

Neelam Kumbhar

Advocate

Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044 Email: legalrealtyllp@gmail.com, Tel.: 09371991992

FORMAT- A (Circular No.: 28 / 2021 dated 08/03/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of land at Survey No. 46/2/1 admeasuring about 00H 32.0905R i.e. 3209.05 sq. meters + 00H 1.45R i.e. 145 sq. meters, Survey No. 47/3/1 admeasuring about 00H 49R i.e. 4900 sq. meters & Survey No. 47/1/2/1 admeasuring about 00H 31.3515R i.e. 3135.15 sq. meters + 00H 10.66R i.e. 1066 sq. meters +00H 1.21R i.e. 121 sq. meters, total land admeasuring about 01H 25.762R i.e. 12,576.20 sq. meters out of which **12511 sq meters is the project land**, Village Ravet, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune (hereinafter referred as the said land)

I have investigated the title of the said plot on the request of M/s. Urway Infra LLP and following documents: -

1. Description of the property:

All that piece and parcel of following land at Village Ravet, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation District Pune:

Survey No.	Total Land	Project Land
46/2/1	00H 61R i.e. 6100 sq. meters.	00H 32.0905R i.e. 3209.05 sq. meters 00H 1.45R i.e. 145 sq. meters
47/3/1	00H 49R i.e. 4900 sq. meters	
47/1/2/1	00H 51R i.e. 5100 sq. meters	00H 31.3515R i.e. 3135.15 sq. meters 00H 10.66R i.e. 1066 sq. meters 00H 1.21R i.e. 121 sq. meters
Total Area		Total land admeasuring about 01H 25.762R i.e. 12,576.20 sq. meters out of which 12511 sq meters is the project land

and which land is collectively bounded as follows:

On or towards East : By Property of Mr. Kisan/Suresh Namdev Bhondave
On or towards South : By Highway
On or towards West : By Property of Mr. Tukaram Bhondave
On or towards North : By Property of Mr. Palekar

(Hereinafter called and referred to as the '**said land**' for the sake of brevity and convenience)

2. Documents of Allotment of land:

Survey No. 46/2/1

2.1 Sale Deed dated 30.06.2010 which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 6025/2010 by Mrs. Bebi Suresh Bhanuse in favour of Mr. Sanjay Chandanmal Jain.

2.2 Sale Deed dated 19.11.2025 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13899/2025 by Mr. Sanjay Chandanmal Jain in favor of M/s. Urway Infra LLP.

2.3 Sale Deed dated 24.10.2011 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10754/2011 by Smt. Jijabai Mahadu Shelke and others in favour of Mr. Pandurang Tukaram Bhondave and others.

2.4 Sale Deed dated 29.11.2012 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10114/2012 by Mrs. Sarubai Eknath Bhondave and others in favour of Mr. Pandurang Tukaram Bhondave and others.

2.5 Sale Deed dated 19.01.2013, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 530/2013 by Smt. Hirabai Vasant Khaire and others in favour of Mr. Madhukar Govind Paigude.

2.6 Development Agreement dated 04.09.2025 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 11781/2025 by Mr. Madhukar Govind Paigude in favour of M/s. Urway Infra LLP.

2.7 Power of Attorney dated 04.09.2025, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 11782/2025 by Mr. Madhukar Govind Paigude in favour of M/s. Urway Infra LLP.

2.8 Development Agreement dated 22.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 11185/2024 by Mrs. Bebi Suresh Bhanuse in favour of M/s. Urway Infra LLP.

2.9 Power of Attorney dated 22.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 11186/2024 by Mrs. Bebi Suresh Bhanuse in favour of M/s. Urway Infra LLP.

2.10 Development Agreement dated 25.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 14353/2024 by Smt. Hirabai Vasant Khaire with consent of Mr. Rajendra Vasant Khaire and others in favour of M/s. Urway Infra LLP.

2.11 Power of Attorney dated 25.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 14354/2024 by Smt. Hirabai Vasant Khaire with consent of Mr. Rajendra Vasant Khaire and others in favour of M/s. Urway Infra LLP.

2.12 Development Agreement dated 11.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 15859/2024 by Smt. Subhadra Parshuram Chavan with consent of Mr. Hemant Parshuram Chavan and others in favour of M/s. Urway Infra LLP.

2.13 Power of Attorney dated 11.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 15860/2024 by Smt. Subhadra Parshuram Chavan and others in favour of M/s. Urway Infra LLP.

2.14 Development Agreement dated 22.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 16725/2024 by Smt. Meena Kisan Shelke in favour of M/s. Urway Infra LLP.

2.15 Power of Attorney dated 22.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 16726/2024 by Smt. Meena Kisan Shelke in favour of M/s. Urway Infra LLP.

2.16 Development Agreement dated 23.08.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 19451/2024 by Mr. Balu alias Balasaheb Sadashiv Shelke in favour of M/s. Urway Infra LLP.

2.17 Power of Attorney dated 23.08.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 19452/2024 by Mr. Balu alias Balasaheb Sadashiv Shelke in favour of M/s. Urway Infra LLP.

2.18 Development Agreement dated 03.10.2024, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 19882/2024 by Sukhwani Construction Company through Proprietor Mrs. Deepa Ghanshyam Sukhwani in favour of M/s. Urway Infra LLP.

2.19 Development Agreement dated 02.12.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 26982/2024 by Mr. Raju Govind Shelke and Others in favour of M/s. Urway Infra LLP.

2.20 Development Agreement dated 02.12.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 26983/2024 by Mrs. Shobha Baban Murkute and Others in favour of M/s. Urway Infra LLP.

2.21 Power of Attorney dated 02.12.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 26984/2024 by Mr. Raju Govind Shelke and Others in favour of M/s. Urway Infra LLP.

2.22 Power of Attorney dated 22.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 11183/2024 by Mr. Sanjay Chandanmal Jain and Mrs. Bebi Suresh Bhanuse in favour of Mr. Rohit Gangaram Aware.

2.23 Development Agreement dated 18.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13503/2024 by Mr. Sambhaji Sadashiv Shelke in favour of M/s. Urway Infra LLP.

2.24 Power of Attorney dated 18.06.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13504/2024 by Mr. Sambhaji Sadashiv Shelke and others in favour of M/s. Urway Infra LLP.

2.25 Development Agreement dated 20.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6490/2024 by Late Eknath Sadashiv Shelke through legal heirs Smt. Lilabai Eknath Shelke and others in favour of M/s. Urway Infra LLP.

2.26 Development Agreement dated 20.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6491/2024 by Late Eknath Sadashiv Shelke through legal heirs Mr. Vishal Eknath Shelke and others in favour of M/s. Urway Infra LLP.

2.27 Power of Attorney dated 20.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6492/2024 by Late Eknath Sadashiv Shelke through legal heirs Smt. Lilabai Eknath Shelke and others in favour of M/s. Urway Infra LLP.

2.28 Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10580/2024 by Mr. Kalidas Govind Shelke in favour of M/s. Urway Infra LLP.

2.29 Power of Attorney dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10581/2024 by Mr. Kalidas Govind Shelke and others in favour of M/s. Urway Infra LLP.

- 2.30 Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10587/2024 by Mr. Janardan Shankar Shelke in favour of M/s. Urway Infra LLP.
- 2.31 Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10579/2024 by Mr. Tanaji Shankar Shelke in favour of M/s. Urway Infra LLP.
- 2.32 Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10578/2024 by Smt. Gitabai Haribhau Shelke and others in favour of M/s. Urway Infra LLP.
- 2.33 Power of Attorney dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10588/2024 by Smt. Gitabai Haribhau Shelke and others in favour of M/s. Urway Infra LLP.
- 2.34 Death Certificate dated 10.12.2020 of late Janabai Shankar Shelke.
- 2.35 Death Certificate dated 14.03.2019 of late Tarabai Sadashiv Shelke.

Survey No. 47/3/1 admeasuring about 49R

- 2.36 Release Deed dated 13.10.2000, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 8714/2000 by Mrs. Sakhubai Maruti Kalokhe and others in favor of Mr. Khandu Namdev Bhondve and others.
- 2.37 Development Agreement dated 22.08.2007, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6949/2007 by Mr. Khandu Namdev Bhondve (HUF) and others in favor of M/s. Sukhwani Construction Company.
- 2.38 Power of Attorney dated 22.08.2007 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6950/2007 by Mr. Khandu Namdev Bhondve (HUF) and others in favor of M/s. Sukhwani Construction Company.
- 2.39 Release Deed dated 21.10.2008, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 11034/2008 by Smt. Thakubai Namdev Bhondve in favour of Mr. Khandu Namdev Bhondve and Mr. Dattatraya Namdev Bhondve.
- 2.40 Sale Deed dated 23.07.2013, which is duly registered in the office of Sub Registrar Haveli No. 25, at Serial No. 193/2013 by Mr. Khandu Namdev Bhondve (HUF) and others through their power of Attorney holder M/s. Sukhwani Construction Company in favor of M/s. Sukhwani Construction Company.
- 2.41 Development Agreement dated 03.10.2024, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 19882/2024 on 04.10.2024 by M/s. Sukhwani Construction Company in favor of M/s. Urway Infra LLP.
- 2.42 Power of Attorney dated 03.10.2024 which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 19885/2024 by M/s. Sukhwani Construction Company in favor of M/s. Urway Infra LLP.
- 2.43 Development Agreement dated 17.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10848/2024 by Mr. Dattatraya Namdev Bhondave and others in favor of M/s. Urway Infra LLP.
- 2.44 Power of Attorney dated 17.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10850/2024 by Mr. Dattatraya Namdev Bhondave and others in favor of M/s. Urway Infra LLP.

2.45 Development Agreement dated 17.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10849/2024 by Mr. Khandu Namdev Bhondve and others in favor of M/s. Urway Infra LLP.

2.46 Power of Attorney dated 17.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10850/2024 by Mr. Khandu Namdev Bhondve and others in favor of M/s. Urway Infra LLP.

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2.47 Release Deed dated 28.09.1998, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6988/1998 by Mrs. Gajrabai Bhau Kaduskar and others in favour of Mr. Tukaram Balwant Bhondave and others.

2.48 Partition Deed dated 15.10.1998, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 7410/1998 Between Mr. Vaman Kondiba Bhondave and others.

2.49 Sale Deed dated 24.10.2011 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10754/2011 by Smt. Jijabai Mahadu Shelke and others in favour of Mr. Pandurang Tukaram Bhondave and others.

2.50 Sale Deed dated 29.11.2012 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10114/2012 by Mrs. Sarubai Eknath Bhondave and others in favour of Mr. Pandurang Tukaram Bhondave and others.

2.51 Development Agreement dated 25.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 14353/2024 by Smt. Hirabai Vasant Khaire with consent of Mr. Rajendra Vasant Khaire and others in favour of M/s. Urway Infra LLP.

2.52 Power of Attorney dated 25.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 14354/2024 by Smt. Hirabai Vasant Khaire with consent of Mr. Rajendra Vasant Khaire and others in favour of M/s. Urway Infra LLP.

2.53 Development Agreement dated 11.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 15859/2024 by Smt. Subhadra Parshuram Chavan with consent of Mr. Hemant Parshuram Chavan and others in favour of M/s. Urway Infra LLP.

2.54 Power of Attorney dated 11.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 15860/2024 by Smt. Subhadra Parshuram Chavan with consent of Mr. Hemant Parshuram Chavan and others in favour of M/s. Urway Infra LLP.

2.55 Development Agreement dated 22.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 16725/2024 by Smt. Meena Kisan Shelke in favour of M/s. Urway Infra LLP.

2.56 Power of Attorney dated 22.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 16726/2024 by Smt. Meena Kisan Shelke in favour of M/s. Urway Infra LLP.

