

RR LEGAL ASSOCIATES

ADV. ROHIT B. DUSEJA

9850707004

Add. – P.W.D., 22/1, Ground Floor, Pimpri, Pune - 411017.

ADV. ROHIT S. MANGLANI

8087777621

To,

MAHARERA

Bandra East, Mumbai, Maharashtra 400051.

LEGAL TITLE REPORT

Sub - Title clearance certificate with respect to land/property bearing Sr. No. 6/2/B, 6/11, 6/12, 6/14, 6/15, 6/16 & 6/13 of Village Tathawade, Taluka Mulshi, District Pune, Sub Registration District Haveli (previously Mulshi) and within the limits of Pimpri Chinchwad Municipal Corporation.

I have investigated the title of the said plot on the request of **M/S TRIO SPACES** on following documents i.e.:-

1. DESCRIPTION OF THE PROPERTY.

All that piece and parcel of the land bearing Sr No. 6/2/B area admeasuring 00 H 16 R assessed at 01 Rs 00 Ps out it area admeasuring about 00 H 15 R, Sr No.6/11 area admeasuring 00 H 07 R assessed at 00 Rs 47 Ps out it area admeasuring about 00 H 06.08 R, Sr. No. 6/12 area admeasuring 00H 04 R assessed at 00 Rs 28 Ps, Sr. No. 6/14 area admeasuring 00H 02 R assessed at 00 Rs 12 Ps, Sr. No. 6/15 area admeasuring 00H 06 R assessed at 00 Rs 41 Ps out of it area admeasuring about 00 H 03R assessed at 00 Rs 20 Ps, Sr. No. 6/16 area admeasuring 00H 11 R assessed at 00 Rs 75 & Sr. No. 6/13 area admeasuring 00 H 02 R assessed at 00 Rs 92 Ps all together admeasuring about 00 H 42.58 R. of Village Tathawade, Taluka Mulshi, situated within the Registration District Pune, Sub Registration District Haveli (previously Mulshi) and within the limits of Pimpri Chinchwad Municipal Corporation.

THE DOCUMENTS OF ALLOTMENT OF PLOT:-

1. Copy of Deed of Partition Dated 20/10/2015 registered in the office of Sub Registrar Haveli No.8434/2015.
2. Copy of Development Agreement dated 04/08/2022 registered in the office of Sub Registrar Haveli No.25 at Serial No.14486/2022.
3. Copy of Power of Attorney dated 04/08/2022 registered in the office of Sub Registrar Haveli No.25 at Serial No.14487/2022.
4. Copy of Development Agreement dated 04/08/2022 registered in the office of Sub Registrar Haveli No.25 at Serial No.14495/2022.



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5. Copy of Power of Attorney dated 04/08/2022 registered in the office of Sub Registrar Haveli No.25 at Serial No.14496/2022.
6. Copy of Development Agreement dated 04/08/2022 registered in the office of Sub Registrar Haveli No.25 at Serial No.14498/2022.
7. Copy of Power of Attorney dated 04/08/2022 registered in the office of Sub Registrar Haveli No.25 at Serial No.14499/2022.
8. Copy of Deed of Release dated 22/12/2010 registered in the office of Sub Registrar Haveli No.17 at Serial No.14584/2010.
9. Copy of Deed of Gift dated 18/12/2013 registered in the office of Sub Registrar Haveli No.5 at Serial No.11123/2013.
10. Copy of Deed of Release dated 31/01/2014 which is registered in the office of Sub Registrar Haveli No.17 at Serial No.761/2014.
11. Copy of Deed of Partition dated 31/01/2014 registered in the office of Sub Registrar Haveli No.17 at Serial No.760/2014.
12. Copy of Development Agreement dated 02/07/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.9777/2021.
13. Copy of Power of Attorney dated 02/07/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.9778/2021.
14. Copy of Development Agreement dated 14/09/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.13870/2021.
15. Copy of Power of Attorney dated 14/09/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.13872/2021.
16. Copy of Development Agreement dated 20/08/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.12545/2021.
17. Copy of Power of Attorney dated 20/08/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.12546/2021.
18. Copy of Development Agreement dated 27/08/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.12847/2021.
19. Copy of Power of Attorney dated 27/08/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.12848/2021.
20. Copy of Agreement dated 13/07/2021 registered in the office of Sub Registrar Haveli No. 18 at Serial No.10335/2021.
21. Copy of Power of Attorney dated 13/07/2021 registered in the office of Sub Registrar Haveli No.18.
22. Copy of Development Agreement dated 14/09/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.13873/2021.
23. Copy of Power of Attorney dated 14/09/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.13874/2021.



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24. Copy of Deed of Conveyance dated 20/12/2021 registered in the office of Sub registrar Haveli No.25 at Serial No.16860/2021.
25. Copy of Development Agreement dated 04/08/2022 registered in the office of Sub Registrar Haveli No.25 at Serial No.14484/2022.
26. Copy of Power of Attorney dated 04/08/2022 registered in the office of Sub Registrar Haveli No.25 at Serial No.14485/2022.
27. Copy of Development Agreement dated 04/08/2022 registered in the office of Sub Registrar Haveli No.25 at Serial No.14488/2022.
28. Copy of Power of Attorney dated 04/08/2022 registered in the office of Sub Registrar Haveli No.25 at Serial No.14489/2022.
29. Copy of Death Certificate of Muktabi Gajanan Gaikwad issued by Sub Registrar (Birth and Death) Muncipal Corporation Pimpri Chinchwad, ward No.49.
30. Copy of Death Certificate of Gulab Gajanan Gaikwad issued by Sub Registrar and medica Officer Birth and Death Department, Muncipal Corporation Pune.
31. Copy of Death Certificate of Gajanan Maruti Gaikwad issued by Sub Registrar and medica Officer Birth and Death Department, Muncipal Corporation Pune.
32. Copy of Agreement dated 08/04/2021 registerd in the office of Sub Registrar Haveli No.18 at Serial No.7166/2021.
33. Copy of Power of Attorney dated 08/04/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.7167/2021.
34. Copy of Agreement dated 07/04/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.7164/2021.
35. Copy of Power of Attorney dated 07/04/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.7165/2021.
36. Copy of Agreement dated 11/06/2021 registerd in the office of Sub Registrar Haveli No.18 at Serial No.8742/2021.
37. Copy of Power of Attorney dated 11/06/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.8744/2021.0/2021.
38. Copy of Agreement dated 19/03/2021 registerd in the office of Sub Registrar Haveli No.18 at Serial No.5632/2021.
39. Copy of Power of Attorney dated 19/03/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.5634/2021.
40. Copy of Agreement dated 05/02/2021 registerd in the office of Sub Registrar Haveli No.18 at Serial No.2418/2021.
41. Copy of Power of Attorney dated 05/02/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.2419/2021.
42. Copy of Visarpavti dated 13/03/2021 with Shri. Manish Prakash Jain and Shri. Bharat Sohanraj Solanki.



