

Ref. No.:

Date:

Date: 5/07/2022

FORMAT-A
(Circular No: 28 / 2021)

To
MAHARERA

FLOW OF THE TITLE OF THE SAID LAND

- A. As per the information and documents provided by my client, the title flow of the land admeasuring 2939.24 Sq. Mtrs. out of admeasuring 3012 Sq. Mtrs. i. e. 00 H. 30.12 R. out of the total land admeasuring 2 H. 13 R. bearing Survey No. 17/1/2, situated at Village Baner, Tal. Haveli, Dist. Pune, is as under:-

1. The lands are parts of Survey No. 17/1/2 and land bearing Survey no. 17/1/2 were part of original Survey no. 17/1 and same was originally owned by Mr. Narayan Rama Dhankude. However, name of Mr. Vishnu Krushna Gokhale was recorded on 7/12 extract of the land bearing Survey No. 17/1 vide Mutation Entry No. 463. Therefore, Mr. Vishnu Krushna Gokhale has given the application to Revenue Officer for recording name of Mr. Narayan Rama Dhankude on 7/1 2 extract of the land bearing Survey No. 17/1 as owner. Accordingly, Revenue Officer passed an order and in pursuance of said order Mutation Entry No. 980 is certified to that



effect and thereby name of Mr. Vishnu Krushna Gokhole deleted from 7/12 extract of the land bearing Survey No. 17/1 and name of the Mr. Narayan Rama Dhankude was recorded on 7/12 extract of the land bearing Survey No. 17/1 as owner thereof.

2. Mr. Narayan Rama Dhankude expired in year of 1959 leaving behind him his one son namely Mr. Pandurang Narayan Dhankude and his wife namely Indubai Narayan Dhankude as his only heirs and successors to the land bearing Survey No. 17/1. Accordingly, their names were duly recorded on 7/12 extract on the land bearing survey No. 17/1 vide Mutation Entry No. 1680 as owner thereof.
3. Mr. Padurang Narayan Dhankude expired on 27/02/1976 leaving behind him only his mother namely Indubai Narayan Dhankude as his only heir and successor to his share of land out of the land bearing Survey No. 17/1. Accordingly, Mutation Entry No. 3174 is certified to that effect and thereby name of the Mr. Pandurang Narayan Dhankude is deleted from the 7/12 extract of the land bearing survey No. 17/1.
4. Smt. Indubai Narayan Dhankude executed Sale Deed dated 13/02/1986 and thereby sold and conveyed land bearing Survey no. 17/2 to Mr. Harichandra Shripatrao/ Shripati Dhankude. The said sale Deed Deed is duly registered in the office of Sub Registrar Haveli no. 2, Pune



at Serial No. 1697/1987. Accordingly, Mutation Entry No. 3176 is certified to that effect and thereby name of the Smt. Indubai Narayan Dhankude is deleted from the 7/12 extract of the land bearing survey No. 17/1 and in her place name of the Mr. Harichandra Shripatrao Dhankude was recorded on 7/12 extract of the land bearing Survey No. 17/1 as owner thereof.

5. Mr. Harichandra Shripati Dhankude, Mr. Maruti Sripati Dhankude, Gulab Maruti Dhankude, Suhas Maruti Dhankude, Mr. Dhanaji Shripati Dhankude and Ramdas Dhanaji Dhankude executed Partition Deed dated 04/09/1992, in respect of the land bearing Survey No. 17/1 and their other properties. In pursuance of the said Partition Deed, land bearing Survey No. 17/1 is divided into two parts i.e. first part admeasuring 01 H. 20 R. given to the share and exclusive possession of Mr. Dhanaji Shripati Dhankude and second part admeasuring 02 H. 13 R. given to the share and exclusive possession of Mr. Harichandra Shripati Dhankude. The said Partition Deed is duly registered in the office of Sub Registrar Haveli no. 4, Pune at Serial No. 68/1992. Accordingly, Mutation Entry No. 5733 is certified to that effect and thereby 7/12 extract of Survey No. 17/1 is divided into two sub division (Hissa Number) and thereby land given to the share of Mr. Dhanaji Shripati Dhankude is given new sub division/Hissa Number as Survey No. 17/1/1 and land given to the share of Mr. Harishchandra Shripati



Dhankude is given new sub division/Hissa number as Survey No. 17/1/2. Accordingly, the name of Mr. Dhanaji Shripati Dhankude was recorded on 7/12 extract of land bearing Survey No. 17/1/1 and the name of Mr. Harishchandra Shripati Dhankude was recorded on 7/12 extract of the land bearing Survey No. 17/1/2.

6. The sisters of Mr. Harishchandra Shripati Dhankude namely Smt. Bhagubai Bapusaheb Bahirat, Sau. Anusaya Shankarrao Tapkir, Late Shardabai Babanrao Chandere through heirs namely Shri Bajrang Babanrao Chandere, Ku. Vandana Babanrao Chandere and Ku. Sarika Babarao Chandere through their natural guardian father Mr. Babanrao Wadu Chandere executed Release Deed dated 26/07/1996, and thereby released their entire undivided share and other right, titles and interest out of the land bearing Survey No. 17/1/1 and 17/1/2 and their other properties in favour of Mr. Harishchandra Shripati Dhankude, Mr. Dhanaji Shripati Dhankude and Mr. Maruti Shripati Dhankude. The said Release Deed is duly registered in the Office of Sub Registrar Haveli no. 4, Pune at Serial No. 5510/1996.
7. Shri Harichandra Shripati Dhankude, Dhananji Shripati Dhankude and Marutrao Shripati Dhankude & other family members prepared private layout of land bearing Survey No. 17/1/1 and Survey No. 17/1/2, consisting of various plots. Thereafter sold said plots out of the said



layout to different persons. The details of the sold plots/area out of the said private layout out of the land bearing Survey No. 17/1/2, mutation entries, dates of sale deeds, sold area, names of the purchasers and individual area of purchasers as under :-

