances **Haveli No. V**, Pune at Serial No. **10339/2004**
4. **Irrevocable Power of Attorney** dated 06/11/2004 and registered on 06/11/2004 with the office of the Sub-Registrar of Assurances **Haveli No. V**, Pune at Serial No. **10340/2004**
5. **Sale Deed dated 26/03/2008** and registered on 27/03/2008 with the office of the Sub-Registrar of Assurances **Haveli No. XVII**, Pune at Serial No. **3138/2008**
6. **Development Agreement dated 06/11/2004** and registered with the office of the Sub-Registrar of Assurances **Haveli No. V**, District Pune at **Serial No. 10341/2004**
7. **General Power of Attorney dated 06/11/2004** and registered with the office of the Sub-Registrar of Assurances **Haveli No. V**, District Pune at **Serial No. 10342/2004**.
8. **Deed of Confirmation dated 23/12/2004** and registered on 23/12/2004 with the office of the Sub-Registrar of Assurances **Haveli No. V**, District Pune at **Serial No. 11490/2004**
9. **Sale Deed dated 26/03/2008** and registered on 27/03/2008 with the office of the Sub-Registrar of Assurances **Haveli No. XVII**, District Pune at Serial No. **3139/2008**.
10. **Sale Deed Dated and registered on 21/06/2024** with the office of the Sub-Registrar of Assurances **Haveli No. XVI** at Serial No. **13464/2024**.
11. **Power of Attorney Dated and registered on 21/06/2024** with the office of the Sub-Registrar of Assurances **Haveli No. XVI** at Serial No. **13471/2024**
12. **Supplementary Agreement Dated and registered on 06/08/2024** with the office of the Sub-Registrar of Assurances **Haveli No. XVI** at Serial No. **17210/2024**.
13. **Sale Deed Dated and registered on 17/01/2025** with the office of the Sub-Registrar of Assurances **Haveli No. XIX** at Serial No. **1666/2025**
14. **Sale Deed Dated and registered on 12/03/2025** with the office of the Sub-Registrar of Assurances **Haveli No. XIX** at Serial No. **6151/2025**.
15. **Power of Attorney Dated and registered on 12/03/2025** with the office of the Sub-Registrar of Assurances **Haveli No. XIX** at Serial No. **6152/2025**
16. **Sale Deed Dated and registered on 12/03/2025** with the office of the Sub-Registrar of Assurances **Haveli No. XIX** at Serial No. **6153/2025**.



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17. **Power of Attorney Dated and registered on 12/03/2025** with the office of the Sub-Registrar of Assurances **Haveli No. XIX** at Serial No. **6154/2025**
18. **Sale Deed Dated and registered on 12/03/2025** with the office of the Sub-Registrar of Assurances **Haveli No. XIX** at Serial No. **6155/2025**.
19. **Power of Attorney Dated and registered on 12/03/2025** with the office of the Sub-Registrar of Assurances **Haveli No. XIX** at Serial No. **6156/2025**
20. Zone Certificate of said land.
21. **Sub-division layout Plan** sanction bearing No. **BP/Layout/Pimple Saudagar/16/2025 dated 30/05/2025**.
22. **(IOD)** with respect to the Plot No.2 and obtained sanction to the IOD thereof from P.C.M.C. vide IOD Sanction Plan bearing No. **BP/EC/Pimple Saudagar/03/2025 dated 26/06/2025**.
23. **Search Reports** pertaining to said land issued by **Adv. Jaya Narawade from time to time.**

3. Search Report for 30 Years from the year 1994 till year 2025 issued by Adv. Jaya Narawade.

4. On Perusal of the above-mentioned document and all other relevant documents relating to the Title of the said land, I am of Opinion that the title of **M/s. G.K Wonders** through its authorized Partners (1) Mr. Vinod Premchand Chandwani & (2) Mr. Vijay Pandurang Jagtap to the said land is clean, clear and marketable and without any encumbrances.

5. **OWNER OF THE SAID LAND:**

Survey No	Land Area	Name of the Owner
39/2/1 (Part)	00 Hectare 33.1835 Ares	M/s. G.K Wonders
42/2 (Part)	02 Hectare 04.40 Ares	
Total	02 Hectare 37.5835 Ares	

6. The Report reflecting the flow of title of M/s. G.K Wonders on the said land is enclosed herewith an annexure.

Date:- 01/08/2025.

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Format A
(Circular No. 28/2021)
FLOW OF TITLE OF THE SAID LAND

**(I) Survey No. 39/2/1, Village Pimple Saudagar, Taluka
Haveli, District Pune:**

Mutation Entries -

1. Upon perusal of **7/12 extract for the year 1930/1931 to 1934/1935**, of the land originally bearing Survey No. 39, Village Pimple Saudagar (*faint copy*), it appears that the names of (i) Moro Gangadhar Purandhare (owner of 4 Aana share), (ii) Bhalchandra Ganesh Purandhare (owner of 8 Aana share), (iii) Hari Ramchandra Purandhare & brothers (owner of 4 Aana share), were recorded in the owner's column thereof vide **Mutation Entry No. 206**. It further appears therefrom, that the total area thereof admeasured 21 Acre 20 Guntha (including potkharaba area admeasuring 00 Acre 04 Guntha) and having a revenue assessment of 43 Rupees 12 Aana and having a 'judi'/additional assessment of 07 Rupees 13 Aana. It also appears upon perusal of the Village Form 7-A of such 7/12 extract that the same bears a remark that such land was being cultivated by the 'Khand' Shripati Somaji Kate for a period of 9 years from 15/09/1926 onwards and further that the oral agreement of Survey Nos. 40, 42 and 43 was also done in favour of the 'Khand' Shripati Somaji Kate. Lastly, the top left hand corner of such 7/12 extract reflects that such land was an Inam Class II land.

Note: A copy of Mutation Entry Nos. 206 has not been provided to me for my perusal. The same needs to be so provided. Further, it needs to be clarified that the surname of the land owners had been recorded in the early revenue records as being 'Purandhare' and in the subsequent revenue records as being 'Purandare'. Also, the name of Shripati Somaji Kate has also been written as Shripati Soma Kate in the subsequent revenue records.



2. Upon perusal of **Mutation Entry No. 333** dated 21/8/1932 it appears that one Mangalmurti Bhalchandra Purandhare executed a Release Deed dated 25/06/1932 in respect of the lands bearing Survey No. 39 and 40, Pimple Saudagar for the sum of Rs. 1500/- in favour of Bhalchandra Ganesh Purandhare, Shankar Bhalchandra Purandhare and Vishnu Bhalchandra Purandhare.

Accordingly, upon perusal of the **7/12 extract for the years 1930/1931 to 1934/1935**, of the land originally bearing Survey No. 39, Village Pimple Saudagar (faint copy), it appears therefrom that the effect of the said Mutation Entry No. 333 was recorded thereon and thereby the remark of such Release Deed was recorded in the other rights column thereof vide Mutation Entry No. 333.

Note: A copy of such Release Deed dated 25/06/1932 by Mangalmurti Bhalchandra Purandare needs to be provided for my perusal.

3. Upon perusal of **Mutation Entry No. 503** dated 18/09/1935, it appears that Bhalchandra Ganesh Purandhare (owner of 8 Aana share), Moro Gangadhar Purandhare (owner of 4 Aana share) and Hari Ramchandra Purandhare & brothers (owner of 4 Aana share), had executed a Partition Deed dated 03/06/1921 amongst themselves in respect of their several ancestral lands including for the land originally bearing Survey No 39 and that the Hon'ble Mamlatdar Haveli had passed an Order bearing No. R.T.S. S.R. 136 dated 10/09/1935 in respect thereof. Thereby it appears that *inter alia*, the land originally bearing Survey No. 39 came to the sole share of Bhalchandra Ganesh Purandhare.

Accordingly, upon perusal of the **7/12 extract for the years 1930/1931 to 1934/1935**, of the land originally bearing Survey No. 39, Village Pimple Saudagar (faint copy), it appears that the effect of the said Mutation Entry No. 503 was recorded thereon and thereby the names of the said Moro Gangadhar Purandhare (owner



of 4 Aana share) and Hari Ramchandra Purandhare & brothers (owner of 4 Aana share) were deleted from the owner's column of such 7/12 extract and only the name of Bhalchandra Ganesh Purandhare remained in the owner's column thereof.

Note: A copy of the Partition Deed dated 03/06/1921 and a copy of Order bearing No. R.T.S. S.R. 136 dated 10/09/1935 passed by the Hon'ble Mamlatdar Haveli has not been provided to me for my perusal. The same needs to be so provided.

4. Upon perusal of **Mutation Entry No. 660** dated 28/12/1944, it appears that in furtherance of the Order dated 23/12/1943 by the Hon'ble Mamlatdar Haveli, the names of Shankar Bhalchandra Purandhare (owner of 4 Aana share), Vishnu Bhalchandra Purandhare (owner of 4 Aana share), Laxman Ganesh Purandhare (owner of 8 Aana share) had been recorded as the owners in respect of the land originally bearing Survey No. 39, Village Pimple Saudagar.