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43. Copy of Legal Notice dated 08/09/2021 issued through Gorane and Co. represented through Adv. Jitendralal Gorane.
 44. Copy of Interim Reply Notice dated 25/09/2021 through Adv. D. S. Lokhande.
 45. Copy of Deed of Release dated 23/01/2003 registered in the office of Sub Registrar Mulshi (Paud) at Serial No.395/2003.
 46. Copy of Agreement dated 05/03/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.4544/2021.
 47. Copy of Power of Attorney dated 05/03/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.4545/2021.
 48. Copy of Development Agreement dated 11/10/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.15276/2021.
 49. Copy of Power of Attorney dated 11/10/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.15277/2021.
 50. Copy of Agreement dated 19/03/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.5635/2021.
 51. Copy of Power of Attorney dated 19/03/2021 registered in the office of Sub Registrar Haveli No.18 at Serial No.5336.
 52. Copy of Deed of Conveyance dated 06/05/2022 registered in the office of Sub Registrar Haveli No.25 at Serial No.8299/2022.
 53. Copy of Development Agreement dated 04/08/2022 registered in the office of Sub Registrar Haveli No.25 at Serial No.14500/2022.
 54. Copy of Power of Attorney dated 04/08/2022 registered in the office of Sub Registrar Haveli No.25 at Serial No.14501/2022.
- Commencement Certificate issued by Pimpri Chinchwad Municipal Corporation, dated – 02/05/2023.

2. 7/12 EXTRACT

- a. 7/12 extract of land/property bearing Sr. No. 6/2/B, 6/11, 6/12, 6/14, 6/15, 6/16 & 6/13 of Village Tathawade, Taluka Mulshi, District Pune issued by talathi office.

3. MUTATION ENTRIES:

- a. Mutation entries no :- 766, 971, 980, 1048, 1081, 1223, 971, 983, 2224, 6199 & 7277 of land/property bearing Sr. No. 6/2/B of Village Tathawade, Taluka Mulshi, District Pune issued by talathi office.



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- b. Mutation entries no :- 371, 980, 1031, 1048, 1081, 1234, 1631, 1632, 1924, 2688, 6014, 6042, 6045, 6174 & 7419 of land/property bearing Sr. No. 6/11 of Village Tathawade, Taluka Mulshi, District Pune issued by talathi office.
- c. Mutation entries no :- 122, 980, 1048, 1081, 1232, 2049, 2330, 2387, 7419 & 7511 of land/property bearing Sr. No. 6/12 of Village Tathawade, Taluka Mulshi, District Pune issued by talathi office.
- d. Mutation entries no :- 840, 980, 1040, 1048, 2225, 3215, 3352, 7419 & 7511 of land/property bearing Sr. No. 6/14 of Village Tathawade, Taluka Mulshi, District Pune issued by talathi office.
- e. Mutation entries no :- 980, 1048, 1081, 1165, 1232, 4016, 4797, 5972, 7419 & 7511 of land/property bearing Sr. No. 6/15 of Village Tathawade, Taluka Mulshi, District Pune issued by talathi office.
- f. Mutation entries no :- 131, 980, 1048, 1234, 1658, 2676, 4265, 4297, 4797, 7419 & 7511 of land/property bearing Sr. No. 6/16 of Village Tathawade, Taluka Mulshi, District Pune issued by talathi office.
- g. Mutation entries no :- 242, 974, 980, 1050, 1081, 1794, 2336, 3601, 4455, 5336 & 7419 of land/property bearing Sr. No. 6/13 of Village Tathawade, Taluka Mulshi, District Pune issued by talathi office.

4. SEARCH REPORT FOR 30 YEARS FROM 1993 TO 2023.

- a. Taken search of available Index II registers in the Offices of Sub-Registrar Haveli No. 1 by paying Search Charges, during the last 30 Years i.e. from 1993 to 2023 upto date vide E- Challan bearing GRN No. MH001648777202324P dated 05/05/2023.

On perusal of the above mentioned documents and all other relevant documents relating to the title of **M/S TRIO SPACES** have a clean, clear and marketable without any encumbrances.



5. OWNERS OF THE LAND

- a. Sambhaji Rambhau Pawar & others are owners & M/S TRIO SPACES is Developer of land bearing Sr No. 6/2/B area admeasuring 00 H 16 R assessed at 01 Rs 00 Ps out it area admeasuring about 00 H 15 R of Village Tathawade, Taluka Mulshi, District Pune.
- b. M/s. Durva Associates is the owner & M/S TRIO SPACES is Developer of the land/property bearing Sr. No. 6/11 area admeasuring 00 H 07 R assessed at 00 Rs 47 Ps out it area admeasuring about 00 H 06.08 R of Village Tathawade, Taluka Mulshi, District Pune.
- c. M/S TRIO SPACES is the owner of the land/property bearing Sr. No. 6/12 area admeasuring 00H 04 R assessed at 00 Rs 28 Ps of Village Tathawade, Taluka Mulshi, District Pune.
- d. M/s. Durva Associates is the owner & M/S TRIO SPACES is Developer of the land/property bearing Sr. No. 6/13 area admeasuring 00 H 02 R assessed at 00 Rs 92 Ps out it area admeasuring about 00 H 01.50 R assessed at 00 Rs 09 Ps of Village Tathawade, Taluka Mulshi, District Pune.
- e. M/S TRIO SPACES is the owner of the land/property bearing Sr. No. 6/14 area admeasuring 00H 02 R assessed at 00 Rs 12 Ps of Village Tathawade, Taluka Mulshi, District Pune.
- f. M/S TRIO SPACES is the owner of the land/property bearing Sr. No. 6/15 area admeasuring 00H 06 R assessed at 00 Rs 41 Ps out of it area admeasuring about 00 H 03R assessed at 00 Rs 20 Ps of Village Tathawade, Taluka Mulshi, District Pune.
- g. M/S TRIO SPACES is the owner of the land/property bearing Sr. No. 6/16 area admeasuring 00H 11 R assessed at 00 Rs 75 of Village Tathawade, Taluka Mulshi, District Pune.



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6. The report reflecting the flow of the title of the **M/S TRIO SPACES** on the said land is enclosed herewith as Annexure.

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

HISTORY OF SR NO. 6/2/B :-

Whereas the land bearing Survey No.6/2/B admeasuring 00 H 16 R was owned by Shri. Vithoba/Vithu Tukaram Pawar. Thereafter Shri. Vithoba/Vithu Tukaram Pawar sold the aforesaid land to Shri. Dhondu Amruta Pawar vide Sale Deed dated 04/05/1956. In pursuance of the said sale deed Mutation Entry No.766 Village Tathawade was certified and name of Shri. Dhondu Amruta Pawar was mutated as owner and possessor in revenue record of the aforesaid land.

