

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

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of land at Plot No. 3 of Survey No. 31/32/A/8 admeasuring about 00 H 99.0924R and Survey No. 31/32/A/9 admeasuring about 00 H 11.0110R and PCMC acquired land admeasuring about 00 H 28.3969R out of Survey No. 31/32/A/10 at village Punawale, Taluka Mulshi, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune (hereinafter referred as the said plot)

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

1. Description of the property:

All that piece and parcel of land at Plot No. 3 out of the following land at village Punawale, Taluka Mulshi, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune:

Survey No.	Area
31/32/A/8	00 H 99.0924 R
31/32/A/9	00 H 11.0110 R
31/32/A/10	00 H 28.3969R
Total	01 H 38.5003 R

and which land is collectively bounded as follows:

On or towards East : by Survey No. 32/4
On or towards South : by Survey No. 31
On or towards West : by Survey No. 31 (part) and Survey No. 32 (part)
On or towards North : by Survey No. 31 (part) and Survey No. 32 (part)

2. Documents of Allotment of land:

Survey No. 32/1

- 1.1 Development Agreement dated 05.05.2006 which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 2675/2006 by Smt. Sindhubai Laxman Shinde and others in favour of Mr. Shrikant Chandrakant Shitole.
- 1.2 Power of Attorney dated 05.05.2006 which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 2676/2006 by Smt. Sindhubai Laxman Shinde and others in favour of Mr. Shrikant Chandrakant Shitole.
- 1.3 Sale Deed dated 06.12.2006, which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 8248/2006 on 11.12.2006 by Smt. Sindhubai Laxman Shinde and others in favour of Sai Samruddhi Vruksha Lagwad ani Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari.
- 1.4 Consent Deed dated 14.09.2007 which is duly registered in the Sub Registrar, at Serial No. 7398/2007 by Smt. Sindhubai Laxman Shinde and others in favour of Sai

Samruddhi Vruksha Lagwad ani Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari.

- 1.5 Confirmation Deed dated 14.09.2007 which is duly registered in the Sub Registrar Haveli No. 4, at Serial No. 7397/2007 by Mr. Ambaprasad Narottamdas Shashtri and Rama Ambaprasad Shashtri in favour of Sai Samruddhi Vruksha Lagwad ani Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari.
- 1.6 Conveyance Deed dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5220/2023 on 14.03.2023 by Samruddhi Co-Operative Housing Society through Secretary Prasanna Shantilal Muttha and others in favour of Moonstone Realinfra Pvt. Ltd.
- 1.7 Power of Attorney dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5221/2023 on 14.03.2023 by Samruddhi Co-Operative Housing Society through Secretary Prasanna Shantilal Muttha and other in favour of Moonstone Realinfra Pvt. Ltd.

Survey No. 32/2

- 1.8 Partition Order dated 15.01.2001, bearing no. VATAP/SR/28/2000, issued by Tahsildar, Mulshi.
- 1.9 Development Agreement dated 05.05.2006, which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 2672/2006 by Mr. Sudam Martand Ranwade in favour of Mr. Shrikant Chandrakant Shitole.
- 1.10 Sale Deed dated 06.12.2006, which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 8249/2006 on 11.12.2006 by Mr. Sudam Martand Ranwade in favour of Samruddhi Vruksha Lagwad Va Vruksha Sanvardhan Sanstha through Secretary Narendra Shambhai Thakkar and Chairman Rajnish Maniklal Bhandari.
- 1.11 Confirmation Deed dated 10.08.2007 which is duly registered in the Sub Registrar Haveli No. Haveli No. 4, at Serial No. 6378/2007 by Mr. Jayeshkumar Ambaprasad Shashtri in favour of Samruddhi Vruksha Lagwad Va Vruksha Sanvardhan Sanstha.
- 1.12 Confirmation Deed dated 10.08.2007 which is duly registered in the Sub Registrar Haveli No. Haveli No. 4, at Serial No. 6382/2007 by Mr. Sudam Martand Ranwade in favour of Samruddhi Vruksha Lagwad Va Vruksha Sanvardhan Sanstha.
- 1.13 Conveyance Deed dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5222/2023 by Samruddhi Co-Operative Housing Society through Secretary Prasanna Shantilal Muttha in favour of Consonance Buildtech LLP.
- 1.14 Power of Attorney dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5223/20232023 by Samruddhi Co-Operative Housing Society through Secretary Prasanna Shantilal Muttha in favour of Consonance Buildtech LLP.

Survey No. 32/3

- 1.15 Development Agreement dated 23.01.2006, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 618/2006 by Mr. Ramchandra Ganpat Shinde and others in favour of M/s. Nabar Associates.

- 1.16 Power of Attorney dated 23.01.2006, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 619/2006 by Mr. Ramchandra Ganpat Shinde and others in favour of M/s. Nabar Associates.
- 1.17 Power of Attorney dated 10.04.2006, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 2919/2006 by Mr. Ramchandra Ganpat Shinde and others in favour of M/s. Nabar Associates.
- 1.18 Power of Attorney dated 29.09.2006, which is duly registered in the office of Sub Registrar Haveli no. 15, at Serial No. 6894/2006 by Mr. Sagar Ramchandra Shinde in favour of M/s. Nabar Associates.
- 1.19 Confirmation Deed dated 07.08.2006 which is duly registered in the Sub Registrar Haveli No. Haveli No. 20, At Serial No. 5845/2006 by M/s. Paramount Infrastructure through Mrs. Sheetal Tejwani, Mr. Munaf Yusuf Shaikh, Mr. Sandeep Pralhad Parkhi and Mr. Rajendra Jaju in favour of M/s. Nabar Associates.
- 1.20 Sale Deed dated 24.09.2010, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 9011/2010 on 18.10.2010 by Late Mr. Ramchandra Ganpat Shinde through legal heirs i.e. Smt. Lata Ramchandra Shinde and others in favour of M/s. Nabar Associates.
- 1.21 Confirmation Deed dated 26.10.2010 which is duly registered in the Sub Registrar Haveli No. Haveli No. 10, at Serial No. 10029/2010 by Smt. Lata Ramchandra Shinde in favour of M/s. Nabar Associates.
- 1.22 Deed of Conveyance dated 05.05.2022 which is duly registered in the office of Sub Registrar Haveli No. 23, at Serial No. 10309/2022 on 06.05.2022 by Nabar Associates in favour of Moonstone Realinfra Pvt. Ltd.
- 1.23 Power of Attorney dated 05.05.2022 which is duly registered in the office of Sub Registrar Haveli No. 23, at Serial No. 10310/2022 on 06.05.2022 by Nabar Associates in favour of Moonstone Realinfra Pvt. Ltd.
- 1.24 Sale Deed dated 25.01.2008, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 713/2008 by Mr. Chaban Ganpat Shinde and others in favour of Shri. Samruddhi Vruksha Lagwad & Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari & Secretary Narendra Shamji Thakkar.
- 1.25 Conveyance Deed dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5220/2023 on 14.03.2023 by Samruddhi Co-Operative Housing Society through Secretary Prasanna Shantilal Muttha and others in favour of Moonstone Realinfra Pvt. Ltd.
- 1.26 Power of Attorney dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5221/2023 on 14.03.2023 by Samruddhi Co-Operative Housing Society through Secretary Prasanna Shantilal Muttha and Mr. Dinesh Hirachand Munot, Utkarsh Dinesh Munot (HUF) through Karta Utkarsh Dinesh Munot, Pragati Dinesh Bothra, Prassana Shantilal Mutha and Nakul Prasanna Mutha in favour of Moonstone Realinfra Pvt. Ltd.

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- 1.27 Sale Deed dated 20.02.2014 which is duly registered in the office of Sub Registrar Haveli No. 10 at Serial No. 1996/2014 by Mr. Pralhad Sakharam Gaikwad and others in favour of M/s. B. U. Bhandari Scheme.

- 1.28 Sale Deed dated 05.07.2022 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 12741/2022 by B. U. Bhandari Scheme in favour of Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha.
- 1.29 Deed of Conveyance dated 10.03.2023, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5216/2023 on 14.03.2023 by Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha in favour of Consonance Buildtech LLP.
- 1.30 Power of Attorney dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5217/2023 on 14.03.2023 by Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha in favour of Consonance Buildtech LLP.

Survey No. 32/6

- 1.31 Development Agreement dated 22.11.2006, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 9482/2006 on 24.11.2006 by Mrs. Lilabai Ranba Shevkar and others in favour of Aditya Promoters.
- 1.32 Power of Attorney dated 22.11.2006, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 9484/2006 by Mrs. Lilabai Ranba Shevkar and others in favour of Aditya Promoters.
- 1.33 Sale Deed dated 31.12.2007, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 3160/2008 by Mrs. Lilabai Ranba Shevkar and Mrs. Bhikabai Maruti Bhujbal with consent of Mr. Baban Ranba Shevkar and others in favour of Aditya Promoters.
- 1.34 Deed of Conveyance dated 15.01.2022 which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 985/2022 by Aditya Promoters in favour of Moonstone Realinfra Pvt. Ltd.
- 1.35 Power of Attorney dated 15.01.2022 which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 986/2022 by Aditya Promoters in favour of Moonstone Realinfra Pvt. Ltd.

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- 1.36 Area Correction Order dated 15.11.2002, bearing no. HANO/VASHI/2724/2002, issued by Tahsildar Mulshi.
- 1.37 Sale Deed dated 30.03.2007 which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 2669/2007 on 16.04.2007 by Mr. Chandrakant Dharmaji Darshale in favour of Shri. Samruddhi Vruksha Lagwad & Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari & Secretary Narendra Shamji Thakkar.
- 1.38 Conveyance Deed dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5220/2023 on 14.03.2023 by Samruddhi Co-Operative Housing Society through Secretary Prasanna Shantilal Muttha and others Moonstone Realinfra Pvt. Ltd.
- 1.39 Power of Attorney dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5221/2023 on 14.03.2023 by Samruddhi Co-Operative Housing Society through Secretary Prasanna Shantilal Muttha and Mr. Dinesh Hirachand Munot, Utkarsh Dinesh Munot (HUF) through Karta Utkarsh Dinesh

Munot, Pragati Dinesh Bothra, Prassana Shantilal Mutha and Nakul Prasanna Mutha to Moonstone Realinfra Pvt. Ltd.

Survey No. 31/1

Survey No. 31/1/1/A

Survey No. 31/1/1/B

Survey No. 31/1/1/C

- 1.40 Sale Deed dated 19.01.1989 which is duly registered in the office of Sub Registrar Maval, at Serial No. 327/1989 by Mr. Balwant Babu Madane, in favour of Mr. Waman Balwant Darshale.
- 1.41 Sale Deed dated 02.11.2010, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 10329/2010 by Mr. Waman Balwant Darshale and others in favour of B. U. Bhandari Scheme.
- 1.42 Power of Attorney dated 02.11.2010 which is duly registered in the office of Sub Registrar 19 at Serial No. 10330/2010 by Mr. Waman Balwant Darshale and others in favour of B. U. Bhandari Scheme.
- 1.43 Sale Deed dated 04.11.2011 which is duly registered in the office of the Sub Registrar Haveli No. 11 at Serial No. 9537/2011 by Mr. Ganpat Babu Madane and others in favour of M/s. B. U. Bhandari Scheme.
- 1.44 Sale Deed dated 05.07.2022 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 12741/2022 by B. U. Bhandari Scheme in favour of Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha.
- 1.45 Deed of Conveyance dated 13.03.2023 which is duly registered in the office of the Sub Registrar Haveli No. 5 at Serial No. 5218/2023 on 15.03.2023 by Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha in favour of Moonstone Realinfra Pvt. Ltd.
- 1.46 Power of Attorney which is duly registered in the office of Sub Registrar 5 at Serial No. 5219/2023 by Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha in favour of Moonstone Realinfra Pvt. Ltd.

COMMON DOCUMENTS:

- 1.47 Conveyance Deed dated 16.06.2025 which is duly registered in the office of Sub Registrar Haveli No. 13, at Serial No. 13536/2025 on 18.06.2025 by Moonstone Realinfra Pvt. Ltd. in favour of RGS Realty LLP.
- 1.48 Commencement Certificate dated 29.03.2025, bearing no. BP./PUNAWALE/30/2025, issued by Pimpri Chinchwad Municipal Corporation.
- 1.49 NA Order dated 11.07.2023, in case no. 42B/NA/SR/49/2023, issued by Tahsildar Mulshi.
- 1.50 Order dated 06.12.2019 bearing no. UNI/3/SARVASA/PONIDU/K15/2019/1783, issued by Deputy Registrar of Co-Operative Societies.
- 1.51 Order dated 06.12.2019 bearing no. JAKR/YNI/SARVASADHA/K.12/SHRISVRALVAS/K.12/SHRISVRALVAS/VA/2019/1782, issued by Deputy Registrar of Co-Operative Societies.
- 1.52 LLP Agreement dated 16.09.2022 of M/s. RGS Realty 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. RGS Realty LLP has become absolute owner of land at Plot No. 3 of Survey No. 31/32/A/8 admeasuring about 00 H 99.0924R and Survey No. 31/32/A/9 admeasuring about 00 H 11.0110R and PCMC acquired land admeasuring about 00 H 28.3969R out of Survey No. 31/32/A/10 and the title of said land is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure
5. **Owners of the Land:**
The said land belonged to M/s. RGS Realty LLP
6. The report reflecting the flow of the title of the M/s. RGS Realty LLP on the said land is enclosed herewith as annexure.