Sr. No	Mutation Entry No.	Sale Deed date	Sold Area H. - R.	Name of the Purchaser	Individual Area H. - R.
1	7477	26/07/1996	00 H. - 13 R.	Sushasini Satish Phadke	00 H. 6.50 R.
				Mangal Chandrakant Kasat	00 H. 6.50 R.
2	7478	26/07/1996	00 H. - 20 R.	Bandopant Gundu Pandit	00 H. 10 R.
				Vivek Bandopant Pandit	00 H. 10 R.
3	7485	27/07/1996	00 H. - 20 R.	Narayan Jagannath Ghatule	00 H. 10 R.
				Viltharao Ganpatrao Nanekar	00 H. 10 R.
4	7486	27/06/1996	00 H. - 20 R.	Kesha Sureshbhai Junnarkar	00 H. 10 R.
				Pratima Rameshbhai Junnarkar	00 H. 10 R.
5	7487	26/07/1996	00 H. - 20 R.	Shantaram Ganpat Kule	00 H. 10 R.
				Balasaheb Ramchandra Gangnagare	00 H. 10 R.
6	7488	26/07/1996	00 H. - 20 R.	Ratnamala Vilashibhai Junnarkar	00 H. 10 R.
				Rajendra Damodar Kale	00 H. 10 R.
7	7489	26/07/1996	00 H. - 20 R.	Dattasheth Baburao Kale	00 H. 10 R.



Sr. No.	Mutation Entry No.	Sale Deed date	Sold Area H. - R.	Name of the Purchaser	Individual Area H. - R.
				Suhas Baburao Kale	00 H. 10 R.
8	7490	26/07/1996	00 H. - 20 R.	Indubal Maruti Gurade	00 H. 10 R.
				Jagannath Maruti Gurade	00 H. 10 R.
9	7491	26/07/1996	00 H. - 20 R.	Shaila Balasahab Horne	00 H. 10 R.
				Laxman Bhanudas Khaige	00 H. 10 R.
10	7494	26/07/1996	00 H. - 20 R.	Annasaheb Nanabhai Narekar	00 H. 10 R.
				Shriabai Balkrushna Pawar	00 H. 10 R.
11	7495	26/07/1996	00 H. - 20 R.	Sajirao Balkrushna Pawar	00 H. 10 R.
				Panjabrao Balkrushna Pawar	00 H. 10 R.

In pursuance of the above mentioned Sale Deeds, names of above purchasers were duly recorded on the 7/12 extract as mentioned hereinabove vide Mutation Entries No. 7477, 7478, 7485, 7486, 7487, 7488, 7489, 7490, 7491, 7494 and 7495.

8. As mentioned hereinabove, Shri Harichandra Shripati Dhankude, Dhananji Shripati Dhankude and Marutrao Shripati Dhankude & other family members executed Sale Deed dated 27/06/1996 and thereby sold and conveyed land admeasuring 00 H. 20 R. out of the land bearing Survey No. 17/1/2 to Mr. Narayan Jagannath



Ghatule (00 H. 10 R.) and Mr. Vitthalrao Ganpatrao Nanekar (00 H. 10 R.). The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 4, Pune at Sr. No. 5519/1996. In pursuance of the said Sale Deed, Mr. Narayan Jagannath Ghatule purchase the land admeasuring 00 H. 10 R. out of the said 00 H. 20 R. land and Mr. Vitthalrao Ganpatrao Nanekar purchase the land admeasuring 00 H. 10 R. land out of the 00 H. 20 R. land. Accordingly, Mutation Entry No. 7485 is certified to that effect and thereby name of the Mr. Narayan Jagannath Ghatule for the area admeasuring 00 H. 10 R. and name of the Vitthalrao Ganpatrao Nanekar for the area admeasuring 00 H. 10 R. were recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.

9. Mr. Narayan Jagannath Ghatule through Power of Attorney holder Mr. Rajendra Jindatta Achlare with consent of Vitthalrao Ganpatrao Nanekar and others executed Sale Deed dated 22/04/1997 and thereby sold and conveyed land admeasuring 00 H. 3.46 R. out of the his land admeasuring 00 H. 10 R. out of the land bearing Survey No. 17/1/2 to Sau. Sunita Narayan Dhumal. The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 4, Pune at Sr. No. 3175/1997. Accordingly, Mutation Entry No. 10012 is certified to that effect and thereby name of the Sau. Sunita Narayan Dhumal for the area admeasuring 00 H. 3.46 R. was



recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.