And Whereas Shri. Dhondu Amruta Pawar expired on 07/01/1963 leaving behind him his wife Smt. Ranubai Dhondu Pawar, Two sons Shri. Damu Dhondiba Pawar, Shri. Ramu Dhondiba Pawar, Two married daughters Sau. Bhagubai Sahebrao Khandve and Sau.Gangubai Babaji Khandve as his legal heirs. Out of the aforesaid legal heirs name of name of Shri. Damu Dhondu Pawar was mutated as owner and possessor as well as Manager of Joint Hindu Family vide Mutation Entry No.971 Village Tathawade.

And Whereas Mutation Entry No.980 Village Tathwade states that, as per the provisions the Maharashtra Patil Inam (Revenue and Police) Abolition Act, 1962 which was came into enforce on 01/01/1963, the District Collector, Pune passed and Order bearing No.P.T.S./2476 dated 17/12/1962 full assessment was levied on the land beaing Survey No.6/2B Village Tathawade by abolishing the Patil Inam Watan and mutating name of the Government above the line and name of the possessor below line alongwith to get grant the said land by following due proeedure prescribed under the aforesaid Abolition Act.

And Whereas Mutation Entry No.1048 Village Tathwade states that, as per the provisions the Maharashtra Patil Inam (Revenue and Police) Abolition Act, 1962 which was came into enforce on 01/01/1963, the possessor of the land beaing Survey No.6/2B Village Tathawade Shri. Damu Dhondiba Pawar failed to pay the requisite occupancy price to the government therefore remark as "Sarkari Aakari Pad" was mutated in revenue record of the aforesaid land.

And Whereas in pursuance of implementation of The Maharashtra Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, Aakarband alongwith Hissa



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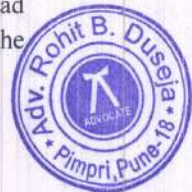
Form No.12 issued by Special District Inspector Land Record, Mutation Entry No.1081 Village Tathwadewas certified and thereby Area and Aakar of all lands in Village Tathwade was converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry area and aakar of Survey No.6/2B admeasuring 00 Acre 16 Gunthe, Assessed at 01 Rupees 00 Aane was converted as Survey No.6/2B admeasuring 00 Hectare 16 Are, Assessed at Rs.01.00 Paise and effect of the same was given in revenue record.

And Whereas Mutation Entry No.1223 Village Tathawade states that, Shri. Dhondu Amruta Pawar expired on 07/01/1963 and effect of his death was taken in revenue record vide Mutation Entry No.971 and 983. As per those mutation entries his wife Smt. Janabai, Two sons Shri. Damu, Shri. Ramu and Two married daughters Sau. Bhagubai Sahebrao Khandve and Sau.Gangubai Babaji Khandve were his legal heirs. The said two married daughters are expired on 25/03/1975 and while giving effect of the Mutation Entry No.971 and 983, Survey No.139 Village Tathawade was not considered therefore by considering Survey No.139 and other properties mentioned in the Mutation Entry No.1223 Village Tathawade, Shri. Damu Dhondu Pawar and Shri. Ramu Dhondu Pawar was considered as legal heirs of Late Dhondu Amruta Pawar each having 08 Aane share in the properties mentioned in Mutation Entry No.1223 Village Tathwade.

And Whereas Mutation Entry No.2224 Village Tathwade states that, as the Shri. Rambhau Dhondiba Pawar paid the occupancy price of the said property, by Order bearing No.Watan/S.R./50/92 dated 31/12/92 the land bearing Survey No.6/2B Village Tathawade was regranted to Shri. Rambhau Dhondiba Pawar on new tenure and the remark standing in revenue as "Sarakari Aakari Pad" was deleted.

And Whereas Shri. Rambhau Dhondiba Pawar, Shri.Tanaji Rambhau Pawar, Shri.Sambhaji Rambhau Pawar and Shri.Hanumant Rambhau Pawar executed a Deed of Partition Dated 20/10/2015 which is registered in the office of Sub Registrar Haveli No.8434/2015. In pursuance of the aforesaid Deed of Partition the land bearing Survey No.6/2B Village Tathawade came to the share of Shri.Tanaji Rambhau Pawar, Shri.Sambhaji Rambhau Pawar and Shri.Hanumant Rambhau Pawar and accordingly vide Mutation Entry No.6199 Village Tathawade their names were mutated as owners and possessors in revenue record of the said property.

And Whereas Shri. Hanumant Rambhau Pawar expired on 30/09/2000 leaving behind him his wife Smt. Vimal Hanumant Pawar, a son Shri. Shrikant Hanumant Pawar, Three married daughters Sau.Dipali Ravindra Sakhare, Sau.Shilpa Suraj Kad and Sau. Jyotsna Sachin Malghe as his legal heirs and accordingly names of the



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aforesaid legal heirs were mutated as owners and possessors in revenue record of the said property vide Mutation Entry No.7277 Village Tathawade.

And Whereas Smt. Vimal Hanumant Pawar, Shri. Shrikant Hanumant Pawar, Sau.Dipali Ravindra Sakhare, Sau.Shilpa Suraj Kad and Sau. Jyotsna Sachin Malghe, with the consent of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed Development Agreement dated 04/08/2022 in favour of M/s. Trio Spaces represented through its Partners 1) Shri. Bipin Ashok Dakhneja and 2) Sau.Harshita Sunil Sukhwani with respect to an area admeasuring 00 Hectare 05 Are out of the said property. The said Development Agreement is registered in the office of Sub Registrar Haveli No.25 at Serial No.14486/2022. In purance of the aforesaid Development Agreement, the executants of the said Development Agreement also executed a Power of Attorney dated 04/08/2022 in favour of M/s. Trio Spaces represented through its Partners 1) Shri. Bipin Ashok Dakhneja and 2) Sau.Harshita Sunil Sukhwani and thereby appointed them as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.25 at Serial No.14487/2022.

And Whereas Shri. Sambhaji Rambhau Pawar, Sau. Manisha Sambhaji Pawar, Shri. Vaibhav Sambhaji Pawar and Shri. Saurabh Sambhaji Pawar, with the consent of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed Development Agreement dated 04/08/2022 in favour of M/s. Trio Spaces represented through its Partners 1) Shri. Bipin Ashok Dakhneja and 2) Sau.Harshita Sunil Sukhwani with respect to an area admeasuring 00 Hectare 05 Are out of the said property. The said Development Agreement is registered in the office of Sub Registrar Haveli No.25 at Serial No.14495/2022. In purance of the aforesaid Development Agreement, the executants of the said Development Agreement also executed a Power of Attorney dated 04/08/2022 in favour of M/s. Trio Spaces represented through its Partners 1) Shri. Bipin Ashok Dakhneja and 2) Sau.Harshita Sunil Sukhwani and thereby appointed them as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.25 at Serial No.14496/2022.

