

TITLE OPINION AND TITLE CERTIFICATE

In respect of all that piece and parcel of the land bearing Survey No. 58, Hissa No. 5 admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, out of which area of land admeasuring about 0 Hector 84 Ares = 8400 Sq.mtrs situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka of Haveli and within registration of District of Pune, alongwith all rights easement and appurtenances thereto, and along with right to use 30 ft wide road situated at south side of the property.

Mr. Udaykumar R. Kulkarni (Advocate)
411, Shaniwar Peth, Chabai Apartments,
Flat No.3, 1st floor, Pune 411 030
✉ 24455254

Housiey.com

Udaykumar R. Kulkarni
Advocate

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R.P.D / U.C.P

**TITLE OPINION AND TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This Title Opinion and Title Certificate in respect of piece and parcel of the land bearing Survey No. 58, Hissa No. 5 admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, out of which area of land admeasuring about 0 Hector 84 Ares = 8400 Sq. mtrs situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka of Haveli and within registration of District of Pune, (hereinafter referred to as Said Property) is given by me pursuant to the request of my client M/s Suvan Developers, a partnership firm through its partner Mr. Tanmay Lalit Bafna having its office at 502, Renata Chambers, 2145, Sadashiv Peth, Pune- 411 030

01. Name and Address of the Owners

1. Mr. Dilip Sukharam Kodre
2. Mr. Anurag Dilip Kodre
3. Mrs. Tanuja Dilip Kodre

All r/at- Survey No. 47, Kirtane Baug,
Mundhwa, Pune- 411 036

02. Detailed description of the property

All that piece and parcel of the land admeasuring about 0 Hector 84 Ares = 8400 Sq. mtrs, out of Survey No. 58, Hissa No. 5 total admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka of Haveli and within registration of District of Pune (hereinafter referred to as the 'said property) and being bounded on its four sides as under:-

On or towards the



East : By land owned by Mr. Prakash Sukhram Kodre out of Survey No. 58/5

South : By land owned by Mr. Jadhav out of Survey No. 58/6

West : By land owned by Mr. Prakash Sukhram Kodre out of Survey No. 58/5

North : By land bearing Survey No. 58/4B

alongwith all rights easement and appurtenances thereto and along with right of ingress and egress and along with the right to use south side east west 30 fts (nine meter) wide road.

2A] The aforesaid property is naturally sub divided into three parts as the middle part of the property is reserved for Play Ground (PG 100). The detailed description of the said three parts is as under

I] All that piece and parcel of the land bearing Plot No.A, admeasuring about 2763.67 sq. mtrs. out of the land admeasuring about 0 Hector 84 Ares = 8400 Sq. mtrs, out of Survey No. 58, Hissa No. 5 total admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka of Haveli and within registration of District of Pune (Hereinafter referred to as "Plot A") and being bounded on its four sides as under:-

On or towards the

East : By land owned by Mr. Prakash Sukhram Kodre out of Survey No. 58/5

South : By land owned by Mr. Jadhav out of Survey No. 58/6

West : By Reservation PG - 100

North : By land bearing Survey No. 58/4B



II] All that piece and parcel of the land bearing Plot No. B, admeasuring about 2116.95 sq. mtrs. out of the land admeasuring about 0 Hector 84 Ares = 8400 Sq. mtrs, out of Survey No. 58, Hissa No. 5 total admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka of Haveli and within registration of District of Pune. (Hereinafter referred to as "Plot B") and being bounded on its four sides as under:-

On or towards the

East : By Reservation PG - 100

South : By land owned by Mr. Jadhav out of Survey No. 58/6

West : By land owned by Mr. Prakash Sukhram Kodre out of Survey No. 58/5

North : By land bearing Survey No. 58/4B

III] All that piece and parcel of the reservation area Play Ground (PG-100) admeasuring about 3519.38 sq. mtrs. out of the land admeasuring about 0 Hector 84 Ares = 8400 Sq. mtrs, out of Survey No. 58, Hissa No. 5 total admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka of Haveli and within registration of District of Pune. (Hereinafter referred to as "Reserved Land") and being bounded on its four sides as under:-