10. Sau. Sunita Narayan Dhumal has applied to Building Control Department of Pune Municipal Corporation for to regularize the said Land (land admeasuring 00 H. 3.46 R. out of the land bearing Survey No. 17/1/2) under Gunthewari Scheme. Accordingly Building Control Department, Pune Municipal Corporation has issued a Gunthewari Clearance Certificate for the said land vide Gunthewari Certificate No. BCO/6/189 (0003422) dated 20/08/2003 and thereby regularized the said land.
11. Sau. Sunita Narayan Dhumal executed Sale Deed dated 25/03/2010 and thereby sold and conveyed land admeasuring 00 H. 3.46 R. out of the land bearing Survey No. 17/1/2 to Sau. Kalpana Sudhir Badamkar and Mr. Sudhir Pandurang Badamkar. The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 4, Pune at Sr. No. 2638/2010. Accordingly, Mutation Entry No. 17098 is certified to that effect and thereby name of Sau. Sunita Narayan Dhumal deleted from 7/12 extract of land bearing Survey No. 17/1/2 and in her place names of the Sau. Kalpana Sudhir Badamkar and Mr. Sudhir Pandurang Badamkar for the area admeasuring 00 H. 3.46 R. are recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.



12. Sau. Kalpana Sudhir Badamkar and Mr. Sudhir Pandurang Badamkar (hereinafter referred as "**Land Owner No. 1**") executed Development Agreement dated 22/12/2021 and thereby entrusted development rights of the land admeasuring 00 H. 3.46 R. out of the land bearing Survey No. 17/1/2 to M/s. Yugal Maheshwari Developers (said Promoter) on the terms and conditions mentioned therein. In pursuance of the said Development Agreement, the Land Owner No. 1 executed separate Power of Attorney dated 22/12/2021 and thereby authorized the said Promoter to do various acts, things, deeds and documents mentioned therein in respect of the said Land. The said Development Agreement and Power of Attorney are duly registered in the Office of Sub Registrar Haveli No. 17, Pune at Serial No. 14305/2021 and 14306/2021 respectively.

13. As mentioned hereinabove, Shri Harichandra Shripati Dhankude, Dhananji Shripati Dhankude and Marutrao Shripati Dhankude & other family members executed Sale Deed dated 27/06/1996 and thereby sold and conveyed land admeasuring 00 H. 20 R. out of the land bearing Survey No. 17/1/2 to Sau. Rekha Sureshbhai Junnarkar (00 H. 10 R.) and Pratima Rameshbhai Junnarkar (00 H. 10 R.). The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 4, Pune at Sr. No. 5522/1996. In pursuance of the said Sale



Deed, Sou. Rekha Sureshbhau Junnarkar has purchased the land admeasuring 00 H. 10 R. out of the said 00 H. 20 R. land and Sau. Pratima Rameshbhau Junnarkar has purchased the land admeasuring 00 H. 10 R. land out of the 00 H. 20 R. land. Accordingly, Mutation Entry No. 7486 is certified to that effect and thereby name of the Sau. Rekha Sureshbhau Junnarkar for the area admeasuring 00 H. 10 R. and name of the Sau. Pratima Rameshbhau Junnarkar for the area admeasuring 00 H. 10 R. were recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.

14. Sou. Rekha Sureshbhau Junnarkar through Power of Attorney holder Mr. Rajendra Jindatta Achlare with consent of Sau. Pratima Rameshbhau Junnarkar and others executed Sale Deed dated 16/11/1996 and thereby sold and conveyed land admeasuring 00 H. 4.41 R. out of the her land admeasuring 00 H. 10 R. out of the land bearing Survey No. 17/1/2 to Mr. Motilal Nehru and Mr. Rajiv Nehru. The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 4, Pune at Sr. No. 8136/1996. Accordingly, Mutation Entry No. 20352 is certified to that effect and thereby names of the Mr. Motilal Nehru and Mr. Rajiv Nehru for the area admeasuring 00 H. 4.41 R. were recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.



15. Mr. Motilal Nehru and Mr. Rajiv Nehru has applied to Building Control Department of Pune Municipal Corporation for to regularize the said Land (land admeasuring 00 H. 4.41R. out of the land bearing Survey No. 17/1/2) under Gunthewari Scheme,. Accordingly Building Control Department, Pune Municipal Corporation has issued a Gunthewari Clearance Certificate for the said land vide Gunthewari Certificate No. औ.शे.का./मुठे/२२६८ (0043518) dated 13/08/2003 and thereby regularized the said land.
16. Mr. Motilal Nehru executed Gift Deed dated 15/03/2016 and thereby gifted his entire ½ share land out of the land admeasuring 00 H. 4.41 R. out of the land bearing Survey No. 17/1/2 to Mr. Rajiv Nehru. The said Gift Deed is duly registered in the Office of Sub Registrar Haveli No. 16, Pune at Serial No. 2170/2016.
17. Mr. Motilal Nehru and Mr. Rajiv Nehru executed Sale Deed dated 31/12/2020 and thereby sold and conveyed land admeasuring 00 H. 4.41 R. out of the land bearing Survey No. 17/1/2 to said Promoter. The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 15, Pune at Sr. No. 371/2021 on 07/01/2021. Accordingly, Mutation Entry No. 22833 is certified to that effect and thereby name of Mr. Motilal Nehru and Mr. Rajiv Nehru deleted from 7/12 extract of land bearing Survey No. 17/1/2 and in their place name



of the said Promoter for the area admeasuring 00 H. 4.41 R. is recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.

18. In pursuance of the Sale Deed dated 31/12/2020, Mr. Motilal Nehru and Mr. Rajiv Nehru also executed separate Power of Attorney dated 06/01/2021 in favour of said Promoter and thereby authorized the said Promoter to do various acts, things, deeds and documents mentioned therein in respect of land admeasuring 00 H. 4.41 R. out of the land bearing Survey No. 17/1/2. The said Power of Attorney is duly registered in the Office of Sub Registrar Haveli No. 15, Pune at Serial No. 372/2021 on 07/01/2021.

