

SUDHAKAR KALE & ASSOCIATES

SINCE - 1979

ADVOCATES & SOLICITORS

SUDHAKAR S. KALE

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Advocate

ADV. PRIYANKA KALE

B.S.L., LL.B, LL.M (London),
Solicitor (England & Wales),
Advocate Bombay High Court.

"Ahinsa Apartments" 768/18, P.Y.C. Ground, Near Balbhim Mandir, Deccan,
Gymkhana, Pune - 411 004. ☎ : (020) 25660220/21

Date : 03/10/2022

To,
Maharashtra Real Estate Regulatory Authority
Bandra (E), Mumbai -400051.

LEGAL TITLE REPORT

Subject :- Title Clearance certificate with respect to Plot No.P2 admeasuring 19967 sq.mtrs. and area admeasuring 2038.40 sq.mtrs. being area under 18 mtrs. Internal Road being part of Survey No.19/1 & 19/2 village Kharadi, Taluka Haveli, Dist. Pune (hereinafter referred as the "Said Plot").

1/- I / We have investigated title of the Said Plot on request of M/s. Unique Associates, a registered partnership firm, through its Partner Shri. Navin Rajendra Agarwal, being Developer/Promoter and Shri. Purushottam @ Uttam Vitthal Kodre and following documents i.e.

- 1) Description of Said Plot/Property :- Plot No.P2 admeasuring 19967 sq.mtrs. and area admeasuring 2038.40 sq.mtrs. being area under 18 mtrs. Internal Road being part of Survey No.19/1 & 19/2 village Kharadi, Taluka Haveli, Dist. Pune.
- 2) The documents of allotment of plot :- Said Plot is inherited property of Shri. Purushottam @ Uttam Vitthal Kodre & his family members (i) Sou. Kalavati Purshuttom alias Uttam Kodre (ii) Shri. Ravindra Purshuttom alias Uttam Kodre (iii) Sou. Anjali Ravindra Kodre (iv) Sou. Rohini Dattatray Girme & (v) Sou. Rekha Umesh Devharkar and as per registered Joint Development Agreement & Power of Attorney both dated 18/10/2021.
- 3) 7/12 extract & Mutation Entry :- 7/12 extracts of Survey No.19/1 & 19/2 are available from 1953-54 to 2020-21 and copies of Mutation Entry Nos. 543, 634, 644, 692, 693, 804, 806, 807, 819, 848, 865, 876, 1347, 1500, 2858, 2895, 4097, 5833, 19558, 19885, 21114, 21648, 22049, 22641, 23480, 23725, 24400, 24600, 25100, 25690 & 26776.
- 4) Search for 31 years from 1992 till 03/10/2022:- The search for 31 years.

2/- On perusal of the abovementioned documents and all other relevant documents relating to the title of the Said Plot, I/we, am/are opinion that, the title of the following owner and rights of the Developer/Promoter is clear marketable and without any encumbrance.

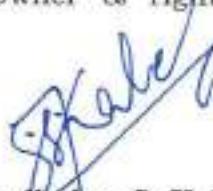
Owners of the Plot :- Shri. Purushottam @ Uttam Vitthal Kodre & his family members (i) Sou. Kalavati Purshuttom alias Uttam Kodre (ii) Shri. Ravindra Purshuttom alias Uttam Kodre (iii) Sou. Anjali Ravindra Kodre (iv) Sou. Rohini Dattatray Girme & (v) Sou. Rekha Umesh Devharkar for part of Survey Nos. 19/1 & 19/2 Village Kharadi.

Developer /Promoter :- M/s Unique Associates, registered Partnership Firm

3/- The Report reflecting the Flow of the Title of the Land Owner & rights of the Developer/Promoter of the Said Plot.

Enclosure : Annexure-1-Title Flow
Place : Pune,
Date : 03/10/2022,




Adv. Sudhakar S. Kale

FORMAT- A

FLOW OF THE TITLE OF THE SAID PLOT/SAID LAND

Survey No.18/1, 18/2, 18/3, 19/1 & 19/2 Village Kharadi

- 1) 7/12 extract as on the date of application for registration.
- 2) Mutation Entry No. 543, 634, 644, 692, 693, 804, 806, 807, 819, 848, 865, 876, 1347, 1500, 2858, 2895, 4097, 5833, 19558, 19885, 21114, 21648, 22049, 22641, 23480, 23725, 24400, 24600, 25100, 25690 & 26776.
- 3) Search for 31 years, (i) from 1992 to 02/12/2021 taken by Adv. Daulat Raut and from 1992 to 03/10/2022 taken by Adv. Sadhana Mhasawade from Sub-Registrar office at : Search in Sub-Registrar Offices Mulshi, Haveli No. 1 to 28 & www.gov.igrmahrashtra.in by Adv. Sadhana Mhasawade.
- 4) Any other relevant title :- Partition Deed dated 14/09/2010 registered in the office of Sub-Registrar Haveli No.4 at Serial No. 8132 on 14/09/2010 & Joint Development Agreement dated 18/10/2021 registered in the office of Sub-Registrar Haveli No.23 at Serial No. 17666 on 18/10/2021.
- 5) No litigation