Accordingly, upon perusal of **7/12 extract for the years 1935/1936 to 1950/1951**, of the land originally bearing Survey No. 39, Village Pimple Saudagar (*copy torn, over written & partly illegible*), it appears that the effect of the said Mutation Entry No. 660 was recorded on such 7/12 extract and thereby the names of Shankar Bhalchandra Purandhare (owner of 4 Aana share), Vishnu Bhalchandra Purandhare (owner of 4 Aana share), Laxman Ganesh Purandhare (owner of 8 Aana share). From further perusal thereof, an inference can be drawn that further names have been recorded and/or deleted thereon vide **Mutation Entry No. 705 and 706**; however, as the concerned 7/12 extract is over-written hence no clear opinion can be formed in respect thereof in the absence of actual perusal of the **Mutation Entry No. 705 and 706** respectively.

Note: A copy of Mutation Entry Nos. 705 & 706 has not been provided to me for my perusal. The same needs to be so provided. Further, a



copy of the Order dated 23/12/1943 by the Hon'ble Mamlatdar Haveli (mentioned in Mutation Entry No. 660) has not been provided for my perusal; the same needs to be so provided.

5. Upon perusal of **Mutation Entry No. 762** dated 23/04/1949, it appears that Shripati Soma Kate was declared as the 'Protected Tenant' of the land originally bearing Survey No. 39, Village Pimple Saudagar.

Accordingly, upon perusal of **7/12 extract for the year 1935/1936 to 1950/1951**, of the land originally bearing Survey No. 39, Village Pimple Saudagar (*copy torn, over written & partly illegible*), it appears that the effect of the said Mutation Entry No. 762 was recorded thereon and thereby the name of Shripati Soma Kate alongwith the remark of 'Protected Tenant' was recorded in the other rights column thereof.

6. Upon perusal of **Mutation Entry No. 818** dated 08/01/1953, it appears that certain portions out of certain lands at Village Pimple Saudagar (including the land originally bearing Survey No. 39) was acquired for the purpose of the Aundh Military Hospital. Thereby, it appears that the land originally bearing Survey No. 39 was divided into two parts viz Survey No. 39/1 and Survey No. 39/2 and separate 7/12 extracts came into existence for each of such parts.

Upon perusal of **7/12 extract for the years 1953/1954 to 1963/1964**, of the land bearing Survey No. 39/2, Village Pimple Saudagar (*copy over written & partly illegible*), it appears that the total area thereof admeasured 15 Acre 28 Guntha (including potkharaba area admeasuring 00 Acre 04 Guntha) and that the revenue assessment thereof was 36 Rupees 07 Aana. It further appears therefrom that the names of Laxman Ganesh Purandare (owner of 8 Aana share), Vinayak Shankar Purandare (owner of 4 Aana share), Chintaman Vishnu Purandare (owner of 4 Aana share) had been recorded in the owner's column thereof.



7. Upon perusal of **Mutation Entry No. 873** dated 17/05/1954, it appears that the caste based 'Inam' were abolished and the properties were made freehold. Thereby, the remark of 'Inam' recorded in the other rights column of such lands was also deleted. The effect of such Mutation Entry No. 873 has been recorded on the **7/12 extract for the years 1953/1954 to 1963/1964**, for the years of the land bearing Survey No. 39/2, Village Pimple Saudagar. Upon perusal of **Mutation Entry No. 1210** dated 29/11/1963 it appears that the said Laxman Ganesh Purandare (owner of 8 Aana share) had died intestate on 15/10/1963 leaving behind him his wife Ramabai Laxman Purandare and married daughter Mrs. Malati Shantaram Pethkar as his only legal heirs, in respect of his lands/share in lands, at Village Pimple Saudagar including the land bearing Survey No. 39/2.

Accordingly, upon perusal of **7/12 extract for the years 1953/1954 to 1963/1964**, of the land bearing Survey No. 39/2, Village Pimple Saudagar (copy over written & partly illegible), it appears that the effect of the said Mutation Entry No. 1210 was recorded thereon and thereby the name of Late Laxman Ganesh Purandare (8 Aana) was deleted from the owner's column of such 7/12 extract and in place thereof his wife Ramabai Laxman Purandare and married daughter Malati Shantaram Pethkar, were recorded in the owner's column thereof to the extent of 4 Aana each. In this manner, the land bearing Survey No. 39/2, Village Pimple Saudagar totally admeasuring 15 Acre 28 Guntha (including potkharaba area admeasuring 00 Acre 04 Guntha) came to be owned by (i) Vinayak Shankar Purandare (owner of 4 Aana share), (ii) Chintaman Vishnu Purandare (owner of 4 Aana share), (iii) Ramabai Laxman Purandare (owner of 4 Aana share) and (iv) Malati Shantaram Pethkar (owner of 4 Aana share).



8. Upon perusal of **Mutation Entry No. 1367** dated 25/08/1968 (*partly illegible copy*), it appears that proceedings under Section 32-G of the erstwhile Bombay Tenancy and Agricultural Lands Act, 1948 was initiated by the Protected Tenant Shripati Soma Kate in respect of the lands bearing Survey Nos. 39/2 & 40 and by the Order dated 25/03/1968 of the Hon'ble Agricultural Lands Tribunal, the purchase price of Rs. 16,588/- was fixed and the same was to be paid in 1 instalment by 01/08/1968. Accordingly, the name of the Protected Tenant Shripati Soma Kate was to be recorded in the owners column of the 7/12 extract of such lands and the names of the former landlords were to be recorded in the other rights column of the 7/12 extract of such lands. However, a compromise was reached between the Protected Tenant and the former landlords and thereby by way of settlement the Protected Tenant gave up the possession of the Survey No. 39/2 to the former landlords and therefore the name of the Protected Tenant Shripati Soma Kate was deleted from the 7/12 extract of Survey No. 39/2, Village Pimple Saudagar.

9. Upon perusal of **Mutation Entry No. 1377** dated 31/02/1969, it appears that the provisions of the Standards of Weights and Measurements Act 1958 and the Indian Coinage Act, 1955 were implemented in the revenue records of the various lands at Village Pimple Saudagar and thereby upon implementation of the decimal system, the area measurements of such lands were converted from the old system of Acre-Guntha system to the new system of Hectare-Are-Point and further even the revenue assessments of such lands were converted from the old system of Rupees-Aana-Pai to the new system of Rupees-Naye Paise.

Accordingly, upon perusal of **7/12 extract for the years 1964/1965 to 1975/1976**, of the land bearing Survey No. 39/2, Village Pimple Saudagar, it appears that the effect of the said Mutation Entry No. 1377 was recorded thereon and thereby the land



bearing Survey No. 39/2 hitherto totally admeasuring 15 Acre 28 Guntha (including potkharaba admeasuring 00 Acre 04 Guntha) was changed to totally admeasure 06 Hectare 36 Ares (including potkharaba admeasuring 00 Hectare 04 Ares); further the revenue assessment of such land was also changed from 36 Rupees 07 Aane to being 36 Rupees 44 Paise.

Note: Thereby, each 4 Aana share in such land would admeasure 01 Hectare 59 Ares.

10. Upon perusal of the **7/12 extract for the years 1964/1965 to 1975/1976**, of the land bearing Survey No. 39/2, Village Pimple Saudagar, it appears that the owners column thereof reflected the names of (i) Vinayak Shankar Purandare (owner of 4 Aana share), (ii) Chintaman Vishnu Purandare (owner of 4 Aana share), (iii) Ramabai Laxman Purandare (owner of 4 Aana share) and (iv) Malati Shantaram Pethkar (owner of 4 Aana share). It also appears that the name of Shripati Soma Kate was deleted from such 7/12 extract.
11. Upon perusal of **Mutation Entry No. 1652** dated 25/09/1985, it appears that the said Chintaman Vishnu Purandare (owner of 4 Aana share) died intestate on 20/05/1985 leaving behind his sons Shashank Chintaman Purandare & Shailendra Chintaman Purandare, his widow Sumati Chintaman Purandare and his daughter Aarti Chintaman Purandare as his only legal heirs in respect of his share in the land bearing Survey No. 39/2, Village Pimple Saudagar.

Accordingly, upon perusal of the **7/12 extract for the years 1976/1977 to 1986/1987**, of the land bearing Survey No. 39/2, Village Pimple Saudagar, it appears that the name of Late Chintaman Vishnu Purandare (owner of 4 Aana share) was deleted from the owners column of such 7/12 extract and in place thereof the names of his four legal heirs *viz* (i) Shashank Chintaman



Purandare, (ii) Shailendra Chintaman Purandare, (iii) Sumati Chintaman Purandare and (iv) Aarti Chintaman Purandare were recorded in the owner's column thereof.

Note: The 7/12 extract for the years 1988 to 1990, of the land bearing Survey No. 39/2, Village Pimple Saudagar, has not been provided for my perusal; the same needs to be so provided. As mentioned more particularly hereinbelow, the land bearing Survey No. 39/2 was subsequently divided into two parts viz Survey No. 39/2/1 and Survey No. 39/2/2 around the year 2000, hence the subsequent 7/12 extracts of 10 years duration reflects the survey number as being changed to 39/2/1. We are concerned with the land bearing Survey No. 39/2/1.

12. Upon perusal of **Mutation Entry No. 1951** dated 06/01/1994 (*copy partly illegible*), it appears that the said Ramabai Laxman Purandare (owner of 4 Aana share) died on 01/05/1985. Prior to her death she had made a registered Will dated 22/09/1965, thereby bequeathing her 4 Aana share in the land bearing Survey No.39/2/1, Village Pimple Saudagar in favour of her brothers (i) Keshav alias Kaka Hari Kadhe and (ii) Mahadev alias Baban Hari Kadhe.