19. Sou. Rekha Sureshbhai Junnarkar through Power of Attorney holder Mr. Rajendra Jindatta Achlare with consent of Sou. Pratima Rameshbhai Junnarkar and others executed Sale Deed dated 16/11/1996 and thereby sold and conveyed land admeasuring 00 H. 4.41 R. out of the her land admeasuring 00 H. 10 R. out of the land bearing Survey No. 17/1/2 to Mr. Chandramohan Nehru and Smt. Nirja Nehru. The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 4, Pune at Sr. No. 8137/1996. Accordingly, Mutation Entry No. 22668 is certified to that effect and thereby names of the Mr. Chandramohan Nehru and Smt. Nirja Nehru for the area admeasuring 00 H. 4.41 R. were recorded



on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.

20. Mr. Chandramohan Nehru and Smt. Nirja Nehru has applied to Building Control Department of Pune Municipal Corporation for to regularize the land admeasuring 00 H. 4.41R. out of the land bearing Survey No. 17/1/2 under Gunthewari Scheme. Accordingly Building Control Department, Pune Municipal Corporation has issued a Gunthewari Clearance Certificate for the said land vide Gunthewari Certificate No. औ.बे.का./गुंठे/२३५० (0043600) dated 21/08/2004 and thereby regularized the said land.

21. Mr. Chandramohan Nehru and Smt. Nirja Nehru executed Sale Deed dated 31/12/2020 and thereby sold and conveyed land admeasuring 00 H. 4.41 R. out of the land bearing Survey No. 17/1/2 to said Promoter. The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 15, Pune at Sr. No. 370/2021 on 07/01/2021. Accordingly, Mutation Entry No. 22834 is certified to that effect and thereby name of Mr. Chandramohan Nehru and Smt. Nirja Nehru is deleted from 7/12 extract of land bearing Survey No. 17/1/2 and in their place name of the said Promoter for the area admeasuring 00 H. 4.41 R. is recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof. Due typographical mistakes name of the said Promoter



was not correctly mentioned in the Index II extract of the above mentioned Sale Deed dated 31/12/2021 and other typographical mistakes. To rectify the said mistakes the parties to the Sale Deed executed separate Correction Deed dated 05/02/2021 and thereby rectified the said mistakes. The said Correction Deed is duly registered in the office of Sub-Registrar Haveli No. 15, Pune at Sr. No. 2389/2021.

22. In pursuance of the Sale Deed dated 31/12/2020, Mr. Chandramohan Nehru and Smt. Nirja Nehru also executed separate Power of Attorney dated 06/01/2021 in favour of said Promoter and thereby authorized the said Promoter to do various acts, things, Deeds and documents mentioned therein in respect of the land admeasuring 00 H. 4.41 R. out of the land bearing Survey No. 17/1/2. The said Power of Attorney is duly registered in the Office of Sub Registrar Haveli No. 15, Pune at Serial No. 373/2021 on 07/01/2021.

23. As mentioned hereinabove, Shri Harichandra Shripatil Dhankude, Dhananji Shripati Dhankude and Marutao Shripati Dhankude & other family members executed Sale Deed dated 27/06/1996 and thereby sold and conveyed land admeasuring 00 H. 20 R. out of the land bearing Survey No. 17/1/2 to Sau. Indubai Maruti Gurade (00 H. 10 R.) and Mr. Jagannath Maruti Gurade (00 H. 10 R.). The said Sale Deed is duly registered in the



office of Sub-Registrar Haveli No. 4, Pune at Sr. No. 5521/1996. In pursuance of the said Sale Deed, Sou. Indubai Maruti Gurade has purchased the land admeasuring 00 H. 10 R. out of the said 00 H. 20 R. land and Mr. Jagannath Maruti Gurade has purchased the land admeasuring 00 H. 10 R. land out of the 00 H. 20 R. land. Accordingly, Mutation Entry No. 7490 is certified to that effect and thereby name of the Sou. Indubai Maruti Gurade for the area admeasuring 00 H. 10 R. and name of the Mr. Jagannath Maruti Gurade for the area admeasuring 00 H. 10 R. was recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.

24. Sou. Indubai Maruti Gurade through Power of Attorney holder Mr. Rajendra Jindatta Achlare with consent of Shri Jagannath Maruti Gurade and others executed Sale deed dated 28/11/1996 and thereby sold and conveyed land admeasuring 00 H. 8.40 R., out of the land bearing Survey No. 17/1/2, to Smt. Nirmala Shiwaram Sane, Nikhil Nagesh Sane and Meenal Nagesh Sane. The said Sale deed duly registered in the office of sub registrar Haveli No. 4, Pune Sr. No 8363/1996. Accordingly Mutation Entry No. 10418 is certified to that effect and thereby names of Smt. Nirmala Shiwaram Sane, Nikhil Nagesh Sane and Meenal Nagesh Sane were recorded on 7/12 extract of the said land as owner thereof. However name of late Nirmala Shiwaram Sane was wrongly mutated as Nirmala Shiwaram Sane on 7/12



extract of the said land and to correct and rectify the name of Smt. Nirmala Shiwaram Sane, her son Nagesh Shiwaram Sane and Meenal Nagesh Sane filed an Application before Tahasildar Haveli Pune. Accordingly, The Tahasildar Haveli Pune passed an Order dated 06/07/2018 bearing No. RTS 64/3/392/2017. In pursuance of the said Order, Mutation Entry No. 23398 is certified to that effect and thereby name of Nirmala Shiwaram Sane corrected on the 7/12 extract of the land bearing Survey No. 17/1/2.