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TITLE FLOW AS PER REVENUE RECORD & PRESENT TRANSACTION

1. Mutation Entry No. 543 Village Kharadi certified in the year 1948 shows that, Survey Nos.18 & 19 Village Kharadi owned by Dattatraya Laxman Dhere and Vithoba Laxman Kodre cultivating the same as the protected tenant as per Section 3(A) of Bombay Tenancy Act, 1939 and accordingly the name of the tenant shown in other right column as a Protected Tenant for the aforesaid properties.
2. Mutation Entry No. 634 Village Kharadi certified in the year 1954, shows that, same is mutated in light of Order No. Vatan/309/53 dated 23/09/1953 issued by The Collector Pune in light of abolition of Vatan, imposed full assessment for the properties survey numbers shown in the mutation entry which includes Survey No.18 & 19 and accordingly deleted in Inam register i.e. alienation register.
3. Mutation Entry No.644 Village Kharadi certified in the year 1955, shows that, name of Chima Pandu Galande wrongly shown in other right column as the protected tenant for the Survey No. 18 & 19 though as per Mutation Entry No. 543 name of Vithoba Laxman Kodre shown for Survey No.18 & 19 as the protected tenant, name of Chima Pandu Galande was deleted.
4. Mutation Entry No.692 Village Kharadi certified in the year 1958, shows that, Dattatray Gajanan Dhere expired on 03/12/1957 at Pune, leaving behind widow Bhagirithibai, three sons Shripad, Vasudeo & Ramchandra and three daughters but since with statement on oath before Mamledar three daughters on 14/03/1958 released their rights in properties of deceased and accordingly names of the aforesaid three sons and widow each for 4 Ana share recorded in revenue record for Survey No. 18 & 19 by deleting name of the deceased.
5. Mutation Entry No. 693 village Kharadi certified on 20/05/1958 shows that, Smt. Bhagirathibai Dattatray Dhere, Shri. Shripad Dattatray Dhere, Shri. Vasudeo Dattatray Dhere and Shri. Ramchandra Dattatray Dhere got partitioned their ancestral properties Survey No.18 and 19 between them amicably and as per partition, Survey No.18/1, area admeasuring 04 Acres 35 Gunthas, assessment 08 Rupees 08 Aanas shown in the name of Shri. Ramchandra Dattatray Dhere, Survey No.18/2, area admeasuring 10 Acres 28 Gunthas, assessment Rs.17.00 shown in the name of Shri. Vasudeo Dattatray Dhere, Survey No.18/3, area admeasuring 10 Acres 28 Gunthas, assessment Rs.17.00 shown in the name of Smt. Bhagirathibai Dattatray Dhere, Survey No.19/1, area admeasuring 10 Acres 28 Gunthas, assessment 09 Rupees 02 Aanas 09 Pai shown in the name of Shri. Shripad



Dattatray Dhere and Survey No.19/2, area admmeasuring 05 Acres 33 Gunthas, assessment 04 Rupees 09 Aanas 03 Pai shown in the name of Shri. Ramchandra Dattatray Dhere and accordingly by opening separate 7/12 extract their names were recorded under owner and possessor column for their respective properties.

6. Mutation Entry No. 804 of Village Kharadi certified in the year 1966 shows that, in pursuance of order dated 23/12/1965 in Tenancy Case No. A.L.T. / Kharadi/33C/14, passed by Agriculture Land Tribunal, and Additional Tahsildar Haveli u/s 32G of Bombay Tenancy and Agriculture Land Act, 1948 and determined consideration for Survey No.19/1 as Rs.1726.10 payable in ten instalments and accordingly name of Shri. Shripad Dattatray Dhere deleted under owner column and mutated in other right column with entitled to receive aforesaid consideration and name of the tenant Vithoba Laxman Kodre deleted under other right column and mutated under owner and possessor column.
7. Mutation Entry No. 805 of Village Kharadi certified in the year 1966 shows that, in pursuance of order dated 22/12/1965 in Tenancy Case No. A.L.T./Kharadi/33C/12, passed by Agriculture Land Tribunal, and Additional Tahsildar Haveli u/s 32G of Bombay Tenancy and Agriculture Land Act, 1948 and determined consideration for Survey No.18/2 as Rs.3165/- payable in ten instalments and accordingly name of Shri. Vasudev Dattatray Dhere deleted under owner column and mutated in other right column with entitled to receive aforesaid consideration and name of the tenant Vithoba Laxman Kodre deleted under other right column and mutated under owner and possessor column.
8. Mutation Entry No. 806 of Village Kharadi certified in the year 1966 shows that, in pursuance of order dated 06/01/1966 in Tenancy Case No. A.L.T./Kharadi/33C/11, passed by Agriculture Land Tribunal, and Additional Tahsildar Haveli u/s 32G of Bombay Tenancy and Agriculture Land Act, 1948 and determined consideration for Survey No.18/1 & Survey No. 19/2 as Rs.2378/- payable in ten instalments and accordingly name of Shri. Ramchandra Dattatray Dhere deleted under owner column and mutated in other right column with entitled to receive aforesaid consideration and name of the tenant Vithoba Laxman Kodre deleted under other right column and mutated under owner and possessor column.
9. Mutation Entry No. 807 of Village Kharadi certified in the year 1966 shows that, Shri. Vitthal Laxman Kodre paid on 23/02/1966 purchase price of Rs. 1726.10 with interest Rs.29.11 total Rs.1755.21 and produced payment challan and accordingly name of the Shripad Dattatray Dhere deleted under other right column for Survey No.19/1.



10. Mutation Entry No. 819 of Village Kharadi certified in the year 1967 shows that, in pursuance of order dated 02/06/1966 in Tenancy Case No. A.L.T./Kharadi/316/66, passed by Agriculture Land Tribunal, and Additional Tahsildar Haveli issued Purchas Certificate u/s 32M of Bombay Tenancy and Agriculture Land Act, 1948 to Vitthoba Laksham Kodre for Survey No. 19/1 since purchase price of Rs. 1726.10/- as decided u/s 32G of Bombay Tenancy and Agriculture Land Act, 1948 and accordingly in other right column sec.43 new tenure remark mutated.
11. Mutation Entry No. 848 Village Kharadi certified on 29/01/1968 shows that, Vitthoba Laksham Kodre made application due to his old age name of his son Sambhaji Vitthal Kodre be mutated for Survey No. 19/1 by deleting his name and accordingly by deleting name of Shri. Vithoba Laxman Kodre, the name of name of Sambhaji Vitthal Kodre recorded under owner and possessor column.
12. Mutation Entry No. 851 of Village Kharadi certified in the year 1968 shows that, in pursuance of order dated 27/03/1968 in Tenancy Case No. A.L.T./Kharadi/33C/13, passed by Agriculture Land Tribunal, and Additional Tahsildar Haveli u/s 32G of Bombay Tenancy and Agriculture Land Act, 1948 and determined consideration for Survey No.18/3 as Rs.2541/- payable in ten instalments and accordingly name of Bhagirathibai Dattatray Dhore deleted under owner column and mutated in other right column with entitled to receive aforesaid consideration and name of the tenant Vithoba Laxman Kodre deleted under other right column and mutated under owner and possessor column.
13. Mutation Entry No.865 Village Kharadi had certified in the year 1969 shows that, in pursuance of implementation of The Maharashtra Weights and Measurement Act 1958 and Indian Coins Act 1955 and Aakarband alongwith Hissa Form No.12 issued by Special District Inspector Land Record and land Area and Aakar of all lands in Village was converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry, Survey No.18 Hissa No.1 admeasuring area 04 Acres 35 Gunthas assessment 08 rupees 08 aanas, Village Kharadi converted as Survey No.18/1 admeasuring area 01 Hectare 97 Ares assessment of Rs. 8.50, Survey No.18 Hissa No.2 admeasuring area 10 Acres 28 Gunthas assessment 17 rupees 00 aanas, Village Kharadi converted as Survey No.18/2 admeasuring area 04 Hectares 33 Ares assessment of Rs. 17.00, Survey No.18 Hissa No.3 admeasuring area 10 Acres 28 Gunthas assessment 17 Rupees 00 Aanas, Village Kharadi converted as Survey No.18/3 admeasuring area 04 Hectares 33 Ares assessment of Rs. 17.00, Survey No.19 Hissa No.1 admeasuring area 10 Acres 28 Gunthas assessment 09 rupees 02