Accordingly, upon perusal of the **7/12 extract for the years 1989/1990 to 1999/2000** (*years illegible*), of the land bearing Survey No. 39/2/1, Village Pimple Saudagar, it appears that the name of Late Ramabai Laxman Purandare (owner of 4 Aana share) was deleted from the owners column of such 7/12 extract and in place thereof the names of the legatees of her will i.e. her two brothers (i) Keshav alias Kaka Hari Kadhe and (ii) Mahadev alias Baban Hari Kadhe were recorded in the owner's column thereof.

Note: A copy of the said registered Will dated 22/09/1965 by the said Ramabai Laxman Purandare, needs to be provided for my perusal.



13. Upon perusal of **Mutation Entry No. 1983** dated 22/12/1998, it appears that the said Keshav alias Kaka Hari Kadhe died intestate on 14/06/1994 and as he had no wife or children hence as per Entry No. 94 of the Heirship Register, his share in the land bearing Survey No. 39/2/1, Village Pimple Saudagar devolved upon his brother Mahadev alias Baban Hari Kadhe.

Accordingly, upon perusal of the **7/12 extract for the years 1989/1990 to 1999/2000** (*years illegible*), of the land bearing Survey No. 39/2/1, Village Pimple Saudagar, it appears that the name of Late Keshav alias Kaka Hari Kadhe was deleted from the owners column and in place thereof the names of his brother Mahadev alias Baban Hari Kadhe was recorded in the owner's column thereof.

14. From the subsequent revenue records and documents referred to hereinbelow, it appears that the said Malati Shantaram Pethkar (legal heir of Late Laxman Ganesh Purandare) had filed a civil suit bearing Special Civil Suit No. 330/1989 in the court of Civil Judge Senior Division, Pune against all the co-owners of Survey No. 39/2, Village Pimple Saudagar and thereby sought the relief of permanent injunction, possession and accounts. During the pendency of this case, one of the defendants Keshav alias Kaka Hari Kadhe had expired. Ultimately, this suit came to be decreed by way of compromise as mentioned in Mutation Entry No. 2485.

15. Upon perusal of **Mutation Entry No. 2485** dated 10/06/2000 (incomplete copy), it appears that Malati Shantaram Pethkar (legal heir of Late Laxman Ganesh Purandare) filed a civil suit bearing Special Civil Suit No. 330/1989 in the court of Civil Judge Senior Division, Pune against all the co-owners of Survey No. 39/2, Village Pimple Saudagar (being members of the Purandare family and Kadhe family) and thereby sought the relief of permanent injunction, possession and for accounts. The suit was decreed as per the



compromise reached between the Plaintiff and the Defendants, thereby out of the land totally admeasuring 06 Hectare 36 Ares bearing Survey No. 39/2, Village Pimple Saudagar, the land admeasuring 05 Hectare 17 Ares (inclusive of potkharaba admeasuring 00 Hectare 04 Ares) came to be owned by the Plaintiff Malati Shantaram Pethkar & other co-owners/ defendants was renumbered in the revenue records as being Survey No. 39/2/1, whereas the land admeasuring 01 Hectare 19 Ares came to be owned independently by the Defendant No. 2 therein Mahadev alias Baban Hari Kadhe was renumbered in the revenue records as being Survey No. 39/2/2. Separate 7/12 extracts came to be formed for each of such parts.

16. Thereby, the land admeasuring 05 Hectare 17 Ares (inclusive of potkharaba admeasuring 00 Hectare 04 Ares) bearing Survey No. 39/2/1, Village Pimple Saudagar was owned by (i) Malati Shantaram Pethkar to the extent of 01 Hectare 99 Ares, (ii) Vinayak Shankar Purandare to the extent of 01 Hectare 59 Ares and (iii) Legal heirs of Late Chintaman Vishnu Purandare *viz* (a) Shashank Chintaman Purandare, (b) Shailendra Chintaman Purandare, (c) Sumati Chintaman Purandare and (d) Aarti Chintaman Purandare to the extent of 01 Hectare 59 Ares.

Accordingly, upon perusal of the **7/12 extract for the years 1989/1990 to 1999/2000** (*years illegible*), of the land bearing Survey No. 39/2/1, Village Pimple Saudagar, it appears that the effect of the said Mutation Entry No. 2485 was recorded thereon and the names of owners and their entitlements, *viz* (i) Malati Shantaram Pethkar to the extent of 01 Hectare 99 Ares, (ii) Vinayak Shankar Purandare to the extent of 01 Hectare 59 Ares and (iii) Legal heirs of Late Chintaman Vishnu Purandare *viz* (a) Shashank Chintaman Purandare, (b) Shailendra Chintaman Purandare, (c) Sumati Chintaman Purandare and (d) Aarti Chintaman Purandare to the extent of 01 Hectare 59 Ares, were recorded in the owners column of



such 7/12 extract accordingly and the name of the said Mahadev alias Baban Hari Kadhe was deleted from the owners column thereof.

Note: I have not been provided with the case papers including compromise decree & the judgment, of the afore-stated Special Civil Suit No. 330/1989 for my perusal, hence I have relied upon the contents of the Mutation Entry No. 2485 and the changes in the 7/12 extract made on basis thereof, as being true and correct. A copy of such court case papers needs to be provided for my perusal.

17. Upon perusal of **Mutation Entry No. 2695** dated 11/09/2001, it appears that the family members of the said Vinayak Shankar Purandare (owner of 01 Hectare 59 Ares) gave an application to the revenue authorities, stating therein that the name of Vinayak Shankar Purandare had been recorded thereon as an HUF Manager and further that vide Mutation Entry No. 333 the remark of 'Release Deed-Bhalchandra Ganesh Purandare' had been recorded earlier. As per the Order of the Hon'ble Tehsildar bearing No. HaNo/KaVi/1857/2001 dated 20/07/2001 the remark of HUF Manager written against the name of Vinayak Shankar Purandare should be deleted and further that alongside the name of the said Vinayak Shankar Purandare the names of (*his brothers*) Rangnath Shankar Purandare, Madhav Shankar Purandare & Prabhakar Shankar Purandare should be recorded and further that the hollow remark of 'Release Deed- Bhalchandra Ganesh Purandare' appearing in Mutation Entry No. 333 should be deleted from the 7/12 extract.

Accordingly, upon perusal of the **7/12 extract for the years 1989/1990 to 1999/2000** (*years illegible*), of the land bearing Survey No. 39/2/1, Village Pimple Saudagar, it appears that the effect of the said **Mutation Entry No. 2695** was recorded thereon and thereby the names of Rangnath Shankar Purandare, Madhav Shankar Purandare & Prabhakar Shankar Purandare were recorded



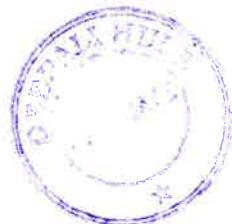
in the owners column thereof and further the remark of 'Release Deed- Bhalchandra Ganesh Purandare' was deleted from the other rights column.

18. Upon perusal of **Mutation Entry No. 2738** dated 06/02/2002, it appears that the said Prabhakar Shankar Purandare died intestate on 11/09/2001, leaving behind him his son Uday Prabhakar Purandare and his widow Sunita Prabhakar Purandare, as his only legal heirs as per Entry No. 176 of the Heirship Register.

Accordingly, upon perusal of the **7/12 extract for the years 1989/1990 to 1999/2000** (*years illegible*), of the land bearing Survey No. 39/2/1, Village Pimple Saudagar, it appears that the effect of the said Mutation Entry No. 2738 was recorded thereon and thereby the name of Late Prabhakar Shankar Purandare was deleted from the owners column and in place thereof the names of his two legal heirs *viz* Uday Prabhakar Purandare and Sunita Prabhakar Purandare came to be recorded in the owners column thereof.

19. Upon perusal of **Mutation Entry No. 2880** dated 25/10/2002, it appears that Vinayak Shankar Purandare died intestate on 19/07/2002, leaving behind him his son Shirish Vinayak Purandare, daughter Shubhangi Kashinath Gupchup and his widow Sulabha Vinayak Purandare, as his only legal heirs as per Entry No. 180 of the Heirship Register.

Accordingly, upon perusal of the **7/12 extract for the years 1989/1990 to 1999/2000** (*years illegible*), of the land bearing Survey No. 39/2/1, Village Pimple Saudagar, it appears that the effect of the said Mutation Entry No. 2880 was recorded thereon and thereby the name of Late Vinayak Shankar Purandare was deleted from the owners column and in place thereof the names of his three legal heirs *viz* Shirish Vinayak Purandare, Shubhangi Kashinath Gupchup and Sulabha Vinayak Purandare came to be recorded in the owners column thereof.