And Whereas Shri. Tanaji Rambhau Pawar, Sau. Surekha Tanaji Pawar, Shri. Sagar Tanaji Pawar, Sau. Swapna Mahendra Padale, Sau.Reshma Rahul Rakshe and Sau.Manasi Kiran Jadhav, with the consent of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed Development Agreement dated 04/08/2022 in favour of M/s. Trio Spaces represented through its Partners 1) Shri. Bipin Ashok Dakhneja and 2) Sau.Harshita Sunil Sukhwani with respect to an area admeasuring 00 Hectare 05 Are out of the said property. The said



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Development Agreement is registered in the office of Sub Registrar Haveli No.25 at Serial No.14498/2022. In pursuance of the aforesaid Development Agreement, the executants of the said Development Agreement also executed a Power of Attorney dated 04/08/2022 in favour of M/s. Trio Spaces represented through its Partners 1) Shri. Bipin Ashok Dakhneja and 2) Sau. Harshita Sunil Sukhwani and thereby appointed them as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.25 at Serial No.14499/2022.

HISTORY OF SR NO. 6/11 :-

Whereas The land bearing Survey No.6/11 admeasuring 00 Acre 07 Gunthe was owned by Shri. Bala Chima Pawar. Shri. Bala Chima Pawar expired on 09/06/1946 leaving behind him three sons namely Shri. Morya Bala Pawar, Shri. Chima Bala Pawar and Shri. Rama Bala Pawar as his legal heirs and accordingly names of the aforesaid heirs are mutated as owners and possessors in revenue record of Survey No.6/11 Village Tathawade vide Mutation Entry No.371 Village Tathawade.

And Whereas Mutation Entry No.980 Village Tathawade states that, as per the provisions the Maharashtra Patil Inam (Revenue and Police) Abolition Act, 1962 which came into force on 01/01/1963, the District Collector, Pune passed an Order bearing No.P.T.S./2476 dated 17/12/1962 full assessment was levied on the land bearing Survey No.6/11 Village Tathawade by abolishing the Patil Inam Watan and mutating name of the Government above the line and name of the possessor below the line along with to get grant the said land by following the procedure prescribed under the aforesaid Abolition Act.

And Whereas Shri. Morya Bala Pawar expired on 08/11/1960 leaving behind him his wife Smt. Ranubai Bala Pawar, four sons namely Shri. Hari Bala Pawar, Shri. Pandu Bala Pawar, Shri. Gangaram Bala Pawar and Shri. Sitaram Bala Pawar as his legal heirs. Out of the aforesaid heirs names of sons were mutated as owners and possessors in revenue record of Survey No.6/11 Village Tathawade and name of wife was mutated in other right column vide Mutation Entry No.1031 Village Tathawade.

And Whereas Mutation Entry No.1048 Village Tathawade states that, as per the provisions the Maharashtra Patil Inam (Revenue and Police) Abolition Act, 1962 which came into force on 01/01/1963, the possessor of the land bearing Survey No.6/11 Village Tathawade failed to pay the requisite occupancy price to the government therefore remark as "Sarkari Aakari Pad" was mutated in revenue record of the aforesaid land.

And Whereas In pursuance of implementation of The Maharashtra Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, Aakarband along with Hissa



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Form No.12 issued by Special District Inspector Land Record, Mutation Entry No.1081 Village Tathwadewas certified and thereby Area and Aakar of all lands in Village Tathwade was converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry area and aakar of Survey No.6/11 admeasuring 00 Acre 07 Gunthe, Assessed at 00 Rupees 07 Aane 06 Pai was converted as Survey No.6/11 admeasuring 00 Hectare 07 Are, Assessed at Rs.00.47 Paise and effect of the same was given in revenue record.

And Whereas Mutation Entry No.1234 Village Tathwade states that, as the possessors/occupiers of the land bearing Survye No.6/11 Village Tathawade paid the occupancy price of the said property, by Order bearing No.Watan/S.R./842 dated 31/05/1971 the land bearing Survey No.6/11 Village Tathwade was regranted to Shri. Chima Bala Pawar and Shri. Rama Bala Pawar, Shri. Hari Bala Pawar, Shri. Pandu Bala Pawar, Shri. Gangaram Bala Pawar and Shri. Sitaram Bala Pawar on new tenure and the remark standing in revenue as "Sarakari Aakari Pad" was deleted.

And Whereas Shri.Rama Bala Pawar expired on 09/07/1982 leaving behind him his wife Smt. Gitabai Rama Pawar, a son Shri. Maruti Rama Pawar and a married daughter Sau. Barkabai Pralhad Rakshe as his legal heirs. Out of the aforesaid heirs names of wife and son were mutated as owners and possessors in revenue record of Survey No.6/11 Village Tathawade and name of married daughter was mutated in other right column vide Mutation Entry No.1631 Village Tathawade.

And Whereas Smt. Barkabai Pralhad Rakshe executed Deed of Release dated 22/12/2010 which is registered in the office of Sub Registrar Haveli No.17 at Serial No.14584/2010 to and in favour of Shri.Maruti Bala Pawar and thereby transferred, released her share, right, title, interest, ownership, possession in the land bearing Survey No.6/11 Village Tathawade.

And Whereas Shri.Hari Morya Pawar expired on 02/01/1983 leaving behind him his wife Smt. Kalavati Hari Pawar, three sons Shri. Shivram Hari Pawar, Shri. Ashok Hari Pawar, Shri. Bajirao Hari Pawar, two married daughters Sau.Hirabai Jagdev Hagwane and Sau.Vatsalabai Gulab Dongare as his legal heirs. Out of the aforesaid heirs names of wife and sons were mutated as owners and possessors in revenue record of Survey No.6/11 Village Tathawade and names of married daughters were mutated in other right column vide Mutation Entry No.1632 Village Tathawade.

And Whereas Shri. Chima Bala Pawar expired leaving behind him his wife Smt. Bababai Chima Pawar (expired on 03/02/1988) three sons namely Shri. Tulshiram Chima Pawar, Shri. Dnyanoba Chima Pawar and Shri. Vishwanath Chima Pawar and accordingly names of the sons were mutated as owners and possessors in revenue



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record of Survey No.6/11 Village Tathawade vide Mutation Entry No.1924 Village Tathawade Mr. Tulshiram Chima Pawar expired on 21/05/2008 leaving behind him a son Shri. Khandu, three married daughters Sau.Krushnabai Govind Ingvale, Sau. Mangal Rayba Gaikwad and Sau. Sulochana Balasaheb Yelvande as his legal heirs.

And Whereas Shri.Sitaram Morya Pawar expired on 20/11/1997 leaving behind him two sons Shri. Subhash Sitaram Pawar, Shri. Chandrashekhar Sitaram Pawar, a married daughterSau.Suman Hiranman Shinde as his legal heirs and accordingly names of the aforesaid heirs were mutated as owners and possessors in revenue record of Survey No.6/11 Village Tathawade vide Mutation Entry No.2688 Village Tathawade.