25. Smt. Nirmala Shiwaram Sane has applied to Building Control Department of Pune Municipal Corporation for to regularize the said land admeasuring 00 H. 8.40 R. out of the land bearing Survey No. 17/1/2 under Gunthewari Scheme. Accordingly Building Control Department, Pune Municipal Corporation has issued a Gunthewari Clearance Certificate for the said land vide Gunthewari Certificate No. अ.श.क.मुठे/१०३ (0007603) dated 31/10/2003 and thereby regularized the said land.
26. Smt. Nirmala Shiwaram Sane expired on 02/07/2001 leaving behind her one son namely Nagesh Shiwaram Sane as her only heir and successor to her share out of the said land. Accordingly name of Nagesh Shiwaram Sane is recorded on 7/12 extract of the said Land vide Mutation Entry No. 23416 as a owner thereof.



27. Mr. Nagesh Shiwram Sane, Mr. Nikhil Nagesh Sane, and Meena Nagesh Sane executed Agreement to sell dated 21/02/2021 and thereby agreed to sell the said land to the said Promoter on the terms and conditions mentioned therein. In pursuance of the said Agreement, Mr. Nagesh Shiwram Sane, Mr. Nikhil Nagesh Sane, and Meena Nagesh Sane also executed separate Power of Attorney dated 21/02/2022 and thereby authorized the said Promoter to do various acts, things, deeds and documents mentioned therein in respect of the said Land. The said Agreement and Power of Attorney is duly registered in the Office of Sub Registrar Haveli No. 15, Pune at Serial No. 2902/2022 and 2903/2022 respectively. In pursuance of the said Agreement to sell dated 21/02/2022, Mr. Nagesh Shiwram Sane, Mr. Nikhil Nagesh Sane, and Meena Nagesh Sane executed Sale Deed dated 26/05/2022 and thereby sold and conveyed land admeasuring 00 H. 8.40 R. out of the land bearing Survey No. 17/1/2 to said Promoter. The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 15, Pune at Sr. No. 9513/2022.

28. As mentioned hereinabove, Shri Harichandra Shripatil Dhankude, Dhananji Shripati Dhankude and Marutrao Shripati Dhankude & other family members executed Sale Deed dated 27/06/1996 and thereby sold and conveyed land admeasuring 00 H. 20 R. out of the land bearing Survey No. 17/1/2 to Mr. Bhajirao Balkrushna



Pawar (00 H. 10 R.) and Mr. Panjabrao Balkrushna Pawar (00 H. 10 R.). The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 4, Pune at Sr. No. 5518/1996. In pursuance of the said Sale Deed, Mr. Bajirao Balkrushna Pawar has purchased the land admeasuring 00 H. 10 R. out of the said 00 H. 20 R. land and Mr. Panjabrao Balkrushna Pawar has purchased the land admeasuring 00 H. 10 R. land out of the 00 H. 20 R. land. Accordingly, Mutation Entry No. 7495 is certified to that effect and thereby name of the Mr. Bajirao Balkrushna Pawar for the area admeasuring 00 H. 10 R. and name of the Mr. Panjabrao Balkrushna Pawar for the area admeasuring 00 H. 10 R. was recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.

29. Mr. Panjabrao Balkrushna Pawar through Power of Attorney holder Mr. Rajendra Jindatta Achlare with consent of Mr. Bajirao Balkrushna Pawar and others executed Sale Deed dated 12/12/1996 and thereby sold and conveyed land admeasuring 00 H. 4.71 R. (470.50 Sq. mtrs) out of the his land admeasuring 00 H. 10 R. out of the land bearing Survey No. 17/1/2 to Mr. Sumesh Sham Makhija. The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 4, Pune at Sr. No. 8751/1996. Accordingly, Mutation Entry No. 14658 is certified to that effect and thereby name of the Mr. Sumesh Sham Makhija for the area admeasuring 470.50



Sq. Mtrs. was recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.

30. Mr. Sumesh Sham Makhija has applied to Building Control Department of Pune Municipal Corporation for to regularize the said land admeasuring 00 H. 4.71 R. out of the land bearing Survey No. 17/1/2 under Gunthewari Scheme. Accordingly Building Control Department, Pune Municipal Corporation has issued a Gunthewari Clearance Certificate for the said land vide Gunthewari Certificate No. जी.के.का./मुंठे-२०२२ (0038772) dated 22/07/2004 and thereby regularized the said land.
31. Mr. Panjabrao Balkrushna Pawar and others filed RTS Appeal bearing No. RTS/Appeal /324/2006 against the Mutation Entry No. 14658 and challenged the same before Sub Divisional Officer, Haveli Pune. However, Sub Divisional Haveli Pune passed an Order dated 27/08/2010 and thereby dismissed the said appeal on merit and confirmed the certification of Mutation Entry No. 14658.
32. Mr. Sumesh Sham Makhija also filed Reg. Civil Suit No. 1724/2006 before Civil Court Junior Division, Pune against the Mr. Panjabrao Balkrushna Pawar, Mr. Bajirao Balkrushna Pawar and Shilabai Balkrushna Pawar for permanent injunction in respect of the land admeasuring 00 H. 4.71 R. out of the land bearing Survey No. 17/1/2. In pursuance of said suit, Mr. Sumesh Sham