aanas 09 pai, Village Kharadi converted as Survey No.19/1 admeasuring area 04 Hectares 33 Acres assessment of Rs. 09.17 and Survey No.19 Hissa No.2 admeasuring area 05 Acres 33 Gunthas assessment 04 rupees 09 aanas 03 pai, Village Kharadi converted as Survey No.19/2 admeasuring area 02 Hectares 36 Acres assessment of Rs. 04.58 Village Kharadi in Revenue Record.

14. Mutation Entry No. 867 of Village Kharadi certified in the year 1969 shows that, Shri. Vitthal Laxman Kodre paid on 19/10/1968 purchase price of Rs. 3165/- with interest Rs. 415/- total Rs.3580/- and produced payment challan and accordingly name of the Vasudev Dattatray Dhere deleted under other right column for Survey No.18/2.
15. Mutation Entry No. 876 of Village Kharadi certified in the year 1969 shows that, in pursuance of order dated 23/06/1969 in Tenancy Case No. A.L.T./Kharadi/33C/11, passed by Agriculture Land Tribunal, and Additional Tahsildar Haveli issued Purchase Certificate u/s 32M of Bombay Tenancy and Agriculture Land Act, 1948 to Vitthoba Laksham Kodre for Survey No. 18/1 & 19/2 since purchase price of Rs. 2378/- as decided u/s 32G of Bombay Tenancy and Agriculture Land Act, 1948 and accordingly in other right column sec.43 new tenure remark mutated by deleting name of the Ramchandra Dattatray Dhere.
16. Mutation Entry No. 877 of Village Kharadi certified in the year 1969 shows that, in pursuance of order dated 23/06/1969 in Tenancy Case No. A.L.T./Kharadi/33C/12, passed by Agriculture Land Tribunal, and Additional Tahsildar Haveli issued Purchase Certificate u/s 32M of Bombay Tenancy and Agriculture Land Act, 1948 to Vitthoba Laksham Kodre for Survey No. 18/2 since purchase price of Rs. 3165/- as decided u/s 32G of Bombay Tenancy and Agriculture Land Act, 1948 and accordingly in other right column sec.43 new tenure remark mutated by deleting name of the Vasudev Dattatray Dhere.
17. Mutation Entry No. 1260 of Village Kharadi certified in the year 1976 shows that, in pursuance of order dated 29/11/1975 in Tenancy Case No. A.L.T./32G/Kharadi/75, passed by Agriculture Land Tribunal, and Additional Tahsildar Haveli issued Purchase Certificate u/s 32M of Bombay Tenancy and Agriculture Land Act, 1948 to Vitthoba Laksham Kodre for Survey No. 18/3 since purchase price of Rs. 2541/- as decided u/s 32G of Bombay Tenancy and Agriculture Land Act, 1948 and accordingly in other right column sec.43 new tenure remark mutated by deleting name of the Land Owner.



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18. Mutation Entry No.1347 Village Kharadi certified on 28/08/1978 shows that, Shri Sambhaji Vitthal Kodre expired on 12/06/1977 leaving behind father Shri. Vitthal, mother Mrs. Yashodabai, brother Shri. Purushottam, wife Smt. Lilawati, three sons Anil, Sanjay & Arun and two daughters Vijaya Sambhaji Kodre and Mangala Sambhaji Kodre accordingly for Survey No. 19/1 by deleting name of deceased, names of the aforesaid heirs recorded under owner and possessor column.
19. Mutation Entry No.1500 village Kharadi certified on 28/11/1982, shows that, Vithoba Laxman Kodre expired on 05/11/1980 leaving behind wife Yeshodabai, sons Shivaji & Uttam, six daughters Shakuntala Anant Bhujbal, Hirabai Nanasahab Nanaware, Kusum Maruti Tilkar, Mahananda Ekanth Borawake, Nalini Haribhau Shevte, Kurnudini Prallhad Hole and heirs of the deceased son Sambhaji, wife Lilabai, three sons Anil, Sanjay, Arun and two daughters Vijaya Atmaram Hole and Miss. Mangala Sambhaji Kodre and accordingly by deleting name of deceased, names of all heirs were mutated in revenue record under owner and possessor column for Survey No.18/1, 18/2, 18/3 & 19/2 Village Kharadi.
20. Mutation Entry No.2858 village Kharadi certified on 08/06/1990, shows that, same was mutated as per Probate granted by the Civil Court on 03/02/1990 in application no.181/1987 as per last will and testament of Late Vitthal Laxman Kodre, in favour of Purushottam Alias Uttam Vitthal Kodre and accordingly by retaining name of Uttam Vitthal Kodre other names deleted for Survey No.18/1, 18/2, 18/3 & 19/2 village Kharadi under owner and possessor column.
21. Mutation Entry No.2895 village Kharadi rejected the certification on 06/11/1990 for the reason, awaiting for the decision in appeal against the probate and stay therein, shows that, Purushottam Alias Uttam Vitthal Kodre had applied to mutate the name of Anil Sambhaji Kodre, Sanjay Sambhaji Kodre and Arun Sambhaji Kodre jointly for $\frac{1}{2}$ share for the properties bearing Survey No.18/1, 18/2, 18/3 & 19/2 village Kharadi but since in appeal against probate order dated 03/02/1990 in Civil Application No. 181 of 1987 stay granted and hence the mutation entry was deleted i.e. not certified.
22. Mutation Entry No.4097 Village Kharadi certified on 25/09/1992 shows that, Purushottam Alias Uttam Vitthal Kodre had obtained loan from The Maharashtra State Agricultural and Rural Development Bank against the Survey No.19/2 Village Kharadi and accordingly name of the aforesaid bank shown under owner and possessor column and name of the mortgagor shown in other right column. Subsequent Mutation Entry No.13620 village Kharadi certified on 25/04/2003,



shows that, the aforesaid loan amount alongwith interests was repaid and accordingly as per letter from the aforesaid bank, the name of the bank was deleted for the Survey No.19/2 and name of Shri. Purushottam Alias Uttam Vitthal Kodre was mutated under owner and possessor column by deleting the same in other right column.