On or towards the

East : By Plot A admeasuring about 2763.67 sq. mtrs. out of Survey No. 58, Hissa No. 5

South : By land owned by Mr. Jadhav out of Survey No. 58/6

West : By Plot B admeasuring about 2116.95 sq. mtrs. out of Survey No. 58, Hissa No. 5



North : By land bearing Survey No. 58/4B

03. Nature of Tenure of 'said property'

Freehold

04. Whether agricultural or non agricultural:-

The aforesaid property is currently situated in the Residential Zone and the building construction plans are duly approved by the concerned authorities of Pune Municipal Corporation as mentioned hereunder in respect of west side naturally sub divided Plot. A

05. Brief history of devolution of title

- 1) The lands bearing Survey Nos. 58/5, 58/6B/2, 58/6B/1A2 situated at Mundhwa, Taluka Haveli Dist. Pune were belonged to and owned by Mr. Shripati Kodre as self acquired properties and the lands bearing Survey Nos. 51/2B, 51/5, 51/6, 51/A were the ancestral properties of Mr. Shripati Kodre. (hereinafter collectively referred to as said properties)
- 2) Mr. Anant Shripati Kodre, the son of Mr. Shripati Kodre filed a special civil suit no. 316/77 in the court of Civil Judge Senior Division Pune at Pune against his brother Mr. Sukhram Shripati Kodre and others.
- 3) Being aggrieved by the decision of the Hon. court of Civil Judge Senior Division Pune Mr. Sukhram Shripati Kodre and others filed a appeal in the court of Hon. District Judge Pune bearing Civil Appeal No. 813/84. The Hon'ble court in its Judgment held that the lands bearing Survey Nos. 58/5, 58/6B/2, 58/6B/1A2 are the self acquired properties of Mr. Shripati Kodre and Mr. Shripati Kodre expired leaving behind him his last Will dated 30.12.1965 whereby he bequeathed the said lands to his grandson Mr. Dilip Sukhram Kodre.



4) Being aggrieved by the decision of the Hon'ble District court Pune in Civil Appeal No. 813/84, Mr. Anant Shripati Kodre filed a Second appeal No. 141/1997 against Mr. Sukhram Shripati Kodre and others in the Hon'ble High Court of Mumbai and the Hon'ble High Court of Mumbai confirmed the decision of District Court.

5) Being aggrieved by the decision of the Hon'ble High Court of Mumbai, Mr. Anant Shripati Kodre filed a Special Leave Petition against Mr. Sukhram Shripati Kodre and others in the Hon. Supreme Court and the Hon. Supreme Court of India had dismissed the said Special Leave Petition.

6) Mr. Prakash Sukhram Kodre and others executed a partition deed dated 16.02.2016 in respect of lands bearing Survey Nos. 58/5, 58/6B/2, 58/6B1A2 situated at Mundhwa, Taluka Haveli Dist. Pune which is duly registered at the office of Sub Registrar Haveli No. 6 Pune at Serial No. 2040/2016 on 16.02.2016. As per the said Partition deed land admeasuring about 0 H. 84 Ares inclusive of the area of 30 Ft. wide (9 meters) road out of Survey No. 58/5 is given to the share of Mr. Dilip Sukharam Kodre, Mr. Anurag Dilip Kodre and Mrs. Tanuja Dilip Kodre as absolute owner thereof. The names of Mr. Dilip Sukharam Kodre, Mr. Anurag Dilip Kodre and Mrs. Tanuja Dilip Kodre are mutated as owners/ holders for area admeasuring about 0 H. 28 Ares each on 7/12 extract of Survey No. 58/5 pursuant to Mutation Entry No. 11909 and they were put into actual, vacant and peaceful possession of the said property.