And Whereas Shri. Pandurang Morya Pawar executed Deed of Gift dated 18/12/2013 which is registered in the office of Sub Registrar Haveli No.5 at Serial No.11123/2013 to and in favour of Shri. Maruti Bala Pawar, Shri. Vishal Zabbulal Pawar, Master Pritesh Zabbulal Pawar through his legal guardian and father Shri. Zabbulal Pandurang Pawar and Shri. Yuvraj Dhanaji Pawar and thereby transferred his share in the land bearing Survey No.6/11 Village Tathawade. In pursuance of the said Deed of Gift Mutation Entry No.6014 Village Tathawade was certified and names of the aforesaid Donee were mutated as owners and possessors in revenue record of Survey No.6/11 Village Tathawade.

And Whereas Sau. Suman Hiranman Shinde expired on 12/11/2012 leaving behind her two sons Shri. Nilesh Hiranman Shinde, Shri. Yogesh Hiranman Shinde and a married daughter Sau.Nilam Sachin Korade as his legal heirs and accordingly names of the aforesaid heirs were mutated as owners and possessors in revenue record of Survey No.6/11 Village Tathawade vide Mutation Entry No.6042 Village Tathawade.

And Whereas Shri. Nilesh Hiranman Shinde, Shri. Yogesh Hiranman Shinde, Sau.Nilam Sachin Korade and Sau.Anita Sachin Ghotkule executed Deed of Release dated 31/01/2014 which is registered in the office of Sub Registrar Haveli No.17 at Serial No.761/2014 to and in favour of Shri.Subhash Sitaram Pawar, Shri. Chandrashekhar Sitaram Pawar and thereby transferred, released their share, right, title, interest, ownership, possession in the land bearing Survey No.6/11 Village Tathawade. In pursuance of the said Deed of Release Mutation Entry No.6044 Village Tathawade was certified and names of the aforesaid releasers were deleted from revenue record of Survey No.6/11 Village Tathawade.

And Whereas Shri.Subhash Sitaram Pawar, Shri. Chandrashekhar Sitaram Pawar, Shri. Nilesh Hiranman Shinde, Shri. Yogesh Hiranman Shinde, Sau.Nilam Sachin Korade and Sau.Anita Sachin Ghotkule executed Deed of Partiton dated 31/01/2014 which is registered in the office of Sub Registrar Haveli No.17 at Serial No.760/2014



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and thereby got partitioned their joint family properties. In pursuance of the said Deed of Partition entire share in the land bearing Survey No.6/11 Village Tathawade was given to the share of Shri. Subhash Sitaram Pawar and effect of the Deed of Partition was given in revenue record of Survey No.6/11 Village Tathawade vide Mutation Entry No.6045 Village Tathawade.

And Whereas Mutation Entry No.6174 Village Tathawade states that, Shri. Gangaram Morya Pawar expired on 19/06/2014. He has two sons namely Shri. Hiranman Gangaram Pawar, Shri. Sambhaji Gangaram Pawar, two married daughters namely Sau. Kamal Somaji Bhalekar and Sau. Pramila Popat Bodke as his legal heirs.

And Whereas Shri. Hiranman Gangaram Pawar expired on 19/06/2014 leaving behind him his wife Smt. Shankutala Hiranman Pawar, two sons Shri. Papan Hiranman Pawar, Shri. Dipak Hiranman Pawar and a married daughter Sau. Anita Amol Mokashi as his legal heirs.

And Whereas Shri. Sambhaji Gangaram Pawar expired on 28/08/1993 leaving behind him his wife Smt. Manisha Sambhaji Pawar, a son Shri. Vikas Sambhaji Pawar and a married daughter Sau. Rekha Shantaram Bhalekar.

And Whereas Pramila Popat Bodke expired on 02/06/2009 leaving behind her a son Shri. Sumit Popat Bodke, two daughters Smita Popat Bodke (unmarried) and Sau. Supriya Ramnath Garade as her legal heirs two sons Shri. Papan Hiranman Pawar, Shri. Dipak Hiranman Pawar and a married daughter Sau. Anita Amol Mokashi as his legal heirs.

And Whereas Shri. Maruti Rambhau Pawar, Shri. Devidas Maruti Pawar, Shri. Rohidas Maruti Pawar executed Development Agreement dated 02/07/2021 in favour of M/s. Durva Associates through its Proprietor Shri. Chetan Mahadeo Pawar with respect to the land admeasuring 00 Hectare 02.33 Are out of Survey No.6/11 admeasuring 00 Hectare 07 Are Village Tathawade. The said Development Agreement is registered in the office of Sub Registrar Haveli No.18 at Serial No.9777/2021. In pursuance of the aforesaid Development Agreement, the executants of the said Development Agreement also executed a Power of Attorney dated 02/07/2021 in favour of M/s. Durva Associates through its Proprietor Shri. Chetan Mahadeo Pawar and thereby appointed him as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.18 at Serial No.9778/2021.

And Whereas Shri. Maruti Rambhau Pawar, Shri. Yuvraj Dhanaji Pawar, Shri. Vishal Zabbulal Pawar and Shri. Pritesh Zabbulal Pawar executed Development Agreement dated 14/09/2021 in favour of M/s. Durva Associates through its Proprietor Shri. Chetan Mahadeo Pawar with respect to the land admeasuring 58 sq. mtrs. out of



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Survey No.6/11 admeasuring 00 Hectare 07 Are Village Tathawade. The said Development Agreement is registered in the office of Sub Registrar Haveli No.18 at Serial No.13870/2021. In pursuance of the aforesaid Development Agreement, the executants of the said Development Agreement also executed a Power of Attorney dated 14/09/2021 in favour of M/s. Durva Associates through its Proprietor Shri. Chetan Mahadeo Pawar and thereby appointed his as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.18 at Serial No.13872/2021.

And Whereas Shri. Shivram Haribhau Pawar, Shri. Bajirao Haribhau Pawar executed Development Agreement dated 20/08/2021 in favour of M/s. Durva Associates through its Proprietor Shri. Chetan Mahadeo Pawar with respect to the land admeasuring 582 sq. fts. out of Survey No.6/11 admeasuring 00 Hectare 07 Are Village Tathawade. The said Development Agreement is registered in the office of Sub Registrar Haveli No.18 at Serial No.12545/2021. In pursuance of the aforesaid Development Agreement, the executants of the said Development Agreement also executed a Power of Attorney dated 20/08/2021 in favour of M/s. Durva Associates through its Proprietor Shri. Chetan Mahadeo Pawar and thereby appointed his as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.18 at Serial No.12546/2021.