23. Mutation Entry No.4841 village Kharadi certified on 22/11/1994, shows that, Mutation Entry No.2895 Village Kharadi was cancelled due to stay in Appeal against the Order dated 03/02/1990 in Probate Civil Application No. 181 of 1987 and the Appeal was finally heard and rejected on 17/11/1992 and accordingly Mutation Entry No.2895 of newly mutated in light of direction from Tahsildar Haveli (Pune) in Case No.THN/KAVI/2572/94 dated 01/09/1994 and accordingly names of Shri Anil Sambhaji Kodre, Shri Sanjay Sambhaji Kodre and Shri Arun Sambhaji Kodre were mutated for $\frac{1}{2}$ share in the property bearing Survey No.18/1, 18/2, 18/3 Village Kharadi.
24. Mutation Entry No.5833 Village Kharadi certified on 27/09/1997 shows that, Shri. Purushottam alias Uttam Vithoba Kodre had obtained loan from Mundhawa Co-Operative Development Society, by mortgaging Survey No.18/1, 18/2, 18/3 and 19/2 village Kharadi and accordingly name of the Society was mutated in other rights column and subsequent Mutation Entry No. 17084 Village Kharadi certified on 21/09/2007 shows that, name of the society from other rights column is deleted as per the letter dated 25/08/2007 from the Mundhawa Co-Operative Development Society.
25. Mutation Entry No.17425 Village Kharadi certified on 22/09/2009 shows that, as per compromise in Second Appeal No.162/2006 filed in the High Court between Padmavati Kodre and others Appellants and Uttam alias Purushottam Vithoba alias Vitthal Kodre and other Respondents, the encumbrance of Rs.7,20,00,000/- plus interests was mutated in other rights column for Survey No.18/1, Survey No.18/2 and Survey No.18/3 Village Kharadi. Subsequent Mutation Entry No.19683 Village Kharadi certified on 25/11/2010 shows that, as per order passed by Hon'ble Civil Judge Senior Division, Pune on 22/11/2010 in Spl. Darkhast No.65/2010 on Exh.T-34, the total amount Rs.9,52,76,660=59 paid by Shri. Purushottam alias Uttam Vithoba Kodre and others, Judgement Debtors and accordingly, the encumbrance was deleted from other rights column of Survey No.18/1, Survey No.18/2 and Survey No.18/3 village Kharadi.



26. Partner of the Said Firm handed over the copy of Partition Deed dated 14/09/2010 registered in the office of Sub-Registrar Haveli No.4, at Serial No.8132 register on 14/09/2010 shows that, Shri. Uttam Vitthal Kodre, Shri. Anil Sambhaji Kodre, Shri. Sanjay Sambhaji Kodre, Shri. Arun Sambhaji Kodre, Sou. Vijaya Atmaram Londhe and Sou. Mangala Nandkumar Jamdade got partitioned properties Survey No.18/1, 18/2, 18/3, 19/1 and 19/2 total area admeasuring 17 Hectare 32 Ares, Village Kharadi Survey No.39/2, 58/2 and 58/3 total area admeasuring 01 Hectare 73 Ares Village Mundhawa, $\frac{1}{2}$ share is residential property City Survey No.351, 352, 353 and 354 total area admeasuring 222 sq.mtrs. and $\frac{1}{14}$ Share in Survey No.54 Village Mundhawa. As per layout prepared for Survey No.18/1, 18/2, 18/3, 19/1 & 19/2 Village Kharadi and annexed to the aforesaid Partition Deed dated 14/09/2010, Plot No. P-2 admeasuring 19967 sq.mtrs., being area under residential along with area admeasuring 2038.40 sq.mtrs. being area under 18 mtrs. wide internal road & area admeasuring 413.68 sq.mtrs. being area under 9 mtrs. wide internal road, Plot - 2A area admeasuring 6500 sq.mtrs. being area under residential, Plot No.P-2B being area admeasuring 7554.70 Sq.mtrs. being area under 24 mtrs. wide D. P. road, Plot - 2C admeasuring area 14065.04 sq.mtrs. being area under Green Zone being adjacent to the river and Plot - 2D admeasuring 20428 sq.mtrs. being area under Garden Reservation came to the share of Shri. Purushottam @ Uttam Vithoba Kodre .

27. Mutation Entry No.19558 Village Kharadi certified on 26/11/2010 shows that, Darode Jog Realties Private Limited, through Director Shri. Sudhir Chandrakant Darode by Sale Deed dated 14/09/2010 having Registration No. 8129/2010 purchased area admeasuring 01 Hectare 90 Ares out of Survey No.19/2 admeasuring 02 Hectare 36 Ares, Village Kharadi from Shri. Purushottam alias Uttam Vithoba Kodre for self and as a Karta of his HUF, Mrs. Kalawati Purushotta alias Uttam Kodre, Shri. Ravindra Purushotta alias Uttam Kodre for self and Karta of HUF and as a father and as a natural guardian of Kumari Shrushti, Kumari Shrawani and Kumar Rohit, Mrs. Anjali Ravindra Kodre, Mrs. Rohini Dattatray Girme, Mrs. Rekha Umesh Devharkar, Shri. Anil Sambhaji Kodre for self and as a Karta of his HUF, Mrs. Sulochana Anil Kodre, Shri. Rahul Anil Kodre, Kum.Anuradha Anil Kodre, Kum. Snchalata Anil Kodre, Shri. Sanjay Sambhaji Kodre, for self and Karta of HUF and as a father and as a natural guardian of Kumar Sagar, Mrs. Nirmala Sanjay Kodre, Kum. Sonal Sanjay Kodre, Kum.Komal Sanjay Kodre, Shri.Arun Sambhaji Kodre for self and Karta of HUF and as a father and as a natural guardian of Kumari Pooja and Kumar Amey, Mrs. Jyoti Arun Kodre, Mrs. Vijaya Atmaram Londhe and Mrs. Mangala Nandkumar Jamdade and accordingly name of



the aforesaid buyer is recorded in revenue record for the aforesaid purchased area. Copy of the aforesaid Sale Deed is available for scrutiny and which shows that, same is dated 14/09/2010 registered in the office of Sub-Registrar Haveli No. 4 at Serial No.8129 on 14/09/2010. The aforesaid owners have executed Power of Attorney Dated 14/09/2010 registered in the office of Sub-Registrar Haveli No.4 at Serial No.8130 on 14/09/2010 appointing Shri. Sudhir Charndrakant Darode and Shri. Anand Dhundiraj Jog, Directors of Darode Jog Realties Private Limited as the constituted attorney to do all acts and things as stated therein being the then owners of the aforesaid sold property.