7) Mr. Dilip Sukharam Kodre, Mr. Anurag Dilip Kodre ,Mrs. Tanuja Dilip Kodre, Mrs. Sonal Anurag Kodre and Master Ayansh Anurag Kodre through his natural guardian father Mr. Anurag Dilip Kodre executed a Development Agreement and Power of Attorney both dated 25 08.2016 in respect of said property in favour of M/s Suvan Developers, a partnership firm through its partner Mr. Tanmay Lalit



Bafna which is duly registered at the office of Jt. Sub Registrar Haveli No. 13 Pune at Serial No. 6566/2016 and 6567/2016 respectively on 25.08.2016.

8) The Pune Municipal Corporation as per its development plan sanctioned on 5.01.2017 reserved an area admeasuring about 3519.38 Sq. mtrs. out of the said property bearing Survey No. 58/5, admeasuring about 0 H. 84 Ares = 8400 Sq. mtrs. Mouje Mundhwa, Taluka Haveli, Dist. – Pune, for the playground (PG 100) and due to the said reservation, the said property is naturally divided in three pieces and therefore to confirm the said factual position and to modify the terms and conditions of the registered Development Agreement dated 25.08.2016, Mr. Dilip Sukharam Kodre, Mr. Anurag Dilip Kodre, Mrs. Tanuja Dilip Kodre, Mrs. Sonal Anurag Kodre and Master Ayansh Anurag Kodre through his natural guardian father Mr. Anurag Dilip Kodre executed a Supplementary Development Agreement and Power of Attorney both dated 26.07.2017 in respect of said property in favour of M/s Suvan Developers, a partnership firm through its partner Mr. Tanmay Lalit Bafna which is duly registered at the office of Jt. Sub Registrar Haveli No. 13 Pune at Serial No. 7075/2017 and 7076/2017 respectively on 26.07.2017.

9) M/s. Suvan Developers initially got the building construction plans in respect of the west side naturally sub divided Plot No. A, admeasuring about 2763.67 sq. mtrs. out of the land admeasuring about 0 Hector 84 Ares = 8400 Sq. mtrs. out of Survey No. 58, Hissa No. 5 total admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, situated at Mundhwa, Taluka Haveli Dist. Pune, from Pune Municipal Corporation vide Commencement Certificate No. CC/0026/18, dated 4th April, 2018

10) M/s. Suvan Developers have absolute rights to get the building construction plans duly approved in respect of east side naturally sub



divided Plot No. B, admeasuring about 2116.95 sq. mtrs. out of the land admeasuring about 0 Hector 84 Ares = 8400 Sq. mtrs, out of Survey No. 58, Hissa No. 5 total admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, situated at Mundhwa, Taluka Haveli Dist. Pune, from Pune Municipal Corporation.

11) M/s. Suvan Developers have absolute rights to hand over all that piece and parcel of the reservation area admeasuring about 3519.38 sq. mtrs. to the Pune Municipal Corporation in lieu of TDR, out of the land admeasuring about 0 Hector 84 Ares = 8400 Sq. mtrs, out of Survey No. 58, Hissa No. 5 total admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, situated at Mundhwa, Taluka Haveli Dist. Pune, to Pune Municipal Corporation.

06. Whether the said property is affected by any special enactment such as Tenancy Laws, Urban Land (Ceiling and Regulation) Act, 1976:-

No. The aforesaid property was situated outside the limits of Pune Urban Agglomeration Pune and therefore the provisions of Urban Land (Ceiling & Regulation) Act , 1976 were not applicable and now the said act is repealed by State as well as Central Government and hence the provisions of the said Act are not applicable

07. Whether there is any subsisting encumbrance on the said property:-

As per the search carried out by Adv. Mrs. Snehalata Babar Patil for last 30 years, at my instance in the Offices of Sub Registrar, Haveli, Pune, she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in). Except registered Development Agreement and registered Power of Attorney both dated 25.08.2016 and registered supplementary Development Agreement and registered Power of Attorney both dated 26.07.2017 in



favour of M/s Suvan Developers, a partnership firm through its partner Mr. Tanmay Lalit Bafna she has not noticed recording of any entry adversely affecting the title of the Owner, in respect of the said property. A letter / Certificate to that effect is issued by her separately and which is annexed hereto.

The present Owners have specifically assured my client that, the said property is free from all encumbrances and charges and the Owners have absolute ownership rights and rights, interest and title in the said property.