2.57 Power of Attorney dated 21.02.2025, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 4728/2025 by Mr. Bhau Haribhau Pandav and Mr. Mangesh Bhau Pandav in favour of M/s. Urway Infra LLP.

2.58 Development Agreement dated 18.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13503/2024 by Mr. Sambhaji Sadashiv Shelke in favour of M/s. Urway Infra LLP.

2.59 Power of Attorney dated 18.06.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13504/2024 by Mr. Sambhaji Sadashiv Shelke and others in favour of M/s. Urway Infra LLP.

2.60 Sale Deed dated 20.02.2024, which is duly registered in the office of Sub Registrar Haveli No.5, at Serial No. 3968/2024 by Mr. Shivaji Balwant Bhondave in favour of M/s. Urway Infra LLP.

2.61 Power of Attorney dated 20.02.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 3970/2024 by Mr. Shivaji Balwant Bhondave and others in favour of M/s. Urway Infra LLP.

2.62 Development Agreement dated 20.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6490/2024 by Late Eknath Sadashiv Shelke through legal heirs Smt. Lilabai Eknath Shelke and others in favour of M/s. Urway Infra LLP.

2.63 Development Agreement dated 20.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6491/2024 by Late Eknath Sadashiv Shelke through legal heirs Mr. Vishal Eknath Shelke and others in favour of M/s. Urway Infra LLP.

2.64 Power of Attorney dated 20.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6492/2024 by Late Eknath Sadashiv Shelke through legal heirs Smt. Lilabai Eknath Shelke and others in favour of M/s. Urway Infra LLP.

2.65 Development Agreement dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6737/2024 by Mr. Rajendra Tukaram Bhondave in favour of M/s. Urway Infra LLP.

2.66 Development Agreement dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6742/2024 by Mr. Ganesh Tukaram Bhondave in favour of M/s. Urway Infra LLP.

2.67 Development Agreement dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6739/2024 by Mr. Dattatray Ramchandra Bhondave in favour of M/s. Urway Infra LLP.

2.68 Development Agreement dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6738/2024 by Mr. Nitin Ramchandra Bhondave in favour of M/s. Urway Infra LLP.

2.69 Development Agreement dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6743/2024 by Mr. Rajendra Tukaram Bhondave in favour of M/s. Urway Infra LLP.

2.70 Power of Attorney dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6744/2024 by Mr. Rajendra Tukaram Bhondave and others in favour of M/s. Urway Infra LLP.

2.71 Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10580/2024 by Mr. Kalidas Govind Shelke in favour of M/s. Urway Infra LLP.

2.72 Power of Attorney dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10581/2024 by Mr. Kalidas Govind Shelke and others in favour of M/s. Urway Infra LLP.

2.73 Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10587/2024 by Mr. Janardan Shankar Shelke in favour of M/s. Urway Infra LLP.

2.74 Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10578/2024 by Smt. Gitabai Haribhau Shelke and others in favour of M/s. Urway Infra LLP.

2.75 Power of Attorney dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10588/2024 by Smt. Gitabai Haribhau Shelke and others in favour of M/s. Urway Infra LLP.

2.76 Confirmation Deed dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10589/2024 by Smt. Gitabai Haribhau Shelke and others in favour of M/s. Urway Infra LLP.

2.77 Confirmation Deed dated 25.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 14357/2024 by Smt. Hirabai Vasant Khaire and others in favour of M/s. Urway Infra LLP.

2.78 Confirmation Deed dated 23.08.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 19455/2024 by Mr. Balu alias Balasaheb Sadashiv Shelke and others in favour of M/s. Urway Infra LLP.

2.79 Confirmation Deed dated 18.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13505/2024 by Mr. Sambhaji Sadashiv Shelke and others in favour of M/s. Urway Infra LLP.

Common Documents

2.80 LLP Agreement dated 03.02.2024 between Mr. Avinash Pralahad Dighe and Mr. Rohit Gangaram Aware.

2.81 Commencement Certificate dated 29.03.2025, bearing No. BP/Ravet/70/2025 issued by Pimpri Chinchwad Municipal Corporation.

2.82 N. A. Order dated 21.04.2025, in case no. Jamin/NA/SR/156/2025 issued by Upper Tahsildar Pimpri Chinchwad Taluka Haveli.

2.83 Affidavit Dated 25.10.2025 issued by M/s. Urway Infra LLP.

3. Search report for 30 years from 1995 till 2025.

4. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that M/s. Urway Infra LLP has acquired development rights of part of the said land and has become absolute owner of the remaining part of the said land as described hereinbelow and the title of said land is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

Developer Name	Survey No.	Total Land	Project Land
M/s. Urway Infra LLP	46/2/1	00H 61R i.e. 6100 sq. meters.	00H 32.0905R i.e. 3209.05 sq. meters

(acquired Development rights)			
M/s. Urway Infra LLP (acquired through Sale Deed)			00H 1.45R i.e. 145 sq. meters
M/s. Urway Infra LLP (acquired Development rights)	47/3/1	00H 49R i.e. 4900 sq. meters	00H 49R i.e. 4900 sq. meters
M/s. Urway Infra LLP (acquired Development rights)	47/1/2/1	00H 51R i.e. 5100 sq. meters	00H 31.3515R i.e. 3135.15 sq. meters
M/s. Urway Infra LLP (acquired through Sale Deed)			00H 10.66R i.e. 1066 sq. meters + 00H 1.21R i.e. 121 sq. meters
Total land admeasuring about 01H 25.762R i.e. 12,576.20 sq. meters out of which 12511 sq meters is the project land			

5. Owners of the Land:

The said land is owned by Mr. Sambhaji Sadashiv Shelke, Mrs. Shaila Sambhaji Shelke, Mr. Atul Sambhaji Shelke, Mrs. Rajeshri Atul Shelke, Mr. Akshay Sambhaji Shelke, Mrs. Priyanka Akshay Shelke, Mr. Rajendra Tukaram Bhondave, Mr. Vishal Eknath Shelke, Mrs. Nisha Vishal Shelke, Miss. Samruddhi Vishal Shelke, Miss. Sherya Vishal Shelke, Miss. Shruti Vishal Shelke Mrs. Asha Vasant Kate, Smt. Leelabai Eknath Shelke, Mr. Sandeep Eknath Shelke, Mrs. Poonam Sandeep Shelke, Miss. Sanika Sandeep Shelke, Miss. Shravani Sandeep Shelke, Miss. Sanskruti Sandeep Shelke, Mrs. Rekha Hanumant Thakar, Mrs. Shakuntala Chintaman alias Tukaram Kate, Mr. Ganesh Tukaram Bhondave, Mr. Nitin Ramchandra Bhondave, Mr. Dattatray Ramchandra Bhondave, Mrs. Jayashree Rajendra Bhondave, Mr. Aditya Rajendra Bhondave, Mrs. Sanskruti Aditya Bhondave, alias Sanskruti Manohar Savle, and Mr. Adarsh Rajendra Bhondave, Mrs. Rekha Ganesh Bhondave, Mr. Pratik Ganesh Bhondave, Master. Piyush Ganesh Bhondave, Mrs. Shakuntala Nitin Bhondave, Mr. Amar Nitin Bhondave, Miss Sakshi Nitin Bhondave, Mrs. Vidya Dattatray Bhondave, Mrs. Rajani Navnath More alias Ms. Rajani Dattatray Bhondave, Mrs. Snehal Aniket Shitole alias Ms. Snehal Dattatray Bhondave, Mrs. Nitika Ganesh Pingale alias Ms. Nikita Dattatray Bhondave, Mr. Yash Dattatray Bhondave, Mr. Kalidas Govind Shelke, Mrs. Asha Kalidas Shelke, Mrs. Archana Nilesh Zende, Mrs. Aparna Tushar Thorve, Mrs. Kalyani Mayur Kate, Mr. Kunal Kalidas Shelke, Mr. Janardan Shankar Shelke, Mrs. Leelabai Janardan Shelke, Mr. Mahesh Janardan Shelke, Mrs. Pooja Mahesh Shelke, Mr. Dinesh Janardan Shelke, Mrs. Priti Dinesh Shelke before marriage Priti Bhausaheb Gaware, Mr. Tanaji Shankar Shelke, Mrs. Shalan Tanaji Shelke, Mr. Sagar Tanaji Shelke, Mrs. Revati Sagar Shelke alias Revati Arun Gaikwad, Mrs. Nita Khandu Yewale, Mrs. Aparna Umesh Rakshe, Mr. Sameer Tanaji Shelke, Mrs. Pournima Sameer Shelke, Smt. Gitabai Haribhau Shelke, Mrs. Manisha Ashok Kanchan, Mrs. Sunita Vishnu Ichake, Mrs. Anita Sanjay Dabhade, Mrs. Vanita Tanaji Temgire, Mr. Dattatraya Namdev Bhondave, Mrs. Meera Dattatraya Bhondave, Mr. Sachin Dattatraya Bhondave, Mrs. Aarti Sachin Bhondave, Mr. Vishal Dattatraya Bhondave, Mrs. Poonam Vishal Bhondave, Mrs. Pallavi Mukesh Medankar, Mr. Khandu Namdev Bhondave, Mrs. Saraswati Khandu Bhondave, Mr. Sunil Khandu Bhondave, Mrs. Swati Sunil Bhondave, Mr. Shantaram Khandu Bhondave, Mrs. Sangita Shantaram Bhondave, Mrs. Ujjwala Raju Botre, Mrs. Nirmala Tanaji Kalokhe, Mrs. Bebi Suresh Bhanuse, Smt. Hirabai Vasant Khaire, Mr. Rajendra Vasant Khaire, Mr. Ganesh Vasant Khaire, Mr. Somnath Vasant Khaire, Smt. Subhadra Parshuram Chavan, Mr. Hemant Parshuram Chavan, Mr. Somnath Parshuram Chavan, Mr. Tushar Parshuram Chavan, Smt. Meena Kisan Shelke, Mr. Balu alias Balasaheb Sadashiv Shelke, Mrs. Ratna Balu alias Balasaheb Shelke, Mr. Suraj Balu alias Balasaheb

Shelke, Mrs. Urmila Suraj Shelke alias Urmila Balasaheb Pawar, Mrs. Kajal Vikas Satkar, M/s. Sukhwani Construction Company, Mrs. Shobha Baban Murkute, Mrs. Surekha Dashrath Satav, Mrs. Vaishali Raju Shelke, Master Jay Raju Shelke, Master Ayush Raju Shelke, Mr. Raju Govind Shelke, Chaya Raghunath Sakhare, Mr. Bhau Haribhau Pandav, Mr. Mangesh Bhau Pandav & M/s. Urway Infra LLP.

6. The report reflecting the flow of the title of the M/s. Urway Infra LLP to the said land is enclosed herewith as annexure.

7. **LITIGATION: NIL**

Date: 24.11.2025



NEELAM KUMBHAR
Advocate

Housiey.com

Neelam Kumbhar

Advocate

Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044 Email: legalrealtyllp@gmail.com, Tel.: 09371991992

FORMAT- A **(Circular No.: 28 / 2021 dated 08/03/2021)**

1. FLOW OF TITLE OF THE SAID LAND:

Survey No. 46/2/1 admeasuring about 00H 32.0905R +1.45R

1.1 That the land at Survey No. 46/2 admeasuring about 1Acre 37Guntha belonged to Mr. Bala Ramaji Shelke since the year 1934. In furtherance of the same name of Mr. Bala Ramaji Shelke mutated on 7/12 extract, vide **Mutation Entry No. 418**.