20. In this manner, the land at Village Pimple Saudagar bearing Survey No. 39/2/1 totally admeasuring 05 Hectare 17 Ares, came to be owned as mentioned in the below table:-

Name of Owner as per 7/12 extract	Area
Malati Shantaram Pethkar	01 Hectare 99 Ares
(i) Legal heirs of Late Vinayak Shankar Purandare viz (a) Shirish Vinayak Purandare, (b) Shubhangi Kashinath Gupchup and (c) Sulabha Vinayak Purandare (ii) Legal heirs of Late Prabhakar Shankar Purandare viz (a) Uday Prabhakar Purandare and (b) Sunita Prabhakar Purandare (iii) Rangnath Shankar Purandare, (iv) Madhav Shankar Purandare	01 Hectare 59 Ares collectively <u>[i.e. 00 H 39.75 R to each of the 4 branches]</u>
Legal heirs of Late Chintaman Vishnu Purandare viz (a) Shashank Chintaman Purandare, (b) Shailendra Chintaman Purandare, (c) Sumati Chintaman Purandare, (d) Aarti Chintaman Purandare	01 ectare 59 Ares

21. Upon perusal of the **Development Agreement dated 06/11/2004** and registered on 06/11/2004 with the office of the Sub-Registrar of Assurances **Haveli No. V**, Pune at Serial No. **10339/2004**, it appears that (i) Sumati Chintaman Purandare, (ii) Shashank Chintaman Purandare (HUF Manager), (iii) Shailendra Chintaman Purandare (HUF Manager and as Natural Guardian of Shravani), (iv) Shravani Shailendra Purandare, (v) Aarti Pradeep Deshpande, (vi) Madhav Shankar Purandare (HUF Manager), (vii) Umesh Madhav Purandare (HUF Manager and as Natural Guardian of Disha), (viii) Disha Umesh Purandare, (ix) Rajesh Madhav Purandare (HUF



Manager and as Natural Guardian of Shreya), (xi) Aparna Madhav Purandare alias Priyanka Shripad Sudame, (xii) Uday Prabhakar Purandare (HUF Manager), (xiii) Sunita Prabhakar Purandare, (xiv) Shirish Vinayak Purandare, (xv) Shubhangi Kashinath Gupchup, (xvi) Sulabha Vinayak Purandare, (xvii) Neha Shirish Purandare, as the Grantors therein, granted the development rights of their respective entitlements of 01 Hectare 59 Ares, 00 Hectare 39.75 Ares, 00 Hectare 39.75 Ares and 00 Hectare 39.75 Ares respectively i.e. a collective area of **02 Hectare 78.25 Ares** carved out of the land bearing Survey No. 39/2/1, Village Pimple Saudagar in favour of M/s. Kohinoor Promoters represented through its Partners (a) Mr. Vinit Krishnakumar Goyal, (b) Mr. Krishnakumar Kishorilal Goyal, (c) Mr. Sohanlal Shankarlal Vishnoi, (d) Mr. Narendrakumar Shankarlal Vishnoi, as the Developers therein, at or for the consideration of Rs. 1,87,81,875/- and on the terms and conditions more particularly mentioned therein. Further, the said Grantors also appointed the said Developers as their duly constituted attorney to do the various acts, deeds and things in their name and on their behalf in respect of such land vide the Irrevocable Power of Attorney dated 06/11/2004 and registered on 06/11/2004 with the office of the Sub-Registrar of Assurances Haveli No. V, Pune at Serial No. **10340/2004**.

22. Upon perusal of **Sale Deed dated 26/03/2008** and registered on 27/03/2008 with the office of the Sub-Registrar of Assurances **Haveli No. XVII**, Pune at Serial No. **3138/2008**, it appears that the said Sumati Chintaman Purandare & 16 others, all represented through their duly Constituted Attorney M/s. Kohinoor Promoters represented through its Partners (a) Mr. Vinit Krishnakumar Goyal, (b) Mr. Krishnakumar Kishorilal Goyal, (c) Mr. Sohanlal Shankarlal Vishnoi, (d) Mr. Narendrakumar Shankarlal Vishnoi, (as the Vendors therein) with the consent of M/s. Kohinoor Promoters represented through its Partners (a) Mr. Vinit Krishnakumar Goyal, (b) Mr.



Krishnakumar Kishorilal Goyal, (c) Mr. Sohanlal Shankarlal Vishnoi, (d) Mr. Narendrakumar Shankarlal Vishnoi (as the Consenting Party therein) sold, transferred and conveyed their respective entitlements of 01 Hectare 59 Ares, 00 Hectare 39.75 Ares, 00 Hectare 39.75 Ares and 00 Hectare 39.75 Ares respectively i.e. a collective area of **02 Hectare 78.25 Ares** carved out of the land bearing Survey No. 39/2/1, Village Pimple Saudagar in favour of M/s. Kohinoor Promoters represented through its Partners (a) Mr. Vinit Krishnakumar Goyal, (b) Mr. Krishnakumar Kishorilal Goyal, (c) Mr. Sohanlal Shankarlal Vishnoi, (d) Mr. Narendrakumar Shankarlal Vishnoi (as the Purchaser therein) for a total consideration of Rs. 1,87,81,875/- and on the terms and conditions more particularly mentioned therein. As per Clause No. 8 of the Operative Part of such Sale Deed, the possession of such land had been given by the Vendors to the Purchaser.

23. Upon perusal of **Mutation Entry No. 3430** dated 23/06/2008, it appears that the sale transaction of 02 Hectare 78.25 Ares in favour of M/s. Kohinoor Promoters vide the Sale Deed No. 3138/2008, is mentioned therein.

Accordingly, upon perusal of the **7/12 extract for the years 2001/2002 to 2010/2011** (*partially faint copy*), of the land bearing Survey No. 39/2/1, Village Pimple Saudagar, it appears that the effect of the said Mutation Entry No. 3430 was recorded thereon and thereby the names of the various Vendors mentioned in the Sale Deed dated 26/03/2008 registered at Haveli No. 17 at Serial No. 3138/2008 came to be deleted from the owners column and in place thereof the name of the Purchaser M/s. Kohinoor Promoters represented through its Partners (a) Mr. Vinit Krishnakumar Goyal, (b) Mr. Krishnakumar Kishorilal Goyal, (c) Mr. Sohanlal Shankarlal Vishnoi, (d) Mr. Narendrakumar Shankarlal Vishnoi, came to be recorded in the owners column thereof.



DEEPALI HULE
Advocate

Note: Out of all the Vendors mentioned in the Sale Deed No. 3138/2008, only the names of those persons whose names were already recorded on the 7/12 extract were deleted.

24. In this manner the said M/s. Kohinoor Promoters became the owner land admeasuring 27,825 sq. mtrs i.e. 02 Hectare 78.25 Ares carved out of the land totally admeasuring 05 Hectare 17 Ares bearing Survey No. 39/2/1, Village Pimple Saudagar and its name was recorded in the owners column of the 7/12 extract vide Mutation Entry No. 3430.
25. Upon perusal of **Mutation Entry No. 3616** dated 18/08/2009, it appears that vide Sale Deed dated 07/08/2009 registered at the Sub-Registrar of Assurances Haveli No. XX, District Pune at Serial No. 4524/2009, the said Malati Shantaram Pethkar represented through her duly constituted Attorney M/s. Jindal Mittal Associates represented through its Partner Mr. Naresh Ramchandra Mittal (as the Vendor therein) sold, transferred and conveyed the land admeasuring 01 Hectare 59 Ares out of her entitlement of 01 Hectare 99 Ares in Survey No. 39/2/1, Village Pimple Saudagar to M/s. Jindal Mittal Associates represented through its Partner Mr. Naresh Ramchandra Mittal (as the Purchaser therein), for the consideration of Rs. 95,40,000/-.

Note: A copy of the Sale Deed dated 07/08/2009 registered at the Sub-Registrar of Assurances Haveli No. XX, District Pune at Serial No. 4524/2009, alongwith the copy of the preceding document i.e. Development Agreement dated 17/11/2004 registered at Sub-Registrar Haveli No. V, Pune at Srl No. 10537/2004 and its supporting Power of Attorney dated 17/11/2004 registered at Sub-Registrar Haveli No. V, Pune at Srl No. 10538/2004, needs to be provided for my perusal.

Accordingly, upon perusal of the **7/12 extract for the years 2001/2002 to 2010/2011**, of the land bearing Survey No. 39/2/1,



Village Pimple Saudagar, it appears that the effect of the said **Mutation Entry No. 3616** was recorded thereon and thereby the area recorded against the name of the said Malati Shantaram Pethkar was reduced from 01 Hectare 99 Ares to being 00 Hectare 40 Ares and further that the name of the said Purchaser M/s. Jindal Mittal Associates represented through its Partner Mr. Naresh Ramchandra Mittal was recorded on the owner's column of **7/12 extract** for area admeasuring 01 Hectare 59 Ares.

26. Upon perusal of **Mutation Entry No. 3660** dated 22/12/2009, it appears that M/s. Jindal Mittal Associates had filed a civil suit bearing **Special Civil Suit No. 1344/2005** on 23/11/2005 against Madhav Shankar Purandare & others including against M/s. Kohinoor Promoters and had filed a **Notice of Lis Pendens** on 20/12/2005 with the office of the Sub-Registrar of Assurances Haveli No. XVI, Pune at **Serial No. 7812/2005** in respect of the land admeasuring 03 Hectare 18 Ares, carved out of the land bearing Survey No. 39/2/1, Village Pimple Saudagar.

Note: The details pertaining to the Special Civil Suit No. 1344/2005 are more particularly mentioned under the heading 'Litigation' under Clause mentioned hereinbelow.

Accordingly, upon perusal of the **7/12 extract for the years 2001/2002 to 2010/2011**, of the land bearing Survey No. 39/2/1, Village Pimple Saudagar, it appears that the effect of the said **Mutation Entry No. 3660** was recorded thereon and thereby the remark of Lis Pendens for the area admeasuring 03 Hectare 18 Ares was recorded in the other rights column thereof.