I have perused all the documents referred in this Title Opinion, and in my opinion the above named Owners are having clean, clear, marketable title to the said property subject to the rights of M/s Suvan Developers, a partnership firm through its partner Mr. Tanmay Lalit Bafna who has acquired the development rights under and in terms of the registered Development Agreement and registered Power of Attorney both dated 25.08.2016 and registered supplementary Development Agreement and registered Power of Attorney both dated 26.07.2017 as referred to above. A separate certificate based on this opinion is given.

All copies of the documents referred to above are inspected and returned to M/s Suvan Developers, a partnership firm through its partner Mr. Tanmay Lalit Bafna having its office at 502, Renata Chambers, 2145, Sadashiv Peth, Pune- 411 030.

Pune

Date - 6 / 2 / 18


(Udaykumar R. Kulkarni)
Advocate



Udaykumar R. Kulkarni
Advocate

Office : 'Chabe' Flat No. 5, 1st floor, Rear wing, 411, Shanwar Path, Near Mandor Lodge, Pune - 411 030
Tel.: (O) 020 2445 5254 Mob: 98220 86854

R.P.A.D / U.C.P

CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion the title to all that piece and parcel of the land bearing Survey No. 58, Hissa No. 5 admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paisa, out of which area of land admeasuring about 0 Hector 84 Ares = 8400 Sq.mtrs subject to the reservation of Play Ground (PG100) area admeasuring 3519.38 Sq. mtrs. as per the Development Plan of Pune Municipal Corporation, situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka of Haveli and within registration of District of Pune, alongwith all rights easement and appurtenances thereto, and along with right to use 30 fts wide road situated at South Side of the property (more particularly described in the Schedule written hereunder) of the owners Mr. Dilip Sukharam Kodre, Mr. Anurag Dilip Kodre and Mrs. Tanuja Dilip Kodre, is clear, perfect, absolute, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by my client. At the time of search for last 30 years, carried out by Advocate Mrs. Snehlata Vinayak Baber-Patil, at my instance, at the Offices of Sub Registrar, Haveli, Pune, with all the constraints regarding the availability of record, during the search carried out and inspection taken by her for the period of last 30 years, she did not notice recording of any registration of any transaction adversely affecting the title of the owner except registered Development Agreement and registered Power of Attorney both dated 25.08.2016 and registered supplementary Development Agreement and registered Power of Attorney both dated 26.07.2017 in favour of M/s Suvan Developers, a partnership firm through its partner Mr. Tanmay Lalit Bafna. She has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in)



I, therefore, certify that, except registered Development Agreement and registered Power of Attorney both dated 25.08.2016 and registered supplementary Development Agreement and registered Power of Attorney both dated 26.07.2017 in favour of M/s Suvan Developers, a partnership firm through its partner Mr. Tanmay Lalit Bafna except the area admeasuring about 3519.38 Sq. mtrs. out of the said property which is reserved for the playground (PG 100) as per the Development Plan of Pune Municipal Corporation, the present owners Mr. Dilip Sukharam Kodre, Mr. Anurag Dilip Kodre and Mrs. Tanuja Dilip Kodre, are having legal, valid and marketable title free from any encumbrances .

SCHEDULE-I

All that piece and parcel of the land bearing Survey No. 58, Hissa No. 5 admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, out of which area of land admeasuring about 0 Hector 84 Ares = 8400 Sq.mtrs and subject to the area admeasuring about 3519.38 Sq. mtrs. reserved for the playground (PG 100) as per the Development Plan of Pune Municipal Corporation, situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka of Haveli and within registration of District of Pune (hereinafter referred to as the 'said property) and being bounded on its four sides as under:-

On or towards the

East : By land owned by Mr. Prakash Sukhram Kodre out of Survey No. 58/5

South : By land owned by Mr. Jadhav out of Survey No. 58/6

West : By remaining land owned by Mr. Prakash Sukhram Kodre out of Survey No. 58/5

North : By land bearing Survey No. 58/4B



alongwith all rights easement and appurtenances thereto and along with right of ingress and egress and along with the right to use south side east west 30 fts (9 meters) wide road .