1.2 That thereafter the said Mr. Bala Ramaji Shelke died on 22.09.1956 leaving behind:

- Mr. Shankar Bala Shelke (Son)
- Mr. Bhau alias Vishnu Bala Shelke (Son)
- Mr. Mahadu Bala Shelke (Son)
- Mr. Sada alias Sadashiv Bala Shelke (Son)
- Mr. Govinda Bala Shelke (Son)
- Mr. Chaitram alias Chaitrao Bala Shelke (Son)

as his legal heirs. In furtherance of the same name of Mr. Shankar Bala Shelke (HUF) mutated on 7/12 extract vide **Mutation Entry No. 928**.

1.3 That thereafter the said Mr. Mahadu Bala Shelke died on 29.07.1986 leaving behind:

- Smt. Jijabai Mahadu Shelke (widow)
- Mrs. Maya Nathu Sheethe (daughter)
- Mrs. Damyanti Baban Gavhane (daughter)
- Mrs. Sunanda Suresh Sabale (daughter)
- Mrs. Chhaya Suresh Phadke (daughter)
- Mrs. Vidya Arun Bhedage (daughter) as his legal heirs.

In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No 3252**.

1.4 That thereafter the said Mr. Shankar Bala Shelke died on 26.02.2007 leaving behind:

- Mr. Janardhan Shankar Shelke (Son)
- Mr. Tanaji Shankar Shelke (Son)
- Late Mr. Haribhau Shankar Shelke died on 04.01.1986
 1. Smt. Gitabai Haribhau Shelke
 2. Mrs. Manisha Ashok Kanchan
 3. Mrs. Sunita Vishnu Ichakes
 4. Mrs. Anita Sanjay Dabhade
 5. Mrs. Vanita Tanaji Temgire
- Mrs. Subhadra Parshuram Chavan (Daughter)
- Smt. Janabai Shankar Shelke (Widow)
- Mr. Sada alias Sadashiv Bala Shelke (Brother)
- Mr. Govind Bala Shelke (Brother)
- Mr. Chaitram alias Chaitrao Bala Shelke (Brother)
- Late Mr. Bhau alias Vishnu Bala Shelke died on 10.10.1974
- Smt. Sarsubai Bhau alias Vishnu Shelke died on 30.12.2004 leaving behind:
 1. Mrs. Hirabai Vasant Khaire
 2. Mrs. Sarubai Eknath Bhondave
- Mrs. Parubai Nivrutti Temgire died
- Mr. Nivrutti Temgire died
 1. Mr. Sanjay Nivrutti Temgire
 2. Mr. Dhondiba Nivrutti Temgire

- Mrs. Mangal Dattatray Godambe

as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide **Mutation Entry No. 6196.**

1.5 That thereafter the said Mr. Sadashiv Bala Shelke died on 22.11.2007 leaving behind;

- Smt. Tarabai Sadashiv Shelke (Widow)
- Mr. Eknath Sadashiv Shelke died on 15.08.2008
 1. Smt. Leelabai Eknath Shelke
 2. Mr. Sandeep Eknath Shelke
 3. Mr. Vishal Eknath Shelke
 4. Mrs. Rekha Hanumant Thakar
- Mr. Sambhaji Sadashiv Shelke (Son)
- Mr. Balu Sadashiv Shelke (Son)
- Mrs. Bebi Suresh Bhanuse (Daughter)
- Mrs. Asha Vasant Kate (Daughter)
- Mrs. Shakuntala Chintaman Kate (Daughter)

As his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide **Mutation Entry No. 6528.**

1.6 That thereafter the said Smt. Tarabai Sadashiv Shelke died on 28.02.2019, leaving behind late Eknath Sadashiv Shelke through his legal heirs Smt. Leelabai Eknath Shelke, Mr. Sandeep Eknath Shelke, Mr. Vishal Eknath Shelke, Mrs. Rekha Hanumant Thakar, Mr. Sambhaji Sadashiv Shelke (Son), Mr. Balu Sadashiv Shelke (Son), Mrs. Bebi Suresh Bhanuse (Daughter), Mrs. Asha Vasant Kate (Daughter) and Mrs. Shakuntala Chintaman Kate (Daughter) as his legal heirs. However, Mutation entry of aforesaid transaction is not provided for my verification.

1.7 That thereafter the said Mr. Chaitram Bala Shelke died on 19.07.2017 leaving behind:

- Smt. Laxmibai Chaitram Shelke (Widow)
- Mr. Machindra Chaitram Shelke (Son)
- Mrs. Jijabai Tukaram Rakshe (Daughter)
- Mrs. Sangeeta Suresh Gawari (Daughter)
- Mrs. Sarika Dilip Dalvi (Daughter)

as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide **Mutation Entry No. 10164.**

1.8 That thereafter the said Mr. Govind Bala Shelke died on 13.06.2020 & Smt. Sulochana Govind Shelke died on 26.01.2018 leaving behind them:

- Mr. Kalidas Govind Shelke (Son)
- Mr. Raju Govind Shelke (Son)
- Mr. Kisan Govind Shelke died on 10.01.2017
 1. Smt. Meena Kisan Shelke (Widow)
- Mrs. Shobha Baban Murkute (Daughter)
- Mrs. Surekha Dashrath Satav (Daughter)
- Mrs. Chhaya Raghunath Sakhare (Daughter)

as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide **Mutation Entry No. 10807.**

1.9 That thereafter the said Smt. Janabai Shankar Shelke died on 30.10.2020, leaving behind Mr. Janardhan Shankar Shelke (Son), Mr. Tanaji Shankar Shelke (Son), Late Mr. Haribhau Shankar Shelke died on 04.01.1986 through his legal heirs Smt. Gitabai Haribhau Shelke, Mrs. Manisha Ashok Kanchan, Mrs. Sunita Vishnu Ichakes, Mrs. Anita Sanjay Dabhade, Mrs. Vanita Tanaji Temgire and Mrs. Subhadra Parshuram Chavan (Daughter) as his legal heirs. However, Mutation entry of aforesaid transaction is not provided for my verification.

1.10 That as per the Order dated 03.04.2023 bearing No. RTS Appeal No. 37/2022 issued by Hon'ble Sub- Divisional Officer, Haveli Sub- Division Pune the name of Mr. Sanjay Chandanmal Jain was

mutated on the 7/12 extract for area admeasuring 01.45R out of Survey No. 46/2/1 along with other properties and same effect was mutated vide **Mutation Entry No. 11745**. However aforesaid order not provided for my verification.

- 1.11 That thereafter the said Late Mr. Eknath Sadashiv Shelke through his legal heirs Smt. Leelabai Eknath Shelke, Mr. Sandeep Eknath Shelke for self and through natural guardian of Miss. Sanika Sandeep Shelke, Miss. Shravani Sandeep Shelke and Miss. Sanskruti Sandeep Shelke, Mrs. Poonam Sandeep Shelke, Mrs. Rekha Hanumant Thakar and Mrs. Shakuntala Chintaman alias Tukaram Kate assigned development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.91R and Survey No. 46/2/1 admeasuring 2.95R in favour of M/s. Urway Infra LLP vide Development Agreement dated 20.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6490/2024 and Power of Attorney dated 20.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6492/2024.
- 1.12 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 1856 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.
- 1.13 That thereafter the said Late Mr. Eknath Sadashiv Shelke through his legal heirs Mr. Vishal Eknath Shelke for self and through natural guardian of Miss. Samrudhi Vishal Shelke, Miss. Sherya Vishal Shelke, Miss. Shruti Vishal Shelke, Mrs. Nisha Vishal Shelke, Mrs. Asha Vasant Kate assigned development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.65R and Survey No. 46/2/1 admeasuring 2.11R in favour of M/s. Urway Infra LLP vide Development Agreement dated 20.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6491/2024 and Power of Attorney dated 20.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6492/2024.
- 1.14 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 1392 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.
- 1.15 That thereafter the said Mr. Kalidas Govind Shelke with consent of Mrs. Asha Kalidas Shelke, Mrs. Archana Nilesh Zende, Mrs. Aparna Tushar Thorve, Mrs. Kalyani Mayur Kate and Mr. Kunal Kalidas Shelke assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.527R and Survey No. 46/2/1 admeasuring 1.694R in favour of M/s. Urway Infra LLP vide Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10580/2024 and Power of Attorney dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10581/2024.
- 1.16 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2707 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.
- 1.17 That thereafter the said Mr. Tanaji Shankar Shelke with consent of Mrs. Shalan Tanaji Shelke, Mr. Sagar Tanaji Shelke, Mrs. Revati Sagar Shelke alias Revati Arun Gaikwad, Mrs. Nita Khandu Yewale, Mrs. Aparna Umesh Rakshe, Mr. Sameer Tanaji Shelke, Mrs. Pournima Sameer Shelke assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.542R and Survey No. 46/2/1 admeasuring 2.542R in favour of M/s. Urway Infra LLP vide Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10579/2024 and Power of Attorney dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10588/2024.

1.18 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2883 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.19 That thereafter the said Mr. Janardan Shankar Shelke with consent of Mrs. Leelabai Janardan Shelke, Mr. Mahesh Janardan Shelke, Mrs. Pooja Mahesh Shelke, Mr. Dinesh Janardan Shelke, Mrs. Priti Dinesh Shelke before marriage Priti Bhausaheb Gaware assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.542R and Survey No. 46/2/1 admeasuring 2.542R in favour of M/s. Urway Infra LLP vide Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10587/2024 and Power of Attorney dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10588/2024.

1.20 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2883 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.21 That thereafter the said Smt. Gitabai Haribhau Shelke, Mrs. Manisha Ashok Kanchan, Mrs. Sunita Vishnu Ichake, Mrs. Anita Sanjay Dabhade, Mrs. Vanita Tanaji Temgire assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.542R and Survey No. 46/2/1 admeasuring 2.542R in favour of M/s. Urway Infra LLP vide Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10587/2024 and Power of Attorney dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10588/2024.

1.22 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 1992 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.23 That thereafter the said Mrs. Bebi Suresh Bhanuse assigned Development rights of their undivided share in land at Survey No. 46/2/1 admeasuring 0.243R in favour of M/s. Urway Infra LLP vide Development Agreement dated 22.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 11185/2024 and Power of Attorney dated 22.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 11186/2024.

1.24 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.25 That thereafter the said Mr. Sambhaji Sadashiv Shelke with the consent of Mrs. Shaila Sambhaji Shelke, Mr. Atul Sambhaji Shelke, Mrs. Rajeshri Atul Shelke, Mr. Akshay Sambhaji Shelke, Mrs. Priyanka Akshay Shelke assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.526R and Survey No. 46/2/1 admeasuring 1.693R in favour of M/s. Urway Infra LLP vide Development Agreement dated 18.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13503/2024 and Power of Attorney dated 18.06.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13504/2024.

1.26 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2337 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.27 That thereafter the said Smt. Hirabai Vasant Khaire with the consent of Mr. Rajendra Vasant Khaire, Mr. Ganesh Vasant Khaire, Mr. Somnath Vasant Khaire assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 1.0555R and Survey No. 46/2/1 admeasuring 3.0555R in favour of M/s. Urway Infra LLP vide Development Agreement dated 25.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 14353/2024 and Power of Attorney dated 25.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 14354/2024.

1.28 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 3107 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.29 That thereafter the said Smt. Subhadra Parshuram Chavan with the consent of Mr. Hemant Parshuram Chavan, Mr. Somnath Parshuram Chavan, Mr. Tushar Parshuram Chavan assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.555R and Survey No. 46/2/1 admeasuring 2.555R in favour of M/s. Urway Infra LLP vide Development Agreement dated 11.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 15859/2024 and Power of Attorney dated 11.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 15860/2024.