28. Mutation Entry No.19885 Village Kharadi certified on 25/02/2011 shows that, Darode Jog Realties Private Limited, through Director Shri. Sudhir Chandrakant Darode by Sale Deed dated 10/01/2011 having Registration No. 304/2011 purchased area admeasuring 01 Hectare 23 Ares out of Survey No.18/1 admeasuring 01 Hectare 97 Ares and area admeasuring 00 Hectare 07 Ares out of Survey No.19/2 admeasuring 02 Hectare 36 Ares, total purchased area admeasuring 01 Hectare 30 Ares Village Kharadi from Shri. Purushottam alias Uttam Vithoba Kodre, Mrs. Kalawati Purushottam alias Uttam Kodre, Shri. Ravindra Purushottam alias Uttam Kodre for self and Karta of HUF and as a father and as a natural guardian of Kumari Shrushti, Kumari Shrawani and Kumar Rohit, Mrs.Anjali Ravindra Kodre, Mrs. Rohini Dattatray Girmi, Mrs. Rekha Umesh Devharkar, Shri. Anil Sambhaji Kodre for self and as a Karta of his HUF, Mrs. Sulochana Anil Kodre, Shri. Rahul Anil Kodre, Kum.Anuradha Anil Kodre, Kum. Snehalata Anil Kodre, Shri. Sanjay Sambhaji Kodre, for self and Karta of HUF and as a father and as a natural guardian of Kumar Sagar, Mrs. Nirmala Sanjay Kodre, Kum. Sonal Sanjay Kodre, Kum. Komal Sanjay Kodre, Shri. Arun Sambhaji Kodre for self and Karta of HUF and as a father and as a natural guardian of Kumari Pooja and Kumar Amey, Mrs. Jyoti Arun Kodre, Mrs.Vijaya Atmaram Londhe and Mrs. Mangala Nandkumar Jamdade and accordingly name of the aforesaid buyer is recorded in revenue record for the aforesaid purchased area. Copy of the aforesaid Sale Deed is available for scrutiny and which shows that, same is dated 10/01/2011 registered in the office of Sub-Registrar Haveli No. 4 at Serial No.304 on 10/01/2011. The aforesaid owners have executed Power of Attorney dated 10/01/2011 registered in the office of Sub-Registrar Haveli No.4 at Serial No.308 on 10/01/2011 appointing Shri. Sudhir Charndrakant Darode and Shri. Anand Dhundiraj Jog, directors of Darode Jog Realties Private Limited as the constituted attorney to do all acts and things as stated therein being the then owners of the aforesaid sold property.



29. Mutation Entry No.20488 Village Kharadi certified on 14/11/2011 shows that, Darode Jog Realties Private Limited, through Director Shri. Sudhir Chandrakant Darode by Sale Deed dated 01/10/2011 having Registration No. 9146/2011 purchased area admeasuring 00 Hectare 82.115 Ares out of Survey No.18/2 admeasuring 04 Hectare 33 Ares and area admeasuring 00 Hectare 33.085 Ares out of Survey No.18/3 admeasuring 04 Hectare 33 Ares, total purchased area admeasuring 01 Hectare 15.20 Ares Village Kharadi from Shri. Anil Sambhaji Kodre for self and as a Karta of his HUF, Mrs. Sulochana Anil Kodre, Shri. Rahul Anil Kodre, Kum. Anuradha Anil Kodre, Kum. Snehalata Anil Kodre, Shri. Sanjay Sambhaji Kodre, for self and Karta of HUF and as a father and as a natural guardian of Kumar Sagar, Mrs. Nirmala Sanjay Kodre, Kum. Sonal Sanjay Kodre, Kum. Komal Sanjay Kodre, Shri. Arun Sambhaji Kodre for self and Karta of HUF and as a father and as a natural guardian of Kumari Pooja and Kumar Amey, Mrs. Jyoti Arun Kodre through their constituted attorney holder Shri. Anand Dhundiraj Jog and accordingly name of the aforesaid buyer is recorded in revenue record for the aforesaid purchased area. Copy of the aforesaid Sale Deed is available for scrutiny and which shows that, same is dated 01/10/2011 registered in the office of Sub-Registrar Haveli No. 4 at Serial No.9146 on 01/10/2011.

30. Mutation Entry No. 21114, Village Kharadi certified on 14/06/2013 shows that, same was mutated in light of application and statement of Purushottam @ Uttam Vitthal Kodre stating that, his father Vitthal Laxman Kodre and mother Yashodabai Vitthal Kodre expired leaving behind Purushottam @ Uttam Kodre as their son, heirs of Late Sambhaji Vitthal Kodre expired on 12/09/1977 and Late Lilavati Sambhaji Kodre expired on 14/08/2010 leaving behind three sons Anil, Sanjay & Arun and two daughters Mangal Nandkumar Jamdade and Vijaya Aatmaram Londhe and heirs of Shivaji Vitthal Kodre, wife Padmavati Shivaji Kodre, Pankaj Shivaji Kodre, Swapnil Shivaji Kodre & Poonam Anil Shinde and Sushma Shivaji Kodre, Shakuntala Ananat Bhujbal, Vijay Anant Bhujbal, Ramkrishna Anant Bhujbal, Kalpana Prafullachant pashankar, Suman Trimbak Tarate, Pramila Babanrao Hardas, Babanrao Keshavrao Hardas, Sandip Babanrao Hardas, Sandhya Nitin Girme, Hirabai Shankarrao Nanaware, Kumudini Pralhad Hole, Mahananda Eknath Borawake, Eknath Kondiba Borawake, Milind Eknath Borawake, Nalini Haribhau Shevte, Kusum Maruti Tilekar are only heirs of Vitthal Laxman Kodre & Yashodabai Vitthal Kodre.