Date: 15.09.2025



NAMITA PALIWAL
Advocate

Housiey.com

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

1. FLOW OF TITLE OF THE SAID LAND:

- 1.1 That the land at Survey No. 32 admeasuring about 16Acre 28 Guntha belonged to Mr. Dinkar Ramchandra Lakade prior to the year 1931.
- 1.2 That thereafter the said Mr. Dinkar Ramchandra Lakade sold the land at Survey No. 32 to Smt. Lahanubai Balwant Thube vide Sale Deed dated 09.07.1931, which is duly registered in the office of Sub Registrar Haveli No. 1, at Serial No. 1754/1931. In furtherance of the same her name was mutated on the 7/12 extract vide Mutation Entry No. 200.
- 1.3 That thereafter the said Smt. Lahanubai Balwant Thube died on 23.02.1935, as her no legal heirs. That the Mr. Ganpat Joguji Shinde is cultivated the land at Survey No. 32, that as per Jangal Vahivat the name of Mr. Ganpat Joguji Shinde was mutated on the 7/12 extract vide Mutation Entry No. 270.
- 1.4 That thereafter the said Mr. Ganpat Joguji Shinde sold the land admeasuring about 02 Acre 20 Guntha to Mr. Dashrath Dharmaji Darshale vide Sale Deed dated 03.01.1958. In furtherance of the same the land sold to Mr. Dashrath Dharmaji Darshale was given Survey No. 32/2 admeasuring about 02Acre 20 Guntha and the land retained by the Mr. Ganpat Joguji Shinde was given Survey No. 32/1. Accordingly, their names were mutated on the 7/12 extract vide Mutation Entry No. 532.
- 1.5 That the said Mr. Ganpat Joguji Shinde died on 06.10.1959, leaving behind Mr. Laxman Ganpat Shinde (son), Mr. Sadashiv Ganpat Shinde (son), Mr. Chaban Ganpat Shinde (son), Mr. Pandurang Ganpat Shinde (son), Mr. Ramchandra Ganpat Shinde (son), Miss. Suman Ganpat Shinde (daughter), Miss. Rukhminibai Ganpat Shinde (daughter), Smt. Mainabai Ganpat Shinde (wife) and Smt. Tai Ganpat Shinde (wife) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 562.
- 1.6 That Hon'ble Civil Judge Junior Division and Hon'ble. Additional Tehsildar Mulshi, issued Order for the handing over possession of the of Survey No. 32/1 and said Survey No. was divided in hissa nos. in the following manner:

Survey No.	Area	Owner
32/1A/1	05 Acre 8 Gunthas	Mr. Laxman Ganpat Shinde
32/1A/2	05 Acre 17 Gunthas	Mr. Sadashiv Ganpat Shinde, Mr. Chaban Ganpat Shinde, Mr. Pandurang Ganpat Shinde, Mr. Ramchandra Ganpat Shinde, Miss. Suman Ganpat Shinde, Miss. Rukhminibai Ganpat Shinde, Smt. Mainabai Ganpat Shinde

Accordingly, aforesaid effect was mutated on the 7/12 extract vide Mutation Entry No.711. However, aforesaid Order is not provided for my verification.

- 1.7 That thereafter Weight and Measurement Act, 1958 & Indian Coins Act, 1955 was implemented and thereby the area of the aforesaid land was converted from Acre & Guntha into Hectare & Are and therefore Survey No. 32/1A/1 admeasuring about 05 Acre 8 Gunthas has been converted into 02 Hectare 10R. That the aforesaid effect is made on the 7/12 extract vide Mutation Entry No. 720.

- 1.8 That as per Phalnibara bearing no. 972/65, issued by Land Revenue officer in respect of Survey No. 32/1 & 32/2 and both Survey No. were divided in the following hissa nos. in the following manner:

Owner	Survey No.	Area
Mr. Laxman Ganpat Shinde & Smt. Tai Ganpat Shinde	32/1A	02H 10R (05 Acre 8 Guntha)
Mr. Sadashiv Ganpat Shinde Mr. Chaban Ganpat Shinde Mr. Pandurang Ganpat Shinde Mr. Ramchandra Ganpat Shinde, Miss. Suman Ganpat Shinde Miss. Rukhminibai Ganpat Shinde Smt. Mainabai Ganpat Shinde	32/1B (That correction in the said Survey No. and said Survey No. is divided into sub hissa nos. and after correction below mentioned share came to the following owners)	03H 80R (09Acre 20Guntha)
Mr. Chandrakant Dashrath Darshale	32/2	100R (02Acre)

Below correction in respect of Survey No. 32/1B, that correction in the said Survey No. and said Survey No. is divided into sub hissa nos., and after correction below mentioned share came to the following owners:

Owner	Survey No.	Area
Mr. Sadashiv Ganpat Shinde Mr. Chaban Ganpat Shinde Mr. Pandurang Ganpat Shinde Mr. Ramchandra Ganpat Shinde, Miss. Suman Ganpat Shinde Miss. Rukhminibai Ganpat Shinde Smt. Mainabai Ganpat Shinde	32/1B/1	01H 87R
Mr. Raghu Dharma Darshale	32/1B/2 as per 7/12 extract 32/1/1B/2	00H 71R
Mr. Pralhad Sakaram Gaikwad	32/1B/3 as per 7/12 extract 32/1/1B/3	00H 74R
Mr. Dashrath Dharma Darshale	32/1B/4 as per 7/12 extract 32/1/1B/4	00H 49R

Accordingly aforesaid effect was mutated on the 7/12 extract vide Mutation Entry No. 884 on 21.11.1977.

- 1.9 That thereafter the said Mr. Laxman Ganpat Shinde sold the land admeasuring about 40R out of Survey No. 32/1A/1 (out of admeasuring about 05 Acre 8 Guntha) to Mr. Sudam Martand Ranawade vide Sale Deed dated 21.03.1986. In furtherance of the same the land sold to Mr. Sudam Martand Ranawade was given Survey No. 32/1A/2 and the land retained by the aforesaid land owners was given Survey No. 32/1A/1 land admeasuring about 01H 70R Accordingly, same effect was mutated on the 7/12 extract vide Mutation Entry No. 1194.
- 1.10 That thereafter the said Mr. Laxman Ganpat Shinde made an application for removed the name of Smt. Taibai Ganpat Shinde as Poklist. In furtherance of the same her name was deleted from the 7/12 extract vide Mutation Entry No. 941.
- 1.11 That thereafter the said Mr. Laxman Ganpat Shinde died on 10.04.1986, leaving behind Mr. Neelkanth Laxman Shinde (son), Mrs. Manda Shivaji Mali (daughter) Miss. Lata Laxman Shinde (daughter) and Smt. Sindhubai Laxman Shinde (wife) as his legal heirs. In furtherance of the same the name of Mr. Neelkanth Laxman Shinde, Miss. Lata Laxman Shinde and Smt. Sindhubai Laxman Shinde was mutated on the owner column and the name of Mrs. Manda Shivaji Mali was mutated on the other right column of the 7/12 extract vide Mutation Entry No. 1169.

Survey No. 32/1 admeasuring about 1 H 66 R

- 1.12 That the land at Survey No. 32/1A/1 admeasuring about 01H 66R belonged to Mr. Nilkantha Laxman Shinde, Mrs. Lata Laxman Shinde, Mrs. Manda Shivaji Mali and Mrs. Sindhubai Laxman Shinde since the year 1986.
- 1.13 That according to Order dated 09.10.2003 bearing No. SP/SB/CR/E-66/S/1/03 issued by Deputy Superintendent Revenue Land Record and Order dated 27.10.2004 bearing No. HENO/VASHI/1590/04 issued by Hon'ble Tahsildar Mulshi the Survey No. 32/1A/1 was changed into Survey No. 32/1, and same effect was mutated on 7/12 extract vide Mutation Entry No. 2583. However, aforesaid Order is not provided for my verification.
- 1.14 That thereafter the said Smt. Sindhubai Laxman Shinde, Mr. Nilkantha Laxman Shinde, Mrs. Manda Shivaji Mali, Mrs. Lata Laxman Shinde alias Lata Rajendra Bhujbal agreed to sell the land at Survey No. 32/1 admeasuring about 1H 66R, in favour of Mr. Ambaprasad Narottamdas Shastri and Mrs. Rama Ambaprasad Shastri, vide Agreement to Sale dated 04.09.2004 and Power of Attorney dated 04.09.2004, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 5039/2004. The aforesaid Power of Attorney dated 04.09.2004 was cancelled between the parties vide Cancellation Deed dated 14.09.2007 which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 7396/2007. However aforesaid Agreement to Sale, Power of Attorney & Cancellation Deed are not provided for my verification.
- 1.15 That thereafter the said Smt. Sindhubai Laxman Shinde, Mr. Nilkantha Laxman Shinde, Mrs. Manda Shivaji Mali, Mrs. Lata Laxman Shinde alias Lata Rajendra Bhujbal assigned development rights of land at Survey No. 32/1 admeasuring about 1H 66R, in favour of Mr. Shrikant Chandrakant Shitole vide Development Agreement dated 05.05.2006 which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 2675/2006 and Power of Attorney dated 05.05.2006 which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 2676/2006.
- 1.16 That thereafter the said Smt. Sindhubai Laxman Shinde, Mr. Nilkantha Laxman Shinde, Mrs. Manda Shivaji Mali, Mrs. Lata Laxman Shinde alias Lata Rajendra Bhujbal through Power of Attorney holder Mr. Shrikant Chandrakant Shitole sold land admeasuring about 1 Hectare 66 R out of Survey No. 32/1 (Old Survey No. 32/1A/1) to Sai Samruddhi Vruksha Lagwad ani Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari vide Sale Deed dated 06.12.2006, which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 8248/2006 on 11.12.2006. In furtherance of the same name of Sai Samruddhi Vruksha Lagwad ani Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari was mutated on the 7/12 extract vide Mutation Entry No. 2899.
- 1.17 That the said Smt. Sindhubai Laxman Shinde, Mr. Nilkantha Laxman Shinde, Mrs. Manda Shivaji Mali, Mrs. Lata Laxman Shinde alias Lata Rajendra Bhujbal confirmed the aforesaid Sale Deed dated 06.12.2006 in favour of Sai Samruddhi Vruksha Lagwad ani Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari vide Consent Deed dated 14.09.2007 which is duly registered in the Sub Registrar, at Serial No. 7398/2007. However, in aforesaid Consent Deed case no. i.e. RCC No.452/2007& HAN/SR/175/2007 mentioned but no documents provided for the same.
- 1.18 That thereafter the said Mr. Ambaprasad Narottamdas Shashtri and Rama Ambaprasad Shashtri confirmed the aforesaid Sale Deed dated 06.12.2006 in favour of Sai Samruddhi Vruksha Lagwad ani Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari vide Confirmation Deed dated 14.09.2007 which is duly registered in the Sub Registrar Haveli No. 4, at Serial No. 7397/2007.
- 1.19 That according to the Order dated 06.12.2019 bearing no. JAKR/YNI/SARVASADHA/K.12/SHRISVRALVAS/K.12/SHRISVRALVAS/VA/2019/1782 issued by Deputy Registrar of Co-Operative Societies, Pune the category of the Samruddhi Vruksha Lagwad Va Vruksha Sanvardhan Sanstha changed to Samruddhi Co-Operative Housing Society in respect of

Survey No. 32/1, 32/2, 32/3, 32/7 alongwith other property & aforesaid effect was mutated on 7/12 extract vide Mutation Entry No. 5748.

- 1.20 That according to the Order dated 06.12.2019 bearing no. UNI/3/SARVASA/PONIDU/K15/2019/1783, issued by Deputy Registrar of Co-Operative Societies, Pune the name of Samruddhi Co-Operative Housing Society through chairman Rajnish Maniklal Bhandari & Secretary Narendra Shamji Thakkar came to be deleted & the name of Samruddhi Co-Operative Housing Society through chairman Mr. Dinesh Hirachand Munot & Secretary Prasanna Shantilal Muttha came to be added on the 7/12 extract of the property Survey No. 32/1, 32/2, 32/3, 32/7 & aforesaid effect was mutated on 7/12 extract vide Mutation Entry No. 5753.
- 1.21 That thereafter the said Samruddhi Co-Operative Housing Society through Secretary Prasanna Shantilal Muttha and Mr. Dinesh Hirachand Munot, Utkarsh Dinesh Munot (HUF) through Karta Utkarsh Dinesh Munot, Pragati Dinesh Bothra, Prassana Shantilal Mutha and Nakul Prasanna Mutha sold the following land to Moonstone Realinfra Pvt. Ltd. vide Conveyance Deed dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5220/2023 on 14.03.2023 and Power of Attorney dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5221/2023 on 14.03.2023. In furtherance of the same name of Moonstone Realinfra Pvt. Ltd. was mutated on the 7/12 extract vide Mutation Entry No. 5997.

Survey No.	Area
32/1	01H 66R i.e. aforesaid land
32/3	00H 89.50R
32/7	01H 00R

In furtherance of the same name of Moonstone Realinfra Pvt. Ltd. was mutated on the 7/12 extract vide Mutation Entry No. 5997. However, in the Mutation Entry an area admeasuring 1R (Pot Kharabha) in respect of Survey No. 32/1 is not considered.

- 1.22 That in the aforesaid manner Moonstone Realinfra Pvt. Ltd. became absolute Owner of land admeasuring about 1H 66R out of Survey No. 32/1.