27. Upon perusal of **Mutation Entry No. 3668** dated 12/12/2010, it appears that the said Rangnath Shankar Purandare died on 27/04/2008 leaving behind his son Dr. Nachiket Rangnath Purandare and widow Shakuntala Rangnath Purandare, as his only legal heirs as per Entry No. 320 of the Heirship Register, in respect



of his share in the land bearing Survey No. 39/2/1, Village Pimple Saudagar.

Accordingly, upon perusal of the **7/12 extract for the years 2001/2002 to 2010/2011**, of the land bearing Survey No. 39/2/1, Village Pimple Saudagar, it appears that the effect of the said **Mutation Entry No. 3668** was recorded thereon and thereby the name of Late Rangnath Shankar Purandare was deleted from the other rights column of such 7/12 extract and in place thereof the name of his legal heirs Dr. Nachiket Rangnath Purandare & Shakuntala Rangnath Purandare, were recorded in the owner's column thereof.

28. Upon perusal of **Mutation Entry No. 3687** dated 12/03/2010, it appears that vide Sale Deed dated 03/03/2010 registered at the Sub-Registrar of Assurances Haveli No. XVI, District Pune at Serial No. 2000/2010, the said Dr. Nachiket Rangnath Purandare & Shakuntala Rangnath Purandare (both acting for self and as the legal heirs of Late Rangnath Shankar Purandare) (as the Vendor therein) sold, transferred and conveyed the land admeasuring area 3975 sq. mtrs (*i.e. 0.00 Hectare 39.75 Ares*) being their entitlement in the land bearing Survey No. 39/2/1, Village Pimple Saudagar to M/s. Jindal Mittal Associates represented through its Partner Mr. Naresh Ramchandra Mittal (as the Purchaser therein), for the consideration of Rs. 23,85,000/-.

Note: A copy of the Sale Deed dated 03/03/2010 registered at the Sub-Registrar of Assurances Haveli No. XVI, District Pune at Serial No. 2000/2010, alongwith the copy of its preceding Development Agreement dated 08/11/2004 registered at Sub-Registrar Haveli No. V, Pune at Srl No. 10414/2004 & its supporting Irrevocable Power of Attorney dated 08/11/2004 registered at Sub-Registrar Haveli No. V, Pune at Srl No. 10415/2004 needs to be provided for my perusal.



Accordingly, upon perusal of the **7/12 extract for the years 2001/2002 to 2010/2011**, of the land bearing Survey No. 39/2/1, Village Pimple Saudagar, it appears that the effect of the said **Mutation Entry No. 3687** was recorded thereon and thereby the area recorded against the name of the said Dr. Nachiket Rangnath Purandare & Shakuntala Rangnath Purandare was deleted from the owners column of such 7/12 extract and in place thereof the name of the said Purchaser M/s. Jindal Mittal Associates represented through its Partner Mr. Naresh Ramchandra Mittal was recorded in the owner's column of such 7/12 extract for the area admeasuring 3975 sq. mtrs (i.e. 00 Hectare 39.75 Ares).

In this manner vide Mutation Entry No. 3616 and Mutation Entry No. 3687, the name of M/s. Jindal Mittal Associates represented through its Partner Mr. Naresh Ramchandra Mittal was recorded in the owner's column of the 7/12 extract, for 01 Hectare 59 Ares and 3975 sq. mtrs (i.e. for a collective area admeasuring 01 Hectare 98.75 Ares) which had been purchased by them.

29. **Mutation Entry No. 4053** has not been provided to me for my perusal.
30. The 7/12 extract for the years 2013/2014 to 2015/2016, of the land bearing Survey No. 39/2/1, Village Pimple Saudagar, reflects no change in the earlier position.
31. Upon perusal of **Mutation Entry No. 4413**, it appears that rectification in the computerized records of the various lands at Village Pimple Saudagar were carried out by the revenue authorities and thereby inter-alia, in respect of the land bearing Survey No. 39/2/1, Village Pimple Saudgar the Mutation Entry Nos. 206 & 333 were recorded in the computerized records and Mutation Entry No. 818 was deleted from the computerized records.

Accordingly, upon perusal of the 7/12 extract for the years 2018/2019 to 2020/2021, of the land bearing Survey No. 39/2/1,



Village Pimple Saudagar, it appears that the effect of the said Mutation Entry No. 4413 was recorded thereon.

32. Upon perusal of **Mutation Entry Nos. 4416 and 4571**, it appears that certain minor rectifications in the computerized records of the various lands at Village Pimple Saudagar were carried out by the revenue authorities and thereby inter-alia, in respect of the land bearing Survey No. 39/2/1, Village Pimple Saudgar. Accordingly, upon perusal of the **7/12 extract for the years 2018/2019 to 2020/2021**, of the land bearing Survey No. 39/2/1, Village Pimple Saudagar, it appears that the effect of the said Mutation Entry Nos. 4416 & 4571 was recorded thereon.

(II) Survey No. 42/2, Village Pimple Saudagar, Taluka Haveli, District Pune:

Mutation Entries -

1. Upon perusal of the **7/12 extract for the years 1947/1948 to 1949/1950** of the land originally bearing Survey No. 42, Village Pimple Saudagar, it appears that the total area thereof admeasured 14 Acre 27 Guntha (comprising of cultivable area admeasuring 14 Acre 19 Guntha and potkharaba area admeasuring 00 Acre 08 Guntha) and that the name of Sadashiv Moreshwar Purandhare had been recorded in the owners column thereof. Further, the Village Form No. 7-A thereof, reflects the recording of the name of Shripathi Soma Kate as the 'Khand' of such land.

Note: The 7/12 extract for the years 1930 to 1946 of the land originally bearing Survey No. 42, Village Pimple Saudagar, needs to be provided for my perusal.

2. Upon perusal of **Mutation Entry No. 660** dated 28/12/1944, it appears that in furtherance of the Order dated 23/12/1943 by the Hon'ble Mamlatdar Haveli, the name of Sadashiv Moreshwar



Purandhare had been recorded as the owner in respect of the land originally bearing Survey No. 42, Village Pimple Saudagar.

Accordingly, upon perusal of the **7/12 extract for the years 1947/1948 to 1949/1950** of the land originally bearing Survey No. 42, Village Pimple Saudagar, it appears that the effect of the said Mutation Entry No. 660 was recorded thereon and thereby the name of the said Sadashiv Moreshwar Purandhare had been recorded in the owners column thereof.

3. Upon perusal of **Mutation Entry No. 762** dated 23/04/1949, it appears that Shripati Soma Kate was declared as the 'Protected Tenant' of the land bearing Survey No. 42, Village Pimple Saudagar.

Accordingly, upon perusal of **7/12 extract for the years 1947/1948 to 1949/1950** of the land originally bearing Survey No. 42, Village Pimple Saudagar, it appears that the effect of the said Mutation Entry No. 762 was recorded thereon and thereby the name of Shripati Soma Kate alongwith the remark of 'Protected Tenant' was recorded in the other rights column thereof.

4. Upon perusal of **Mutation Entry No. 818** dated 08/01/1953, it appears that certain portions out of certain lands at Village Pimple Saudagar (including the land originally bearing Survey No. 42) was acquired for the purpose of the Aundh Military Hospital. Thereby, it appears that the land originally bearing Survey No. 42 was divided into two parts viz Survey No. 42/1 and Survey No. 42/2 and separate 7/12 extracts came into existence for each of such parts .

Accordingly, upon perusal of the **7/12 extract for the years 1964/1965 to 1975/1976** of the land bearing Survey No. 42/2, Village Pimple Saudagar, it appears that the effect of the said Mutation Entry No. 818 was recorded thereon and thereby the land bearing Survey No. 42/2 recorded in the ownership of Sadashiv Moreshwar Purandare admeasured 05 Acre 27 Guntha (inclusive of potkharab admeasuring 00 Acre 08 Guntha). This leads to an



inference that the land bearing Survey No. 42/1 recorded in the ownership of the Aundh Military Hospital admeasured 09 Acre 00 Guntha. Further, the Village Form No. 7-A of the land bearing Survey No. 42/2, reflects the continuation of recording of the name of Shripati Soma Kate therein.

Note: The 7/12 extract for the years 1950 to 1963 of such land has not been provided for my perusal; the same needs to be so provided.

5. Upon perusal of **Mutation Entry No. 873** dated 17/05/1954, it appears that the caste based 'Inam' were abolished and the properties were made freehold. Thereby, the remark of 'Inam' recorded in the other rights column of such lands was also deleted. The effect of such Mutation Entry No. 873 has been recorded on the **7/12 extract for the years 1964/1965 to 1975/1976**, for the years of the land bearing Survey No. 42/2, Village Pimple Saudagar.
6. Upon perusal of **Mutation Entry No. 1377** dated 31/02/1969, it appears that the provisions of the Standards of Weights and Measurements Act 1958 and the Indian Coinage Act, 1955 were implemented in the revenue records of the various lands at Village Pimple Saudagar and thereby upon implementation of the decimal system, the area measurements of such lands were converted from the old system of Acre-Guntha system to the new system of Hectare-Are-Point and further even the revenue assessments of such lands were converted from the old system of Rupees-Aana-Pai to the new system of Rupees-Naye Paise.