And Whereas Shri. Khandu Tulshiram Pawar, Sau. Krushnabai Govind Ingvale, Sau. Mangal Rayba Gaikwad and Sau. Sulochana Balasaheb Yelvande, Shri. Dnyanoba Chima Pawar, Shri. Kisan Dnyanoba Pawar, Shri. Patilbua Dnyanoba Pawar, Sau. Hirabai Ashoka Kale executed Development Agreement dated 27/08/2021 in favour of M/s. Durva Associates through its Proprietor Shri. Chetan Mahadeo Pawar with respect to the land admeasuring 155 sq. mtrs. out of Survey No.6/11 admeasuring 00 Hectare 07 Are Village Tathawade. The said Development Agreement is registered in the office of Sub Registrar Haveli No.18 at Serial No.12847/2021. In pursuance of the aforesaid Development Agreement, the executants of the said Development Agreement also executed a Power of Attorney dated 27/08/2021 in favour of M/s. Durva Associates through its Proprietor Shri. Chetan Mahadeo Pawar and thereby appointed his as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.18 at Serial No.12848/2021.

And Whereas Shri. Subhash Sitaram Pawar, Shri. Chandrashekhar Sitaram Pawar executed an Agreement dated 13/07/2021 in favour of M/s. Durva Associates through its Proprietor Shri. Chetan Mahadeo Pawar with respect to the land admeasuring 582 sq. fts. out of Survey No.6/11 admeasuring 00 Hectare 07 Are Village Tathawade. The said Development Agreement is registered in the office of Sub Registrar Haveli



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No.18 at Serial No.10335/2021. In pursuance of the aforesaid Development Agreement, the executants of the said Development Agreement also executed a Power of Attorney in favour of M/s. Durva Associates through its Proprietor Shri. Chetan Mahadeo Pawar and thereby appointed his as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.18.

And Whereas Shri. Papan Hiranman Pawar, Shri. Dipak Hiranman Pawar, Smt. Shankutala Hiranman Pawar, Shri. Vikas Sambhaji Pawar, Smt. Manisha Sambhaji Pawar, Sau.Anita Amol Mokashi, Sau. Rekha Shantaram Bhalekar, Sau. Kamal Somaji Bhalekar, Shri. Sumit Popat Bodke, Smita Popat Bodke and Sau.Supriya Ramnath Garade executed Development Agreement dated 14/09/2021 in favour of M/s. Durva Associates through its Proprietor Shri. Chetan Mahadeo Pawar with respect to the land admeasuring 582 sq. fts. out of Survey No.6/11 admeasuring 00 Hectare 07 Are Village Tathawade. The said Development Agreement is registered in the office of Sub Registrar Haveli No.18 at Serial No.13873/2021. In pursuance of the aforesaid Development Agreement, the executants of the said Development Agreement also executed a Power of Attorney dated 14/09/2021 in favour of M/s. Durva Associates through its Proprietor Shri. Chetan Mahadeo Pawar and thereby appointed his as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.18 at Serial No.13874/2021.

And Whereas Shri. Khandu Tulshiram Pawar, Sau.Krushnabai Govind Ingvale, Sau. Mangal Rayba Gaikwad and Sau. Sulochana Balasaheb Yelvande, Shri. Dnyanoba Chima Pawar, Shri. Kisan Dnyanoba Pawar, Shri. Patilbua Dnyanoba Pawar, Sau. Hirabai Ashoka Kale, Shri. Papan Hiranman Pawar, Shri. Dipak Hiranman Pawar, Smt. Shankutala Hiranman Pawar, Shri. Vikas Sambhaji Pawar, Smt. Manisha Sambhaji Pawar, Sau.Anita Amol Mokashi, Sau. Rekha Shantaram Bhalekar, Sau. Kamal Somaji Bhalekar, Shri. Sumit Popat Bodke, Smita Popat Bodke and Sau.Supriya Ramnath Garade, Shri. Shivram Haribhau Pawar, Shri. Bajirao Haribhau Pawar, Shri. Subhash Sitaram Pawar and Shri. Chandrashekhar Sitaram Pawar through their power of attorney of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed a Deed of Conveyance dated 20/12/2021 with respect to an area admeasuring 3.17 Are out of the said property in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar. The said Deed of Conveyance is registered in the office of Sub registrar Haveli No.25 at Serial No.16860/2021. In pursuance the said Deed of Conveyance name of M/s. Durva Associates was mutated as owner and possessor in revenue of the said property vide Mutation Entry No.7419 Village Tathawade.



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And Whereas Shri. Maruti Rambhau Pawar, Shri. Devidas Maruti Pawar, Shri. Rohidas Maruti Pawar, Shri. Maruti Rambhau Pawar, Shri. Yuvraj Dhanaji Pawar, Shri. Vishal Zabbulal Pawar and Shri. Pritesh Zabbulal Pawar through their power of attorney M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar and with consent of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed Development Agreement dated 04/08/2022 in favour of M/s. Trio Spaces represented through its Partners 1) Shri. Bipin Ashok Dakhneja and 2) Sau. Harshita Sunil Sukhwani with respect to an area admeasuring 2.33 Are and 582 Sq. Fts. out of the said property. The said Development Agreement is registered in the office of Sub Registrar Haveli No.25 at Serial No.14484/2022. In pursuance of the aforesaid Development Agreement, the executants of the said Development Agreement also executed a Power of Attorney dated 04/08/2022 in favour of M/s. Trio Spaces represented through its Partners 1) Shri. Bipin Ashok Dakhneja and 2) Sau. Harshita Sunil Sukhwani and thereby appointed them as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.25 at Serial No.14485/2022.

And Whereas M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar with consent of Shri. Randhir Ganesh Udasi executed Development Agreement dated 04/08/2022 in favour of M/s. Trio Spaces represented through its Partners 1) Shri. Bipin Ashok Dakhneja and 2) Sau. Harshita Sunil Sukhwani with respect to an area admeasuring 317.20 Sq. Mtrs. out of the said property. The said Development Agreement is registered in the office of Sub Registrar Haveli No.25 at Serial No.14488/2022. In pursuance of the aforesaid Development Agreement, the executants of the said Development Agreement also executed a Power of Attorney dated 04/08/2022 in favour of M/s. Trio Spaces represented through its Partners 1) Shri. Bipin Ashok Dakhneja and 2) Sau. Harshita Sunil Sukhwani and thereby appointed them as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.25 at Serial No.14489/2022.

HISTORY OF SR NO. 6/12 :-

Whereas The land bearing Survey No.6/12 admeasuring 00 Acre 04 Gunthe was owned by Shri. Narayan Yesu Pawar. Shri. Narayan Yesu Pawar expired on 20/08/1931 leaving behind him his wife Smt. Girajabai Narayan Pawar as his legal heir and accordingly name of the aforesaid legal heir was mutated as owner and possessor in revenue record of the aforesaid land vide Mutation Entry No.122 Village Tathawade.

And Whereas Mutation Entry No.980 Village Tathwade states that, as per the provisions the Maharashtra Patil Inam (Revenue and Police) Abolition Act, 1962



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which was came into enforce on 01/01/1963, the District Collector, Pune passed and Order bearing No.P.T.S./2476 dated 17/12/1962 full assessment was levied on the land beaing Survey No.6/12 Village Tathawade by abolishing the Patil Inam Watan and mutating name of the Government above the line and name of the possessor below line alongwith to get grant the said land by following due proeedure prescribed under the aforesaid Abolition Act.