1.30 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2100 sq. ft. carpet constructed premises along with one car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.31 That thereafter the said Smt. Meena Kisan Shelke assigned Development rights of her undivided share in land at Survey no. 47/1/2/1 admeasuring 0.527R and Survey No. 46/2/1 admeasuring 1.694R in favour of M/s. Urway Infra LLP vide Development Agreement dated 22.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 16725/2024 and Power of Attorney dated 22.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 16726/2024.

1.32 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2707 sq. ft. carpet constructed premises along with one car parking for each Flat in favour of aforesaid land owner within a period of 48 months from the date of registration of Development Agreement.

1.33 That thereafter the said Mr. Balu alias Balasaheb Sadashiv Shelke with the consent of Mrs. Ratna Balu alias Balasaheb Shelke, Mr. Suraj Balu alias Balasaheb Shelke, Mrs. Urmila Suraj Shelke alias Urmila Balasaheb Pawar, Mrs. Kajal Vikas Satkar assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.527R and Survey No. 46/2/1 admeasuring 1.694R in favour of M/s. Urway Infra LLP vide Development Agreement dated 23.08.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 19451/2024 and Power of Attorney dated 23.08.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 19452/2024.

1.34 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 4035 sq. ft. carpet constructed premises along with six covered car parking in favour of aforesaid land owner within a period of 48 months from the date of registration of Development Agreement.

Owner Name	Flat Details	Carpet area in sq. ft.
Mr. Balu alias Balasaheb Sadashiv Shelke	1 Duplex/Penthouse	1471 sq. ft.
Mrs. Ratna Balu alias Balasaheb Shelke	2 BHK	700 sq. ft.
Mr. Suraj Balu alias Balasaheb Shelke	2 BHK	700 sq. ft.
Mr. Suraj Balu alias Balasaheb Shelke	1 BHK	464 sq. ft.
Mrs. Kajal Vikas Satkar	2 BHK	700 sq. ft.

1.35 That thereafter the said Mr. Raju Govind Shelke and Chaya Raghunath Sakhare with the consent of Mrs. Shobha Baban Murkute, Mrs. Surekha Dashrath Satav, Mrs. Vaishali Raju Shelke, Mr. Jay Raju Shelke, Master Ayush Raju Shelke through natural gradian Mr. Raju Govind Shelke assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 1.054R and Survey No. 46/2/1 admeasuring 3.388R in favour of M/s. Urway Infra LLP vide Development Agreement dated 02.12.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 26982/2024 and Power of Attorney dated 02.12.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 26984/2024.

1.36 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 4365 sq. ft. carpet constructed premises along with one car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.37 That thereafter the said Mrs. Shobha Baban Murkute and Mrs. Surekha Dashrath Satav with the consent of Mr. Raju Govind Shelke for self and through natural gradian Master Ayush Raju Shelke, Mrs. Chhaya Raghunath Sakhare, Mrs. Vaishali Raju Shelke, Master Jay Raju Shelke assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 1.054R and Survey No. 46/2/1 admeasuring 3.388R in favour of M/s. Urway Infra LLP vide Development Agreement dated 02.12.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 26983/2024 and Power of Attorney dated 02.12.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 26984/2024.

1.38 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 930 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.39 That thereafter the said Mr. Sanjay Chandanmal Jain and Mrs. Bebi Suresh Bhanuse inter alia authorized Mr. Rohit Gangaram Aware to admit the documents of the land at Survey no. 47/1/2/1 admeasuring 1.21R and Survey No. 46/2/1 admeasuring 01.45R vide Power of Attorney dated 22.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 11183/2024.

1.40 That thereafter the said Mrs. Bebi Suresh Bhanuse sold her undivided share in land at Survey no. 47/1+2/1 admeasuring 1.21R and Survey No. 46/2/1 admeasuring 1.45R along with other properties to Mr. Sanjay Chandanmal Jain vide Sale Deed dated 29.06.2010 which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 6025/2010 on 30.06.2010 However, aforesaid effect recorded vide **Mutation Entry No. 7295** but name of Mr. Sanjay Chandanmal Jain was not mutated on the 7/12 extract. Moreover, aforesaid Mutation Entry is not provided for my verification.

1.41 That thereafter the said Mr. Sanjay Chandanmal Jain sold land at Survey no. 47/1+2/1 admeasuring 1.21R and Survey No. 46/2/1 admeasuring 1.45R to M/s. Urway Infra LLP, vide Sale Deed dated 19.11.2025 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13899/2025. However, Mutation Entry of aforesaid transaction is not provided for my verification.

1.42 That in the aforesaid manner M/s. Urway Infra LLP acquired developments rights of the land admeasuring about 32.0905R out of Survey No. 46/2/1 & became absolute owner of land admeasuring about 1.45R out of Survey No. 46/2/1.

Survey No. 47/1/2/1 admeasuring about 42.0115R + 1.21R

1.43 That the land at Survey No. 47/1/2 admeasuring about 01Acre 19Guntha belonged to Mr. Bala Ramji Shelke (6 Anna) Mr. Balwant Shripati Bhondave (2Anna) and Mr. Kondu alias Kondiba Shripati Bhondave (8Anna) prior to the year 1953.

Share of Shelke family land admeasuring about 9.0115R

1.44 That thereafter the said Mr. Bala Ramaji Shelke died on 22.09.1956 leaving behind:

- Mr. Shankar Bala Shelke (Son)
- Mr. Bhau alias Vishnu Bala Shelke (Son)
- Mr. Mahadu Bala Shelke (Son)
- Mr. Sada alias Sadashiv Bala Shelke (Son)
- Mr. Govinda Bala Shelke (Son)
- Mr. Chaitram alias Chaitrao Bala Shelke (Son)

as his legal heirs. In furtherance of the same name of Mr. Shankar Bala Shelke (HUF) mutated on 7/12 extract vide **Mutation Entry No. 928.**

1.45 That thereafter the said Mr. Mahadu Bala Shelke died on 29.07.1986 leaving behind:

- Smt. Jijabai Mahadu Shelke (widow)
- Mrs. Maya Nathu Sheethe (daughter)
- Mrs. Damyanti Baban Gavhane (daughter)
- Mrs. Sunanda Suresh Sabale (daughter)
- Mrs. Chhaya Suresh Phadke (daughter)
- Mrs. Vidya Arun Bhedage (daughter) as his legal heirs.

In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 3252.**

1.46 That thereafter the said Mr. Shankar Bala Shelke died on 26.02.2007 leaving behind:

- Mr. Janardhan Shankar Shelke (Son)
- Mr. Tanaji Shankar Shelke (Son)
- Late Mr. Haribhau Shankar Shelke died on 04.01.1986
 - 6. Smt. Gitabai Haribhau Shelke
 - 7. Mrs. Manisha Ashok Kanchan
 - 8. Mrs. Sunita Vishnu Ichakes
 - 9. Mrs. Anita Sanjay Dabhade
 - 10. Mrs. Vanita Tanaji Temgire
- Mrs. Subhadra Parshuram Chavan (Daughter)
- Smt. Janabai Shankar Shelke (Widow)
- Mr. Sada alias Sadashiv Bala Shelke (Brother)
- Mr. Govind Bala Shelke (Brother)
- Mr. Chaitram alias Chaitrao Bala Shelke (Brother)
- Late Mr. Bhau alias Vishnu Bala Shelke died on 10.10.1974
- Smt. Sarsubai Bhau alias Vishnu Shelke died on 30.12.2004 leaving behind:
 - 3. Mrs. Hirabai Vasant Khaire
 - 4. Mrs. Sarubai Eknath Bhondave
- Mrs. Parubai Nivrutti Temgire died
- Mr. Nivrutti Temgire died
 - 3. Mr. Sanjay Nivrutti Temgire
 - 4. Mr. Dhondiba Nivrutti Temgire
- Mrs. Mangal Dattatray Godambe

as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide **Mutation Entry No. 6196.**

1.47 That thereafter the said Mr. Sadashiv Bala Shelke died on 22.11.2007 leaving behind;

- Smt. Tarabai Sadashiv Shelke (Widow)
- Mr. Eknath Sadashiv Shelke died on 15.08.2008
 - 5. Smt. Leelabai Eknath Shelke

- 6. Mr. Sandeep Eknath Shelke
- 7. Mr. Vishal Eknath Shelke
- 8. Mrs. Rekha Hanumant Thakar
- Mr. Sambhaji Sadashiv Shelke (Son)
- Mr. Balu Sadashiv Shelke (Son)
- Mrs. Bebi Suresh Bhanuse (Daughter)
- Mrs. Asha Vasant Kate (Daughter)
- Mrs. Shakuntala Chintaman Kate (Daughter)

As his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide **Mutation Entry No. 6528.**

1.48 That thereafter the said Smt. Tarabai Sadashiv Shelke died on 28.02.2019, leaving behind late Eknath Sadashiv Shelke through his legal heirs Smt. Leelabai Eknath Shelke, Mr. Sandeep Eknath Shelke, Mr. Vishal Eknath Shelke, Mrs. Rekha Hanumant Thakar, Mr. Sambhaji Sadashiv Shelke (Son), Mr. Balu Sadashiv Shelke (Son), Mrs. Bebi Suresh Bhanuse (Daughter), Mrs. Asha Vasant Kate (Daughter) and Mrs. Shakuntala Chintaman Kate (Daughter) as his legal heirs. However, Mutation entry of aforesaid transaction is not provided for my verification.

1.49 That thereafter the said Mr. Chaitram Bala Shelke died on 19.07.2017 leaving behind:

- Smt. Laxmibai Chaitram Shelke (Widow)
- Mr. Machindra Chaitram Shelke (Son)
- Mrs. Jijabai Tukaram Rakshe (Daughter)
- Mrs. Sangeeta Suresh Gawari (Daughter)
- Mrs. Sarika Dilip Dalvi (Daughter)

as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide **Mutation Entry No. 10164.**

1.50 That thereafter the said Mr. Govind Bala Shelke died on 13.06.2020 & Smt. Sulochana Govind Shelke died on 26.01.2018 leaving behind them:

- Mr. Kalidas Govind Shelke (Son)
- Mr. Raju Govind Shelke (Son)
- Mr. Kisan Govind Shelke died on 10.01.2017
- 2. Smt. Meena Kisan Shelke (Widow)
- Mrs. Shobha Baban Murkute (Daughter)
- Mrs. Surekha Dashrath Satav (Daughter)
- Mrs. Chhaya Raghunath Sakhare (Daughter)

as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide **Mutation Entry No. 10807.**

1.51 That thereafter the said Smt. Janabai Shankar Shelke died on 30.10.2020, leaving behind Mr. Janardhan Shankar Shelke (Son), Mr. Tanaji Shankar Shelke (Son), Late Mr. Haribhau Shankar Shelke died on 04.01.1986 through his legal heirs Smt. Gitabai Haribhau Shelke, Mrs. Manisha Ashok Kanchan, Mrs. Sunita Vishnu Ichakes, Mrs. Anita Sanjay Dabhade, Mrs. Vanita Tanaji Temgire and Mrs. Subhadra Parshuram Chavan (Daughter) as his legal heirs. However, Mutation entry of aforesaid transaction is not provided for my verification.

1.52 That as per the Order dated 03.04.2023 bearing No. RTS Appeal No. 37/2022 issued by Hon'ble Sub- Divisional Officer, Haveli Sub- Division Pune the name of Mr. Sanjay Chandanmal Jain was mutated on the 7/12 extract for area admeasuring 01.45R out of Survey No. 46/2/1 along with other properties and same effect was mutated vide Mutation Entry No. 11745. However, aforesaid Order is not provided for my verification.