Accordingly, upon perusal of **7/12 extract for the years 1964/1965 to 1975/1976** of the land bearing Survey No. 42/2, Village Pimple Saudagar it appears that the effect of the said Mutation Entry No. 1377 was recorded thereon and thereby the land bearing Survey No. 42/2 hitherto totally admeasuring 05 Acre 27 Guntha (including potkharab admeasuring 00 Acre 08 Guntha) was



changed to totally admeasure 02 Hectare 30 Ares (including potkharab admeasuring 00 Hectare 08 Ares); further the revenue assessment of such land was also changed from 08 Rupees 06 Aane to being 08 Rupees 38 Paise.

7. Upon perusal of **Mutation Entry No. 1411** dated 20/01/1971, it appears that the Hon'ble Additional Mamlatdar had initiated proceedings under Section 32-P of the erstwhile Bombay Tenancy and Agricultural Lands Act, 1948 in respect of the land bearing Survey No. 42/2, Village Pimple Saudagar. During the pendency of such proceedings, it was recorded that the Tenant had handed over the possession of such land to the Landlord earlier and accordingly the Landlord was in actual cultivation of such land since the year 1969/1970. Thereby on account of the Order dated 12/07/1969 of the Hon'ble Additional Mamlatdar *inter-alia* the name of the Tenant was deleted from the other rights column of the 7/12 extract of such land.

Accordingly, upon perusal of **7/12 extract for the years 1964/1965 to 1975/1976** of the land bearing Survey No. 42/2, Village Pimple Saudagar it appears that the effect of the said Mutation Entry No. 1411 was recorded thereon and thereby the name of the Protected Tenant Shripati Soma Kate was deleted from the other rights column of the 7/12 extract of such land.

8. Upon perusal of **7/12 extract for the years 1979/1980 to 1989/1990** of the land bearing Survey No. 42/2, Village Pimple Saudagar it appears that the position of ownership of the said Sadashiv Moreshwar Purandare continued unchanged during such time.
9. Upon perusal of **Mutation Entry No. 2049** dated 04/06/1996, it appears that the said Sadashiv Moreshwar Purandare died intestate on 12/02/1993 leaving behind him, his three sons (i) Arun Sadashiv Purandare, (ii) Anil Sadashiv Purandare,(iii) Prakash Sadashiv



Purandare and his two daughters (iv) Anjali Manohar Deshpande, (v) Anjali Suhas Palanitkar and his widow Malatibai Sadashiv Purandare, as his only legal heirs as per Entry No. 107 of the Heirship Register, in respect of the land bearing Survey No. 42/2, Village Pimple Saudgar.

Accordingly, upon perusal of **7/12 extract for the years 1990/1991 to 2000/2001** of the land bearing Survey No. 42/2, Village Pimple Saudagar it appears that the effect of the said Mutation Entry No. 2049 was recorded thereon and thereby the name of Late Sadashiv Moreshwar Purandare was deleted from the owners column of such 7/12 extract and in place thereof the names of his six legal heirs (i) Arun Sadashiv Purandare, (ii) Anil Sadashiv Purandare, (iii) Prakash Sadashiv Purandare, (iv) Anjali Manohar Deshpande, (v) Anjali Suhas Palanitkar and (vi) Malatibai Sadashiv Purandare came to be recorded in the owners column thereof. Further, the Village Form 12 of such 7/12 extract reflects a remark dated 10/05/2001 by the Village Talathi that the Hon'ble Tehsildar Haveli had passed an Order bearing No. 08/97 dated 04/05/2000 whereby it was mentioned that the owners were cultivating such land themselves.

10. It appears from the contents of the registered documents mentioned hereinbelow, that, vide the Order dated 30/08/2004 passed by the Hon'ble Judge City Civil Court, Mumbai in the Special Civil Suit No. 4862/2003 having the cause title of 'Malatibai Sadashiv Purandare & others versus Prakash Sadashiv Purandare & another' that Prakash Sadashiv Purandare had not been heard of since the year 1973-1976 was not alive.

Note: Such order and the case papers of the case mentioned above, needs to be provided for my perusal.

11. Upon perusal of the **Development Agreement dated 06/11/2004** and registered with the office of the Sub-Registrar of Assurances



Haveli No. V, District Pune at **Serial No. 10341/2004**, it appears that (i) Arun Sadashiv Purandare (as Karta & Manager of his HUF), (ii) Anjali Suhas Palanitkar through her Constituted Attorney Arun Sadashiv Purandare, (iii) Anil Sadashiv Purandare (as Karta & Manager of his HUF), (iv) Anjali Manohar Deshpande, (v) Malatibai Sadashiv Purandare, as the Grantors therein, granted the development rights of the land totally admeasuring **02 Hectare 30 Ares** bearing Survey No. 42/2, Village Pimple Saudagar in favour of M/s. Kohinoor Promoters represented through its Partners (i) Mr. Vinit Krishnakumar Goyal, (ii) Mr. Krishnakumar Kishorilal Goyal, (iii) Mr. Sohanlal Shankarlal Vishnoi, (iv) Mr. Narendrakumar Shankarlal Vishnoi, as the Developers therein, at or for the consideration and on the terms and conditions more particularly mentioned thereon. Further, in support of such Development Agreement dated 06/11/2004, the said Land Owners had also appointed the said Developers as their duly constituted Attorney in respect of such land, vide the **General Power of Attorney dated dated 06/11/2004** and registered with the office of the Sub-Registrar of Assurances **Haveli No. V**, District Pune at **Serial No. 10342/2004**. Subsequently, vide **Deed of Confirmation dated 23/12/2004** and registered on 23/12/2004 with the office of the Sub-Registrar of Assurances **Haveli No. V**, District Pune at **Serial No. 11490/2004**, the said Anjali Suhas Palatnikar alongwith Sandeep Arun Purandare, Neelesh Arun Purandare, Rahul Anil Purandare, confirmed the validity and bindingness of the afore-stated Development Agreement dated 06/11/2004 registered with Haveli No. V at Srl No. 10341/2004, in favour of M/s. Kohinoor Promoters represented through its Partners (i) Mr. Vinit Krishnakumar Goyal, (ii) Mr. Krishnakumar Kishorilal Goyal, (iii) Mr. Sohanlal Shankarlal Vishnoi, (iv) Mr. Narendrakumar Shankarlal Vishnoi.



12. Upon perusal of the **Sale Deed dated 26/03/2008** and registered on 27/03/2008 with the office of the Sub-Registrar of Assurances **Haveli No. XVII**, District Pune at Serial No. **3139/2008**, it appears that (i) Arun Sadashiv Purandare (as Karta & Manager of his HUF), (ii) Anjali Suhas Palanitkar through her Constituted Attorney Arun Sadashiv Purandare, (iii) Anil Sadashiv Purandare (as Karta & Manager of his HUF), (iv) Anjali Manohar Deshpande, (v) Malatibai Sadashiv Purandare, all through their Constituted Attorney M/s. Kohinoor Promoters represented through its Partners (i) Mr. Krishnakumar Kishorilal Goyal & (ii) Mr. Sohanlal Shankarlal Vishnoi (as the Vendors therein) sold, transferred and conveyed the land totally admeasuring 02 Hectare 30 Ares bearing Survey No. 42/2, Village Pimple Saudagar in favour of M/s. Kohinoor Promoters represented through its Partners (i) Mr. Vinit Krishnakumar Goyal, (ii) Mr. Krishnakumar Kishorilal Goyal, (iii) Mr. Sohanlal Shankarlal Vishnoi, (iv) Mr. Narendrakumar Shankarlal Vishnoi, (as the Purchasers therein) at or for the consideration and on the terms and conditions more particularly mentioned thereon. As per Clause No. 6 of such Sale Deed, the possession of such land had been delivered by the Vendors to the Purchaser.

13. Upon perusal of **Mutation Entry No. 3429** dated 23/06/2008, it appears that the sale transaction of the Sale Deed No. 3139/2008, has been mentioned therein.

Accordingly, upon perusal of **7/12 extract for the years 2001/2002 to 2011/2012** of the land bearing Survey No. 42/2, Village Pimple Saudagar it appears that the effect of the said Mutation Entry No. 3429 was recorded thereon and thereby the names of (i) Arun Sadashiv Purandare, (ii) Anil Sadashiv Purandare, (iii) Prakash Sadashiv Purandare, (iv) Anjali Manohar Deshpande, (v) Anjali Suhas Palanitkar and (vi) Malatibai Sadashiv Purandare came to be deleted from the owners column of such 7/12



extract and in place thereof the name of the Purchaser M/s. Kohinoor Promoters represented through its Partners (i) Mr. Vinit Krishnakumar Goyal, (ii) Mr. Krishnakumar Kishorilal Goyal, (iii) Mr. Sohanlal Shankarlal Vishnoi, (iv) Mr. Narendrakumar Shankarlal Vishnoi, was recorded in the owners column thereon.

14. In this manner, the said M/s. Kohinoor Promoters represented through its Partners (i) Mr. Vinit Krishnakumar Goyal, (ii) Mr. Krishnakumar Kishorilal Goyal, (iii) Mr. Sohanlal Shankarlal Vishnoi, (iv) Mr. Narendrakumar Shankarlal Vishnoi, became the owner of the land totally admeasuring 02 Hectare 30 Ares bearing Survey No. 42/2, Village Pimple Saudagar and its name was recorded in the owners column of the 7/12 extract vide Mutation Entry No. 3429.
15. Upon perusal of **Mutation Entry No. 3659** dated 22/12/2009, it appears that M/s. Jindal Mittal Associates had filed a civil suit bearing **Special Civil Suit No. 1574/2005** on 23/11/2005 against run Sadashiv Purandare & others including M/s. Kohinoor Promoters and had thereby filed a **Notice of Lis Pendens** on 20/12/2005 with the office of the Sub-Registrar of Assurances Haveli No. XVI, Pune at **Serial No. 8708/2005** in respect of land admeasuring 02 Hectare 30 Ares bearing Survey No. 42/2/Village Pimple Saudagar.