And Whereas Mutation Entry No.1048 Village Tathwade states that, as per the provisions the Maharashtra Patil Inam (Revenue and Police) Abolition Act, 1962 which was came into enforce on 01/01/1963, the possessor of the land beaing Survey No.6/12 Village Tathawade Smt. Girjabai Narayan Pawar failed to pay the requisite occupancy price to the government therefore remark as "Sarkari Aakari Pad" was mutated in revenue record of the aforesaid land.

And Whereas In pursuance of implementation of The Maharashtra Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, Aakarband alongwith Hissa Form No.12 issued by Special District Inspector Land Record, Mutation Entry No.1081 Village Tathwadewas certified and thereby Area and Aakar of all lands in Village Tathwade was converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry area and aakar of Survey No.6/12 admeasuring 00 Acre 04 Gunthe, Assessed at 05 Rupees 04 Aane 06 Pai was converted as Survey No.6/12 admeasuring 00 Hectare 04 Are, Assessed at Rs.00.28 Paise and effect of the same was given in revenue record.

And Whereas Mutation Entry No.1232 Village Tathwade states that, as the Smt. Girjabai Narayan Pawar paid the occupancy price of the said property, by Order bearing No.Watan/S.R./787/71 dated 15/05/1971 the land bearing Survey No.6/12 Village Tathwade was regranted to the sadi occupant on new tenure and the remark standing in revenue as "Sarakari Aakari Pad" was deleted.

And Whereas Smt. Girjabai Narayan Pawar obtained loan from Maharashtra Co-operative Land Development Bank by mortgaging the said property therefore name of the aforesaid bank was mutated in revenue record o the said property as owner and possessor and name of the original owner was kept in other right right column vide Mutation Entry No.2049 Village Tathwade.

And Whereas Smt. Girjabai Narayan Pawar expired on 06/03/1994 leaving behind a married daughter Sau. Muktabai Gajanan Gaikwad as her legal heir and accordingly name of the aforesaid legal heir was mutated in other right column in revenue record of the said property vide Mutation Entry No.2330 Village Tathawade.



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And Whereas As the loan obtained from Maharashtra Co-operative Land Development Bank was repaid and a letter to that effect was issued by the said bank therefore name of Sau.Muktabai Gajanan Gaikwad was mutated as owner and possessor in revenue record of the said property by deleting name of the said bank and its charge vide Mutation Entry No.2387 Village Tathwade.

And Whereas The said Muktabai Gajanan Gaikwad expired on 20/09/2019 she has three sons namely Shri. Rayba Gajanan Gaikwad, Shri. Sahebrao Gajanan Gaikwad and Shri. Gulab Gajanan Gaikwad as her legal heirs. Out of the aforesaid legal heirs Shri. Gulab Gajanan Gaikwad was expired on 13/12/1994 leaving behind him, his wife Smt. Pushpa Gulab Gaikwad, two sons namely Shri. Jaysing Gulab Gaikwad and Shri. Ajay Gulab Gaikwad as his legal heirs.

And Whereas Shri. Rayba Gajanan Gaikwad, Shri. Sahebrao Gajanan Gaikwad executed an Agreement dated 08/04/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar with respect to their share admeasuring 00 Hectare 02.66 Are out of the said property. The said Agreement is registered in the office of Sub Registrar Haveli No.18 at Serial No.7166/2021. In pursuance of the aforesaid Agreement, the executants of the said Agreement also executed a Power of Attorney dated 08/04/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar and thereby appointed him as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.18 at Serial No.7167/2021.

And Whereas Smt. Pushpa Gulab Gaikwad, Shri. Jaysing Gulab Gaikwad and Shri. Ajay Gulab Gaikwad executed an Agreement dated 07/04/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar with respect to their share admeasuring 00 Hectare 01.33 Are out of the said property. The said Agreement is registered in the office of Sub Registrar Haveli No.18 at Serial No.7164/2021. In pursuance of the aforesaid Agreement, the executants of the said Agreement also executed a Power of Attorney dated 07/04/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar and thereby appointed him as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.18 at Serial No.7165/2021.

And Whereas Shri. Rayba Gajanan Gaikwad, Shri. Sahebrao Gajanan Gaikwad, Smt. Pushpa Gulab Gaikwad, Shri. Jaysing Gulab Gaikwad and Shri. Ajay Gulab Gaikwad through their power of attorney of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed a Deed of Conveyance dated 20/12/2021 with respect to the said property in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar. The said Deed of



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Conveyance is registered in the office of Sub registrar Haveli No.25 at Serial No.16860/2021. In pursuance the said Deed of Conveyance name of M/s. Durva Associates was mutated as owner and possessor in revenue of the said property vide Mutation Entry No.7419 Village Tathwade.

And Whereas M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed a Deed of Conveyance dated 06/05/2022 with respect to the said property in favour of of M/s. Trio Spaces represented through its Partners 1) Shri. Chahat Ratan Pamnani, 2) Shri. Bipin Ashok Dakhneja and 3) Sau.Harshita Sunil Sukhwani. The said Deed of Conveyance is registered in the office of Sub registrar Haveli No.25 at Serial No.8299/2022. In pursuance the said Deed of Conveyance name of M/s. Trio Spaces is mutated as owner and possessor in revenue of the said property vide Mutation Entry No.7511 Village Tathwade.

HISTORY OF SR NO. 6/13 :-

Whereas The land bearing Survey No.6/13 admeasuring 00 Acre 02 Gunthe was owned by Shri. Dagdu Genu Pawar having 08 Aane Share, Shri. Dhaku Mhapa Pawar having 04 Aane Share and Shri.Narayan Mhapa Pawar having 04 Aane Share therein.

And Whereas Shri. Dagdu Genu Pawar expired on 14/06/1938 leaving behind him his wife Smt. Jayabai/Gayabai Dagdu Pawar, two minor sons Master Babu Dagdu Pawar and Master Dattu Dagadu Pawar as his legal heirs and accordingly names of the aforesaid heirs were mutated as owners and possessors in revenue record of the aforesaid land vide Mutation Entry No.242 Village Tathawade.

And Whereas Shri. Dhaku Mhapa Pawar expired in the year 1961 leaving behind him his wife Smt. Gitabai Dhaku Pawar, Two sons Shri. Balvant Dhaku Pawar, Shri. Laxman Dhaku Pawar, Two married daughters Sau.Hausabai Sadashiv Shinde and Sau.Mathabai Raghu Jwari as his legal heirs. Out of the aforesaid legal heirs name of Shri. Balvant Dhaku Pawar was mutated as owner and possessor as well as Manager of Joint Hindu Family vide Mutation Entry No.974 Village Tathawade.