Survey No. 32/2 admeasuring about 40R

- 1.23 That the land at Survey No. 32/1A/2 area admeasuring about 40R belonged to Mr. Sudam Martand Ranawade since to the year 1977.
- 1.24 That According to Order dated 09.10.2003 bearing No. SP/SB/CR/E-66/S/1/03 issued by Deputy Superintendent Revenue Land Record and Order dated 27.10.2004 bearing No. HENO/VASHI/1590/04 issued by Hon'ble Tahsildar Mulshi the Survey No. 32/1A/1 was changed into Survey No. 32/2, and same effect was mutated on 7/12 extract vide Mutation Entry No. 2583. However, aforesaid Order is not provided for my verification.
- 1.25 That thereafter the said Mr. Sudam Martand Ranawade, Mrs. Kamal Sudam Ranawade, Mr. Popat Sudam Ranawade, Mr. Shivaji Sudam Ranawade and Mrs. Jyoti Dattatraya Bahule agreed to sell the land at Survey No. 32/2 admeasuring about 40R in favour of Mr. Jayeshkumar Ambaprasad Shastri, vide Agreement to Sale dated 04.09.2004 and Power of Attorney dated 04.09.2004, which is duly registered in the office of Sub Registrar Mulshi (Paud), at Serial No. 5038/2004. The aforesaid Power of Attorney dated 04.09.2004 was cancelled by both parties, vide Cancellation Deed dated 10.08.2007 which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 6381/2007. However aforesaid Agreement to Sale, Power of Attorney & Cancellation Deed are not provided for my verification.
- 1.26 That thereafter the said Mr. Sudam Martand Ranawade assigned development rights of land at Survey No. 32/2 (Old Survey No. 32/1/A/2) admeasuring about 40R, in favour of Mr. Shrikant Chandrakant Shitole vide Development Agreement dated 05.05.2006, which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 2672/2006 and Power of Attorney dated

05.05.2006, which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 2673/2006. However aforesaid Power of Attorney is not provided for my verification.

- 1.27 That thereafter the said Mr. Sudam Martand Ranwade through Power of Attorney holder Mr. Shrikant Chandrakant Shitole sold land admeasuring about 40R out of Survey No. 32/2 (Old Survey No. 32/1A/2) to Samruddhi Vruksha Lagwad Va Vruksha Sanvardhan Sanstha through Secretary Narendra Shambhai Thakkar and Chairman Rajnish Maniklal Bhandari vide Sale Deed dated 06.12.2006, which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 8249/2006 on 11.12.2006. In furtherance of the same name of Samruddhi Vruksha Lagwad Va Vruksha Sanvardhan Sanstha through Secretary Narendra Shambhai Thakkar and Chairman Rajnish Maniklal Bhandari was mutated on the 7/12 extract vide Mutation Entry No. 2900.
- 1.28 That thereafter the said Mr. Jayeshkumar Ambaprasad Shashtri was confirmed the aforesaid Sale Deed dated 07.12.2006 in favour of Samruddhi Vruksha Lagwad Va Vruksha Sanvardhan Sanstha vide Confirmation Deed dated 10.08.2007 which is duly registered in the Sub Registrar Haveli No. Haveli No. 4, at Serial No. 6378/2007.
- 1.29 That thereafter the said Mr. Sudam Martand Ranwade, Kamal Sudam Ranade, Mr. Popat Sudam Ranade, Mr. Shivaji Sudam Ranade and Mrs. Jyoti Dattatray Bahule confirmed the aforesaid Sale deed dated 07.12.2006 in favour of Samruddhi Vruksha Lagwad Va Vruksha Sanvardhan Sanstha vide Confirmation Deed dated 10.08.2007 which is duly registered in the Sub Registrar Haveli No. Haveli No. 4, at Serial No. 6382/2007.
- 1.30 That according to the Order dated 06.12.2019 bearing no. JAKR/YNI/ SARVASADHA/K.12/SHRISVRALVAS/K.12/SHRISVRALVAS/VA/2019/1782 issued by Deputy Registrar of Co-Operative Societies, Pune the category of the Samruddhi Vruksha Lagwad Va Vruksha Sanvardhan Sanstha changed to Samruddhi Co-Operative Housing Society in respect of Survey No. 32/1, 32/2, 32/3, 32/7 alongwith other property & aforesaid effect was mutated on 7/12 extract vide Mutation Entry No. 5748.
- 1.31 That according to the Order dated 06.12.2019 bearing no. UNI/3/SARVASA/PONIDU/K15/2019/1786 & dated 01.12.2006 bearing no. PNA/MSI/GNL/1297/2003, the name of Samruddhi Co-Operative Housing Society through chairman Rajnish Maniklal Bhandari & Secretary Narendra Shamji Thakkar came to be deleted & the name of Samruddhi Co-Operative Housing Society through chairman Mr. Dinesh Hirachand Munot & Secretary Prasanna Shantilal Muttha came to be added on the 7/12 extract of the property Survey No. 32/1, 32/2, 32/3, 32/7 & aforesaid effect was mutated on 7/12 extract vide Mutation Entry No. 5753.
- 1.32 That thereafter the said Samruddhi Co-Operative Housing Society through Secretary Prasanna Shantilal Muttha and Mr. Dinesh Hirachand Munot, Utkarsh Dinesh Munot (HUF) through Karta Utkarsh Dinesh Munot, Pragati Dinesh Bothra, Prassana Shantilal Mutha and Nakul Prasanna Mutha sold land admeasuring about 40R out of Survey No. 32/2 to Consonance Buildtech LLP vide Conveyance Deed dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5222/2023 and Power of Attorney dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5223/2023. In furtherance of the same name of Consonance Buildtech LLP was mutated on the 7/12 extract vide Mutation Entry No. 6005.
- 1.33 That in the aforesaid manner Consonance Buildtech LLP became absolute Owner of land admeasuring about 40R out of Survey No. 32/2.

Survey No. 32/3 admeasuring about 1 Hectare 79R

- 1.34 That the land at Survey No. 32/1B/1 admeasuring about 01H 87R belonged to Mr. Sadashiv Ganpat Shinde, Mr. Chaban Ganpat Shinde, Mr. Pandurang Ganpat Shinde, Mr. Ramchandra Ganpat Shinde, Miss. Suman Ganpat Shinde, Miss. Rukhminibai Ganpat Shinde, Smt. Mainabai Ganpat Shinde since the year 1977.

- 1.35 That the area admeasuring about 08R is reserved for lift Irrigation & Gayaran in Survey No. 32/1B/1 out of area admeasuring about 01H 87R) and same effect was mutated on the 7/12 extract vide Mutation Entry No. 1566.
- 1.36 That thereafter the said Smt. Mainabai Ganpat Shinde died on 06.10.1990. In furtherance of the same her name was deleted from the 7/12 extract vide Mutation Entry No. 1417.
- 1.37 That thereafter the said Miss. Suman Ganpat Shinde, Miss. Rukhminibai Ganpat Shinde made an application for released their share in Survey No. 32/1B/1 in favour of Mr. Sadashiv Ganpat Shinde, Mr. Chaban Ganpat Shinde, Mr. Pandurang Ganpat Shinde, Mr. Ramchandra Ganpat Shinde and their names were deleted from the 7/12 extract vide Mutation Entry No. 1418.
- 1.38 That According to Order dated 09.10.2003 bearing No. SP/SB/CR/E-66/S/1/03 issued by Deputy Superintendent Revenue Land Record and Order dated 27.10.2004 bearing No. HENO/VASHI/1590/04 issued by Hon'ble Tahsildar Mulshi the Survey No. 32/1B/1 was changed into Survey No. 32/3, and same effect was mutated on 7/12 extract vide Mutation Entry No. 2583. However, aforesaid Order is not provided for my verification.

Share of Mr. Pandurang Ganpat Shinde, Mr. Ramchandra Ganpat Shinde

- 1.39 That thereafter the said Mr. Ramchandra Ganpat Shinde and Mr. Pandurang Ganpat Shinde agreed to sell land admeasuring about 89.50R out of Survey No. 32/3 in favour of M/s. Paramount Infrastructure through Mrs. Sheetal Tejwani, vide MOU dated 07.10.2005. However aforesaid MOU is not provided for my verification.
- 1.40 That thereafter the said Mr. Ramchandra Ganpat Shinde and Mr. Pandurang Ganpat Shinde agreed to land at Survey No. 32/3, admeasuring about 89.50R out of total land admeasuring about 1 Hectare 79 R in favour of Mr. Munaf Yusuf Shaikh, Mr. Sandeep Pralhad Parekh and Mr. Rajendra Jaju vide MOU dated 27.08.2005. However, aforesaid MOU is not provided for my verification.
- 1.41 That thereafter the said Mr. Ramchandra Ganpat Shinde (44.75R) and Mr. Pandurang Ganpat Shinde (44.75R) with consent of Mrs. Lata Ramchandra Shinde, Mr. Deepak Ramchandra Shinde, Mr. Sagar Ramchandra Shinde, Mrs. Vaishali Sunil Newase, Mrs. Varsha Vijay Baravkar, Mrs. Kausalya Pandurang Shinde, Mrs. Kamal Pandurang Shinde, Mrs. Rupa Bapusaheb Bhujbal assigned development rights the land admeasuring about 89.50R out of land at Survey No. 32/3, in favour of M/s. Nabar Associates vide Development Agreement dated 23.01.2006, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 618/2006 and Power of Attorney dated 23.01.2006, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 619/2006 and Power of Attorney dated 10.04.2006, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 2919/2006.
- 1.42 That the said Mr. Sagar Ramchandra Shinde inter alia authorized M/s. Nabar Associates to executed necessary documents vide Power of Attorney dated 29.09.2006, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 6894/2006.
- 1.43 That thereafter the said M/s. Paramount Infrastructure through Mrs. Sheetal Tejwani, Mr. Munaf Yusuf Shaikh, Mr. Sandeep Pralhad Parkhi and Mr. Rajendra Jaju confirmed the aforesaid Development Agreement dated 23.01.2006 (at serial no. 618/2006) in favour of M/s. Nabar Associates vide Confirmation Deed dated 07.08.2006 which is duly registered in the Sub Registrar Haveli No. Haveli No. 20, at Serial No. 5845/2006.
- 1.44 That thereafter the said Mr. Ramchandra Ganpat Shinde died on 02.02.2008 leaving behind Mr. Deepak Ramchandra Shinde (son), Mr. Sagar Ramchandra Shinde (son), Vaishali Sunil Newase (daughter), Mrs. Varsha Vijay Baravkar (daughter) & Smt. Lata Ramchandra Shinde (wife) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 3131.

- 1.45 That thereafter the said Late Mr. Ramchandra Ganpat Shinde through legal heirs i.e. Smt. Lata Ramchandra Shinde Mr. Deepak Ramchandra Shinde, Mr. Sagar Ramchandra Shinde, Mrs. Vaishali Sunil Newase, Mrs. Varsha Vijay Baravkar, Mr. Pandurang Ganpat Shinde, Mrs. Kaushlya Pandurang Shinde, Mrs. Kamal Pandurang Shinde, Mrs. Rupa Bapusaheb Bhujbal through Power of Attorney holder Mr. Ramesh Shripad Nabar Partner of M/s. Nabar Associates sold land admeasuring about 89.50R out of Survey No. 32/3 to M/s. Nabar Associates vide Sale Deed dated 24.09.2010, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 9011/2010 on 18.10.2010. In furtherance of the same name of Nabar Associates was mutated on the 7/12 extract vide Mutation Entry No. 3720.
- 1.46 That thereafter the said Smt. Lata Ramchandra Shinde, Mr. Deepak Ramchandra Shinde, Mr. Sagar Ramchandra Shinde, Mrs. Vaishali Sunil Newase, Mrs. Varsha Vijay Baravkar, Mr. Pandurang Ganpat Shinde, Kamal Pandurang Shinde, Rupa Balasaheb Bhujbal, Suman Baban Raikar and Rukmini Dagadu Bhujbal were confirmed the aforesaid Sale Deed dated 18.10.2010 in favour of M/s. Nabar Associates vide Confirmation Deed dated 26.10.2010 which is duly registered in the Sub Registrar Haveli No. Haveli No. 10, at Serial No. 10029/2010.
- 1.47 That thereafter the said Nabar Associates sold land admeasuring about 89.50R out of Survey No. 32/3 to Moonstone Realinfra Pvt. Ltd. vide Deed of Conveyance dated 05.05.2022 which is duly registered in the office of Sub Registrar Haveli No. 23, at Serial No. 10309/2022 on 06.05.2022 and Power of Attorney dated 05.05.2022 which is duly registered in the office of Sub Registrar Haveli No. 23, at Serial No. 10310/2022 on 06.05.2022. In furtherance of the same name of Moonstone Realinfra Pvt. Ltd. was mutated on the 7/12 extract vide Mutation Entry No. 5750.
- 1.48 That in the aforesaid manner Moonstone Realinfra Pvt. Ltd. became absolute Owner of land admeasuring about 89.50R out of Survey No. 32/3.