1.53 That thereafter the said Late Mr. Eknath Sadashiv Shelke through his legal heirs Smt. Leelabai Eknath Shelke, Mr. Sandeep Eknath Shelke for self and through natural guardian of Miss. Sanika Sandeep Shelke, Miss. Shravani Sandeep Shelke and Miss. Sanskruti Sandeep Shelke, Mrs. Poonam Sandeep Shelke, Mrs. Rekha Hanumant Thakar and Mrs. Shakuntala Chintaman alias Tukaram Kate assigned development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.91R and Survey No. 46/2/1 admeasuring 2.95R in favour of M/s.

Urway Infra LLP vide Development Agreement dated 20.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6490/2024 and Power of Attorney dated 20.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6492/2024.

1.54 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 1856 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.55 That thereafter the said Late Mr. Eknath Sadashiv Shelke through his legal heirs Mr. Vishal Eknath Shelke for self and through natural guardian of Miss. Samrudhi Vishal Shelke, Miss. Sherya Vishal Shelke, Miss. Shruti Vishal Shelke, Mrs. Nisha Vishal Shelke, Mrs. Asha Vasant Kate assigned development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.65R and Survey No. 46/2/1 admeasuring 2.11R in favour of M/s. Urway Infra LLP vide Development Agreement dated 20.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6491/2024 and Power of Attorney dated 20.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6492/2024.

1.56 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 1392 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.57 That thereafter the said Mr. Kalidas Govind Shelke with consent of Mrs. Asha Kalidas Shelke, Mrs. Archana Nilesh Zende, Mrs. Aparna Tushar Thorve, Mrs. Kalyani Mayur Kate and Mr. Kunal Kalidas Shelke assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.527R and Survey No. 46/2/1 admeasuring 1.694R in favour of M/s. Urway Infra LLP vide Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10580/2024 and Power of Attorney dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10581/2024.

1.58 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2707 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.59 That thereafter the said Mr. Tanaji Shankar Shelke with consent of Mrs. Shalan Tanaji Shelke, Mr. Sagar Tanaji Shelke, Mrs. Revati Sagar Shelke alias Revati Arun Gaikwad, Mrs. Nita Khandu Yewale, Mrs. Aparna Umesh Rakshe, Mr. Sameer Tanaji Shelke, Mrs. Pournima Sameer Shelke assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.542R and Survey No. 46/2/1 admeasuring 2.542R in favour of M/s. Urway Infra LLP vide Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10579/2024 and Power of Attorney dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10588/2024.

1.60 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2883 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.61 That thereafter the said Mr. Janardan Shankar Shelke with consent of Mrs. Leelabai Janardan Shelke, Mr. Mahesh Janardan Shelke, Mrs. Pooja Mahesh Shelke, Mr. Dinesh Janardan Shelke, Mrs. Priti Dinesh Shelke before marriage Priti Bhausaheb Gaware assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.542R and Survey No. 46/2/1 admeasuring 2.542R in favour of M/s. Urway Infra LLP vide Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial

No. 10587/2024 and Power of Attorney dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10588/2024.

1.62 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2883 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.63 That thereafter the said Smt. Gitabai Haribhau Shelke, Mrs. Manisha Ashok Kanchan, Mrs. Sunita Vishnu Ichake, Mrs. Anita Sanjay Dabhade, Mrs. Vanita Tanaji Temgire assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.542R and Survey No. 46/2/1 admeasuring 2.542R in favour of M/s. Urway Infra LLP vide Development Agreement dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10578/2024 and Power of Attorney dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10588/2024.

1.64 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 1992 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.65 That thereafter the said Mr. Sambhaji Sadashiv Shelke with the consent of Mrs. Shaila Sambhaji Shelke, Mr. Atul Sambhaji Shelke, Mrs. Rajeshri Atul Shelke, Mr. Akshay Sambhaji Shelke, Mrs. Priyanka Akshay Shelke assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.526R and Survey No. 46/2/1 admeasuring 1.693R in favour of M/s. Urway Infra LLP vide Development Agreement dated 18.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13503/2024 and Power of Attorney dated 18.06.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13504/2024.

1.66 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2337 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.67 That thereafter the said Smt. Hirabai Vasant Khaire with the consent of Mr. Rajendra Vasant Khaire, Mr. Ganesh Vasant Khaire, Mr. Somnath Vasant Khaire assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 1.0555R and Survey No. 46/2/1 admeasuring 3.0555R in favour of M/s. Urway Infra LLP vide Development Agreement dated 25.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 14353/2024 and Power of Attorney dated 25.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 14354/2024.

1.68 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 3107 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.69 That thereafter the said Smt. Subhadra Parshuram Chavan with the consent of Mr. Hemant Parshuram Chavan, Mr. Somnath Parshuram Chavan, Mr. Tushar Parshuram Chavan assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.555R and Survey No. 46/2/1 admeasuring 2.555R in favour of M/s. Urway Infra LLP vide Development Agreement dated 11.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 15859/2024 and Power of Attorney dated 11.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 15860/2024.

1.70 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2100 sq. ft. carpet constructed premises along with one car parking for each Flat

in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.71 That thereafter the said Smt. Meena Kisan Shelke assigned Development rights of her undivided share in land at Survey no. 47/1/2/1 admeasuring 0.527R and Survey No. 46/2/1 admeasuring 1.694R in favour of M/s. Urway Infra LLP vide Development Agreement dated 22.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 16725/2024 and Power of Attorney dated 22.07.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 16726/2024.

1.72 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2707 sq. ft. carpet constructed premises along with one car parking for each Flat in favour of aforesaid land owner within a period of 48 months from the date of registration of Development Agreement.

1.73 That thereafter the said Mr. Balu alias Balasaheb Sadashiv Shelke with the consent of Mrs. Ratna Balu alias Balasaheb Shelke, Mr. Suraj Balu alias Balasaheb Shelke, Mrs. Urmila Suraj Shelke alias Urmila Balasaheb Pawar, Mrs. Kajal Vikas Satkar assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 0.527R and Survey No. 46/2/1 admeasuring 1.694R in favour of M/s. Urway Infra LLP vide Development Agreement dated 23.08.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 19451/2024 and Power of Attorney dated 23.08.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 19452/2024.

1.74 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 4035 sq. ft. carpet constructed premises along with six covered car parking in favour of aforesaid land owner within a period of 48 months from the date of registration of Development Agreement.

Owner Name	Flat Details	Carpet area in sq. ft.
Mr. Balu alias Balasaheb Sadashiv Shelke	1 Duplex/Penthouse	1471 sq. ft.
Mrs. Ratna Balu alias Balasaheb Shelke	2 BHK	700 sq. ft.
Mr. Suraj Balu alias Balasaheb Shelke	2 BHK	700 sq. ft.
Mr. Suraj Balu alias Balasaheb Shelke	1 BHK	464 sq. ft.
Mrs. Kajal Vikas Satkar	2 BHK	700 sq. ft.

1.75 That thereafter the said Mr. Raju Govind Shelke and Chaya Raghunath Sakhare with the consent of Mrs. Shobha Baban Murkute, Mrs. Surekha Dashrath Satav, Mrs. Vaishali Raju Shelke, Mr. Jay Raju Shelke, Master Ayush Raju Shelke through natural gradian Mr. Raju Govind Shelke assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 1.054R and Survey No. 46/2/1 admeasuring 3.388R in favour of M/s. Urway Infra LLP vide Development Agreement dated 02.12.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 26982/2024 and Power of Attorney dated 02.12.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 26984/2024.

1.76 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 4365 sq. ft. carpet constructed premises along with one car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.77 That thereafter the said Mrs. Shobha Baban Murkute and Mrs. Surekha Dashrath Satav with the consent of Mr. Raju Govind Shelke for self and through natural gradian Master Ayush Raju Shelke, Mrs. Chhaya Raghunath Sakhare, Mrs. Vaishali Raju Shelke, Master Jay Raju Shelke assigned Development rights of their undivided share in land at Survey no. 47/1/2/1 admeasuring 1.054R and Survey No. 46/2/1 admeasuring 3.388R in favour of M/s. Urway Infra LLP vide Development Agreement dated 02.12.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 26983/2024 and Power of Attorney dated 02.12.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 26984/2024.

1.78 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 930 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.79 That thereafter the said Mr. Sanjay Chandanmal Jain and Mrs. Bebi Suresh Bhanuse inter alia authorized Mr. Rohit Gangaram Aware to admit the documents of the land at Survey no. 47/1/2/1 admeasuring 1.21R and Survey No. 46/2/1 admeasuring 01.45R vide Power of Attorney dated 22.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 11183/2024.

1.80 That thereafter the said Mrs. Bebi Suresh Bhanuse sold her undivided share in land at Survey no. 47/1+2/1 admeasuring 1.21R and Survey No. 46/2/1 admeasuring 1.45R along with other properties to Mr. Sanjay Chandanmal Jain vide Sale Deed dated 29.06.2010 which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 6025/2010 on 30.06.2010 However, aforesaid effect recorded vide Mutation Entry No. 7295 but name of Mr. Sanjay Chandanmal Jain was not mutated on the 7/12 extract. Moreover, aforesaid Mutation Entry is not provided for my verification.

1.81 That thereafter the said Mr. Sanjay Chandanmal Jain sold land at Survey no. 47/1+2/1 admeasuring 1.21R and Survey No. 46/2/1 admeasuring 1.45R to M/s. Urway Infra LLP, vide Sale Deed dated 19.11.2025 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13899/2025. However, Mutation Entry of aforesaid transaction is not provided for my verification.

1.82 That in the aforesaid manner M/s. Urway Infra LLP acquired developments rights of the land admeasuring about 9.0115R out of Survey No. 46/1/2/1 and became absolute owner of land admeasuring about 1.21R out of Survey No. 46/1/2/1.

Share of Bhondave family land admeasuring about 32R

1.83 That thereafter the said Mr. Kondu alias Kondiba Shripati Bhondave died on 25.01.1975, leaving behind Mr. Vaman Kondiba Bhondave (son), Mr. Nivrutti Kondiba Bhondave (son), Mr. Dnyaneshwar Kondiba Bhondave (son) Mrs. Shantabai Shripati Chavan (daughter), Mrs. Mayabai Sadashiv Gaware (daughter), Mrs. Geetabai Kaluram Padake (daughter), Smt. Sakhubai Kondiba Bhondave (widow), Late Mr. Balwant Shripati Bhondave (brother) through Late Mr. Ramchandra Balwant Bhondave died through his legal heirs Mr. Dattatray Ramchandra Bhondave, Mr. Nitin Ramchandra Bhondave, Miss. Sandhya Ramchandra Bhondave through natural guardian Smt. Muktabai Ramchandra Bhondave, Mr. Tukaram Balwant Bhondave, Mr. Shivaji Balwant Bhondave, Mrs. Gajrabai Bhau Kaduskar, Mrs. Kantabai Namdev Sawant, Mrs. Shantabai Uttam Surve, Smt. Gavubai Balwant Bhondave and Mr. Damu Shripati Bhondave (brother) as his legal heirs. In furtherance of the same name of Mr. Vaman Kondiba Bhondave, Mr. Nivrutti Kondiba Bhondave and Mr. Dnyaneshwar Kondiba Bhondave mutated on the 7/12 extract and Mrs. Shantabai Shripati Chavan, Mrs. Mayabai alia Matabai Sadashiv Gaware, Mrs. Geetabai Kaluram Padake and Smt. Sakhubai Kondiba Bhondave not mutated on the 7/12 extract vide **Mutation Entry No 1699**. However, Smt. Sakhubai Kondiba Bhondave are not made a party to the further transaction.

