



MRS. POOJA DIWAN

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to as 'SAID LAND-A' which is more particularly mentioned in Para 1 hereinabove], in favour of M/s Surya Ventures and adjacent landowner Mr. Genubhau Muktaji Borate joined as consenting Party therein. Said Development Agreement lodged for registration on 30/11/2013 in the office of the Sub-Registrar Haveli No. XIX (Pune) at Sr.No.13020/ 2013 and registration process was completed on 11/12/2013.

(ii) In pursuance of aforesaid Development Agreement, said Mr. Tukaram Muktaji Borate alongwith his family members executed Irrevocable Power of Attorney on 30/11/2013 with respect to the Said land-A in favour of M/s Surya Ventures and the same was lodged for registration on 2/12/2013 in the office of the Sub- Registrar Haveli No. XIX (Pune) at Sr. No. 13027/ 2013 and registration process was completed on 10/12/2013.

(iii) By virtue of registered Supplementary Agreement dated-10/04/2014, some necessary changes/corrections made in the aforesaid Development Agreement and the said Supplementary Agreement lodged for registration on 10/04/2014 in the office of the Sub-Registrar Haveli No. XIX (Pune) at Sr. No. 3406/ 2014 and the registration process was completed on 11/04/2014.

By virtue of the aforesaid documents, the aforesaid M/s Surya Ventures, acquired the development rights with respect to the 'Said land-A' for the terms and conditions mentioned in the aforesaid documents.

(iv) Subsequently, said M/s Surya Ventures, a partnership firm, through its Partners-Mr. Sachin Rikhablal Bhandari and Mr. Sagar Rikhablal Bhandari have executed Deed of Assignment of aforesaid Development Agreement, in favour of M/s Achalare Associates, a proprietary concern, through its Proprietor, Mr. Rajendra Jindatta Achalare on 16/05/2014 with respect to their development rights in the 'Said Property-A' i.e. area admeasuring '00H60R' from and out of portion totally adm. '01H49R' from and out of Gat No. 191, with the consent of the aforesaid Mr.Tukaram Muktaji Borate alongwith his family members as

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Consenting Party No.1 therein and the adjacent landowner-Mr. Genubhau Muktaji Borate alongwith his family members as Consenting Party No. 2 therein and the said Deed of Assignment has been registered in the office of the Sub-Registrar Haveli No. XIX (Pune) at Sr. No.4434/2014 on the same day. As per the terms of the said Assignment, M/s Achalare Associates had agreed to construct and allot some flats to the aforesaid landowner with his family members as mentioned therein.

(v) In Pursuance of the aforesaid Deed of Assignment, said M/s Surya Ventures and the aforesaid owner alongwith his family members also executed Irrevocable Power of Attorney in favour of M/s Achalare Associates, on 16/05/2014 with respect to the Said land-A and the same has been registered in the office of the Sub-Registrar Haveli No. XIX (Pune) at Sr. No. 4435/2014 on the same day.

(vi) Due to some changes/corrections in the aforesaid Deed of Assignment of Development Agreement dated-16/05/2014, Deed of Correction dated-13/08/2014 has been executed between them, which is registered in the office of the Sub-Registrar Haveli No. XIX Pune at Sr. No. 8015/2014.

(v) Due to some changes in the consideration of land owners, Supplementary Agreement has been executed between said Tukaram Borate and others and said Achalare Associates on 21/05/2015 and the same has been registered in the office of Sub-registrar Haveli No. XVIII [Pune] at Sr.No.4237/2015 and thereafter another Supplementary Agreement has been executed between said Tukaram Borate and others and said Achalare Associates on 13/12/2017 and the same has been registered in the office of Sub-registrar Haveli No. XVII [Pune] at Sr. No.10479/2017.

(viii) Thereafter, Mrs. Sunita Khandu Alhat and Mrs. Savita Dyaneshwar Jadahv i.e. co-owners and daughters of Tukaram Borate, have executed release deed in favour of his brother Mr. Nivrutti Tukaram Borate with respect to their rights in the Said land-A and the same has been registered in the office of the Sub-registrar

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Haveli No. XVIII [Pune] at Sr.No. 4235/2015 on 2/06/2015. However, name of Mr. Tukaram Borate appeared into 7/12 extract with respect to the Said land-A.