Share of Mr. Sadashiv Ganpat Shinde, Mr. Chaban Ganpat Shinde

- 1.49 That thereafter the said Mr. Sadashiv Ganpat Shinde died on 16.05.1999, leaving behind Mr. Sanjiv Sadashiv Shinde (son), Mr. Vijay Sadashiv Shinde (son), Mr. Nandkumar Sadashiv Shinde (son) and Smt. Laxmibai Sadashiv Shinde (wife) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 1988.
- 1.50 That thereafter the said Mr. Chaban Ganpat Shinde (44.75R), Mr. Sanjiv Sadashiv Shinde, Mr. Vijay Sadashiv Shinde, Mr. Nandkumar Sadashiv Shinde and Smt. Laxmibai Sadashiv Shinde (44.75R) with consent of Mrs. Jijabai Chaban Shinde, Mr. Rohidas Chaban Shinde for self and as a natural guardian of Master Ganesh Rohidas Shinde, Master Vicky Rohidas Shinde, Mrs. Sunita Rohidas Shinde, Mr. Bhanudas Chaban Shinde for self and as a natural guardian of Master Aniket Bhanudas Shinde, Master Nitin Bhanudas Shinde, Mrs. Rupali Bhanudas Shinde, Mr. Ramdas Chaban Shinde for self and as natural guardian of Master Karan Ramdas Shinde, Mrs. Anita Ramdas Shinde, Mrs. Sarika Sanjeev Shinde, Mr. Sanjeev Sadashiv Shinde for self and as natural guardian of Master Shubham Sanjeev Shinde, Master Sahil Sanjeev Shinde, Mrs. Anjana Vijay Shinde, Mr. Vijay Sadashiv Shinde for self and as natural guardian of Master Rohan Vijay Shinde, Master Rohit Vijay Shinde, Mrs. Shilpa Nandkumar Shinde, Mr. Nandkumar Sadashiv Shinde for self and as natural guardian of Master Manish Nandkumar Shinde sold land admeasuring about 89.50R out of Survey No. 32/3 to Shri. Samruddhi Vruksha Lagwad & Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari & Secretary Narendra Shamji Thakkar vide Sale Deed dated 25.01.2008, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 713/2008. In furtherance of the same name of Shri. Samruddhi Vruksha Lagwad & Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari & Secretary Narendra Shamji Thakkar were mutated on the 7/12 extract vide Mutation Entry No. 3072.
- 1.51 That according to the Order dated 06.12.2019 bearing no. JAKR/YNI/ SARVASADHA/K.12/SHRISVRALVAS/K.12/SHRISVRALVAS/VA/2019/1782 issued by Deputy Registrar of Co-Operative Societies, Pune the category of the Samruddhi Vruksha Lagwad Va Vruksha

Sanvardhan Sanstha changed to Samruddhi Co-Operative Housing Society in respect of Survey No. 32/1, 32/2, 32/3, 32/7 alongwith other property & aforesaid effect was mutated on 7/12 extract vide Mutation Entry No. 5748.

- 1.52 That according to the Order dated 06.12.2019 bearing no. UNI/3/SARVASA/PONIDU/K15/2019/1786 & dated 01.12.2006 bearing no. PNA/MSI/GNL/1297/2003, the name of Samruddhi Co-Operative Housing Society through chairman Rajnish Maniklal Bhandari & Secretary Narendra Shamji Thakkar came to be deleted & the name of Samruddhi Co-Operative Housing Society through chairman Mr. Dinesh Hirachand Munot & Secretary Prasanna Shantilal Mutha came to be added on the 7/12 extract of the property Survey No. 32/1, 32/2, 32/3, 32/7 & aforesaid effect was mutated on 7/12 extract vide Mutation Entry No. 5753.
- 1.53 That thereafter the said Samruddhi Co-Operative Housing Society through Secretary Prasanna Shantilal Mutha and Mr. Dinesh Hirachand Munot, Utkarsh Dinesh Munot (HUF) through Karta Utkarsh Dinesh Munot, Pragati Dinesh Bothra, Prassana Shantilal Mutha and Nakul Prasanna Mutha sold the following land to Moonstone Realinfra Pvt. Ltd. vide Conveyance Deed dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5220/2023 on 14.03.2023 and Power of Attorney dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5221/2023 on 14.03.2023. In furtherance of the same name of Moonstone Realinfra Pvt. Ltd. was mutated on the 7/12 extract vide Mutation Entry No. 5997.

Survey No.	Area
32/1	01H 66R
32/3	00H 89.50R i.e. aforesaid land
32/7	01H 00R

- 1.54 That in the aforesaid manner Moonstone Realinfra Pvt. Ltd. became absolute Owner of land admeasuring about 89.50R out of Survey No. 32/3.

Survey No. 32/5 admeasuring about 74R

- 1.55 That the land at Survey No. 32/1/1B/3 admeasuring about 74R belonged to Mr. Pralhad Sakaram Gaikwad since the year 1977.
- 1.56 That thereafter the said Mr. Pralhad Sakharam Gaikwad with the consent of Mr. Pravin Pralhad Gaikwad, Mrs. Prajakta Pravin Gaikwad, Mr. Apurva Pravin Gaikwad, Miss. Neha Pravin Gaikwad, Mr. Pramod Pralhad Gaikwad for self and as a natural guardian of Madhura Pramod Gaikwad, Mrs. Manisha Pramod Gaikwad, Prathamesh Pramod Gaikwad and Pratibha Dilip Kalbhor sold land admeasuring about 74R out of Survey No. 32/5 to M/s. B. U. Bhandari Scheme vide Sale Deed dated 20.02.2014 which is duly registered in the office of Sub Registrar Haveli No. 10 at Serial No. 1996/2014. In furtherance of the same name of M/s. B. U. Bhandari Scheme Partnership was mutated on the 7/12 extract vide Mutation Entry No. 4462.
- 1.57 That the Partnership of B. U. Bhandari Scheme was re-constituted vide Reconstitution of Partnership Deed. Thereby Mr. Rajnish Maniklal Bhandari and Mr. Anuj Maniklal Bhandari retired from the said firm and Mr. Dinesh Hirachand Munot and Prasanna Shantilal Mutha were introduced as new partner. However, aforesaid Reconstitution of Partnership Deed is not provided for my verification.
- 1.58 That thereafter the said B. U. Bhandari Scheme sold the following land to Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha vide Sale Deed dated 05.07.2022 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 12741/2022 in the following manner:

Survey No.	Area
31/1	60R
31/1/1/A	29R
31/1/1/B	28R
31/1/1/C	28R
32/5	74R i.e. aforesaid land

In furtherance of the same name of Mr. Utkarsh Dineshchand Munot and others were mutated on the 7/12 extract vide Mutation Entry No. 5793.

- 1.59 That thereafter the said Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha sold land admeasuring about 74R out of Survey No. 32/5 to Consonance Buildtech LLP vide Deed of Conveyance dated 10.03.2023, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5216/2023 on 14.03.2023 and Power of Attorney dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5217/2023 on 14.03.2023. In furtherance of the same name of Consonance Buildtech LLP was mutated on the 7/12 extract vide Mutation Entry No. 6003.
- 1.60 That in the aforesaid manner Consonance Buildtech LLP became absolute owner of land admeasuring about 74R out of Survey No. 32/5.

Survey No. 32/6 admeasuring about 49R

- 1.61 That the land at Survey No. 32/1/1B/4 admeasuring about 49R belonged to since the year 1977.
- 1.62 That thereafter the said Mr. Dashrath Dharma Darshale died on 14.02.2000. That according to the WILL dated 12.03.1999, which is duly registered in the office of Sub Registrar, at Serial No. 956/1999 of Late Mr. Dashrath Dharma Darshale the land at Survey No. 32/1/1B/4 was bequeathed in favour of Mrs. Lilabai Ranba Shevkar and Mrs. Bhikabai Maruti Bhujbal. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 2110 on 17.05.2000. However, aforesaid WILL is not provided for my verification.
- 1.63 That According to Order dated 09.10.2003 bearing No. SP/SB/CR/E-66/S/1/03 issued by Deputy Superintendent Revenue Land Record and Order dated 27.10.2004 bearing No. HENO/VASHI/1590/04 issued by Hon'ble Tahsildar Mulshi the Survey No. 32/1/1B/4 was changed into Survey No. 32/6, and same effect was mutated on 7/12 extract vide Mutation Entry No. 2583. However, aforesaid Order is not provided for my verification.
- 1.64 That thereafter the said Mrs. Lilabai Ranba Shevkar and Mrs. Bhikabai Maruti Bhujbal agreed to sell the land at Survey No. 32/6 to Mr. Narayan Ramchandra Bankar vide Development Agreement dated 10.08.2006. However, aforesaid Development Agreement is not provided for my verification.
- 1.65 That thereafter the said Mrs. Lilabai Ranba Shevkar and Mrs. Bhikabai Maruti Bhujbal with consent of Mr. Baban Ranba Shevkar, Mr. Sanjay Ranba Shevkar, Mrs. Baby alias Sunanda Prakash Gaikwad, Mrs. Subhadra Chandrakant Tilekar, Mr. Ramesh Maruti Bhujbal, Mrs. Vandana Subhash Jadhav and Mr. Narayan Ramchandra Bankar assigned Development rights of the land admeasuring about 49R out of Survey No. 32/6 in favour of Aditya Promoters vide Development Agreement dated 22.11.2006, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 9482/2006 on 24.11.2006 and Power of Attorney dated 22.11.2006, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 9484/2006.
- 1.66 That thereafter the said Mrs. Lilabai Ranba Shevkar and Mrs. Bhikabai Maruti Bhujbal with consent of Mr. Baban Ranba Shevkar, Mr. Sanjay Ranba Shevkar, Mrs. Baby alias Sunanda Prakash Gaikwad, Mrs. Subhadra Chandrakant Tilekar, Mr. Ramesh Maruti Bhujbal, Mrs. Vandana Subhash Jadhav and sold land admeasuring about 49R out of Survey No. 32/6 to Aditya Promoters vide Sale Deed dated 31.12.2007, which is duly registered in the office of Sub

Registrar Haveli No. 17, at Serial No. 3160/2008. In furtherance of the same the name of Aditya Promoters was mutated on the 7/12 extract vide Mutation Entry No. 3090.

- 1.67 That thereafter the said Aditya Promoters sold land admeasuring about 49R out of Survey No. 32/6 to Moonstone Realinfra Pvt. Ltd. vide Deed of Conveyance dated 15.01.2022 which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 985/2022 and Power of Attorney dated 15.01.2022 which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 986/2022. In furtherance of the same name of Moonstone Realinfra Pvt. Ltd. was mutated on the 7/12 extract vide Mutation Entry No. 5683.
- 1.68 That in the aforesaid manner Moonstone Realinfra Pvt. Ltd. became absolute owner of land admeasuring about 49R out of Survey No. 32/6.

Survey No. 32/7 admeasuring about 100R

- 1.69 That the land at Survey No. 32/2 admeasuring about 02Acre belonged to Mr. Chandrakant Dashrath Darshale since the year 1977.
- 1.70 That Partition took place between Mr. Chandrakant Dharmaji Darshale and family members vide Partition Order dated 15.01.2001, bearing no. VATAP/SR/28/2000, issued by Tahsildar, Mulshi in respect of Survey No. 32/2 alongwith other properties. In furtherance of the same following land came to the share of below mentioned land owners:

Owner	Area
Mr. Umesh Chandrakant Darshale	20R
Mr. Kedar Chandrakant Darshale	20R
Mr. Chandrakant Dharmaji Darshale	21R
Mrs. Manisha Sanjay Shinde	20R

In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 2233.

- 1.71 That as per Area Correction Order dated 15.11.2002, bearing no. HANO/VASHI/2724/2002, issued by Tahsildar Mulshi correction in area of Survey No. 32/2 i.e. 81R to 01H and same effect was mutated on the 7/12 extract vide Mutation Entry No. 2382.
- 1.72 That According to Order dated 09.10.2003 bearing No. SP/SB/CR/E-66/S/1/03 issued by Deputy Superintendent Revenue Land Record and Order dated 27.10.2004 bearing No. HENO/VASHI/1590/04 issued by Hon'ble Tahsildar Mulshi the Survey No. 32/2 was changed into Survey No. 32/7, and same effect was mutated on 7/12 extract vide Mutation Entry No. 2583. However, aforesaid Order is not provided for my verification.
- 1.73 That thereafter the said Mr. Chandrakant Dharmaji Darshale for self and HUF of family, Mrs. Ranjana Chandrakant Darshale, Mr. Umesh Chandrakant Darshale, Mr. Kedarnath Chandrakant Darshale, Mrs. Jyoti Umesh Darshale, Sarika Kedarnath Darshale and Mrs. Manisha Sanjay Shinde sold land admeasuring about 1 Hectare out of Survey No. 32/7 to Shri. Samruddhi Vruksha Lagwad & Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari & Secretary Narendra Shamji Thakkar vide Sale Deed dated 30.03.2007 which is duly registered in the office of Sub Registrar Haveli No. 4, at Serial No. 2669/2007 on 16.04.2007. In furtherance of the same name of Shri. Samruddhi Vruksha Lagwad & Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari & Secretary Narendra Shamji Thakkar was mutated on the 7/12 extract vide Mutation Entry No. 2994.
- 1.74 That according to the Order dated 06.12.2019 bearing no. JAKR/YNI/ SARVASADHA/K.12/SHRISVRALVAS/K.12/SHRISVRALVAS/VA/2019/1782 issued by Deputy Registrar of Co-Operative Societies, Pune the category of the Samruddhi Vruksha Lagwad Va Vruksha Sanvardhan Sanstha changed to Samruddhi Co-Operative Housing Society in respect of Survey

No. 32/1, 32/2, 32/3, 32/7 alongwith other property & aforesaid effect was mutated on 7/12 extract vide Mutation Entry No. 5748.