31. By Release Deed dated 22/11/1996 which is registered in the Office of Sub-Registrar Haveli No. 3 at Serial No. 8238 on 22/11/1996 Hirabai Shankar @ Nanasahab Nanaware, Mahananda Eknath Borawake, Nalini Haribhau Shevte, Kumudini Prahlad Hole released their right, title, interest in Survey No. 19/1 Village Kharadi in favour of Purushottam @ Uttam Vitthal Kodre & heirs of Sambhaji Vitthal Kodre. By Released Deed dated 29/03/2011 which is registered in the Office of Sub-Registrar Haveli No. 1 at Serial No. 2985 on 29/03/2011 Babanrao Keshavrao Hardas & Smt. Sandhya Nitin Girme released their right, title, interest in Survey No. 19/1 Village Kharadi in favour of Purushottam @ Uttam Vitthal Kodre & heirs of Sambhaji Vitthal Kodre. By Released Deed dated 29/03/2011 which is registered in the Office of Sub-Registrar Haveli No. 1 at Serial No. 2986 on 29/03/2011 Smt. Kalpana Prafullchand Pashankar released their right, title, interest in Survey No. 19/1 Village Kharadi in favour of Purushottam @ Uttam Vitthal Kodre & heirs of Sambhaji Vitthal Kodre. By Released Deed dated 12/04/2012 which is registered in the Office of Sub-Registrar Haveli No. 8 at Serial No. 3837 on 12/04/2012 Vijay Anant Bhujbal released their right, title, interest in Survey No. 19/1 Village Kharadi in favour of Purushottam @ Uttam Vitthal Kodre & heirs of Sambhaji Vitthal Kodre. By Released Deed dated 27/07/2011 which is registered in the Office of Sub-Registrar Haveli No. 8 at Serial No. 7611 on 27/07/2011 Suman Trimbak Tarate released their right, title, interest in Survey No. 19/1 Village Kharadi in favour of Purushottam @ Uttam Vitthal Kodre & heirs of Sambhaji Vitthal Kodre. By Released Deed dated 12/04/2012 which is registered in the Office of Sub-Registrar Haveli No. 8 at Serial No. 3836 on 12/04/2012 Ramkrushna Anant Bhujbal released their right, title, interest in Survey No. 19/1 Village Kharadi in favour of Purushottam @ Uttam Vitthal Kodre & heirs of Sambhaji Vitthal Kodre.

32. As per Compromise Decree dated 03/05/2006 before Bombay High Court in Second Appeal No. 162 of 2006 heirs of Shivaji Vitthal Kodre and Kusum Maruti Tilekar got extinguish their right, title, interest in the property Survey No.19/1 Village Kharadi and other properties as stated therein in favour of Purushottam @ Uttam Vitthal Kodre and heirs of Sambhaji Vitthal Kodre. Accordingly names of Purushottam @ Uttam Vitthal Kodre, Anil Sambhaji Kodre, Sanjay Sambhaji Kodre, Arun Sambhaji Kodre, Mangal Nandkumar Jamdade & Vijaya Atmaram Londhe mutated for property Survey No.19/1 Village Kharadi.



33. Mutation Entry No.21648, Village Kharadi, in pursuance of application & statement of Anil Sambhaji Kodre mutation entry mutated and certified on 08/10/2013 shows that, Lilawati Sambhaji Kodre expired on 14/08/2010 leaving behind heirs Anil Sambhaji Kodre, Sanjay Sambhaji Kodre, Arun Sambhaji Kodre, Mangal Nandkumar Jamdade & Vijaya Atmaram Londhe and accordingly name of Lilawati Sambhaji Kodre deleted for Survey No. 19/1 village Kharadi.

34. Mutation Entry No.22049, Village Kharadi, certified on 03/03/2014 shows that, Purushottam @ Uttam Vitthal Kodre obtained loan amount of Rs. 14,00,000/- (Rupees Fourteen Lakh Only) against Survey No.18/1, 18/2, 18/3, 19/1 from Keshvnagar Vikas Karyakari Seva Co-operative Society Ltd. and accordingly encumbrance of such amount is mutated in other right column for the aforesaid property. As per No Dues Certificate dated 30/10/2021 issued by Keshvnagar Vikas Karyakari Seva Co-operative Society Ltd. to Purushottam @Uttam Vitthal Kodre, aforesaid loan amount along with interest is repaid and separate letter to Revenue Authority for deletion of aforesaid encumbrance against the property Survey Nos. 18/1, 18/2, 18/3, 19/1 Village Kharadi, mutation entry to that effect is yet to be certified.

35. Mutation Entry No. 22641, Village Kharadi, certified on 30/12/2014 shows that, since in other right column there was remark, subject to restriction u/s 43 of Bombay Tenancy and Agriculture Land Act Purushottam @ Uttam Vitthal Kodre paid Rs. 1544/- being 40 times of revenue assessment for Survey No.18/2, 18/3 & 19/1 Village Kharadi and accordingly aforesaid remark is deleted for aforesaid property.

36. Mutation Entry No. 23480, Village Kharadi certified on 31/05/2016 shows that, Sanjay Sambhaji Kodre expired on 18/02/2016 leaving behind wife Nirmala Sanjay Kodre, son Sagar Sanjay Kodre and two married daughters Mrs. Sonal Bhushan Mali & Komal Jigar Gavli and accordingly names of heirs was mutated for Survey No. 18/1, 18/2, 18/3 & 19/1 Village Kharadi for the share of the deceased by deleting his name.

37. Mutation Entry No. 23725, Village Kharadi certified on 20/03/2017 shows that, to correct the revenue record as per hand written revenue record and digital/computerized revenue record in light of government notification Ra.Bhu.A./P.Kra.180/L-1 dated 07/05/2016 for Survey No. 18/1, 18/2, 18/3 & 19/1 Village Kharadi, in light of Mutation Entry No. 23480 Village Kharadi names of, Nirmala Sanjay Kodre, son Sagar Sanjay Kodre and two married daughters Mrs. Sonal Bhushan Mali & Komal Jigar Gavli mutated by deleting name of Sanjay



Sambhaji Kodre for the share of the deceased. Further by deleting Class-II occupancy mutated Class-I occupancy for aforesaid property and further encumbrance of loan amount mutated along with details loan obtained by Purushottam @Uttam Vitthal Kodre from Keshav Nagar Vikas Karyakari Seva Sahakari Sanstha, Mundhwa.