Makhija also registered Notice of Lis Pendency on 12/12/2006 in the office of Sub-Registrar Havell No. 15, Pune at Sr. No. 8733/2006. The said suit was decreed by the Hon'ble Court on 14/02/2014. Mr. Panjabrao Balkrushna Pawar and others filed Appeal bearing No. 633/2014 and thereby challenged the said Judgment and Decree before the Hon'ble District Court, Pune. Meanwhile, by oral Agreement Mr. Panjabrao Balkrushna Pawar agreed to sell land admeasuring 00 H. 4.71 R. out of the land bearing Survey No. 17/1/2 to the Mr. Ajit Chandrakant Sancheti. During the pendency of the said Appeal, Mr. Sumesh Sham Makhija, Mr. Panjabrao Balkrushna Pawar and Mr. Ajit Chandrakant Sancheti amicably settled the dispute out of the court and accordingly executed Tadjod Karamnama dated 24/08/2021 and thereby confirmed the Lower Court Judgment and ownership of the Mr. Sumesh Sham Makhija on the land admeasuring 00 H. 4.71 R. out of the land bearing Survey No. 17/1/2 by Sale Deed dated 12/12/1996. The said Tadjod Karamnama is duly notarized at Sr. No. 557/M/2021 in the Notary Register of Adv. Rameshkumar B. Nage. Moreover, Mr. Sumesh Sham Makhija and Mr. Panjabrao Balkrushna Pawar also executed separate Consent Deed cum Deed of Confirmation dated 24/08/2021 and thereby confirmed the ownership of the Mr. Sumesh Sham Makhija on the land admeasuring 00 H. 4.71 R. out of the land bearing



Survey No. 17/1/2 by Sale Deed dated 12/12/1996. The said confirmation Deed is duly registered in the office of Sub-Registrar Haveli No. 1, Pune at Sr. No. 10999/2021.

33. Mr. Panjabrao Balkrushna Pawar and others filed purshis at Exhibit No. 17 for to withdraw the said Appeal bearing No. 633/2014 from Hon'ble District Court, Pune as dispute settled between the parties, Hon'ble District Court, Pune passed an Order 15/02/2022 and thereby dismissed Civil Appeal No. 633/2014 for want of prosecution.
34. Mr. Sumesh Sham Makhija executed Gift Deed dated 23/08/2021 and thereby gifted land admeasuring 00 H. 2.35 R. out of his land admeasuring 00 H. 4.71 R. out of the land bearing Survey No. 17/1/2 to his wife namely Mrs. Varsha Sumesh Makhija. The said Gift Deed is duly registered in the Office of Sub Registrar Haveli No. 1, Pune at Serial No. 10859/2021. Accordingly, Mutation Entry No. 23169 is certified to that effect and thereby name of the Mrs. Varsha Sumesh Makhija for the area admeasuring 00 H. 2.35 R. is duly recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.
35. Mr. Sumseh Sham Makhija and Mrs. Varsha Sumesh Makhija executed Sale Deed dated 26/08/2021 and thereby sold and conveyed land admeasuring 00 H. 4.71 R. (470.50 sq. Mtrs.) out of the land bearing Survey No. 17/1/2 to said Promoter. The said Sale Deed is duly



registered in the office of Sub-Registrar Haveli No. 4, Pune at Sr. No. 10877/2021 on 31/08/2021. Accordingly, Mutation Entry No. 23182 is certified to that effect and thereby names of Mr. Sumseh Sham Makhija and Mrs. Varsha Sumesh Makhija deleted from 7/12 extract of land bearing Survey No. 17/1/2 and in their place name of the said Promoter for the area admeasuring 470.50 sq. Mtrs. is duly recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.

36. Mr. Panjabrao Balkrushna Pawar through Power of Attorney holder Mr. Rajendra Jindalita Achlare with consent of Mr. Bajirao Balkrushna Pawar and others executed Sale Deed dated 12/12/1996 and thereby sold and conveyed land admeasuring 00 H. 4.73 R. (472.45 sq. Mtrs.) out of the his land admeasuring 00 H. 10 R. out of the land bearing Survey No. 17/1/2 to Mr. Amit Sham Makhija. The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 4, Pune at Sr. No. 8752/1996. Accordingly, Mutation Entry No. 14659 is certified to that effect and thereby name of the Mr. Amit Sham Makhija for the area admeasuring 472.45 sq. Mtrs. was recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.

37. Mr. Amit Sham Makhija has applied to Building Control Department of Pune Municipal Corporation for to regularize the said land admeasuring 00 H. 4.73 R. out of



the land bearing Survey No. 17/1/2 under Gunthewari Scheme. Accordingly Building Control Department, Pune Municipal Corporation has issued a Gunthewari Clearance Certificate for the said land vide Gunthewari Certificate No. जी.शे.का./मुठे-२०२३ (0038773) dated 22/07/2004 and thereby regularized the said land.