1.75 That according to the Order dated 06.12.2019 bearing no. UNI/3/SARVASA/PONIDU/K15/2019/1786 & dated 01.12.2006 bearing no. PNA/MSI/GNL/1297/2003, the name of Samruddhi Co-Operative Housing Society through chairman Rajnish Maniklal Bhandari & Secretary Narendra Shamji Thakkar came to be deleted & the name of Samruddhi Co-Operative Housing Society through chairman Mr. Dinesh Hirachand Munot & Secretary Prasanna Shantilal Muttha came to be added on the 7/12 extract of the property Survey No. 32/1, 32/2, 32/3, 32/7 & aforesaid effect was mutated on 7/12 extract vide Mutation Entry No. 5753.

1.76 That thereafter the said Samruddhi Co-Operative Housing Society through Secretary Prasanna Shantilal Muttha and Mr. Dinesh Hirachand Munot, Utkarsh Dinesh Munot (HUF) through Karta Utkarsh Dinesh Munot, Pragati Dinesh Bothra, Prassana Shantilal Mutha and Nakul Prasanna Mutha sold the following land to Moonstone Realinfra Pvt. Ltd. vide Conveyance Deed dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5220/2023 on 14.03.2023 and Power of Attorney dated 10.03.2023 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 5221/2023 on 14.03.2023. In furtherance of the same name of Moonstone Realinfra Pvt. Ltd. was mutated on the 7/12 extract vide Mutation Entry No. 5997.

Survey No.	Area
32/1	01H 66R
32/3	00H 89.50R
32/7	01H 00R i.e. aforesaid land

In furtherance of the same name of Moonstone Realinfra Pvt. Ltd. was mutated on the 7/12 extract vide Mutation Entry No. 5997.

1.77 That in the aforesaid manner Moonstone Realinfra Pvt. Ltd. became absolute owner of the aforesaid land

Survey No. 31/1 admeasuring about 60R

1.78 That the land at Survey No. 31/1 admeasuring about 05 Acre 28 Gunthas belonged to Mrs. Parvatibai Trimbak Kulkarani prior to the year 1953.

1.79 That according to Mutation Entry No. 349. The name of Mr. Khandu Bapu Ramoshi was mutated as Protected Tenant in other right column of 7/12 extract.

1.80 That the name of Mr. Khandu Bapu Ramoshi, who was recorded as a protected tenant but was not cultivating the land at Survey No. 31/1. In furtherance of the same name out of Mr. Khandu Bapu Ramoshi was deleted from other rights column of 7/12 extract vide Mutation Entry No. 584.

1.81 That thereafter the said Mrs. Parvatibai Trimbak Kulkarani died on 16.11.1953, leaving behind Mr. Purushottam Narhar Satave as his legal heir. In furtherance of the same Mr. Purushottam Narhar Satave was mutated on the 7/12 extract vide Mutation Entry No. 478.

1.82 That according to Mutation Entry No. 513 the name of Mr. Babu Khandu Madane was mutated as Protected Tenant in other right column on 7/12 extract. However, aforesaid Mutation Entry No. is not provided for my verification.

1.83 That the area admeasuring about 4R is reserved for lift Irrigation & Gayaran in Survey No. 31/1 and same effect was mutated on the 7/12 extract vide Mutation Entry No. 1566.

- 1.84 That Mr. Babu Khandu Madane was a tenant cultivating the land at Survey No. 31/1. That under the provisions of Section 32G of Bombay Tenancy and Agricultural Lands Act, 1948 inquiry was held and Mr. Babu Khandu Madane was inter alia given an opportunity to purchase the land at Survey No. 31/1. That the said Mr. Babu Khandu Madane purchased the land at Survey No. 31/1 and accordingly Certificate date 03.12.1981, bearing no. IPL/6/122 under Section 32M of Bombay Tenancy and Agricultural Lands Act, 1948 was issued in favour of Mr. Babu Khandu Madane. In furtherance of the same the name of Mr. Babu Khandu Madane was mutated on the owner column and the name of Smt. Yamunabai Purushottam Satave (legal heir of late Purushottam Narhar Satave) was mutated on the other right column of the 7/12 extract and same effect was recorded vide Mutation Entry No. 664 with the restriction of section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 that the tenure of the land cannot be alienated without prior permission of the Collector.
- 1.85 That thereafter Weight and Measurement Act, 1958 & Indian Coins Act, 1955 was implemented and thereby the area of the aforesaid land was converted from Acre & Guntha into Hectare & Are and therefore Survey No. 31/1 admeasuring about 05 Acre 8 Gunthas has been converted into 02 Hectare 31R. That the aforesaid effect is made on the 7/12 extract vide Mutation Entry No. 720.
- 1.86 That according to the Mutation Entry No. 1021 the name of Smt. Yamunabai Purushottam Satave (legal heir of late Purushottam Narhar Satave) is removed from the other rights column of the 7/12 extract.
- 1.87 That thereafter the said Mr. Babu Khandu Madane died 2 years ago leaving behind Mr. Sahebrao Babu Madane (son), Mr. Ganpat Babu Madane (son), Mr. Balwant Babu Madane (son), Mrs. Bebi Shankar Waghmare (daughter) and Smt. Anusaya Babu Mandane (wife) as legal heirs. In furtherance of the same name of Mr. Balwant Babu Magane was mutated as karta of HUF on 7/12 extract in owner column and name of Mrs. Bebi Shankar Waghmare was mutated in other rights column out of the 7/12 extract vide Mutation Entry No. 942 on.28.05.1979. However, by mistake, the entry was made on the 7/12 extract of Survey No. 31/3 instead of on the 7/12 extract of Survey No. 31/1.
- 1.88 That thereafter the said Smt. Anusaya Babu Mandane died on 31.08.1986. However, Mutation Entry of aforesaid transaction is not provided for my verification.
- 1.89 That according to the application, the HUF remark was deleted from the name of Mr. Balwant Babu Madane and the Annewari was carried out in the following manner:

Survey No.	Area	Oner Name	Share
31/3	02H 31R	Mr. Balwant Babu Madane	5 Anna 4 Paise i.e. 47R
		Mr. Sahebrao Babu Madane	5 Anna 4 Paise i.e. 47R
		Mr. Ganpat Babu Madane	5 Anna 4 Paise i.e. 47R

In furtherance of the same effect was mutated on the 7/12 extract vide Mutation Entry No. 1197.

- 1.90 That according to the Order dated 14.10.1987 Bearing No. HAKU.NO.KA.VI. -724/87 issued by Hon'ble Tahsildar Mulshi, corrections were made in Survey No. 31/3, Survey No. 31/1/1 & Survey No. 31/1/2 in the following manner; However, aforesaid Order is not provided for my verification.

Owner Name	Old Entry	Area	Corrected Entry	Area
Mr. Dagadu Rama Gaikwad	31/1/1	95R	31/3/1	95R
Mr. Ganpat Dhondu Gaikwad	31/1/2	94R	31/3/2	94R
Mr. Balwant Babu Madane Mr. Sahebrao Babu Madane Mr. Ganpat Babu Madane	31/3	2H 31R	31/1	2H 31R

In furtherance of the same effect was recorded vide Mutation Entry No. 1235.

- 1.91 That thereafter the said Mr. Balwant Babu Madane, Mr. Sahebrao Babu Madane and Mr. Ganpat Babu Madane, Mrs. Bebi Shankar Waghmare made an application to the Hon'ble Collector under Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 for permission to transfer the land at Survey No. 31/1 admeasuring about 85R. That the Hon'ble Sub Divisional Officer Pune granted permission under Section 43, vide its Order dated 29.10.1988, bearing no. 43/SR/77/88 for transferring the land at Survey No. 31/1 admeasuring about 85R in favour of Mr. Waman Balwant Darshale. However, aforesaid Order is not provided for my verification.
- 1.92 That thereafter the said Mr. Balwant Babu Madane, Mr. Sahebrao Babu Madane for self and HUF of family and Mr. Ganpat Babu Madane, Mrs. Bebi Shankar Waghmare sold the land admeasuring about 00H 85R out of Survey No. 31/1 to Mr. Waman Balwant Darshale, vide Sale Deed dated 19.01.1989 which is duly registered in the office of Sub Registrar Maval, at Serial No. 327/1989. In furtherance of the same the land sold to Mr. Waman Balwant Darshale was given Survey No. 31/1/1 and the land retained by the aforesaid land owners was given Survey No. 31/1. In furtherance of the same name of effect was mutated on the 7/12 extract vide Mutation Entry No. 1347.
- 1.93 That thereafter the said Mr. Sahebrao Baburao Madane died on 10.03.2000 leaving behind Mr. (son), Mr. Mahesh Sahebrao Madane (son), Mr. Vaishali Gulab Waghmare (daughter), Mrs. Indira Sagar Chavan (daughter) and Smt. Babita Sahebrao Madane (wife) as legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 3756.
- 1.94 That thereafter the said Mr. Ganpat Babu Madane, Mr. Balwant Babu Madane, Mr. Mahesh Sahebrao Madane, Mr. Vaishali Gulab Waghmare, Mrs. Indira Sagar Chavan and Smt. Babita Sahebrao Madane made an application to the Hon'ble Collector under Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 for permission to transfer the land at Survey No. 31/1 admeasuring about 60R. That the Hon'ble Collector granted permission under Section 43, vide its Order dated 10.10.2021, bearing no. Kul Kayada/43/SR/103/2011 for transferring the land at Survey No. 31/1 admeasuring about 60R in favour of M/s. B. U. Bhandari Scheme within the period of 90 days.
- 1.95 That thereafter the said 1. Mr. Ganpat Babu Madane (6.5R), Mrs. Sharda Gnapat Madane, Mr. Ramdas Ganpat Madane for self and natural guardian of, Miss. Anisha Ramdas Madane, Master. Aditya Ramdas Madane, Mrs. Sunita Ramdas Madane, Mrs. Nilima Rohidas Madane, Mr. Rohidas Ganpat Madane for self and natural guardian of Master. Rohit Rohidas Madane, Master. Raj Rohidas Madane, 2. Mr. Balwant Babu Madane, Mrs. Subhadra Balwant Madane, Mr. Kisan Balwant Madane for self and natural guardian of Ms. Rutuja Kisan Madane and Miss. Tanuja Kisan Madane, Mrs. Anita Kisan Madane, Mr. Laxman Balwant Madane, Mrs. Savita Subhash Chavan, Smt. Asha Balasaheb Chavan (6.5R), 3. Mr. Mahesh Sahebrao Madane, Smt. Babita Sahebrao Madane, Mrs. Vaishali Gulabrao Waghmare and Mrs. Indira Sagar Chavan (47R) with the consent out of Mrs. Bebi alias Parvati Shankar Waghmare sold the land admeasuring about 60R out of Survey No. 31/1 to M/s. B. U. Bhandari Scheme, vide Sale Deed dated 04.11.2011 which is duly registered in the office of the Sub Registrar Haveli No. 11 at Serial No. 9537/2011. In furtherance of the same name out of M/s. B. U. Bhandari Scheme was mutated on the 7/12 extract vide Mutation Entry No. 4055.
- 1.96 That thereafter the said 1. Mr. Ganpat Babu Madane, Mr. Ramdas Ganpat Madane Mr. Rohidas Ganpat Madane (6.5R) 2. Mr. Balwant Babu Madane, Mr. Kisan Balwant Madane, Mr. Laxman Balwant Madane, Mrs. Savita Subhash Chavan, Smt. Asha Balasaheb Chavan (6.5R) 3. Mr. Mahesh Sahebrao Madane, Smt. Babita Sahebrao Madane, Mrs. Vaishali Gulabrao Waghmare and Mrs. Indira Sagar Chavan (47R) confirm the land admeasuring about 60R out of Survey No. 31/1 vide Indemnity Bond dated 04.11.2011, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 9539/2011. (Traced in Search) However, aforesaid document is not provided for my verification.

- 1.97 That thereafter the said Mr. Ganpat Babu Madane died on 26.07.2021 leaving behind Smt. Sharada Ganpat Madane (widow), Mr. Ramdas Ganpat Madane (son) and Mr. Rohidas Ganpat Madane (son), as legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 5672.
- 1.98 That thereafter the said Mr. Balwant Babu Madane died on 21.11.2019 leaving behind Mr. Laxman Balwant Madane (son), Mr. Kisan Balwant Madane (son), Mr. Savita Subhash Chavan (daughter), and Mrs. Asha Balasaheb Chavan (daughter) and Smt. Subhadra Balwant Madane (wife) as legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 5550.
- 1.99 That the Partnership of B. U. Bhandari Scheme was re-constituted vide Reconstitution of Partnership Deed dated 17.05.2022. Thereby Mr. Rajnish Maniklal Bhandari and Mr. Anuj Maniklal Bhandari retired from the said firm and Mr. Dinesh Hirachand Munot and Prasanna Shantilal Mutha were introduced as new partner.
- 1.100 That thereafter the said M/s. B. U. Bhandari Scheme through partner Mr. Dinesh Hirachand Munot and Mr. Prasanna Shantilal Mutha made an application dated 11.12.2020 in respect of land admeasuring about 60R out of Survey No. 31/1 and admeasuring about 29R out of Survey No. 31/1/1A and admeasuring about 28R out of Survey No. 31/1/1B and admeasuring about 28R out of Survey No. 31/1/1C land admeasuring about 74R out of Survey No. 32/5 the name of said M/s. B. U. Bhandari Scheme through partners Mr. Rajnish Maniklal Bhandari and Mr. Anuj Maniklal Bhandari names were removed from 7/12 extract and names of M/s. B. U. Bhandari Scheme through partner Mr. Dinesh Hirachand Munot and Mr. Prasanna Shantilal Mutha were mutated on 7/12 extract vide Mutation Entry No. 5765.
- 1.101 That thereafter the said B. U. Bhandari Scheme sold the following land to Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha vide Sale Deed dated 05.07.2022 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 12741/2022 in the following manner:

Survey No.	Area
31/1	60R i.e aforesaid land
31/1/1/A	29R
31/1/1/B	28R
31/1/1/C	28R
32/5	74R

In furtherance of the same name of Mr. Utkarsh Dineshchand Munot and others were mutated on the 7/12 extract vide Mutation Entry No. 5793.