38. Mutation Entry No. 24400, Village Kharadi certified on 03/04/2018 shows that, Arun Sambhaji Kodre obtained loan of Rs.50,00,000/- [Rupees Fifty Lakh Only] from Keshav Nagar Vikas Karyakari Seva Sahakari Sanstha, Mundhwa, accordingly encumbrance of loan amount shows in other right column for Survey No.18/1, 18/2, 18/3 & 19/1 Village Kharadi.
39. Mutation Entry No. 24600, Village Kharadi certified on 14/07/2016 shows that, to correct the revenue record as per hand written revenue record and digital/computerized revenue record in light of government notification Ra.Bhu.A./P.Kra.180/L-1 dated 07/05/2016 for Survey No. 18/1, 18/2, 18/3 & 19/1 Village Kharadi, occupancy shown Class-I occupancy by deleting Class II occupancy.
40. Mutation Entry No. 25100, Village Kharadi certified on 07/02/2019 shows that, Purushottam @ Uttam Vitthal Kodre, Kalawati Purushottam @ Uttam Kodre, Ravindra Purshottam @ Uttam Kodre, Anjali Ravindra Kodre, Rohini Dattatray Girme & Rekha Umesh Devharkar by Sale Deed dated 19/06/2018 registered in the office of Sub-Registrar Haveli No.11 at Serial No. 8844 on 19/06/2018 sold area admeasuring 532 Sq.mtrs. out of Survey No. 18/1 & area admeasuring 397 Sq.mtrs. out of Survey No.19/1 total admeasuring 929 Sq.mtrs. being part of Plot No.P2A to Arusha Sampat Davkhar and accordingly name of the aforesaid buyer mutated for Survey No.18/1 & 19/1 Village Kharadi for purchased area.
41. Mutation Entry No. 25690, Village Kharadi certified on 07/02/2019 shows that, Darode Jog Realty Pvt. Ltd. through director Sudhir Chandrakant Darode and Anand Dhondiraj Jog with the consent of ICICI Bank Ltd. through authorized signatory Asst. General Manager Utkarsh Gupta sold area admeasuring 01 Hectare 23 Ares out of Survey No.18/1 and area admeasuring 2516 Sq.mtrs. out of Survey No.19/2 area admeasuring 01 Hectare 97 Ares by Sale Deed dated 04/09/2019 registered in the office of Sub-Registrar Haveli No.11 at Serial No. 16122 on 04/09/2019 sold area admeasuring 01 Hectare 23 Ares out of Survey No.18/1 and area admeasuring 2516 Sq.mtrs. out of Survey No.19/2 area admeasuring 01 Hectare 97 Ares to Goyal Ganga Landmark LLP through designated partner Subhash Sitaram Goyal and accordingly name of the aforesaid buyer mutated for Survey No.18/1 & 19/2 Village Kharadi for purchased area.

42. Mutation Entry No. 26225 Village Kharadi certified on 29/09/2020 shows that, Anil Sambhaji Kodre, Sagar Sanjay Kodre, Nirmala Sanjay Kodre, Sonal Bhushan Mali & Komal Jigar Gavli through constituted attorney Vinit Krushnkumar Goyal by Transfer Deed dated 09/09/2020 registered in the office of Sub-Registrar Haveli No.17 at Serial No.5399/2020 on 09/09/2020 transferred area admeasuring 1436.20 Sq.mtrs. out of Plot No.5C out of Survey No.18/3 and area admeasuring 1576.49 Sq.mtrs. out of Plot No.6C out of Survey No.18/3, total admeasuring 3012.69 Sq.mtrs. being amenity space in favour of Pune Municipal Corporation Pune and accordingly for the aforesaid area the name of the Transferee shown under owner and possessor column.

43. Mutation Entry No. 26776 Village Kharadi certified on 13/07/2021 shows that, Purushottam @ Uttam Vitthal Kodre by Lease Deed dated 09/06/2021 registered in the office of Sub-Registrar Haveli No.11 at Serial No.8612/2021 on 09/06/2021 lease out area admeasuring 45 Sq.mtrs. out of Survey No.19/2 in favour of Maharashtra State Electricity Distribution Company Ltd. through authorized signatory Dilip Baliram Madane and accordingly for the aforesaid area the name of the Lessee shown in other right column as the Lease Holder.

44. Mutation Entry No. 27073 Village Kharadi certified on 09/12/2021 shows that, Anil Sambhaji Kodre, Komal Jigar Gavli, Nirmala Sanjay Kodre, Sagar Sanjay Kodre, Sonal Bhushan Mali through constituted attorney Vinit Krushnkumar Goyal by Lease Deed dated 26/10/2021 registered in the office of Sub-Registrar Haveli No.19 at Serial No.14251/2021 on 26/10/2021 lease out area admeasuring 75 Sq.mtrs. out of Survey No.18/1 in favour of Maharashtra State Electricity Distribution Company Ltd. through authorized signatory Dilip Baliram Madane and accordingly for the aforesaid area the name of the Lessee shown in other right column as the Lease Holder.

45. Darode Jog Realty Pvt. Ltd. through Director Sudhir Chandrakant Darode & Anand Dhondiraj Jog by Transfer Deed dated 22/11/2012 registered in the office of Sub-Registrar Haveli No.16 at Serial No. 9767/2012 on 26/11/2012 transferred area admeasuring 17524.78 Sq.mtrs. being under garden reservation as amenity space and area under reservation in favour of Pune Municipal Corporation Pune as per the zone and sanction layout being parts of Survey No. 18/1, 18/2 & 18/3 Village Kharadi, but the name of the Transferee is yet to be recorded in Revenue Record as the owner and possessor column by deleting name of the aforesaid company & its directors.



46. Darode Jog Realty Pvt.Ltd. through Director Sudhir Chandrakant Darode & Anand Dhondiraj Jog by Lease Deed dated 17/11/2011 registered in the office of Sub-Registrar Haveli No.20 at Serial No.8131/2011 on 17/11/2011 lease out area admeasuring 465 Sq.mtrs. out of Survey No.18/1 & 19/2 in favour of Maharashtra State Electricity Distribution Company Ltd. through authorized signatory Mr. Shrikant Shriniwas Avdhani and accordingly for the aforesaid area the name of the Lessee shown in other right column as the Lease Holder.