By virtue of the aforesaid documents, the aforesaid M/s Achalare Associates, acquired the development rights with respect to the 'Said land-A' for the terms and conditions mentioned in the aforesaid documents.

(ix) Thereafter, said Achalare Associates have executed Deed of Assignment of development rights dated-14-08-2019, in favour of Achalare Realtors Pvt. Ltd, a registered company, through its Director, Mr. Rajendra Jindatt Achalare with respect to the 'Said land-A' i.e. area admeasuring '00H60R' from and out of the portion admeasuring '01H49R' from and out of Gat No.191, which is more particularly mentioned in Para 1 hereinabove, with the consent of the landowners Mr. Tukaram Muktaji Borate alongwith his family members as Consenting Party No.1 therein and M/s Surya Ventures, a partnership firm, through its Partners-Mr. Sachin Bhandari and Mr. Sagar Bhandari as Consenting Party No.2 therein and adjacent landowners-Ranjana Borate and others as Consenting Party No.3 therein and the aforesaid Deed of Assignment of development rights has been adjudicated vide order dated-13/08/2019 by the collector of stamps in Adjudication case no.Adj.648/2019 and thereafter, the same is registered in the office of the Sub-Registrar Haveli No. XVI (Pune) at Sr.No.12768/2019 on the same day. As per the terms of the aforesaid Assignment, Achalare Realtors Pvt. Ltd, have agreed to construct and allot some flats to the landowner with his family members as mentioned therein.

In Pursuance of the aforesaid Deed of Assignment, said Achalare Associates and others executed Irrevocable Power of Attorney in favour of Achalare Realtors Pvt. Ltd, with respect to the said land and the same has been registered in the office of the Sub- Registrar No. XVI (Pune) at Sr. No. 12770/2019 on 14/08/2019.

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By virtue of the aforesaid documents, Achalare Realtors Pvt. Ltd, a registered company, have acquired the development rights and physical possession of the 'Said Land-A' i. e. area admeasuring '00H60R' from and out of the portion totally admeasuring '01H49 R' from and out of Gat No.191, which is more particularly mentioned in Para 1 hereinabove.

(x) It appears from the revenue record that the said Tukaram Borate expired on 12th May 2021 leaving behind him legal heirs-Kusum Tukaram Borate, Swati Deepak Borate, Chaitanya Deepak Borate, Nivrutti Tukaram Borate and Mrs. Savita Dnyaneshwar Jadhav and Mrs. Sunita Khandu Alhat and his name is deleted from the revenue record. Mutation Entry to this effect bears No.7925. Name of said Savita Jadhav and Sunita Alhat deleted from the revenue record as to the effect of the said release deed. Mutation Entry to this effect bears No. 8167. Now, Kusum Tukaram Borate, Swati Deepak Borate, Chaitanya Deepak Borate, Nivrutti Tukaram Borate are the owners of said area admeasuring '00H60R'.

(X) DETAILS OF DOCUMENTS OF SAID LAND 'B' I.E.80R:-

(i) The aforesaid Owner Mr. Genubhau Muktaji Borate alongwith his daughters-Sitabai Dattoba Alhat, Gitabai Nivrutti Gholap, Nirmala Balasaheb Lendghar executed Release Deed dated-30/10/2013 and thereby relinquished their all rights with respect to area admeasuring about '01H 49 R' from and out Gat No. 191 in favour of his three Sons i.e. (1) legal heirs of late – Sakharam namely- Ranjana Sakharam Borate, Mangesh Sakharam Borate, Mutabai Appasaheb Bhujbal, Mangal Dattatrya Batwal, Ujjwala Sunil Salunke, Archana Vilas Alhat, (2) legal heirs of late Damodar-Vijaya Damodar Bortae, Pooja Damodar Borate, Punam Damodar Borate and (3) Pandit Genbhau Borate and the said Release Deed registered in the office of the Sub-Registrar Haveli No. XV (Pune) at Sr. No.8450 on 30/11/2013. Mutation Entry to this effect bears No.5961. Due to the aforesaid Release Deed, said Genubhau and his daughters released all their right, title and interest to the aforesaid family members and accordingly, effect was given to the revenue record, but, name of Sitabai Dattatrya Alhat shown in the 7/12 extract.

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Subsequent to the aforesaid release deed and documents mentioned hereinafter in detail, said Genubhau Muktaji Borate expired on 9/04/2015. Mutation Entry to this Effect bears No.5960.