- 1.102 That thereafter the said Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha sold the land following land to Moonstone Realinfra Pvt. Ltd., vide Deed of Conveyance dated 13.03.2023 which is duly registered in the office of the Sub Registrar Haveli No. 5 at Serial No. 5218/2023 on 15.03.2023 and Power of Attorney which is duly registered in the office of Sub Registrar 5 at Serial No. 5219/2023 in the following manner:

Survey No.	Area
31/1	60R i.e aforesaid land
31/1/1/A	29R
31/1/1/B	28R
31/1/1/C	28R

In furtherance of the same name of Moonstone Realinfra Pvt. Ltd., was mutated on the 7/12 extract vide Mutation Entry No. 5998.

- 1.103 That in the aforesaid manner Moonstone Realinfra Pvt. Ltd. became absolute owner of the aforesaid land.

Land admeasuring about 85R

- 1.104 That thereafter the said Mr. Balwant Babu Madane, Mr. Sahebrao Babu Madane and Mr. Ganpat Babu Madane, Mrs. Bebi Shankar Waghmare sold the land admeasuring about 00H 85R out of Survey No. 31/1 to Mr. Waman Balwant Darshale, vide Sale Deed dated 19.01.1989 which is duly registered in the office of Sub Registrar Maval, at Serial No. 327/1989. In furtherance of the same the land sold to Mr. Waman Balwant Darshale was given Survey No. 31/1/1 and the land retained by the aforesaid land owners was given Survey No. 31/1. In furtherance of the same name of effect was mutated on the 7/12 extract vide Mutation Entry No. 1347.

Survey No. 31/1/1/A admeasuring about 29R

- 1.105 That thereafter partition took place between Mr. Waman Balwant Darshale, Mr. Sampat Balwant Darshale, Mr. Ganpat Balwant Darshale in respect of Survey No. 31/1/1 admeasuring about 85R alongwith other properties vide Order dated 18.06.1996, bearing no. JAMEEN/VIBHAJAN/SR/16/96, issued by Tahsildar Mulshi. In furtherance of the same following land came to the share of following owners:

Owner Name	Survey No.	Area
Mr. Waman Balwant Darshale	31/1/1	29R
Mr. Ganpat Balwant Darshale	31/1/1	28R
Mr. Sampat Balwant Darshale	31/1/1	28R

In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 1728 on 16.08.1996. However, aforesaid Order is not provided for my verification.

- 1.106 That According to Order dated 09.10.2003 bearing No. SP/SB/CR/E-66/S/1/03 issued by Deputy Superintendent Revenue Land Record and Order dated 27.10.2004 bearing No. HENO/VASHI/1590/04 issued by Hon'ble Tahsildar Mulshi, the Survey No. 31/1/1 was changed into Survey No. 31/1/A, 31/1/B & 31/1/C, and same effect was recorded vide Mutation Entry No. 2583. However, on 7/12 extract Survey No. mentioned as 31/1/1/A, 31/1/1/B.

- 1.107 That thereafter the said Mr. Waman Balwant Darshale, Mr. Sharad Ganpat Darshale, Smt. Sharada Ganpat Darshale, Mr. Sampat Ganpat Darshale with the consent of Mrs. Kantabai Balwant Darshale, Mrs. Bharati Waman Darshale and Kamal Ganpat Darshale sold the following land to B. U. Bhandari Scheme vide Sale Deed dated 02.11.2010, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 10329/2010 and Power of Attorney dated 02.11.2010 which is duly registered in the office of Sub Registrar 19 at Serial No. 10330/2010:

Survey No.	Area
31/1/1/A	29R i.e. aforesaid land
31/1/1/B	28R
31/1/1/C	28R

In furtherance of the same the name of B. U. Bhandari Scheme was mutated on the 7/12 extract vide Mutation Entry No. 3824.

- 1.108 That thereafter the said B. U. Bhandari Scheme sold the following land to Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha vide Sale Deed dated 05.07.2022 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 12741/2022 in the following manner:

Survey No.	Area
31/1	60R
31/1/1/A	29R i.e. aforesaid land
31/1/1/B	28R
31/1/1/C	28R
32/5	74R

In furtherance of the same name of Mr. Utkarsh Dineshchand Munot and others were mutated on the 7/12 extract vide Mutation Entry No. 5793.

- 1.109 That thereafter the said Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha sold the land following land to Moonstone Realinfra Pvt. Ltd., vide Deed of Conveyance dated 13.03.2023 which is duly registered in the office of the Sub Registrar Haveli No. 5 at Serial No. 5218/2023 on 15.03.2023 in the following manner:

Survey No.	Area
31/1	60R
31/1/1/A	29R i.e aforesaid land
31/1/1/B	28R
31/1/C	28R

In furtherance of the same name of Moonstone Realinfra Pvt. Ltd., was mutated on the 7/12 extract vide Mutation Entry No. 5998.

- 1.110 That in the aforesaid manner Moonstone Realinfra Pvt. Ltd. became absolute owner of the aforesaid land.

Survey No. 31/1/1/B admeasuring about 28R

- 1.111 That the land at Survey No. 31/1/1 belonged to Mr. Ganpat Balwant Darshale.
- 1.112 That According to Order dated 09.10.2003 bearing No. SP/SB/CR/E-66/S/1/03 issued by Deputy Superintendent Revenue Land Record and Order dated 27.10.2004 bearing No. HENO/VASHI/1590/04 issued by Hon'ble Tahsildar Mulshi the Survey No. 31/1/1 was changed into Survey No. 31/1/A, 31/1/B & 31/1/C, and same effect was recorded vide Mutation Entry No. 2583. However, on 7/12 extract Survey No. mentioned as 31/1/1/A, 31/1/1/B.
- 1.113 That thereafter the said Mr. Ganpat Balwant Darshale died, leaving behind Mr. Sharad Ganpat Darshale (son) and Smt. Sharada Ganpat Darshale (wife) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 1986.
- 1.114 That thereafter the said Mr. Waman Balwant Darshale, Mr. Sharad Ganpat Darshale, Smt. Sharada Ganpat Darshale, Mr. Sampat Ganpat Darshale with the consent of Mrs. Kantabai Balwant Darshale, Mrs. Bharati Waman Darshale and Kamal Ganpat Darshale sold the following land to B. U. Bhandari Scheme vide Sale Deed dated 02.11.2010, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 10329/2010 and Power of Attorney dated 02.11.2010 which is duly registered in the office of Sub Registrar 19 at Serial No. 10330/2010:

Survey No.	Area
31/1/1/A	29R
31/1/1/B	28R i.e. aforesaid land
31/1/C	28R

In furtherance of the same the name of B. U. Bhandari Scheme was mutated on the 7/12 extract vide Mutation Entry No. 3824.

- 1.115 That thereafter the said B. U. Bhandari Scheme sold the following land to Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha vide Sale Deed dated 05.07.2022 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 12741/2022 in the following manner:

Survey No.	Area
31/1	60R
31/1/1/A	29R
31/1/1/B	28R i.e aforesaid land

31/1/C	28R
32/5	74R

In furtherance of the same name of Mr. Utkarsh Dineshchand Munot and others were mutated on the 7/12 extract vide Mutation Entry No. 5793.

- 1.116 That thereafter the said Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha sold the land following land to Moonstone Realinfra Pvt. Ltd., vide Deed of Conveyance dated 13.03.2023 which is duly registered in the office of the Sub Registrar Haveli No. 5 at Serial No. 5218/2023 on 15.03.2023 in the following manner:

Survey No.	Area
31/1	60R
31/1/1/A	29R
31/1/1/B	28R i.e aforesaid land
31/1/C	28R

In furtherance of the same name of Moonstone Realinfra Pvt. Ltd., was mutated on the 7/12 extract vide Mutation Entry No. 5998.

- 1.117 That in the aforesaid manner Moonstone Realinfra Pvt. Ltd. became absolute owner of the aforesaid land.

Survey No. 31/1/1/C admeasuring about 28R

- 1.118 That the land at Survey No. 31/1/1 belonged to Mr. Sampat Balwant Darshale.
- 1.119 That according to Order dated 09.10.2003 bearing No. SP/SB/CR/E-66/S/1/03 issued by Deputy Superintendent Revenue Land Record and Order dated 27.10.2004 bearing No. HENO/VASHI/1590/04 issued by Hon'ble Tahsildar Mulshi the Survey No. 31/1/1 was changed into Survey No. 31/1/A, 31/1/B & 31/1/C and same effect was recorded vide Mutation Entry No. 2583.
- 1.120 That thereafter the said Mr. Waman Balwant Darshale, Mr. Sharad Ganpat Darshale, Smt. Sharada Ganpat Darshale, Mr. Sampat Ganpat Darshale with the consent of Mrs. Kantabai Balwant Darshale, Mrs. Bharati Waman Darshale and Kamal Ganpat Darshale sold the following land to B. U. Bhandari Scheme vide Sale Deed dated 02.11.2010, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 10329/2010 and Power of Attorney dated 02.11.2010 which is duly registered in the office of Sub Registrar 19 at Serial No. 10330/2010:

Survey No.	Area
31/1/1/A	29R i.e. aforesaid land
31/1/1/B	28R
31/1/C	28R

In furtherance of the same the name of B. U. Bhandari Scheme was mutated on the 7/12 extract vide Mutation Entry No. 3824.

- 1.121 That thereafter the said B. U. Bhandari Scheme sold the following land to Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha vide Sale Deed dated 05.07.2022 which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 12741/2022 in the following manner:

Survey No.	Area
31/1	60R
31/1/1/A	29R i.e. aforesaid land
31/1/1/B	28R
31/1/C	28R
32/5	74R

In furtherance of the same name of Mr. Utkarsh Dineshchand Munot and others were mutated on the 7/12 extract vide Mutation Entry No. 5793.

- 1.122 That thereafter the said Mr. Utkarsh Dineshchand Munot, Mr. Dinesh Hirachand Munot & Mr. Prasanna Shantilal Mutha sold the land following land to Moonstone Realinfra Pvt. Ltd., vide Deed of Conveyance dated 13.03.2023 which is duly registered in the office of the Sub Registrar Haveli No. 5 at Serial No. 5218/2023 on 15.03.2023 in the following manner:

Survey No.	Area
31/1	60R
31/1/1/A	29R i.e aforesaid land
31/1/1/B	28R
31/1/C	28R

In furtherance of the same name of Moonstone Realinfra Pvt. Ltd., was mutated on the 7/12 extract vide Mutation Entry No. 5998.

- 1.123 That in the aforesaid manner Moonstone Realinfra Pvt. Ltd. became absolute owner of the aforesaid land.

Common flow:

- 1.124 That according to the Order dated 20.07.2023 bearing no. ZAMIN/KAVI/1403/2023/2023, issued by Hon'ble Tahsildar, Mulshi and Kami Jasti Patrak dated 13.07.2023 bearing no. 856/2023/KR/KJP/PUNAWALE-09/2023, issued by Land Revenue Officer Mulshi the old 7/12 Extract of Survey No. 31/1, 31/1/1/A, 31/1/1/B, 31/1/C, 32/1, 32/2, 32/3, 32/5, 32/6 & 32/7 were closed and new 7/12 extract is opened in the following manner & same effect was mutated on 7/12 extract vide Mutation Entry No. 6127. However, aforesaid Orders are not provided for my verification.

New Survey No.	Total Area	Owners	
31/1/1	81R	Mrs. Asha Balasaheb Chavan Mrs. Savita Subhash Chavan Mr. Kisan Balwant Madane Smt. Subhadra Balwant Madane Mr. Laxman Balwant Madane Mr. Balwant Babu Madane - (40.50R)	
		Mr. Rohidas Ganpat Madane Mr. Ramdas Ganpat Madane Mrs. Sharada Ganpat Madane Mr. Ganpat Babu Madane - (40.50R)	
31/32/A/1	2 Hectare 74.058 R	Moonstone Realinfra Pvt. Ltd.	
31/32/A/10	28.3966R		
31/32/A/11	94.0248R		
31/32/A/12	24.4764R		
31/32/A/13	13.6007R		
31/32/A/14	3.9525R		
31/32/A/2	29.2264R		
31/32/A/3	30.4770R		
31/32/A/4	15.0761R		
31/32/A/5	98.8499R		Consonance Buildtech LLP
31/32/A/6	10.9903R		
31/32/A/7	4.1598R		
31/32/A/8	99.0924R		Moonstone Realinfra Pvt. Ltd. (i.e. said land)
31/32/A/9	11.0110R		
31/32/A/15	15.6081R		

- 1.125 That thereafter the said Moonstone Realinfra Pvt. Ltd. sold below mentioned land i.e. Plot No. 3 to RGS Realty LLP vide Conveyance Deed dated 16.06.2025 which is duly registered in the office of Sub Registrar Haveli No. 13, at Serial No. 13536/2025 on 18.06.2025. In furtherance of the same name of M/s. RGS Realty LLP was mutated on the 7/12 extract vide Mutation Entry No. 6518. However, aforesaid Mutation Entry is not provided for my verification.