38. Mr. Panjabrao Balkrushna Pawar and others filed RTS Appeal bearing No. RTS/Appeal /323/2006 against the Mutation Entry No. 14659 and challenged the same before Sub Divisional Officer, Haveli Pune. However, Sub Divisional Haveli Pune passed an Order dated 27/08/2010 and thereby dismissed the said appeal on merit and confirmed the certification of Mutation Entry No. 14659.
39. Mr. Amit Sham Makhija also filed Reg. Civil Suit No. 1725/2006 before Civil Court Junior Division, Pune against the Mr. Panjabrao Balkrushna Pawar, Mr. Bajirao Balkrushna Pawar and Shilabai Balkrushna Pawar for permanent injunction in respect of the land admeasuring 00 H. 4.73 R. out of the land bearing Survey No. 17/1/2. In pursuance of said suit, Mr. Amit Sham Makhija also registered Notice of Lis Pendancy on 12/12/2006 in the office of Sub-Registrar Haveli No. 15, Pune at Sr. No. 8735/2006. The said suit was decreed by the Hon'ble Court on 14/08/2014. Mr. Panjabrao Balkrushna Pawar and others filed appeal bearing No.



634/2014 and thereby challenged the said Judgment and Decree before the Hon'ble District Court, Pune. Meanwhile, by oral Agreement Mr. Panjabrao Balkrushna Pawar agreed to sell land admeasuring 00 H. 4.73 R. out of the land bearing Survey No. 17/1/2 to the Mr. Ajit Chandrakant Sancheti. During the pendency of the said Appeal, Mr. Amit Sham Makhija, Mr. Panjabrao Balkrushna Pawar and Mr. Ajit Chandrakant Sancheti amicably settled the dispute out of the court and accordingly executed Tadjod Karamama dated 24/08/2021 and thereby confirmed the Lower Court Judgment and ownership of the Mr. Amit Sham Makhija on the land admeasuring 00 H. 4.73 R. out of the land bearing Survey No. 17/1/2 by Sale Deed dated 12/12/1996. The said Tadjod Karamama is duly notarized at Sr. No. 556/M/2021 in the Notary Register of Adv. Rameshkumar B. Nage. Moreover, Mr. Amit Sham Makhija and Mr. Panjabrao Balkrushna Pawar also executed separate Consent Deed cum Deed of Confirmation dated 24/08/2021 and thereby confirmed the ownership of the Mr. Amit Sham Makhija on the land admeasuring 00 H. 4.73 R. out of the land bearing Survey No. 17/1/2 by Sale Deed dated 16/12/1996. The said confirmation Deed is duly registered in the office of Sub-Registrar Haveli No. 1, Pune at Sr. No. 10997/2021.



40. Mr. Panjabrao Balkrushna Pawar and others filed purshis at Exhibit No. 17 for to withdraw the said Appeal bearing

No. 634/2014 from Hon'ble District Court, Pune as dispute settled between the parties. Hon'ble District Court, Pune passed an Order 15/02/2022 and thereby dismissed Civil Appeal No. 634/2014 for want of prosecution..

41. Mr. Amit Sham Makhija executed Gift Deed dated 03/08/2021. and thereby gifted land admeasuring 00 H. 2.36 R. out of the his land admeasuring 00 H. 4.73 R. out of the land bearing Survey No. 17/1/2 to his wife namely Mrs. Charvi Amit Makhija. The said Gift Deed is duly registered in the Office of Sub Registrar Haveli No. 1, Pune at Serial No. 9938/2021. Accordingly, Mutation Entry No. 23138 is certified to that effect and thereby name of the Mrs. Charvi Amit Makhija for the area admeasuring 00 H. 2.36 R. is duly recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.

42. Mr. Amit Sham Makhija and Mrs. Charvi Amit Makhija executed Sale Deed dated 26/08/2021 and thereby sold and conveyed land admeasuring 00 H. 4.73 R. (472.45 Sq. mtrs.) out of the land bearing Survey No. 17/1/2 to said Promoter. The said Sale Deed is duly registered in the office of Sub-Registrar Haveli No. 4, Pune at Sr. No. 10880/2021 on 31/08/2021. Accordingly, Mutation Entry No. 23308 is certified to that effect and thereby names of Mr. Amit Sham Makhija and Mrs. Charvi Amit Makhija deleted from 7/12 extract of land bearing Survey No.



17/1/2 and in their place name of the said Promoter for the area admeasuring 472.45 Sq. mtrs. is duly recorded on 7/12 extract of the land bearing Survey No. 17/1/2 as a owner thereof.

B. 7/12 extract :-

7/12 extract of Survey No. 17/1 from the year of 1966 to 1976

7/12 extracts of Survey No. 17/1/2 from the year of 1993 to 2010, 2010 to 2016, 2019-2020.

C. Mutation Entry No. : 463, 980, 1680, 3174, 3176, 5733, 7477, 7478, 7585, 7487, 7488, 7489, 7490, 7491, 7494, 7495, 10012, 17098, 22833, 22668, 22834, 10418, 23416, 14658, 23169, 23182, 14659, 23138, 23308.

D. Search Report:- I have instructed Adv. Amol Pandhare to take search of the said properties from the available Index-II Registers maintained in the Offices Sub Registrar Haveli, Pune for last 30 years. Adv. Amol Pandhare has taken Search and submitted his Search Reports dated 30/06/2022. However he has not come across any adverse entry or transaction in respect of the said properties.