SCHEDULE II

The aforesaid Schedule I property is naturally sub divided into three parts as the middle part of the property is reserved for Play Ground (PG 100). The detailed description of the said three parts is as under

I] All that piece and parcel of the land bearing Plot No.A, admeasuring about 2763.67 sq mtrs. out of the land admeasuring about 0 Hector 84 Ares = 8400 Sq. mtrs, out of Survey No. 58, Hissa No. 5 total admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka of Haveli and within registration of District of Pune and being bounded on its four sides as under:-

On or towards the

East : By land owned by Mr. Prakash Sukhram Kodre out of Survey No. 58/5

South : By land owned by Mr. Jadhav out of Survey No. 58/6

West : By Reservation PG – 100

North : By land bearing Survey No. 58/4B

II] All that piece and parcel of the land bearing Plot No. B, admeasuring about 2116.95 sq. mtrs. out of the land admeasuring about 0 Hector 84 Ares = 8400 Sq. mtrs, out of Survey No. 58, Hissa No. 5 total admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District



Taluka of Haveli and within registration of District of Pune and being bounded on its four sides as under:-

On or towards the

East : By Reservation PG – 100

South : By land owned by Mr. Jadhav out of Survey No. 58/6

West : By land owned by Mr. Prakash Sukhram Kodre out of Survey No. 58/5

North : By land bearing Survey No. 58/4B

III] All that piece and parcel of the reservation area Play Ground (PG-100) admeasuring about 3519.38 sq. mtrs. out of the land admeasuring about 0 Hector 84 Ares = 8400 Sq. mtrs, out of Survey No. 58, Hissa No. 5 total admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka of Haveli and within registration of District of Pune. (Hereinafter referred to as "Reserved Land") and being bounded on its four sides as under:-

On or towards the

East : By Plot A admeasuring about 2763.67 sq. mtrs. out of Survey No. 58, Hissa No. 5

South : By land owned by Mr. Jadhav out of Survey No. 58/6

West : By Plot B admeasuring about 2116.95 sq. mtrs. out of Survey No. 58, Hissa No. 5

North : By land bearing Survey No. 58/4B

Pune

Date :- 6 | 7 | 2018


(Udaykumar R. Kulkarni)
Advocate



MH003571722201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
03 Jul 2018	Receipt	Receipt no.: 1111378731
	Name of the Applicant :	Snehalata Vinayakrao BabarPatil
	Details of property of which document has to be searched :	Dist :Pune Village :Mundhava S.No/CTS No/G No. : 58
	Period of search :	From :2002 To :2018
	Received Fee :	425
The above mentioned Search fee has been credited to government vide GRN no .MH003571722201819E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

<https://esearchigr.maharashtra.gov.in/portal/SearchReceipt.aspx?query=b4ad4dcbcc455454...> 7/3/2018



CHALLAN
MTR Form Number-6



NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document. Mobile No. Not Available

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0001849589201819	03/07/2018-18:00:16	IGR002	425.00
Total Defacement Amount					425.00

MRS. SNEHLATA BABAR-PATIL

ADVOCATE

Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,
Hingane Budruk (Maharshi Karve Nagar)
Pune - 411 052

To,

Shri Udaykumar R. Kulkarni, Advocate
'Chabai'
411, Shaniwar Peth,
Pune - 411 030.

Dear Sir,

I have carried out inspection and search at the offices at Sub Registrar Havell, Pune and I have also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) for the period last 30 years in respect of all that piece and parcel of the land bearing Survey No. 58, Hissa No. 5 admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, out of which area of land admeasuring about 0 Hector 84 Ares = 8400 Sq.mtrs and subject to the area admeasuring about 3519.38 Sq. mtrs. reserved for the playground (PG 100) as per the Development Plan of Pune Municipal Corporation, situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka of Haveli and within registration of District of Pune, alongwith all rights easement and appurtenances thereto, and along with right to use 30 fts (9 meters) wide road situated at South Side of the property, owned, possessed by Mr. Dilip Sukharam Kodre, Mr. Anurag Dilip Kodre and Mrs. Tanuja Dilip Kodre.