Survey No.	Area
Survey No. 31/32/A/8	99.0924R
Survey No. 31/32/A/9	11.0110R

- 1.126 That in the aforesaid manner the M/s. RGS Realty LLP became absolute owner of the aforesaid land bearing Survey No. 31/32/A/8 admeasuring about 99.0924R and Survey No. 31/32/A/9 admeasuring about 11.0110R.

- 1.127 That Moonstone Realinfra Pvt. Ltd. has handed over land admeasuring about 28.3969R out of Survey No. 31/32/A/10 to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 26.03.2025, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6502/2025 on 27.03.2025. In furtherance of the same the name of Pimpri Chinchwad Municipal Corporation was mutated on the 7/12 extract vide Mutation Entry No. 6498. However, the FSI rights of the land handed over to Pimpri Chinchwad Municipal Corporation is not transferred in favour of M/s. RGS Realty LLP.

2. LLP AGREEMENT OF M/S. RGS REALTY LLP:

- 2.1 That thereafter the said Mr. Rajesh Krishnakumar Goyal and Mr. Vineet Krishnakumar Goyal formed LLP in the name and style of "Capiteus Realty LLP" vide LLP Agreement dated 09.07.2019. However, aforesaid Agreement is not provided for my verification.
- 2.2 That the Partnership of Capiteus Realty LLP was re-constituted vide Supplementary Agreement dated 06.08.2020. Thereby Mr. Vineet Krishnakumar Goyal retired from the said firm and Mr. Jaydeep D. Modak was introduced as new partner. However, aforesaid Supplementary Agreement is not provided for my verification.
- 2.3 That the Partnership of Capiteus Realty LLP was re-constituted vide Supplementary Agreement dated 15.09.2020. Thereby Mr. Ravi Ghanshyam Sukhwani was introduced as new partner. However, aforesaid Supplementary Agreement is not provided for my verification.
- 2.4 That Capiteus Realty LLP was changed to M/s. RGS Realty LLP vide Supplementary Agreement dated 19.12.2020. However, aforesaid Supplementary Agreement is not provided for my verification.
- 2.5 That the Partnership of M/s. RGS Realty LLP was re-constituted vide Supplementary Agreement dated 24.03.2021. Thereby Mr. Rajesh Krishnakumar Goyal & Mr. Jaydeep D. Modak retired from the said firm and Mr. Ghanshyam Jangaldas Sukhwani was introduced as new partner. However, aforesaid Supplementary Agreement is not provided for my verification.
- 2.6 That thereafter the said Mr. Ghanshyam Jangaldas Sukhwani & Mr. Ravi Ghanshyam Sukhwani formed LLP in the name & style of "M/s. RGS Realty LLP" vide LLP Agreement dated 16.09.2022.

3. OTHER TRANSACTION:

- 3.1 That the said Mr. Ganpat Joguji Shinde availed Tagai loan of Rs. 1000/-. In furtherance of the same aforesaid effect was recorded on the other right column of the 7/12 extract vide Mutation Entry No. 537.
- 3.2 That the said Mr. Ganpat Joguji Shinde availed Tagai loan of Rs. 900/- on 31.12.1957. In furtherance of the same aforesaid effect was recorded on the other right column of the 7/12 extract vide Mutation Entry No. 530.

- 3.3 That according to the Mutation Entry No. 1555 Tagai loan of is removed from the other right column of the 7/12 extract vide Order dated 1204.1989, bearing no. Tagai/Kavi/104/89, issued by Hon'ble Tahasilder Mulshi.
- 3.4 That the said Mr. Pralhad Sakaram Gaikwad availed loan from Priyadarshani Vividha Karyakari Seva Sahakari Society by creating charge over the Survey No. 32/5. In furtherance of the same the name of Priyadarshani Vividha Karyakari Seva Sahakari Society was mutated from the 7/12 extract vide Mutation Entry No. 1577. That the aforesaid loan has been repaid and accordingly Priyadarshani Vividha Karyakari Seva Sahakari Society has released its charge over the 32/5. In furtherance of the same the name of Priyadarshani Vividha Karyakari Seva Sahakari Society was deleted from the 7/12 extract vide Mutation Entry No. 2754.
- 3.5 That the said Mr. Pralhad Sakaram Gaikwad availed loan from Priyadarshani Vividha Karyakari Seva Sahakari Society by creating charge over the Survey No. 32/1/1B/3 alongwith other properties on 04.10.2004 of Rs. 4,00,000/-. In furtherance of the same the name of Priyadarshani Vividha Karyakari Seva Sahakari Society was mutated from the 7/12 extract vide Mutation Entry No. 2604. That the aforesaid loan has been repaid and accordingly Priyadarshani Vividha Karyakari Seva Sahakari Society has released its charge over the 32/5 on 02.01.2009. In furtherance of the same the name of Priyadarshani Vividha Karyakari Seva Sahakari Society was deleted from the 7/12 extract vide Mutation Entry No. 3239.
- 3.6 That the said Mr. Pralhad Sakaram Gaikwad availed loan from Priyadarshani Vividha Karyakari Seva Sahakari Society by creating charge over the Survey No. 32/4 alongwith other properties on 05.03.2009 of Rs. 13,35,000/-. In furtherance of the same the name of Priyadarshani Vividha Karyakari Seva Sahakari Society was mutated from the 7/12 extract vide Mutation Entry No. 3272. That the aforesaid loan has been repaid and accordingly Priyadarshani Vividha Karyakari Seva Sahakari Society has released its charge over the Survey No. 32/5. In furtherance of the same the name of Priyadarshani Vividha Karyakari Seva Sahakari Society was deleted from the 7/12 extract vide Mutation Entry No. 4427.
- 3.7 That as per letter issued by Priyadarshani Vikas Seva Sahakari Society, Punawale, the name of Priyadarshani Vikas Seva Sahakari Society, Punawale was mutated vide Mutation Entry Nos. 2695, 2294, 1825, 2461, and 2986 in respect of Survey No. 31/1. In furtherance of the same name of Priyadarshani Vikas Seva Sahakari Society Punawale was deleted from the 7/12 extract vide Mutation Entry No. 3958.
- 3.8 That the said Mr. Ganpat Babu Madane availed loan from Priyadarshani Vikas Seva Sahakari Society, by creating charge over the land at Survey No. 31/3/1. In furtherance of the same name of Priyadarshani Vikas Seva Sahakari Society, was mutated in other rights column of the 7/12 extract vide Mutation Entry No. 1825.
- 3.9 That the said Mr. Balwant Babu Madane availed loan from Priyadarshani Vikas Seva Sahakari Society, by creating charge over the land at Survey No. 31/3/1 out of Rs.35,000/- In furtherance of the same name of Priyadarshani Vikas Seva Sahakari Society, was mutated in other rights column of the 7/12 extract vide Mutation Entry No. 1825.
- 3.10 That the said Mr. Balwant Babu Madane availed loan from Priyadarshani Vikas Seva Sahakari Society, by creating charge over the land at Survey No. 31/3/1 out of Rs.35,000/- In furtherance of the same name of Priyadarshani Vikas Seva Sahakari Society, was mutated in other rights column of the 7/12 extract vide Mutation Entry No. 2461.
- 3.11 That the said Mr. Ganpat Babu Madane was unable to paid Outstanding dues amount of Rs.35,000/- in respect of Survey No. 31/1 for admeasuring about 46.7R. That according to Order dated 17.10.2004 Bearing No. TALAG/KAVI/868/04 issued by Hon'ble Tahsildar Mulshi and Order dated 03.11.2004 Bearing No. Criminal/KAVI/831/832/04 issued by Hon'ble Sub Divisional officer Pune, hence the remark of State Excise Department Outstanding dues of Rs.35,000/-was mutated in other rights column of 7/12 extract vide Mutation Entry No. 2616.

- 3.12 That the said Mr. Balwant Babu Madane was unable to paid Outstanding dues amount of Rs.35,000/- in respect of Survey No. 31/1 for admeasuring about 46.7R. That according to Order dated 17.10.2004 Bearing No. TALAG/KAVI/868/04 issued by Hon'ble Tahsildar Mulshi and Order dated 03.11.2004 Bearing No. Criminal/KAVI/831/832/04 issued by Hon'ble Sub Divisional officer Pune, hence the remark of State Excise Department Outstanding dues of Rs.35,000/-was mutated in other rights column of 7/12 extract vide Mutation Entry No. 2617.
- 3.13 That the said Mr. Ganpat Babu Madane made an application for remove the remark of State Excise Department Outstanding dues of Rs.35,000/- from other rights column of 7/12 extract of Survey No. 31/1. in respect of Survey No. 31/1 That according to Order dated 08.07.2005 Bearing No. D.O.C/112004/7513 issued by Hon'ble of State Excise Department. In furtherance of the same the remark of State Excise Department Outstanding dues of Rs.35,000/-was deleted from other rights column of 7/12 extract vide Mutation Entry No. 2708.
- 3.14 That the said Mr. Balwant Babu Madane made an application for remove the remark of State Excise Department Outstanding dues of Rs.35,000/- from other rights column of 7/12 extract of Survey No. 31/1. in respect of Survey No. 31/1 That according to Order dated 08.07.2005 Bearing No. D.O.C/112004/7513 issued by Hon'ble of State Excise Department. In furtherance of the same the remark of State Excise Department Outstanding dues of Rs.35,000/-was deleted from other rights column of 7/12 extract vide Mutation Entry No. 2709.
- 3.15 That according to the Mutation Entry No. 934 the remark on Jamabandi on Survey No. 31/1 for area admeasuring about 46.7R is mutated on the other rights column of the 7/12 extract. That the Legible copy of Mutation Entry No. 934 is not provided for my verification.
- 3.16 That the said Mr. Ganpat Baburao Madane availed loan from Priyadarshani Vikas Seva Karyakari Society by creating charge over the land at Survey No. 31/1 of Rs.40,000/-. In furtherance of the same name of Priyadarshani Vikas Seva Karyakari Society was mutated on the 7/12 extract vide Mutation Entry No. 2695.
- 3.17 That the said Mr. Balwant Bau Madane availed loan from Priyadarshani Vikas Seva Karyakari Society by creating charge over the land at Survey No. 31/1 of Rs.40,000/-. In furtherance of the same name of Priyadarshani Vikas Seva Karyakari Society was mutated on the 7/12 extract vide Mutation Entry No. 2696.
- 3.18 That thereafter the said Mr. Ganpat Baburao Madane repaid the loan of Rs.1,00,000/- of Survey No. 31/1 of Shri Sangam Nagari Sahakari Patsanstha Maryadit. In furtherance of the same name of Shri Sangam Nagari Sahakari Patsanstha Maryadit was mutated on other rights column of the 7/12 extract vide Mutation Entry No. 3957.
- 3.19 That thereafter the said Mr. Balwant Baburao Madane availed loan of Rs.40,000/- of Survey No. 31/1 of Priyadarshani Vikas Seva Karyakari Society. In furtherance of the same name of Priyadarshani Vikas Seva Karyakari Society was mutated on other rights column of the 7/12 extract vide Mutation Entry No. 2986.
- 3.20 That the said Mr. Waman Balwant Darshale, Mr. Sharad Ganpat Darshale, Smt. Sharada Ganpat Darshale, Mr. Sampat Ganpat Darshale has been repaid the loan from Hinjewadi Vikas Seva Sahakari Society vide Letter dated 22.2.2003 in respect of Survey No. 31/1/1/A & 31/1/1/C alongwith other properties. In furtherance of the same the name of Hinjewadi Vikas Seva Sahakari Society was deleted from the 7/12 extract vide Mutation Entry No. 3209.
- 3.21 That the said Mr. Waman Balwant Darshale availed loan from Hinjewadi Vikas Seva Sahakari Society by creating charge over the Survey No. 31/1/1 on 10.11.1989 of Rs. 16,000/-. In furtherance of the same the name of Hinjewadi Vikas Seva Sahakari Society was mutated from the 7/12 extract vide Mutation Entry No.1350.
- 3.22 That the said Mr. Waman Balwant Darshale availed loan from Hinjewadi Vikas Seva Sahakari Society by creating charge over the Survey No. 31/1 on 17.12.1990 of Rs. 14,000/-. In

furtherance of the same the name of Hinjewadi Vikas Seva Sahakari Society was mutated from the 7/12 extract vide Mutation Entry No. 1423.