E. Relevant title documents:-

1. Sale Deed dated 13/02/1986. Sub Registrar Haveli no. 2, Pune at Serial No. 1697/1987



2. Partition Deed dated 04/09/1992, Sub Registrar Haveli no. 4, Pune at Serial No. 68/1992
3. Release Deed dated 26/07/1996, Sub Registrar Haveli no. 4, Pune at Serial No. 5510/1996.
4. Sale Deed dated 27/06/1996, Sub-Registrar Haveli No. 4, Pune at Sr. No. 5519/1996
5. Sale Deed dated 22/04/1997, Sub-Registrar Haveli No. 4, Pune at Sr. No. 3175/1997
6. Sale Deed dated 25/03/2010, Sub-Registrar Haveli No. 4, Pune at Sr. No. 2638/2010
7. Development Agreement dated 22/12/2021, Sub Registrar Haveli No. 17, Pune at Serial No. 14305/2021
8. Power of Attorney dated 22/12/2021, Sub Registrar Haveli No. 17, Pune at Serial No. 14306/2021
9. Sale Deed dated 27/06/1996, Sub-Registrar Haveli No. 4, Pune at Sr. No. 5522/1996
10. Sale Deed dated 16/11/1996, Sub-Registrar Haveli No. 4, Pune at Sr. No. 8136/1996.
11. Gift Deed dated 15/03/2016, Sub Registrar Haveli No. 1, Pune at Serial No. 2170/2016.
12. Sale Deed dated 31/12/2020, Sub-Registrar Haveli No. 15, Pune at Sr. No. 371/2021 on 07/01/2021.
13. Power of Attorney dated 06/01/2021, Sub Registrar Haveli No. 15, Pune at Serial No. 372/2021 on 07/01/2021.
14. Sale Deed dated 16/11/1996, Sub-Registrar Haveli No. 4, Pune at Sr. No. 8137/1996.



15. Gunthewari Certificate No.
Amjjo.H\$m./Jw\$R>o/2350 (0043600) dated
21/08/2004.
16. Sale Deed dated 31/12/2020, Sub-Registrar Haveli
No. 15, Pune at Sr. No. 370/2021 on 07/01/2021.
17. Correction Deed dated 05/02/2021, Sub-Registrar
Haveli No. 15, Pune at Sr. No. 2389/2021.
18. Power of Attorney dated 06/01/2021, Sub Registrar
Haveli No. 15, Pune at Serial No. 373/2021 on
07/01/2021.
19. Sale Deed dated 27/06/1996, Sub-Registrar Haveli
No. 4, Pune at Sr. No. 5521/1996.
20. Sale deed dated 28/11/1996, sub registrar Haveli No.
4, Pune Sr. No 8363/1996.
21. Tahasildar Haveli Pune. Order dated 06/07/2018
bearing No. RTS 64/3/392/2017.
22. Agreement to sell dated 21/02/2021, Sub Registrar
Haveli No. 15, Pune at Serial No. 2902/2022.
23. Power of Attorney dated 21/02/2021, Sub Registrar
Haveli No. 15, Pune at Serial No. 2903/2022.
24. Sale Deed dated 26/05/2022, Sub-Registrar Haveli
No. 15, Pune at Sr. No. 9513/2022.
25. Sale Deed dated 27/06/1996, Sub-Registrar Haveli
No. 4, Pune at Sr. No. 5518/1996.
26. Sale Deed dated 12/12/1996, Sub-Registrar Haveli
No. 4, Pune at Sr. No. 8751/1996.



27. Gunthewari Certificate No. Amj.jo.H\$m./Jw\$R>o-2022 (0038772) dated 22/07/2004.
28. Sub Divisional Haveli Pune, Order dated 27/08/2010 in RTS Appeal bearing No. RTS/Appeal /324/2006.
29. Judgment dated 14/02/2014 Hon'ble Civil Court in Reg. Civil Suit No. 1724/2006.
30. Tadjod Karamnama dated 24/08/2021.
31. Consent Deed cum Deed of Confirmation dated 24/08/2021, Sub-Registrar Haveli No. 1, Pune at Sr. No. 10999/2021.
32. Hon'ble District Court, Pune, Order 15/02/2022 in Civil Appeal No. 633/2014.
33. Gift Deed dated 23/08/2021, Sub Registrar Haveli No. 1, Pune at Serial No. 10859/2021.
34. Sale Deed dated 26/08/2021, Sub-Registrar Haveli No. 4, Pune at Sr. No. 10877/2021 on 31/08/2021.
35. Sale Deed dated 12/12/1996, Sub-Registrar Haveli No. 4, Pune at Sr. No. 8752/1996.
36. Sub Divisional Haveli Pune, Order dated 27/08/2010 in RTS Appeal bearing No. RTS/Appeal /323/2006.
37. Judgment dated 14/08/2014 of Hon'ble Civil Court in Reg. Civil Suit No. 1725/2006.
38. Tadjod Karamnama dated 24/08/2021.
39. Consent Deed cum Deed of Confirmation dated 24/08/2021, Sub-Registrar Haveli No. 1, Pune at Sr. No. 10997/2021.



40. Order 15/02/2022 of Hon'ble District Court, Pune in Civil Appeal No. 634/2014.
41. Gift Deed dated 03/08/2021, Sub Registrar Haveli No. 1, Pune at Serial No. 9938/2021.
42. Sale Deed dated 26/08/2021, Sub-Registrar Haveli No. 4, Pune at Sr. No. 10880/2021 on 31/08/2021.

F. **Litigation if any:-** I was informed that, no suit or proceedings are pending before any court of law or any tribunal in respect of the said properties.

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GIRISH C. SHEDGE
Advocate