1.84 That thereafter the said Mr. Balwant Shripati Bhondave died on 15.09.1976, leaving behind Smt. Gavubai Balwant Bhondave (widow), Late Mr. Ramchandra Balwant Bhondave (son) died through his legal heirs Mr. Dattatray Ramchandra Bhondave, Mr. Nitin Ramchandra Bhondave, Miss. Sandhya Ramchandra Bhondave through natural guardian Smt. Muktabai Ramchandra Bhondave, Mrs. Shamabai Popat Kedari, Mr. Tukaram Balwant Bhondave (son), Mr. Shivaji Balwant Bhondave (son), Mrs. Gajrabai Bhau Kaduskar (daughter), Mrs. Kantabai Namdev Sawant (daughter), Mrs. Shantabai Uttam Surve (daughter) as his legal heirs. In furtherance of the same names of Mr. Dattatray Ramchandra Bhondave, Mr. Nitin Ramchandra Bhondave, Miss Sandhya Ramchandra Bhondave through natural guardian Smt. Muktabai Ramchandra Bhondave, Mr. Tukaram Balwant Bhondave, Mr. Shivaji Balwant Bhondave were mutated as

owners on 7/12 extract and names of Smt. Gavubai Balwant Bhondave Mrs. Gajrabai Bhau Kaduskar , Mrs. Kantabai Namdev Sawant, Mrs. Shantabai Uttam Surve mutated on others rights column of 7/12 extract, vide **Mutation Entry No 1673** and name of Mrs. Shamabai Popat Kedari was not mutated on 7/12 extract.

1.85 That according to Order dated 20.09.1983 bearing No. HU.No./TAHAJ/1119/1983 issued by Hon'ble Tahasildar Haveli and Order dated 15.09.1983 bearing No. HU.No./LAQ/17/WS/105/83 issued by Hon'ble Land Superintendent Officer Pune the land at Survey No. 47/1+2 admeasuring about 60R divided into Sub Hissa Nos. i.e. Survey No. 47/1+2/1 admeasuring about 51R and Survey No. 47/1+2/2 admeasuring about 9R. In furtherance of the same aforesaid effect was mutated on 7/12 extract, vide **Mutation Entry No. 1947**. However, aforesaid Orders not provided for my verification.

1.86 That thereafter the said Mr. Damu Shripati Bhondave died in the year 1983, leaving behind Mr. Balkrushna Damu Bhondave (son), Mrs. Housabai Bajirao Sawant (daughter) and Smt. Babubai Damu Bhondave (widow) as his legal heirs. In furtherance of the same names of Mr. Balkrushna Damu Bhondave was mutated as owners on 7/12 extract and names of Mrs. Housabai Bajirao Sawant and Smt. Babubai Damu Bhondave were mutated on others rights column of 7/12 extract vide **Mutation Entry No 2260**.

1.87 That thereafter the said Mrs. Housabai Bajirao Sawant release their share in Survey No. 47/1/2+1 alongwith other property in favour of Mr. Balkrushna Damu Bhondave vide Release Deed dated 13.04.1998, which is duly registered in the office of Sub Registrar, at Serial No. 6465/1998. In furtherance of the same her name was deleted from the 7/12 extract vide **Mutation Entry No 6301**. However, aforesaid Release Deed not provided for my verification.

1.88 That thereafter the said Mrs. Gajarabai Bhau Kaduskar, Mrs. Kantabai Namdev Sawant and Mrs. Shantabai Utaam Surve released their share in the Survey No. 47/1/2+1 along with other properties in favour of Mr. Dattatray Ramchandra Bhondave, Mr. Nitin Ramchandra Bhondave, Miss Sandhya Ramchandra Bhondave, Smt. Muktabai Ramchandra Bhondave, Mr. Tukaram Balwant Bhondave and Mr. Shivaji Balwant Bhondave vide Release Deed dated 28.09.1998, which is duly registered in the office of Sub Registrar Haveli, at Serial No. 6988/1998. In furtherance of the same their names were deleted from the 7/12 extract vide **Mutation Entry No. 4542**.

1.89 That thereafter partition took place between Mr. Dattatray Ramchandra Bhondave, Mr. Nitin Ramchandra Bhondave, Miss Sandhya Ramchandra Bhondave, Smt. Muktabai Ramchandra Bhondave, Mr. Tukaram Balwant Bhondave and Mr. Shivaji Balwant Bhondave, Smt. Gavubai Balwant Bhondave and Mr. Vaman Kondiba Bhondave, Mr. Nivrutti Kondiba Bhondave, Mr. Rohidas Dnyaneshwar Bhondave, Mr. Vilas Dnyaneshwar Bhondave, Smt. Vithabai Dnyaneshwar Bhondave, Mrs. Jayshree Padale, Mrs. Rajshree Prakash More, Mrs. Shantabai Shripati Chavan, Mrs. Mayabai alias Matabai Sadashiv Gaware, Mrs. Geetabai Kaluram Padale, Mr. Balkrushna Damu Bhondave and Smt. Babubai Damu Bhondave in respect of Survey No. 47/1/2+1 alongwith other property vide Partition Deed dated 15.10.1998 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 7410/1998. In furtherance of the same land at Survey No. 47/1/2+1 admeasuring about 32R came to the share of Mr. Dattatray Ramchandra Bhondave, Mr. Nitin Ramchandra Bhondave, Miss. Sandhya Ramchandra Bhondave, Smt. Muktabai Ramchandra Bhondave, Mr. Tukaram Balwant Bhondave and Mr. Shivaji Balwant Bhondave and Smt. Gavubai Balwant Bhondave read with Correction Deed dated 09.05.2005 which is duly registered at Serial No. 1552/2005. Accordingly, their names were recorded on the 7/12 extract vide **Mutation Entry No. 5329, 5923 & 6774**. However aforesaid mutation entry Nos. 5329, 5923 & Correction Deed is not provided for my verification and Mr. Dnyaneshwar Kondiba Bhondave, Smt. Sakhubai Kondiba Bhondave, Mrs. Shamabai Popat Kedari are not made party to aforesaid Partition Deed.

1.90 That thereafter the said Miss Sandhya Ramchandra Bhondave alias Mrs. Sandhya Kisan Hagavane died on 18.10.2000, leaving behind Mr. Nitin Kisan Hagavane (son) and Miss. Jyoti

Kisan Hagavane (daughter) as her legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No 6750**.

1.91 That thereafter the said Smt. Gavubai Balwant Bhondave died on 13.04.2012, leaving behind Mr. Tukaram Balwant Bhondave (son) and Mr. Shivaji Balwant Bhondave (son), Late Mr. Ramchandra Balwant Bhondave (son) died on 28.10.1976 through his legal heirs Mr. Dattatray Ramchandra Bhondave, Mr. Nitin Ramchandra Bhondave through natural guardian Smt. Muktabai Ramchandra Bhondave, Late Mrs. Sandhya Kisan Hagavane died 18.10.2000 through her legal heirs Mr. Nitin Kisan Hagavane, and Mrs. Jyoti Hanumant Daudkar alias Jyoti Kisan Hagavane as her legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 8700**.

1.92 That Partition took place between Mr. Tukaram Balwant Bhondave, Mrs. Sushila Tukaram Bhondave, Mr. Rajendra Tukaram Bhondave, Mr. Ganesh Tukaram Bhondave, Mrs. Rekha Balasaheb alias Sudam Jdhav, Mrs. Sarika Vijay Mahalaskar, Smt. Muktabai Ramchandra Bhondave, Mr. Dattatray Ramchandra Bhondave, Mr. Nitin Ramchandra Bhondave, Mr. Nitin Kisan Hagavane, Mrs. Jyoti Hanumant Daudkar alias Jyoti Kisan Hagavane, Mr. Shivaji Balwant Bhondave, Mr. Pushpa Shivaji Bhondave, Mr. Sarjerao Shivaji Bhondave, Mrs. Shamabai Popat Kedari, Mr. Prafulla Shivaji Bhondave, Mr. Maya Dashrath Rakshe and Mrs. Pallavi Dashrath Nalawade in respect of Survey No. 47/1+2/1 land admeasuring about 32R alongwith other properties under section 85 of Land Revenue Act 1966 vide Order dated 04.03.2021, bearing no. HAKKANOD/85 VATAP/02/2021, issued by Additional Tahsildar Haveli Pune. In furtherance of the same following land came to the share of aforesaid land owners in the following manner:

Owner	Survey No.	Area
Mr. Ganesh Tukaram Bhondave	47/1+2/1P	5.33R(As per 7/12 Area 5.34R)
Mr. Rajendra Tukaram Bhondave	47/1+2/1P	5.33R (As per 7/12 Area 5.34R)
Mr. Nitin Ramchandra Bhondave	47/1+2/1P	5.33R
Mr. Dattatray Ramchandra Bhondave	47/1+2/1P	5.33R
Mr. Shivaji Balwant Bhondave	47/1+2/1P	10.66R

And accordingly, the aforesaid effect was recorded on the 7/12 extract vide **Mutation Entry No. 10919** on 09.04.2021.

1.93 That thereafter the Additional Tahsildar Pimpri Chinchwad, vide Order dated 23.11.2015, bearing no. 155/HANO/SR/02/2015 changed the Survey No. 47/1+2/1P to Survey No. 47/1/2/1. In furtherance of the same aforesaid effect was recorded on the 7/12 extract vide **Mutation Entry No 9335**. However aforesaid order not provided for my verification.

1.94 That in the aforesaid manner the said Mr. Ganesh Tukaram Bhondave, Mr. Rajendra Tukaram Bhondave, Mr. Nitin Ramchandra Bhondave, Mr. Dattatray Ramchandra Bhondave and Mr. Shivaji Balwant Bhondave became absolute owner of the aforesaid land.

Land admeasuring about 10.66R

1.95 That thereafter the said Mr. Shivaji Balwant Bhondave with consent of Mrs. Pushpa Shivaji Bhondave, Mr. Sarjerao Shivaji Bhondave, Mrs. Rajani Sarjerao Bhondave, Master Shivansh Sarjerao Bhondave and Miss Shrinika Mr. Sarjerao Shivaji Bhondave through natural guardian Mr. Sarjerao Shivaji Bhondave, Mr. Prafulla Shivaji Bhondave, Mrs. Kalyani Prafull Bhondave alias Miss Kalyani Kundlik Maske, Miss Shambhavi Prafull Bhondave through natural guardian Mr. Prafulla Shivaji Bhondave, Mrs. Maya Dashrath Rakshe, Mrs. Pallavi Dashrath Nalawade sold the land admeasuring about 10.66R out of Survey No. 47/1+2/1P to M/s. Urway Infra LLP, vide Sale Deed dated 20.02.2024, which is duly registered in the office of Sub Registrar Haveli No.5, at Serial No. 3968/2024 and Power of Attorney dated 20.02.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 3970/2024. In furtherance of the same name of M/s. Urway Infra LLP mutated on 7/12 extract, vide **Mutation Entry No. 11972**.

1.96 That in the aforesaid manner M/s. Urway Infra LLP became absolute owner of the land admeasuring about 10.66R.

Land admeasuring about 4.34R

1.97 That thereafter the said Mr. Rajendra Tukaram Bhondave with consent of Mrs. Jayashree Rajendra Bhondave, Mr. Aditya Rajendra Bhondave, Mrs. Sanskruti Aditya Bhondave, alias Sanskruti Manohar Savle, and Mr. Adarsh Rajendra Bhondave assigned development rights of admeasuring about 4.34 R out of Survey No. 47/1+2/1P admeasuring about 5.33R in favour of M/s. Urway Infra LLP vide Development Agreement dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6737/2024 and Power of Attorney dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6744/2024.

1.98 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2100 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.99 That in the aforesaid manner M/s. Urway Infra LLP acquired development rights of the land admeasuring about 4.34R.