47. Partner of the Said Firm handed over the copy of the Supplementary Deed dated 27/11/2021 executed by 1) Purushottam @ Uttam Vitthal Kodre, 2) Anil Sambhaji Kodre, 3) Arun Sambhaji Kodre and 4) Heirs of Sanjay Sambhaji Kodre being Smt. Nirmala Sanjay Kodre, Sagar Sanjay Kodre, Mrs. Sonal Bhushan Mali & Mrs. Komal Jigar Gavli to confirm portion of 9 mtrs. wide and 18 mtrs wide internal road as per Partition Deed dated 14/09/2010 which is registered in the office of Sub-Registrar Haveli No.4 in Book No.1 at Serial No.8132 /2010 and confirmed that in light of the Partition Deed Western portion having 9 mtrs. width and 226.48 mtrs. length out of 18 mtrs. wide internal road possessed by Purushottam @ Uttam Vitthal Kodre being adjacent to the Plot No.P2 being part of Survey No.19/1 & part of 19/2 Village Kharadi and Western portion having 4.5 mtrs. width and 91.92 mtrs. length out of 9 mtrs. wide internal road possessed by Purushottam @ Uttam Vitthal Kodre being part of Survey No.19/1 Village Kharadi. Further in light of the Partition Deed Eastern portion having 9 mtrs. width and 226.48 mtrs. length out of 18 mtrs. wide internal road possessed by Anil Sambhaji Kodre, Arun Sambhaji Kodre & heirs of Sanjay Sambhaji Kodre being Smt. Nirmala Sanjay Kodre, Sagar Sanjay Kodre, Mrs. Sonal Bhushan Mali & Mrs. Komal Jigar Gavli being adjacent to the Plot No.P3 being part of Survey No.19/1 Village Kharadi and Eastern portion having 4.5 mtrs. width and 91.92 mtrs. length out of 9 mtrs. wide internal road possessed by Purushottam @ Uttam Vitthal Kodre being part of Survey No.19/1 Village Kharadi.

48. Present transaction for development :- 1) Shri. Purshuttom alias Uttam Vitthal Kodre 2) Sou. Kalavati Purshuttom alias Uttam Kodre 3) Shri. Ravindra Purshuttom alias Uttam Kodre 4) Sou. Anjali Ravindra Kodre 5) Sou. Rohini Dattatray Girme & 6) Sou. Rekha Umesh Devharkar being Agriculture Land Owner as the owners of the Said Property on one hand, hereinafter collectively referred as the '**Said Land Owners**' executed Joint Development Agreement dated 18/10/2021, registered in the office of Sub - Registrar Haveli No.23 in book No.1 at Serial No.17666 on 18/10/2021 for the property area admeasuring 19052 Sq.mtrs. out of area admeasuring Plot No. P2/2 admeasuring 19502 Sq.mtrs. (as per revised sanction layout vide CC No.



CC/2572/21 dated 29/11/2021 Plot No.P2/1 admcasuring 465 Sq.mtrs. being retained plot by landowners and Plot No. P2/2 admeasuring 19502 Sq.mtrs.) and area admeasuring 2038.40 Sq.mtrs. out of area under 18 mtrs. wide Internal Road admeasuring 4076.78 Sq.mtrs. (Corresponding as per 7/12 extract area admeasuring 17640.40 Sq.mtrs. out of Survey No.19/1 and area admeasuring 3900 Sq.mtrs out of Survey No.19/2) total area admeasuring 21090.40 Sq.mtrs. along with proportionate permissible buildable potential as per Unified Development Control Rules 2020 out of sanction layout for Survey Nos. 18/1+2+3 +19/1 + 2, situated at Village Kharadi within the registration District Pune, Sub-Registration Haveli, Taluka Haveli, and within the limits of Pune Municipal Corporation, Pune. Alongwith permissible FSI for aforesaid total area admeasuring 21090.40 sq.mtrs and all other proportionate buildable potential permissible for the Said Entire Property under the Unified Development Control Rules 2020 & notifications/circulars etc. issued by the Government of Maharashtra from time to time, i.e. **Said Property**. The Said Property in favour M/S Unique Associates through Partner Mr. Navin R. Agarwal as **'Developer'**, who has agreed to develop the Said Property jointly in terms and conditions as set forth therein. Further, Said Developer agreed to carry out construction of commercial shops for the Said Land Owners by using the FSI & permissible proportionate buildable potential on area admeasuring 450 Sq.mtrs. out of the Said Entire Property. In pursuance of aforesaid Joint Development Agreement, the said land owners by executing Power of Attorney dated 18/10/2021, registered in the office of Sub - Registrar Haveli No.23 in book No.4 at Serial No.17668 on 18/10/2021, have appointed Said Firm authorized through partners as their constituted attorney to do certain acts and things as stated in Power of Attorney. Similarly, in pursuance of aforesaid Joint Development Agreement, the said firm by executing Power of Attorney dated 18/10/2021, registered in the office of Sub - Registrar Haveli No.23 in book No.4 at Serial No.17669 on 18/10/2021, has appointed Shri. Purshuttom alias Uttam Vitthal Kodre, Shri. Ravindra Purshuttom alias Uttam Kodre and Sou. Anjali Ravindra Kodre as their constituted attorney, to do certain acts & things related to the buildable constructed area receivable by the Said Land Owners in terms of aforesaid Joint Development Agreement and further related to the commercial shops which Said Land Owners are getting constructed from the Said Developer. As per the terms and conditions of the aforesaid joined development agreement, the Said Land Owners jointly got defined their share in development of the Said Entire Property in form of constructed area as stated in **Annexure - 2** annexed hereto and same are hereinafter referred as the **'Said Land Owners' Tenements'**.



As per aforesaid Joint Development Agreement, excluding the Said Land Owners' Tenements all remaining constructed area under whatsoever head shall be of the Said Firm and the Said Firm shall have absolute authority and right to deal with the same and receive all sale proceeds and other amounts relating thereto. Thus M/s. Unique Associates entitle develop the aforesaid property and deal with the constructed tenements etc. excluding the Said Land Owners' tenements and after completion of project on the Said Property, transfer the building/wing in favour of respective co-operative housing society and land with common amenities, club house etc. in favour of 'Association of Societies' i.e Federal Society of the co-operative societies of respective buildings/wings.



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