Note: The details pertaining to the Special Civil Suit No. 1574/2005 are more particularly mentioned under the heading 'Litigation' under Clause mentioned hereinbelow.

Accordingly, upon perusal of the **7/12 extract for the years 2001/2002 to 2011/2012** of the land bearing Survey No. 42/2, Village Pimple Saudagar, it appears that the effect of the said **Mutation Entry No. 3659** was recorded thereon and thereby the remark of 'Lis Pendens' for the entire area admeasuring 02 Hectare 30 Ares was recorded in the other rights column thereof.

16. Upon perusal of **Mutation Entry No. 4413**, it appears that rectification in the computerized records of the various lands at Village



Pimple Saudagar were carried out by the revenue authorities and thereby inter-alia, in respect of the land bearing Survey No. 42/2, Village Pimple Saudgar.

Accordingly, upon perusal of the **7/12 extract for the years 2018/2019 to 2020/2021**, of the land bearing Survey No. 42/2, Village Pimple Saudgar, it appears that the effect of the said Mutation Entry No. 4413 was recorded thereon.

17. Upon perusal of **Mutation Entry No. 4571**, it appears that certain minor rectifications in the computerized records of the various lands at Village Pimple Saudgar were carried out by the revenue authorities and thereby inter-alia, in respect of the land bearing Survey No. 42/2, Village Pimple Saudgar. Accordingly, upon perusal of the **7/12 extract for the years 2018/2019 to 2020/2021**, of the land bearing Survey No. 42/2, Village Pimple Saudgar, it appears that the effect of the said Mutation Entry No. 4571 was recorded thereon.

18. From the 7/12 Extract of the land bearing Survey No 39/2/1, Village- Pimple Saudgar for the year 2021 to 2025, it appears that, late Malati Shantaram Pethkar was expired on 04/02/2010. Before her death late Malati Shantaram Pethkar executed her last registered will dated 14/07/2008 and bequeathed her undivided share i.e. 00 Hectare 40 Aar from the Survey No. 39/2/1 to her son viz. Ravindra Shantaram Pethkar. Accordingly, the name of **Ravindra Shantaram Petkar** is duly mutated in the revenue records of the **land bearing Survey No. 39/2/1** vide **Mutation entry No. 4957** as the owner of are **admeasuring 00 Hectare 40 Are**.

19. Thereafter it is informed to me by my client that the said Partnership firm namely M/s. Kohinoor Promoters reconstituted from time to time and after following due procedure of law existing partners of the said firm namely (i) Mr. Vinit Krishnakumar Goyal, (ii) Mr. Krishnakumar Kishorilal Goyal, (iii) Mr. Sohanlal Shankarlal



Vishnoi, (iv) Mr. Narendrakumar Shankarlal Vishnoi were retired from the said Partnership Firm and Mr. Vinod Premchand Chandwani, Mr. Vijay Pandurang Jagtap and Mr. Shrichand S. Aswani were admitted into the said Partnership firm. In the same manner Mr. Vinod Premchand Chandwani, Mr. Vijay Pandurang Jagtap and Mr. Shrichand S. Aswani remained sole owner in the said Partnership firm namely M/s. Kohinoor Promoters.

20. Initially the Property at Survey No. 39/2/1 & Survey No. 42/2, at Village Pimple Saudagar owned by M/s. Kohinoor Promoters as mentioned above was to be developed in the name of M/s. Kohinoor Promoters. However, the Partners of the said Partnership Firm desired to develop the afore-stated Property owned by the firm separate/independent from each other and therefore the Partners of M/s. Kohinoor Promoters after lengthy negotiations between themselves decided to divide the Property owned by the firm amongst themselves in the ratio of their capital holding in the said Partnership Firm. ***A map showing the mutually agreed bifurcation of the land areas of the Property at Survey No. 39/2/1(Part) & 42/2 (Part), Village- Pimple Saudagar have been attached to the respective title documents*** and I have relied upon the same as being true and correct and accordingly in furtherance the same following transactions regarding the Property at Survey No. 39/2/1(Part) & 42/2 (Part), Village Pimple Saudagar came into existence –



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Sr. No	Document Type	Survey Number	Area	Parties	Registration Details	Ownership	Mutation Entry
1	Sale deed	39/2/1	00 H 40 R	Ravindra Shantaram Pethkar in favour of M/s. Kohinoor Promoters	Dated 21/06/2024 Serial No. 13464/2024 HVL 16	M/s. Kohinoor Promoters	5201
2	Power of Attorney				Dated 21/06/2024 Serial No. 13471/2024 HVL 16		
3	Supplementary Deed				Dated 06/08/2024 Serial No. 17210/2024 HVL 16		
4	Sale Deed	39/2/1	01 H 98.75 R	Jindal Mittal Associates in favour of M/s. Aswani Realty Nexus LLP	Dated 17/01/2025 Serial No. 1666/2025 HVL 19	M/s. Aswani Realty Nexus LLP	5237
5	Sale Deed	39/2/1	00 Hectare 4.3635 R	M/s. Aswani Realty Nexus LLP in favour of M/s. Kohinoor Promoters	Dated 12/03/2025 Serial No. 6151/2025 HVL 19	M/s. Kohinoor Promoters	5254
6	Power of Attorney				Dated 12/03/2025 Serial No. 6152/2025 HVL 19		
7	Sale Deed	39/2/1	00 Hectare 65.03 R	M/s. Kohinoor Promoters in favour of M/s. Gobind Builders and Developers	Dated 12/03/2025 Serial No. 6153/2025 HVL 19	M/s. Gobind Builders and Developers	5240
8	Power of Attorney				Dated 12/03/2025 Serial No. 6154/2025 HVL 19		
9	Sale Deed	39/2/1 & 42/2	00 H 33.1835 R + 02 H 4.40 R	M/s. Kohinoor Promoters and M/s. G.K Wonders	Dated 12/03/2025 Serial No. 6155/2025 HVL 19	M/s. G.K Wonders	5239
10	Power of Attorney				Dated 12/03/2025 Serial No. 6156/2025 HVL 19		



DEEPALI HULE
Advocate

2. PLAN SANCTION - Thereafter M/s. Kohinoor Promoters for the area out of afore-stated Survey No. 39/2/1 (Part) & Survey No. 42/2 (Part), was subdivided into various plots and thereby M/s. Kohinoor Promoters applied for sanction of sub-division layout of such property to the P.C.M.C. and accordingly the P.C.M.C. has issued the sub-division layout Plan sanction bearing No. BP/Layout/Pimple Saudagar/16/2025 dated 30/05/2025. As per said the sub-division layout Plan, it was decided by the Partners of the said Partnership firm M/s. Kohinoor Promoters that upon sub-division, the Plot No. 2 herein which forms the 'said land' would be developed by the M/s. G.K Wonders.

Thereafter the M/s. G.K Wonders herein obtained the proposed Development Permission (IOD) with respect to the Plot No.2 and obtained sanction to the IOD thereof from P.C.M.C. vide IOD Sanction Plan bearing No. BP/EC/Pimple Saudagar/03/2025 dated 26/06/2025.

3. LITIGATIONS -

Sr. No	Case No	Court Name	Parties	Status
1	S.C.S 1344/2005	Civil Judge Senior Division Pune	Jindal Mittal Associates V/s Madhav Shankar Purandare & Others	CASE IS DISPOSED ON 17/01/2025
2	S.C.S 1574/2005	Civil Judge Senior Division Pune	Jindal Mittal Associates V/s Arun Purandare & Others	CASE IS DISPOSED ON 17/01/2025
3	S.C.S 667/2019	Civil Judge Senior Division Pune	Rangubai Kate V/s Kohinoor Promoters	CASE IS DISPOSED ON 18/06/2025
4	S.C.S 13/2020	Civil Judge Senior Division Pune	Balasaheb Kate V/s Kohinoor Promoters	CASE IS DISPOSED ON 18/06/2025



5	M.C.A 129/2020	District Judge, Pune	Shrichand Aswani V/s Balasaheb Kate	APPEAL IS DISMISSED ON 24/06/2025
6	M.C.A 155/2020	District Judge, Pune	Kohinoor Promoters V/s Balasaheb Kate	I have been informed by the client that this case shall be withdrawn soon. I have relied upon such information as being true and correct.

I have been informed by the Client that, in the above-mentioned Civil suits, the parties have filed consent terms and all the above suits are settled and withdrawn mutually and amicably amongst the parties. The Judgment recording the withdrawal of the aforesaid cases and extinguishment of the aforesaid cases taken place as mentioned in above table. Thereby, there shall be no impediment of said litigations on the title of the said land. Further, the remark of Lis Pendency appearing in the other rights column of the Survey No. 39/2/1, Village Pimple Saudagar shall be rendered of no effect.

4. APPLICABILITY OF THE URBAN LAND (CEILING AND REGULATION) ACT, 1976:

I have been informed by the Client that the said Land was never the subject matter of any adverse order passed under the now repealed Urban Land (Ceiling & Regulation) Act, 1976. I have relied upon such information. My enquiries with the concerned office did not result in any adverse findings.