Land admeasuring about 4.33R

1.100 That thereafter the said Mr. Nitin Ramchandra Bhondave with consent of Mrs. Shankuntala Nitin Bhondave, Mr. Amar Nitin Bhondave and Miss Sakshi Nitin Bhondave assigned development rights of admeasuring about 4.33 R out of Survey No. 47/1+2/1P admeasuring about 5.33R in favour of M/s. Urway Infra LLP vide Development Agreement dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6738/2024 and Power of Attorney dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6744/2024.

1.101 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2100 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.102 That in the aforesaid manner M/s. Urway Infra LLP acquired development rights of the land admeasuring about 4.33R.

Land admeasuring about 4.34R

1.103 That thereafter the said Mr. Ganesh Tukaram Bhondave with the consent of Mrs. Rekha Ganesh Bhondave and Mr. Pratik Ganesh Bhondave and Master. Piyush Ganesh Bhondave through natural guardian Mr. Ganesh Tukaram Bhondave assigned Development rights of land admeasuring about 4.34R out of Survey No. 47/1/2/1 in favour of M/s. Urway Infra LLP vide Development Agreement dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6742/2024 and Power of Attorney dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6744/2024.

1.104 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2100 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.105 That in the aforesaid manner M/s. Urway Infra LLP acquired development rights of the land admeasuring about 4.34R.

Land admeasuring about 4.33R

1.106 That thereafter the said Mr. Dattatray Ramchandra Bhondave with the consent of Mrs. Vidya Dattatray Bhondave, Mrs. Rajani Navnath More alias Ms. Rajani Dattatray Bhondave, Mrs. Snehal Aniket Shitole alias Ms. Snehal Dattatray Bhondave, Mrs. Nitika Ganesh Pingale alias Ms. Nikita Dattatray Bhondave and Mr. Yash Dattatray Bhondave assigned Development rights of land admeasuring about 4.33R out of Survey No. 47/1/2/1 in favour of M/s. Urway Infra LLP vide Development Agreement dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6739/2024 and Power of Attorney dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6744/2024.

1.107 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 2100 sq. ft. carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.108 That in the aforesaid manner M/s. Urway Infra LLP acquired development rights of the land admeasuring about 4.33R.

Land admeasuring about 4R

1.109 That thereafter the said Mr. Rajendra Tukaram Bhondave, Mr. Ganesh Tukaram Bhondave, Mr. Nitin Ramchandra Bhondave, Mr. Dattatray Ramchandra Bhondave with the consent of Mrs. Jayashri Rajendra Bhondave, Mr. Aditya Rajendra Bhondave, Mrs. Sanskruti Aditya Bhondave alias Ms. Sanskruti Manohar Savale, Mr. Aadarsinh Rajendra Bhondave, Mrs. Rekha Ganesh Bhondave, Mr. Pratik Ganesh Bhondave, Master Piyush Ganesh Bhondave through natural guardian Mr. Ganesh Tukaram Bhondave, Mrs. Shakuntala Nitin Bhondave, Mr. Amar Nitin Bhondave Miss. Sakshi Nitin Bhondave, Mrs. Vidya Dattatray Bhondave, Mrs. Rajani Navnath More alias Ms. Rajani Dattatray Bhondave, Mrs. Snehal Aniket Shitole alias Ms. Snehal Dattatray Bhondave, Mrs. Nitika Ganesh Pingale alias Ms. Nikita Dattatray Bhondave and Mr. Yash Dattatray Bhondave, of assigned Development rights of following land out of Survey No. 47/1/2/1 in favour of M/s. Urway Infra LLP vide Development Agreement dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6743/2024 and Power of Attorney dated 22.03.2024 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6744/2024. (Monetary Consideration)

Owner Name	Area
Mr. Rajendra Tukaram Bhondave	1R
Mr. Ganesh Tukaram Bhondave	1R
Mr. Nitin Ramchandra Bhondave	1R
Mr. Dattatray Ramchandra Bhondave	1R

1.110 That in the aforesaid manner M/s. Urway Infra LLP acquired development rights of the land admeasuring about 4R.

Share of Mr. Bhau Haribhau Pandav- Land admeasuring about 1R

1.111 Sale Deed in favour of Mr. Bhau Haribhau Pandav for land admeasuring about 1R out of Survey No. 47/1/2/1 is not provided for my verification.

1.112 That thereafter the said Mr. Bhau Haribhau Pandav with consent of Mr. Mangesh Bhau Pandav assigned development rights of his undivided share in land at Survey no. 47/1/2/1 admeasuring 1R in favour of M/s. Urway Infra LLP vide Development Agreement dated 21.02.2025 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 4727/2025 and Power of Attorney dated 21.02.2025 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 4728/2025.

1.113 That in consideration of the aforesaid Development Agreement the said M/s. Urway Infra LLP agreed to allot 750 sq. ft. carpet constructed premises along with 2 covered car parking in favour of aforesaid land owners within a period of 48 months from the date of registration of Development Agreement.

1.114 That in the aforesaid manner M/s. Urway Infra LLP acquired development rights of the land admeasuring about 1R.

1.115 That thereafter the said Smt. Gitabai Haribhau Shelke, Mrs. Manisha Ashok Kanchan, Mrs. Sunita Vishnu Ichake, Mrs. Anita Sanjay Dabhade, Mrs. Vanita Tanaji Temgire, Mr. Janardhan Shankar Shelke, Mrs. Lilabai Janardhan Shelke, Mr. Mahesh Janardhan Shelke, Mrs. Pooja Mahesh Shelke, Mr. Dinesh Janardhan Shelke, Mrs. Priti Dinesh Shelke alias Priti Bausaheb Gaware, Mr. Tanaji Shankar Shelke, Mrs. Shalan Tanaji Shelke, Mr. Sagar Tanaji Shelke, Mrs. Revati Sagar Shelke alias Revati Arun Gaikwad, Mrs. Nita Khandu Yewale, Mrs. Aparna Umesh Rakshe, Mr. Sameer Tanaji Shelke and Mrs. Pournima Sammer Shelke confirmed the Development Agreements at Serial Nos. 6743/2024, 3968/2024, 6737/2024, 6739/2024, 6742/2024, 6738/2024, vide Confirmation Deed dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10589/2024.

1.116 That thereafter the said Mr. Kalidas Govind Shelke, Mrs. Asha Kalidas Shelke, Mrs. Archana Nilesh Zende, Mrs. Aparna Tushar Thorve, Mrs. Kalyani Mayur Kate and Mr. Kunal Kalidas Shelke confirmed the Development Agreements at Serial Nos. 6743/2024, 3968/2024, 6737/2024, 6739/2024, 6742/2024, 6738/2024, vide Confirmation Deed dated 14.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10583/2024. (Traced in Search) However aforesaid Confirmation Deed not provided for my verification.

1.117 That thereafter the said Smt. Hirabai Vasant Khaire, Mr. Rajendra Vasant Kahire, Mr. Ganesh Vasant Khaire and Mr. Somanath Vasant Khaire confirmed the Development Agreements at Serial Nos. 6743/2024, 3968/2024, 6737/2024, 6739/2024, 6742/2024, 6738/2024, vide Confirmation Deed dated 25.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 14357/2024.

1.118 That thereafter the said Mr. Balu alias Balasaheb Sadashiv Shelke, Mrs. Ratna Balu alias Balasaheb Shelke, Mr. Suraj Balu alias Balasaheb Shelke, Mrs. Urmila Suraj Shelke alias Urmila Balasaheb Pawar and Mrs. Kajal Vikas Satkar confirmed the Development Agreements at Serial Nos. 6743/2024, 3968/2024, 6737/2024, 6739/2024, 6742/2024, 6738/2024, vide Confirmation Deed dated 23.08.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 19455/2024.

1.119 That thereafter the said Mr. Sambhaji Sadashiv Shelke, Mrs. Shaila Sambhaji Shelke, Mr. Atul Sambhaji Shelke, Mrs. Rajeshri Atul Shelke, Mr. Akshay Sambhaji Shelke, Mrs. Priyanka Akshay Shelke confirmed the Development Agreements at Serial Nos. 6743/2024, 3968/2024, 6737/2024, 6739/2024, 6742/2024, 6738/2024, vide Confirmation Deed dated 18.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 13505/2024.

Survey No. 47/3/1 admeasuring about 49R

1.120 That the land at Survey No. 43/3/1 belonged to Mr. Namdev Vithu Bhondve Since the year 1983.

1.121 That thereafter the said Mr. Namdev Vithu Bhondve died on 14.07.1991, leaving behind him Smt. Riubai Namdev Bhondve (Wife), Mr. Khandu Namdev Bhondve (son), Mr. Dattatray Namdev Bhondve (son), Mrs. Sakhubai Maruti Kalokhe (daughter), Mrs. Thakubai Namdev Bhondve (daughter), Mrs. Indubai Baburao Valhekar (daughter), Mrs. Nanda Dnyaneshwar Waghmare (daughter), and Mrs. Baydabai Suresh Pawar (daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide **Mutation Entry No. 2609**. However, Smt. Riubai Namdev Bhondve not made Party to further transaction and her name not mutated on present 7/12 extract.

1.122 That thereafter the said Mrs. Sakhubai Maruti Kalokhe, Mrs. Indubai Baburao Valhekar, Mrs. Nanda Dnyaneshwar Waghmare and Mrs. Baydabai Suresh Pawar released their share in the aforesaid land alongwith others properties in favour of Mr. Khandu Namdev Bhondve and Mr. Dattatray Namdev Bhondve, vide Release Deed dated 13.10.2000, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 8714/2000. In furtherance of the same name of Mrs. Sakhubai Maruti Kalokhe, Mrs. Indubai Baburao Valhekar, Mrs. Nanda Dnyaneshwar Waghmare and Mrs. Baydabai Suresh Pawar deleted from 7/12 extract, vide **Mutation Entry No. 5299**. However legible copy of aforesaid Mutation Entry is not provided for my verification.

1.123 That thereafter the said Mr. Khandu Namdev Bhondve (HUF), Mrs. Saraswati Khandu Bhondve, Mr. Sunil Khandu Bhondve for self and through natural guardian Miss Snehal Sunil Bhondve and Mr. Arjun Sunil Bhondve, Mrs. Swati Sunil Bhondve, Mr. Shantaram Khandu Bhondve, Mrs. Sangita Shantaram Bhondve, Mrs. Ujjawala Raju Bhothre, Mrs. Nirmala Tanaji Kalokhe, Mr. Dattatraya Namdev Bhondve, Mrs. Meera Dattatraya Bhondve, Mr. Sachin Dattatraya Bhondve, Mr. Vishal Dattatraya Bhondve, Miss. Pallavi Dattatraya Bhondve and Smt. Thakubai Namdev Bhondve assigned development rights of the land admeasuring about 40R out of aforesaid land in favor of M/s. Sukhwani Construction Company through its proprietor Mrs. Deepa Sukhwani, vide Development Agreement dated 22.08.2007, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6949/2007 and Power of Attorney dated 22.08.2007 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6950/2007.

1.124 That thereafter the said Smt. Thakubai Namdev Bhondve released her share in the land at Survey No. 47/3/1 alongwith others properties in favour of Mr. Khandu Namdev Bhondve and Mr. Dattatraya Namdev Bhondve, vide Release Deed dated 21.10.2008, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 11034/2008. However Mutation Entry of aforesaid transaction is not provided for my verification.