(ii) Subsequently, the aforesaid area admeasuring '01H 49 R' from and out of Gat No.191, divided between the aforesaid owners namely-Ranjana Sakharam Borate, Mangesh Sakharam Borate, Mutabai Appasaheb Bhujbal, Mangal Dattatrya Batwal, Ujjwala Sunil Salunke, Archana Vilas Alhat, Vijaya Damodar Borate, Pooja Damodar Borate, Punam Damodar Borate and Pandit Genbhau Borate by virtue of Partition Deed dated-30/11/2013, which is registered in the office of the Sub-Registrar Haveli No.XV (Pune), at Sr. No. 8451. Due to aforesaid Partition Deed dated-30/11/2013, [i] an area admeasuring '00H49.33R' is allotted to the share of Ranjana Sakharam Borate, Mangesh Sakharam Borate, Mutabai Appasaheb Bhujbal, Mangal Dattatrya Batwal, Ujjwala Sunil Salunke, Archana Vilas Alhat, [ii] an area adm. '00H49.66R' is allotted to the share of Vijaya Damodar Borate, Pooja Damodar Borate, Punam Damodar Borate and [iii] an area adm. '00H49.66R' is allotted to the share of Pandit Genbhau Borate and therefore, the abovementioned Ranjana Sakharam Borate and others, Vijaya Damodar Borate and others and Pandit Genbhau Borate, become the owners of their respective portions from and out of Gat No. 191. Mutation Entry to this effect bears No.5962.

(iii) That the aforesaid Genubhau Muktaji Borate, Ranjana Sakharam Borate, Mangesh Sakharam Borate and Mutabai Appasaheb Bhujbal, Mangal Dattatrya Batwal, Ujjwala Sunil Salunke, Archana Vilas Alhat and Pandit Genubhau Borate alongwith his family members and Sitabai Dattoba Alhat, Gitabai Nivrutti Gholap, Nirmala Balasaheb Lendghar executed Development Agreement on 10/11/2013 and thereby granted development rights with respect to area admeasuring '00H80R' from and out of their portion totally admeasuring '00H 99.33 R' from and out of Gat No. 191 [hereinafter referred to as 'SAID LAND-B' which is more particularly mentioned in Para 1 hereinabove], in favour of M/s Surya Ventures and adjacent land owner of the said land i.e. Vijaya Damodar Borate and others

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and Tukaram Muktaji Borate joined as consenting Party No.1 and No.2 respectively. Said Development Agreement dated-10/11/2013, lodged for registration on 2/12/2013 in the office of the Sub-Registrar Haveli No. XIX (Pune) at Sr.No.13036/2013 and registration process was completed on 10/12/2013.

(iv) In pursuance of aforesaid Development Agreement, said Genubhau Muktaji Borate and others executed Irrevocable Power of Attorney on 30/11/2013 with respect to the Said land-B in favour of M/s Surya Ventures and lodged for registration on 2/12/2013 in the office of the Sub-Registrar Haveli No. XIX (Pune) at Sr.No.13037/2013 and registration process was completed on 10/12/2013.

(v) Due to some changes/corrections in the aforesaid Development Agreement dated-10/11/2013, said Genubhau Muktaji Borate and others executed Supplementary Agreement dated-10/04/2014 in favour of M/s Surya Ventures, which was lodged for registration on 10/04/2014 in the office of the Sub- Registrar Haveli No. XIX (Pune) at Sr.No.3405/2014 and registration process was completed on 15/04/2014.

By virtue of the aforesaid documents, M/s Surya Ventures a partnership firm, acquired the aforesaid development rights with respect to the aforesaid area admeasuring '00H80R' i.e. 'Said land-B' for the terms and conditions mentioned therein.

(vi) Subsequently, said M/s Surya Ventures, a partnership firm, through its Partners-Mr. Sachin Rikhablal Bhandari and Mr. Sagar Rikhablal Bhandari have executed Deed of Assignment of aforesaid Development Agreement, in favour of Achalare Realtors Pvt. Ltd., a company registered under the Indian Companies Act through its Director Mr. Rohit Rajendra Achalare on 16/05/2014 with respect to their development rights in the 'Said land-B' i.e. area admeasuring '00H80R' from and out of their portion totally admeasuring '00H 99.33 R' from and out of Gat No. 191, which is more particularly mentioned in Para 1 hereinabove, with the consent of the owners of the said land-B and the said Deed of Assignment has been



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registered in the office of the Sub- Registrar Haveli No. XIX (Pune) at Sr. No. 4434/2014 on the same day. As per the terms of the said Assignment, Achalare Realtors Pvt. Ltd., have agreed to construct and allot some flats to the respective landowners as mentioned therein.