- 3.23 That the said Mr. Waman Balwant Darshale, Mr. Sharad Ganpat Darshale, Smt. Sharada Ganpat Darshale, Mr. Sampat Ganpat Darshale has been repaid the loan from Bank of Maharashtra vide Letter dated 22.12.2003 in respect of Survey No. 31/1/1/A alongwith other properties. In furtherance of the same the name of Hinjewadi Vikas Seva Sahakari Society was deleted from the 7/12 extract vide Mutation Entry No.3208.
- 3.24 That the said Mr. Waman Balwant Darshale availed loan from Priyadarshani Vikas Seva Sahakari Society by creating charge over the Survey No. 31/1/1 alongwith other properties of Rs. 75,000/-. In furtherance of the same the name of Priyadarshani Vikas Seva Sahakari Society was mutated from the 7/12 extract vide Mutation Entry No. 2501.
- 3.25 That the said Smt. Sharada Ganpat Darshale for self and as a natural guardian of master Sharad Ganpat Darshale availed loan from Priyadarshani Vikas Seva Sahakari Society by creating charge over the Survey No. 31/1/1 alongwith other properties of Rs. 75,000/-. In furtherance of the same the name of Priyadarshani Vikas Seva Sahakari Society was mutated from the 7/12 extract vide Mutation Entry No. 2502.
- 3.26 That the said Mr. Sampat Balwant Darshale availed loan from Priyadarshani Vikas Seva Sahakari Society by creating charge over the Survey No. 31/1/1 alongwith other properties of Rs. 75,000/-. In furtherance of the same the name of Priyadarshani Vikas Seva Sahakari Society was mutated from the 7/12 extract vide Mutation Entry No. 2503.
- 3.27 That the said Smt. Sharada Ganpat Darshale for self and as a natural guardian of Master Sharad Ganpat Darshale availed loan from Priyadarshani Vikas Seva Sahakari Society by creating charge over the Survey No. 31/1/1 alongwith other properties of Rs. 75,000/- on 17.10.2007. In furtherance of the same the name of Priyadarshani Vikas Seva Sahakari Society was mutated from the 7/12 extract vide Mutation Entry No. 3033.
- 3.28 That the said Mr. Sampat Balwant Darshale availed loan from Priyadarshani Vikas Seva Sahakari Society by creating charge over the Survey No. 31/1/1 alongwith other properties of Rs. 1,50,000/- on 15.05.2009. In furtherance of the same the name of Priyadarshani Vikas Seva Sahakari Society was mutated from the 7/12 extract vide Mutation Entry No. 3328.
- 3.29 That the said Mr. Waman Balwant Darshale availed loan from Priyadarshani Vikas Seva Sahakari Society by creating charge over the Survey No. 31/1/1 alongwith other properties of Rs. 1,20,000/- same is reflected on other right column of the 7/12 extract vide Mutation Entry No. 3339.
- 3.30 Smt. Sharada Ganpat Darshale for self and as a natural guardian of Master Sharad Ganpat Darshale availed loan from Priyadarshani Vikas Seva Sahakari Society by creating charge over the Survey No. 31/1/1 alongwith other properties of Rs. 1,50,000/- on 15.05.2009. In furtherance of the same the name of Priyadarshani Vikas Seva Sahakari Society was mutated from the 7/12 extract vide Mutation Entry No. 3330.
- 3.31 That he said Mr. Sampat Balwant Darshale repaid the loan of Wakad Vividha Karyakari Seva Sahakari Society in respect of Survey No. 31/1/1. In furtherance of the same the name of Wakad Vividha Karyakari Seva Sahakari Society was deleted from the other right column of the 7/12 extract vide Mutation Entry No.2773.
- 3.32 That he said Mr. Sampat Balwant Darshale repaid the loan of Wakad Vividha Karyakari Seva Sahakari Society in respect of Survey No. 31/1/1. In furtherance of the same the name of Wakad Vividha Karyakari Seva Sahakari Society was deleted from the other right column of the 7/12 extract vide Mutation Entry No. 2774.

- 3.33 That he said Mr. Sampat Balwant Darshale repaid the loan of Hinjewadi Vikas Seva Sahakari Society in respect of Survey No. 31/1/1. In furtherance of the same the name of Hinjewadi Vikas Seva Sahakari Society was deleted from the other right column of the 7/12 extract vide Mutation Entry No. 2775.
- 3.34 That the said Mr. Sampat Balwant Darshale availed loan from Priyadarshani Vikas Seva Sahakari Society by creating charge over the Survey No. 31/1/1 alongwith other properties of Rs. 75,000/- on 17.10.2007 and same is mutated on other right column of the 7/12 extract vide Mutation Entry No. 3035.
- 3.35 That the said Mr. Balwant Babu Madane repaid the loan Priyadarshani Vikas Seva Sahakari Society, by Survey No. 31/1 of Rs. 40,000/-. In furtherance of the same name of Priyadarshani Vikas Seva Sahakari Society, was deleted from the other rights column of the 7/12 extract vide Mutation Entry No. 4421.
- 3.36 That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 07.05.2016 corrected the Computerized 7/12 Extract, pertaining to Survey No. 31/1 alongwith other property vide Mutation Entry No. 5101.
- 3.37 That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 07.05.2016 corrected the Computerized 7/12 Extract, pertaining to Survey No. 32/1 alongwith other property vide Mutation Entry No. 4853.
- 3.38 That as per Order dated 06.07.2023, bearing no. HANO/SR/155/309/2023, issued by Hon'ble Tahsildar Mulshi the remark of Banding/Charge of Rs. 308.42/- of Survey No. 31/1, Rs. 1866.75/- of Survey No. 32/3 and Rs.1649.22/- of Survey No. 32/7 should be removed from the other rights column of the above 7/12 extract. However, Mutation Entry for the same is not provided for my verification.
- 3.39 That Moonstone Realinfra Pvt. Ltd. allotted the land admeasuring about 167 sq. mtr. out of Survey No. 31/32/A/1, 31/32/A/3 & 31/32/A/4 to MSEDCL vide Lease Deed dated 02.01.2025, which is duly registered in the office of Sub Registrar Haveli No.17, at Serial No. 228/2025. (Traced in Search)
- 3.40 That thereafter the said Consonance Buildtech LLP sold the land following land to Millennium Promoters vide Sale Deed dated 10.05.2024, which is duly registered in the office of Sub Registrar Haveli No.18, at Serial No. 10758/2024. (Traced in Search)

Survey No.	Area
31/32/A/5	98.8499R
31/32/A/6	10.9903R
31/32/A/7	4.1598R

- 3.41 That the Mutation Entry No. 1903, 6175, 6205, is not provided for my verification.

4. LITIGATION:

- 4.1 That M/s. Nabar Associates through its Partner Mr. Ramesh Shripad Nabar filed Special Civil Suit No. 1811/2007 before the Hon'ble Court of Civil Judge Senior Division, Pune at Pune against Ramchandra Ganpat Shinde through his Legal Heirs for Specific Performance, Declaration and Permanent Injunction in respect of suit property bearing Survey No. 32/1/B/1. That the aforesaid litigation is disposed of as per judgment dated 26.07.2010.
- 4.2 That thereafter the said Smt. Lahanubai Balwant Thube died on 23.02.1935. That according to the WILL dated 11.02.1935, which is duly registered in the office of Sub Registrar Haveli No. 1, at Serial No. 370/1935 of Late Smt. Lahanubai Balwant Thube the land at Survey No. 32 was bequeathed in favour of Smt. Parubai Shankarrao Malvadkar & Krushnabai Damodar Rukare. In

furtherance of the same their names were mutated on the other right column of the 7/12 extract vide Mutation Entry No. 287.

- 4.3 That thereafter the said Krushnabai Damodar Rukare died. However, no revenue record provided for the same.
- 4.4 That thereafter the said Smt. Parubai Shankarrao Malvadkar died on 25.03.1940, leaving behind Mr. Babanrao alias Kaluram Shankarrao Malvadkar (son) as his legal heirs. In furtherance of the same his name was mutated on the other right column of the 7/12 extract vide Mutation Entry No. 289.
- 4.5 That thereafter, Mr. Ganpat Joguji Shinde caused an application to be made for the removal of the names of Mr. Shankar Babu Shirke and Mr. Vasant Babu Shirke, represented through their natural guardian Smt. Dhondabai Shirke and her guardian Mr. Babanrao alias Kaluram Shankarrao Malvadkar, from the 'Other Rights' column of the revenue records (7/12 Extract), and the said effect came to be duly recorded vide Mutation Entry No. 465.
- 4.6 That thereafter the said Late Lahanubai alias Laxmibai Balwant Thube through Legal Heirs Late Parubai Shankarrao Malvadkar and Late Krushnabai Damodar Rukare through Legal Heirs i.e. Late Babanrao alias Kaluram Malvadkar through Legal Heirs Balasaheb Babanrao alias Kaluram Malvadkar through Legal Heirs Smt. Asha Balasaheb Malvadkar, Mr. Ganesh Balasaheb Malvadkar, Mr. Dinesh Balasaheb Malvadkar and Mr. Manish Balasaheb Malvadkar (legal heirs according to the WILL) filed Suit No. RTS/2/A/SR/1092/2022 before Additional Collector Pune against Late Mr. Ganpat Joguji Shinde through Legal Heirs i.e. Mr. Laxman Ganpat Shinde, Mr. Ramchandra Ganpat Shinde, Miss. Suman Ganpat Shinde, Miss. Rukhminibai Ganpat Shinde, Smt. Mainabai Ganpat Shinde, Smt. Tai alias Jaibai Ganpat Shinde, Mr. Nilank Laxman Shinde, Smt. Lata Laxman Shinde, Mr. Deepak Ramchandra Shinde, Mr. Sagar Ramchandra Shinde, Smt. Vaishali Sunil Nevase, Smt. Varsha Vijay Baravkar, Mr. Ramesh Shripad Nabar Partner of M/s. Nabar Associates, Mr. Ashok Raghu Darshale, Mr. Dattatray Raghu Darshale, Mr. Pralhad Sakharam Gaikwad, B. U. Bhandari Scheme, Mrs. Lilabai Ranba Shevkar and Mrs. Bhikabai Maruti Bhujbal, Aditya Promoters, Shri. Samruddhi Vruksha Lagwad & Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari & Secretary Narendra Shamji Thakkar, Moonstone Realinfra Pvt. Ltd. and Consonance Buildtech LLP for cancellation of Mutation Entry No. 562 & Sale Deed dated 09.07.1931, which is duly registered in the office of Sub Registrar Haveli No. 1, at Serial No. 1754/1931 respect of suit property bearing Survey No. 32/1 to 32/7. However, Final Judgment in respect of aforesaid Appeal is not provided for my verification.
- 4.7 That thereafter the said Smt. Asha Balasaheb Malvadkar, Mr. Ganesh Balasaheb Malvadkar, Mr. Dinesh Balasaheb Malvadkar and Mr. Manish Balasaheb Malvadkar filed Regular Civil Suit No. 1416/2023 before the Hon'ble Court of Civil Judge Senior Division, Pune at Pune against Mr. Laxman Ganpat Shinde, Mr. Ramchandra Ganpat Shinde, Miss. Suman Ganpat Shinde, Miss. Rukhminibai Ganpat Shinde, Smt. Mainabai Ganpat Shinde, Smt. Tai alias Jaibai Ganpat Shinde, Mr. Nilank Laxman Shinde, Smt. Lata Laxman Shinde, Mr. Deepak Ramchandra Shinde, Mr. Sagar Ramchandra Shinde, Smt. Vaishali Sunil Nevase, Smt. Varsha Vijay Baravkar, Mr. Ramesh Shripad Nabar Partner of M/s. Nabar Associates, Mr. Ashok Raghu Darshale, Mr. Dattatray Raghu Darshale, Mr. Pralhad Sakharam Gaikwad, B. U. Bhandari Scheme, Mrs. Lilabai Ranba Shevkar and Mrs. Bhikabai Maruti Bhujbal, Aditya Promoters, Shri. Samruddhi Vruksha Lagwad & Vruksha Sanvardhan Co-Operative Society Ltd. through chairman Rajnish Maniklal Bhandari & Secretary Narendra Shamji Thakkar, Moonstone Realinfra Pvt. Ltd. and Consonance Buildtech LLP for Declaration and Permanent Injunction in respect of suit property bearing Survey No. 32. That the said Regular Civil Suit is pending for Written Statement and Say and next hearing is on 24.09.2025.
- 4.8 That Mr. Shivaji Baban Malvadkar and others filed Regular Civil Suit No. 184/2023 before Hon'ble Civil Court, Pimpri by against Moonstone Realinfra Pvt. Ltd. That the aforesaid Suit is pending on the stage of Reply/Say and next hearing dated is 26.09.2025 as per data available online. That executed Notice of Lis pendency dated 12.08.2024, which is duly registered in the

office of the Sub Registrar Haveli No. 11 at Serial No. 12535/2024 by Mr. Ganesh Bapurao Bhitande. (Traced in Search). However, no document provided in respect of aforesaid suit.

However, my opinion is subject to the outcome of aforesaid litigation.

5. POSSESSION:

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

6. 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./PUNAWALE/30/2025. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

7. N. A. PERMISSION:

That Tahsildar Mulshi, has granted permission for the Non Agricultural use of the said land vide its Order dated 11.07.2023, in case no. 42B/NA/SR/49/2023.

8. 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 M/s. RGS Realty LLP has become absolute owner of land at Plot No. 3 of Survey No. 31/32/A/8 admeasuring about 00 H 99.0924R and Survey No. 31/32/A/9 admeasuring about 00 H 11.0110R and PCMC acquired land admeasuring about 00 H 28.3969R out of Survey No. 31/32/A/10 and the title of said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

- 9. 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: 15.09.2025



NAMITA PALIWAL
Advocate



CHALLAN
MTR Form Number-6



GRN	MH008587723202526E	BARCODE			Date	15/09/2025-15:57:37		Form ID	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)					
				PAN No.(If Applicable)					
Office Name	HVL5_HAVELI 5 JOINT SUB REGISTRAR			Full Name	ADVOCATE NAMITA PALIWAL				
Location	PUNE								
Year	2025-2026 One Time			Flat/Block No.	SURVEY NO. 31 32				
	Account Head Details	Amount In Rs.	Premises/Building						
	0030072201 SEARCH FEE	750.00	Road/Street	PUNAWALE					
			Area/Locality	PUNE					
			Town/City/District						
			PIN						
			Remarks (If Any)	SEARCH FOR 30 YEARS					
				Amount In	Seven Hundred Fifty Rupees Only				
Total		750.00	Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
	Cheque-DD Details			Bank CIN	Ref. No.	00040572025091582391	CK00KSLYZ7		
Cheque/DD No.				Bank Date	RBI Date	15/09/2025-15:24:59	Not Verified with RBI		
Name of Bank				Bank-Branch	STATE BANK OF INDIA				
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

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