1.125 That thereafter the said Mr. Khandu Namdev Bhondve (HUF), Mrs. Saraswati Khandu Bhondve, Mr. Sunil Khandu Bhondve for self and through natural guardian Miss Snehal Sunil Bhondve and Mr. Arjun Sunil Bhondve, Mrs. Swati Sunil Bhondve, Mr. Shantaram Khandu Bhondve, Mrs. Sangita Shantaram Bhondve, Mrs. Ujjawala Raju Bhothre, Mrs. Nirmala Tanaji Kalokhe, Mr. Dattatraya Namdev Bhondve, Mrs. Meera Dattatraya Bhondve, Mr. Sachin Dattatraya Bhondve, Mr. Vishal Dattatraya Bhondve, Miss. Pallavi Dattatraya Bhondve and Smt. Thakubai Namdev Bhondve through their power of Attorney holder M/s. Sukhwani Construction Company through its proprietor Mrs. Deepa Sukhwani sold the land admeasuring about 40R out of aforesaid land to M/s. Sukhwani Construction Company, vide Sale Deed dated 23.07.2013, which is duly registered in the office of Sub Registrar Haveli No. 25, at Serial No. 193/2013. In furtherance of the same the name of M/s. Sukhwani Construction Company mutated on 7/12 extract, vide **Mutation Entry No. 8626**. However aforesaid Mutation Entry is not provided for my verification.

1.126 That thereafter the said M/s. Sukhwani Construction Company assigned development rights of the land admeasuring about 40R out of aforesaid land in favor of M/s. Urway Infra LLP, vide Development Agreement dated 03.10.2024, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 19882/2024 on 04.10.2024 and Power of Attorney dated 03.10.2024 which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 19885/2024.

1.127 That in consideration of the aforesaid Development Agreement dated 03.10.2024 the said M/s. Urway Infra LLP agreed to allot Commercial & Residencial units having Total Carpet Area admeasuring about 40000 sq. ft. RERA Carpet area inclusive of Balcony and Terrace constructed premises in favour of aforesaid land owners. within a period of 42 months from the date of registration of Development Agreement.

1.128 That thereafter the said Mr. Dattatraya Namdev Bhondave with consent of Mrs. Meera Dattatraya Bhondave, Mr. Sachin Dattatraya Bhondave, Mrs. Aarti Sachin Bhondave, Mr. Vishal Dattatraya Bhondave, Mrs. Poonam Vishal Bhondave and Mrs. Pallavi Mukesh Medankar

assigned development rights of the land admeasuring about 4.5R out of aforesaid land in favor of M/s. Urway Infra LLP, vide Development Agreement dated 17.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10848/2024 and Power of Attorney dated 17.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10850/2024.

1.129 That in consideration of the aforesaid Development Agreement dated 17.05.2024 the said M/s. Urway Infra LLP agreed to allot 3600 sq. ft. Carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners. within a period of 48 months from the date of registration of Development Agreement.

1.130 That thereafter the said Mr. Khandu Namdev Bhondve with consent of Mrs. Saraswati Khandu Bhondve, Mr. Sunil Khandu Bhondve, Mrs. Swati Sunil Bhondve, Mr. Shantaram Khandu Bhondve, Mrs. Sangita Shantaram Bhondve, Mrs. Ujjwala Raju Botre and Mrs. Nirmala Tanaji Kalokhe assigned development rights of the land admeasuring about 4.5R out of aforesaid land in favor of M/s. Urway Infra LLP, vide Development Agreement dated 17.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10849/2024 and Power of Attorney dated 17.05.2024, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10850/2024.

1.131 That in consideration of the aforesaid Development Agreement dated 17.05.2024 the said M/s. Urway Infra LLP agreed to allot 3600 sq. ft. Carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners. within a period of 48 months from the date of registration of Development Agreement.

1.132 That in the aforesaid manner M/s. Urway Infra LLP acquired development rights of the aforesaid land.

1.133 That thereafter the said Mr. Avinash Pralhad Dighe and Mr. Rohit Gangaram Avare formed LLP in the name and style of "M/s. Urway Infra LLP", vide LLP Agreement dated 03.02.2024.

2. OTHER TRANSACTION:

Survey No. 46/2/1 Land admeasuring about 26.47R
Survey No. 47/1+2/1 land admeasuring about 8.42R

2.1 That thereafter the said Smt. Jijabai Mahadu Shelke, Mrs. Maya Nathu Shete, Mrs. Damyanti Baban Gavhane, Mrs. Sunanda Ramesh Sabale, Smt. Chhaya Pramod Fadke, Mrs. Vidya Arun Bhegade, Mr. Chaitram Bala Shelke, Smt. Laxmibai Chaitram Shelke, Mrs. Vrushali Machindra Shelke, Mr. Machindra Chaitram Shelke for self and through natural guardian of Master Prathamesh Machindra Shelke, Miss. Neha Machindra Shelke, Mrs. Jijabai Tukaram Rakshe, Mrs. Sangeeta Suresh Gaware, Mrs. Sarika alias Ujjwala Dilip Dalvi sold the land at Survey No. 46/2/1 admeasuring about 20.32R and Survey No. 47/1+2/1 admeasuring about 6.32R to Mr. Pandurang Tukaram Bhondve, Mr. Ganesh Tukaram Bhondave, Mr. Shivaji Tukaram Bhondave, Mr. Dilip Babanrao Bhondave, Mr. Tanaji Babanrao Bhondave, Mr. Vijay Bhiku Bhondave, Mr. Chetan Manohar Bhondave vide Sale Deed dated 24.10.2011 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10754/2011. In furtherance of the same their names were mutated on 7/12 extract vide **Mutation Entry No. 8029**.

2.2 That thereafter said Smt. Sarubai Eknath Bhondave, Smt. Sunita Rohidas Mete, Mrs. Anita Hanumant Kashid, Mrs. Vanita Santosh Jambhulkar, Mrs. Manisha Prakash Gawade, Mr. Sitaram Eknath Bhondave, Mr. Sanjay Nivutti Temgire for self and through natural guardians of Master Sandesh Sanjay Temgire, Miss Deepali Sanjay Temgire, Mr. Dhondiba alias Dhondiram Nivrutti Temgire for self and through natural guardians of Master Satish Dhondiba alias Dhondiram Temgire, Master Sanket Dhondiba alias Dhondiram Temgire, Mrs. Mangal Dattatray Godambe, Mr. Santosh Dattatray Godambe and Mr. Ravindra Dattatray Godambe sold their undivided share in land at Survey no. 47/1+2/1 admeasuring about 2.10R and Survey No. 46/2/1 admeasuring 6.15R to Mr. Pandurang Tukaram Bhondve, Mr. Ganesh Tukaram Bhondave, Mr.

Shivaji Tukaram Bhondave, Mr. Dilip Babanrao Bhondave, Mr. Tanaji Babanrao Bhondave, Mr. Vijay Bhiku Bhondave, Mr. Chetan Manohar Bhondave vide Sale Deed dated 29.11.2012 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10114/2012. In furtherance of the same their names were mutated on 7/12 extract vide **Mutation Entry No. 8699**.

Survey No. 46/2/1 Land admeasuring about 1R

2.3 That thereafter the said Smt. Hirabai Vasant Khaire, Mrs. Sarubai Eknath Bhondave, Mr. Sanjay Nivrutti Temgire, Mr. Dhondiba alias Dhondiram Nivrutti Temgire, Mr. Mangal Dattatray Godambe sold their undivided share in land at Survey No. 46/2/1 admeasuring 1R to Mr. Madhukar Govind Paigude vide Sale Deed dated 19.01.2013, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 530/2013. In furtherance of the same their names were mutated on 7/12 extract vide **Mutation Entry No. 8808**.

2.4 That thereafter the said Mr. Madhukar Govind Paigude with consent of Mrs. Vandana Madhukar Paigude, Ms. Varsha alias Ashwini Madhukar Paigude alias Mrs. Ashwini Sunil Yewale, Mr. Nikhil Sunil Yewale, Mr. Nishant Sunil Yewale, Mr. Dnyaneshwar Madhukar Paigude for self and through natural guardian of Ms. Samiksha, Ms. Swaranjali and Master Swaransh Dnyaneshwar Paigude, Mrs. Rohini Dnyaneshwar Paigude, Mr. Mangesh Madhukar Paigude and Mrs. Sujata Mangesh Paigude assigned development rights of the land at Survey No. 46/2/1 admeasuring 1R in favour of M/s. Urway Infra LLP, vide Development Agreement dated 04.09.2025 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 11781/2025 and Power of Attorney dated 04.09.2025, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 11782/2025.

2.5 That in consideration of the aforesaid Development Agreement dated 17.05.2024 the said M/s. Urway Infra LLP agreed to allot 1120 sq. ft. Carpet constructed premises along with one covered car parking for each Flat in favour of aforesaid land owners. within a period of 48 months from the date of registration of Development Agreement.

2.6 According to Order dated 22.07.2024 bearing No. Hano/155/SR/295/2024, in respect of land at Survey No. 46/2/1 and 47/1/2/1, as per Certified Mutation Entry Nos. 8699 and 8029, and pursuant to the registered document No. 10114/2012 of Sub-Registrar Haveli No. 14, the vendors Smt. Sarubai Eknath Bhondave, Mr. Sanjay Nivrutti Temgire, Mr. Dhondiba alias Dhondiram Nivrutti Temgire, Mrs. Mangal Dattatray Godambe, Smt. Jijabai Mahadu Shelke, Mrs. Maya Nathu Shete, Mrs. Damyanti Baban Gavhane, Mrs. Sunanda Ramesh Sabale, Smt. Chhaya Pramod Fadke, Mrs. Vidya Arun Bhegade, Smt. Laxmibai Chaitram Shelke, Mr. Machindra Chaitram Shelke, Mrs. Jijabai Tukaram Rakshe, Mrs. Sangeeta Suresh Gawari and Mrs. Sarika alias Ujwala Dilip Dalvi have sold their entire respective shares, and therefore, for the purpose of updating the Record of Rights, their names have been removed from the computerized 7/12 extract (Poklist), vide **Mutation Entry No. 12104**. However aforesaid Order not provided for my verification.

Remark: The individual shares of all the above landowners in the said lands have not been defined, as no registered partition or order has been affected between them, nor has any oral partition taken place. Accordingly, they have conveyed their undivided share in the land bearing Survey No. 46/2/1 and Survey No. 47/1/2/1 to the builder and the respective purchasers by executing the Development Agreements and Sale Deeds.

3. POSSESSION:

It appears from the documentary records that M/s. Urway Infra LLP i.e. present developer is having true and legal possession of the said property.

4. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide commencement certificate dated 29.03.2025, bearing No. BP/Ravet/70/2025. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

5. N. A. PERMISSION:

That the Upper Tahsildar Pimpri Chinchwad Taluka Haveli granted permission for the Non-Agricultural use of the part of the said land, vide its Order dated 21.04.2025 in case no. Jamin/NA/SR/156/2025.

6. ENCUMBRANCES:

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that the title of M/s. Urway Infra LLP has acquired development rights of part of the said land and has become absolute owner of the remaining part of the said land and the title of the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

7. LITIGATION: NIL

8. Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 24.11.2025



NEELAM KUMBHAR
Advocate



CHALLAN
MTR Form Number-6



GRN	MH012215516202526E	BARCODE			Date	24/11/2025-16:16:12	Form ID
Department			Inspector General Of Registration				
Type of Payment			Search Fee		TAX ID / TAN (If Any)		
			Other Items		PAN No.(If Applicable)		
Office Name			HVL5_HAVELI 5 JOINT SUB REGISTRAR		Full Name	ADVOCATE NEELAM KUMBHAR	
Location			PUNE				
Year	2025-2026 One Time			Flat/Block No.	SURVEY NO. 46 AND 47		
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street	RAVET		
				Area/Locality Town/City/District	HAVELI PUNE		
				PIN			
				Remarks (If Any)			
				SEARCH FOR 30 YEARS			
Total			750.00	Amount In	Seven Hundred Fifty Rupees Only		
Payment Details			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332025112412907	765324289	
Cheque/DD No.			Bank Date	RBI Date	24/11/2025-16:18:10	Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 0000000000

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सर्व चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या वर्तासाठी लागू नाही.