(vii) In Pursuance of the aforesaid Deed of Assignment, said M/s Surya Ventures, and the aforesaid owners also executed Irrevocable Power of Attorney in favour of Achalare Realtors Pvt. Ltd. on 16/05/2014 with respect to the Said land-B and the same has been registered in the office of the Sub-Registrar Haveli No. XIX (Pune) at Sr. No. 4435/2014 on the same day.

(viii) Due to some changes/corrections in the aforesaid Deed of Assignment of Development Agreement dated-16/05/2014, Deed of Correction dated- 14/08/2014 has been executed & registered in the office of the Sub-Registrar Haveli No. XIX [Pune] at Sr. No. 8014/2014.

By virtue of the aforesaid documents, Achalare Realtors Pvt. Ltd, a registered company, have acquired the development rights and physical possession of the 'Said Land-B' i.e. area admeasuring '00H80R' from and out of their portion totally admeasuring '00H 99.33 R' from and out of Gat No. 191, which is more particularly mentioned in Para 1 hereinabove.

(XI) Due to amendment of S.43 of Bombay Tenancy and Agricultural Lands Act, 1948, requisite amount of Najarana fee paid to the Government and no separate permission is required from the competent authority as mentioned in order dated- 21/07/2015 passed by Tahasildar Pimpri-Chinchwad and accordingly remark under section 43 of Bombay Tenancy Act has been deleted from the revenue record of Gat No.191 and effect has been given vide Mutation Entry No.5963.

(XII) It appears from Mutation Entry No. 6248 and Mutation Entry No.6578 that both mutation entries are related to manual and computerized record of 7/12 extracts as per respective orders of Tahasildar, Haveli, Pune dated-16/12/2016 and 1/05/2018.

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(5) DEVELOPMENT RIGHTS OF ARPL:-As mentioned in detail hereinbefore, Achalare Realtors Pvt. Ltd. [i.e. ARPL], a company registered under the Indian Companies Act, have acquired the development rights and physical possession of area admeasuring '00H60R' mentioned as 'Said land-A' and area admeasuring '00H80R' mentioned as 'Said land-B' i.e. collective area admeasuring '01H40R' from and out of Gat No.191 which is more particularly mentioned in Para 1 hereinabove and referred to as 'SAID ENTIRE LAND'.

(6) ZONE:- Old Gat No.1309 i.e. New Gat No.191, comes under Residential Zone and some part is affected by Road and BRT Corridor, as per the zone certificate issued by the Pimpri Chinchwad Municipal Corporation,dated-16/04/2019.

(7) SANCTIONED PLAN AND N-A AND EC: - With respect to the said Entire land, Pimpri Chinchwad Municipal Corporation [PCMC] has sanctioned the layout vide its letter no. BP/Environment/Borhadewadi/06/2019 dated-16/10/2019. The Pimpri Chinchwad Municipal Corporation has sanctioned the amalgamation and layout of the proposed building plan with respect to the said entire land and issued commencement certificate vide its sanctioned no. B.P./Borhadewadi/65/2019 dated-9/12/2019 for residential and commercial purposes upon the terms and conditions mentioned therein which may be revised from time to time. Upon payment of Non-agricultural Tax, Additional Tahasildar, Pimpri Chinchwad, Haveli, Pune vide its no. Jamin/N-A/SR/489/2019 issued letter dated-19/11/2019 for recording the effect of Non-Agricultural use of the said entire land in the revenue record. The State Level Environment Impact Assessment Authority has granted Environment Clearance vide its no. SIA/MH/MIS/115345/2019 dated-31/03/2020 with respect to the said Entire land described in Para No.1 above. As per sanctioned plan, residential building 'A' having Lower Parking and Podium Parking Plus Seven Floors and building 'B', 'C' and 'D' as mentioned therein.

(8) REVISED SANCTIONED PLAN DATED-4/11/2020:-The revised sanctioned building plan dated-4/11/2020, vide its commencement certificate no. B.P./Borhadewadi/47/2020 issued by Pimpri Chinchwad Municipal