Except registered Development Agreement and registered Power of Attorney both dated 25.08.2016 and registered supplementary Development Agreement and registered Power of Attorney both dated 26.07.2017 in



favour of M/s Suvan Developers, a partnership firm through its partner Mr. Tanmay Lalit Bafna, except the area admeasuring about 3519.38 Sq. mtrs. out of the said property which is reserved for the playground (PG 100) as per the Development Plan of Pune Municipal Corporation, I have not found any registered entry adversely affecting the title of the present owners. At the time of search certain Index-II register are found in torn and destroyed condition and hence they were not made available for my inspection.

I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owners, of the said property.

SCHEDULE-I

All that piece and parcel of the land bearing Survey No. 58, Hissa No. 5 admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, out of which area of land admeasuring about 0 Hector 84 Ares = 8400 Sq.mtrs and subject to the area admeasuring about 3519.38 Sq. mtrs. reserved for the playground (PG 100) as per the Development Plan of Pune Municipal Corporation, situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka of Haveli and within registration of District of Pune (hereinafter referred to as the 'said property) and being bounded on its four sides as under:-

On or towards the

East : By land owned by Mr. Prakash Sukhram Kodre out of Survey No. 58/5

South : By land owned by Mr. Jadhav out of Survey No. 58/6

West : By remaining land owned by Mr. Prakash Sukhram Kodre out of Survey No. 58/5

North : By land bearing Survey No. 58/4B



alongwith all rights easement and appurtenances thereto and along with right of ingress and egress and along with the right to use south side east west 30 fts (9 meters) wide road .

SCHEDULE - II

The aforesaid Schedule I property is naturally sub divided into three parts as the middle part of the property is reserved for Play Ground (PG 100). The detailed description of the said three parts is as under

I] All that piece and parcel of the land bearing Plot No.A, admeasuring about 2763.67 sq. mtrs. out of the land admeasuring about 0 Hector 84 Ares = 8400 Sq. mtrs, out of Survey No. 58, Hissa No. 5 total admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka of Haveli and within registration of District of Pune and being bounded on its four sides as under:-

On or towards the

East : By land owned by Mr. Prakash Sukhram Kodre out of Survey No. 58/5

South : By land owned by Mr. Jadhav out of Survey No. 58/6

West : By Reservation PG - 100

North : By land bearing Survey No. 58/4B

II] All that piece and parcel of the land bearing Plot No. B, admeasuring about 2116.95 sq. mtrs. out of the land admeasuring about 0 Hector 84 Ares = 8400 Sq. mtrs, out of Survey No. 58, Hissa No. 5 total admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within



registration Sub District Taluka of Haveli and within registration of District of Pune and being bounded on its four sides as under:-

On or towards the

East : By Reservation PG – 100

South : By land owned by Mr. Jadhav out of Survey No. 58/6

West : By land owned by Mr. Prakash Sukhram Kodre out of Survey No. 58/5

North : By land bearing Survey No. 58/4B

III] All that piece and parcel of the reservation area Play Ground (PG-100) admeasuring about 3519.38 sq. mtrs. out of the land admeasuring about 0 Hector 84 Ares = 8400 Sq. mtrs, out of Survey No. 58, Hissa No. 5 total admeasuring about 1 Hector 68 Ares assessed at 10 Rs. 44 Paise, situated at Mundhwa, Taluka Haveli Dist. Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka of Haveli and within registration of District of Pune. (Hereinafter referred to as "Reserved Land") and being bounded on its four sides as under:-

On or towards the

East : By Plot A admeasuring about 2763.67 sq. mtrs. out of Survey No. 58, Hissa No. 5

South : By land owned by Mr. Jadhav out of Survey No. 58/6

West : By Plot B admeasuring about 2116.95 sq. mtrs. out of Survey No. 58, Hissa No. 5

North : By land bearing Survey No. 58/4B

Pune

Date : 4/7/2019

S. V. Babar
(Mrs. Snehalata Babar-Patil)
Advocate