5. ZONE OF THE SAID LANDS:

(i) Upon perusal of the Zone Certificate dated 21/06/2013 bearing No. NaRaVi/ZoDa/KaVi/1/505/2013, of Survey No. 39, Village



Pimple Saudagar, it appears that the same is situated in the Residential Zone and is affected by 018.0 mtr road.

(ii) Upon perusal of the Zone Certificate dated 21/06/2013 bearing No. NaRaVi/ZoDa/KaVi/1/505/2013, of Survey No. 42, Village Pimple Saudagar, it appears that the same is situated in the Residential Zone.

6. OTHER REGISTERED DOCUMENTS:-

From the documents provided to me, it appears that with passage of time, the descendants of/family members of, the erstwhile Protected Tenant Shripati Soma Kate (for the sake of brevity & convenience referred to as "**Kate family**") had raised disputes/litigations regarding the said Land/part thereof claiming ownership &/or possession of the said Land/part areas thereof. Further, in the aftermath of the erstwhile Land Owners (for the sake of brevity & convenience referred to as "**Purandare family**") executing certain unregistered Memorandum of Understanding in favour of M/s. Jindal Mittal Associates and then executing registered documents in favour of M/s. Kohinoor Promoters; resultantly the said M/s. Jindal Mittal Associates also raised disputes/litigations regarding the said Land/part thereof. From the entries mentioned in the Index-II Search Reports and from the papers of the court cases provided for my perusal, I have reproduced hereinbelow the below-mentioned registered documents pertaining to the Kate family and M/s. Jindal Mittal Associates.

(i) Supplementary Agreement (with Possession) dated 23/11/2004 registered on 30/11/2004 with the office of the Sub-Registrar of Assurances Haveli No. V, District Pune at **Serial No. 10876/2004** and executed by Late Jaywant Shripati Kate represented through his legal heirs (i) Janabai Jaywant Kate, (ii) Chandrakant Jaywant Kate (HUF Manager), (iii) Suresh Jaywant Kate (HUF Manager), (iv) Rajendra



Jaywant Kate (HUF Manager), (v) Santosh Jaywant Kate (HUF Manager), (vi) Manda Dilip Khandve as the Party of the First Part therein in favour of M/s. Kohinoor Promoters represented through its Partners (i) Mr. Vinit Krishnakumar Goyal, (ii) Mr. Krishnakumar Kishorilal Goyal, (iii) Mr. Sohanlal Shankarlal Vishnoi, (iv) Mr. Narendrakumar Shankarlal Vishnoi, as the Party of the Second Part therein, in respect of (i) the land admeasuring 01 Hectare 19.25 Ares carved out of the land totally admeasuring 05 Hectare 17 Ares bearing Survey No. 39/2/1, Village Pimple Saudagar & (ii) the land totally admeasuring 02 Hectare 30 Ares bearing Survey No. 42/2, Village Pimple Saudagar.

(ii) Agreement (with Possession) dated 28/03/2005 registered on 31/03/2005 with the office of the Sub-Registrar of Assurances Haveli No. V, District Pune at **Serial No. 2478/2005** and executed by Dnyaneshwar Bhagwant Kate (HUF Manager) as the Party of the First Part therein in favour of M/s. Kohinoor Promoters represented through its Partners (i) Mr. Vinit Krishnakumar Goyal, (ii) Mr. Krishnakumar Kishorilal Goyal, (iii) Mr. Sohanlal Shankarlal Vishnoi, (iv) Mr. Narendrakumar Shankarlal Vishnoi, as the Party of the Second Part therein, in respect of (i) the land totally admeasuring 05 Hectare 17 Ares bearing Survey No. 39/2/1, Village Pimple Saudagar & (ii) the land totally admeasuring 02 Hectare 30 Ares bearing Survey No. 42/2, Village Pimple Saudagar.

(iii) Agreement (with Possession) dated 24/03/2005 registered on 31/03/2005 with the office of the Sub-Registrar of Assurances Haveli No. V, District Pune at **Serial No. 2480/2005** and executed by Haribhau Shripati Kate (HUF Manager) as the Party of the First Part therein in favour of M/s. Kohinoor Promoters represented through its Partners (i) Mr. Vinit Krishnakumar Goyal, (ii) Mr. Krishnakumar Kishorilal Goyal,



(iii) Mr. Sohanlal Shankarlal Vishnoi, (iv) Mr. Narendrakumar Shankarlal Vishnoi, as the Party of the Second Part therein, in respect of (i) the land totally admeasuring 05 Hectare 17 Ares bearing Survey No. 39/2/1, Village Pimple Saudagar & (ii) the land totally admeasuring 02 Hectare 30 Ares bearing Survey No. 42/2, Village Pimple Saudagar.

(iv) Deed of Declaration dated 14/08/2006 registered with the office of the Sub-Registrar of Assurances Haveli No. XX, District Pune at **Serial No. 5972/2006** and executed by M/s. Jindal Mittal Associates represented through its Partner Naresh Ramchandra Mittal and executed in respect of the land totally admeasuring 02 Hectare 30 Ares bearing Survey No. 42/2, Village Pimple Saudagar.

(v) Deed of Declaration dated 14/08/2006 registered with the office of the Sub-Registrar of Assurances Haveli No. XX, District Pune at **Serial No. 5973/2006** and executed by M/s. Jindal Mittal Associates represented through its Partner Naresh Ramchandra Mittal and executed in respect of the land admeasuring 03 Hectare 18 Ares carved out of the land totally admeasuring 05 Hectare 17 Ares bearing Survey No. 39/2/1, Village Pimple Saudagar.

7. INDEX-II REGISTER SEARCH:

I had instructed Adv. Jaya B. Narawade to conduct a 30 years (from the period 01.01.1994 to 17.07.2025) Index-II search of the said Land. After conducting the search in the offices of the concerned Sub-Registrar of Assurances, she has issued:

(i) the original Index-II Search Report dated 21/06/2021, for search carried out of the Index II registers for a period of 30 years in respect of the S.No. 39/2/1, conducted by Search Receipt/Challan/Pavti No.MH002431766202122P dated



18/06/2021 and Search Receipt/ Challan/Pavti
No. 1112055386 dated 19/06/2021.

(ii) the original Index-II Search Report dated 21/06/2021, for search carried out of the Index II registers for a period of 30 years in respect of the S.No. 42/2, conducted by Search Receipt/ Challan/Pavti No.MH00243222202122P dated 19/06/2021 and Search Receipt/ Challan/Pavti No. 1112055387 dated 19/06/2021.

(iii) the original Index-II Search Report dated 11/06/2025, for search carried out of the Index II registers for a period of 5 years in respect of the land bearing Survey No. 39/2/1, Village- Pimple Saudagar conducted by Search Receipt/Challan/Pavti No. MH003559861202526P.

(iv) the original Index-II Search Report dated 11/06/2025, for search carried out of the Index II registers for a period of 5 years in respect of the land bearing Survey No. 42/2, Village- Pimple Saudagar conducted by Search Receipt/Challan/Pavti No. MH003560954202526P.

(v) the original Index-II Search Report dated 17/07/2025, for search carried out of the Index II registers for a period of 1 years in respect of the land bearing Survey No. 39/2/1, Village- Pimple Saudagar conducted by Search Receipt/Challan/Pavti No. MH005614677202526P

(vi) the original Index-II Search Report dated 17/07/2025, for search carried out of the Index II registers for a period of 1 years in respect of the land bearing Survey No. 42/2, Village- Pimple Saudagar conducted by Search Receipt/Challan/Pavti No. MH005615833202526P

Hence any further records beyond this date would not be reflected in this Title Opinion. I have relied upon the said Search Reports for the entries of the registered documents. All the entries which she



came across have been mentioned in her Search Reports. I have annexed the original Search Reports and the original receipts/challan/pavti herewith as a part and parcel of this Title Opinion.

- 8. Any other relevant Title : No**
- 9. Litigations if any:** No pending Litigations on the said land except whatever stated herein above.
- 10. CONCLUSION:**

On the basis of the documents provided to me, which are more particularly mentioned hereinabove and subject to all whatsoever stated hereinabove including complete withdrawal of all the civil litigations between the parties as mentioned above and withdrawal of the Notice of Lis Pendens, I hereby opine that:-

- A. M/s. G.K Wonders has clear and marketable rights, title and interest and vacant and peaceful Possession in respect of the **land admeasuring 00 Hectare 33.1835 Ares** carved out of the land admeasuring 02 Hectare 78.25 Aar out of land totally admeasuring 05 Hectare 17 Ares (including potkharaba admeasuring 00 Hectare 04 Ares) bearing Survey No. 39/2/1 **AND** all that piece and parcel of **land admeasuring 02 Hectare 04.40 Ares** carved out of land totally admeasuring 02 Hectare 30 Aar (including potkharaba admeasuring 00 Hectare 08 Ares) bearing Survey No. 42/2 Thus the **land** collectively admeasuring **02 Hectare 37.5835 Ares** lying, being and situated at Village Pimple Saudagar, Taluka Haveli, District Pune, located within the limits of the Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of the Sub-Registrar of Assurances, District Pune,**
- B. M/s. G.K Wonders can deal with or develop or alienate/convey/transfer the said Land any which way it/he likes.**

Hence this Title Opinion.

Dated this 1st August 2025

Place: Pune

Adv. Deepali Hule