And Whereas Mutation Entry No.980 Village Tathwade states that, as per the provisions the Maharashtra Patil Inam (Revenue and Police) Abolition Act, 1962 which was came into enforce on 01/01/1963, the District Collector, Pune passed and Order bearing No.P.T.S./2476 dated 17/12/1962 full assessment was levied on the land beaing Survey No.6/13 Village Tathawade by abolishing the Patil Inam Watan and mutating name of the Government above the line and name of the possessor below line alongwith to get grant the said land by following due proeedure prescribed under the aforesaid Abolition Act.



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And Whereas Mutation Entry No.1050 Village Tathwade states that, the occupants of the land bearing Survey No.6/13 Village Tathwade paid the requisite occupancy price to the government therefore aforesaid land was regranted to the occupants on new tenure and name of the government above line standing in revenue record was deleted.

And Whereas In pursuance of implementation of The Maharashtra Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, Aakarband alongwith Hissa Form No.12 issued by Special District Inspector Land Record, Mutation Entry No.1081 Village Tathwadewas certified and thereby Area and Aakar of all lands in Village Tathwade was converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry area and aakar of Survey No.6/13 admeasuring 00 Acre 02 Gunthe, Assessed at 00 Rupees 02 Aane was converted as Survey No.6/13 admeasuring 00 Hectare 02 Are, Assessed at Rs.00.12 Paise and effect of the same was given in revenue record.

And Whereas As mentioned in the Mutation Entry No.1794 Village Tathwade as per the Order bearing No.TLG/34/87 dated 08/02/1988 passed by the Tahsildar, Mulshi (Paud) Shri.Babu Dagdu Pawar and Shri. Dattu Dagdu Pawar partitioned their Joint Hindu Family properties and as per the said partition their 08 Aane share in Survey No.6/13 Village tathwade was divided as each having 04 Aane share therein.

And Whereas Shri. Baburao Dagdu Pawar expired on 04/02/1995 leaving behind him Three sons Shri. Hanumant Baburao Pawar, Shri. Nathu Baburao Pawar, Shri. Ramdas Baburao Pawar, Three married daughters Sau.Janabai Jayvant Shitole, Sau.Muktabai Popat Tapkir, Sau.Sangita Shankar Khandve as his legal heirs and accordingly names of the aforesaid heirs were mutated as owners and possessors in revenue record of Survey No.6/13 Village Tathawade vide Mutation Entry No.2336 Village Tathawade. The said mutation entry is in torn condition and is illegible.

And Whereas Sau.Janabai Jayvant Shitole, Sau.Muktabai Popat Tapkir, Sau.Sangita Shankar Khandve released their right, title, interest, ownership, possession and share in the land bearing Survye No.6/13 Village Tathawade to and in favour of Shri. Hanumant Baburao Pawar, Shri. Nathu Baburao Pawar, Shri. Ramdas Baburao Pawar vide Deed of Release dated 23/01/2003 which is registered in the office of Sub Registrar Mulshi (Paud) at Serial No.395/2003 and accordingly names of the aforesaid releasers were deleted from revenue record of Survey No.6/13 Village Tathwade vide Mutation Entry No.3601 Village Tathwade.

And Whereas Shri. Hanumant Baburao Pawar expired on 17/05/2003 leaving behind him wife Smt. Janabai Hanumant Pawar, Five daughters Sau.Vidya Shivaji Bhosale



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(Married), Sau.Lata Kanifnath Jaid (Married), Sau.Varsha Uttam Zunjarake (Married), Miss. Usha Hamumant Pawar (Unmarried), Miss. Nisha Hanumant Pawar (Unmarried) as his legal heirs and accordingly names of the aforesaid heirs were mutated as owners and possessors in revenue record of Survey No.6/13 Village Tathawade vide Mutation Entry No.4455 Village Tathawade.

And Whereas Shri. Nathu Baburao Pawar, Shri. Ramdas Baburao Pawar, Smt. Janabai Hanumant Pawar, Sau.Vidya Shivaji Bhosale, Sau.Lata Kanifnath Jaid, Sau.Varsha Uttam Zunjarake, Miss. Usha Hamumant Pawar (After Marriage Sau.Usha Rupesh Gorade), Miss. Nisha Hanumant Pawar (After Marriage Sau.Nisha Milind Pinjan) executed an Agreement dated 05/03/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar with respect to their share admeasuring 00 Hectare 00.50 Are out Survey No.6/13 Village Tathawade. The said Agreement is registered in the office of Sub Registrar Haveli No.18 at Serial No.4544/2021. In pursance of the aforesaid Agreement, the executants of the said Agreement also executed a Power of Attorney dated 05/03/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar and thereby appointed him as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.18 at Serial No.4545/2021.

And Whereas Shri. Kailas Balvant Pawar, Shri. Chaitanya Kailas Pawar, Shri. Kaiwalya Kailas Pawar, Shri. Dinkar Balvant Pawar, Shri. Pramod Dinkar Pawar, Shri. Prashant Dinkar Pawar as legal heirs of Late Balvant Dhaku Pawar and Late Narayan Mhapa Pawar (No Affidavit to that effect is annexed to Agreement) executed Development Agreement dated 11/10/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar with respect to their share admeasuring 00 Hectare 01 Are out Survey No.6/13 Village Tathawade. The said Agreement is registered in the office of Sub Registrar Haveli No.18 at Serial No.15276/2021. In pursance of the aforesaid Development Agreement, the executants of the said Agreement also executed a Power of Attorney dated 11/10/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar and thereby appointed him as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.18 at Serial No.15277/2021.

And Whereas Shri. Ashok Kashinath Marathe, Narmada Hanumant Shelar (being legal of Shantabai Kashinath Marathe who was daughter of Late Naraya Mhapa Pawar) (Affidavit to that effect is annexed to Agreement) executed an Agreement dated 19/03/2021 in favour of M/s. Durva Associates represented through its



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Proprietor Shri. Chetan Mahadeo Pawar with respect to their share admeasuring 00 Hectare 00.50 Are out Survey No.6/13 Village Tathawade. The said Agreement is registerd in the office of Sub Registrar Haveli No.18 at Serial No.5635/2021. In purance of the aforesaid Agreement, the executants of the said Agreement also executed a Power of Attorney dated 19/03/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar and thereby appointed him as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.18 at Serial No.5336.

And Whereas Shri. Nathu Baburao Pawar, Shri. Ramdas Baburao Pawar, Smt. Janabai Hanumant Pawar, Sau.Vidya Shivaji Bhosale, Sau.Lata Kanifnath Jaid, Sau.Varsha Uttam Zunjarake, Miss. Usha Hamumant Pawar (After Marriage Sau.Usha Rupesh Gorade), Miss. Nisha Hanumant Pawar (After Marriage Sau.Nisha Milind Pinjan), Shri. Kailas Balvant Pawar, Shri. Chaitanya Kailas Pawar, Shri. Kaiwalya Kailas Pawar, Shri. Dinkar Balvant Pawar, Shri. Pramod Dinkar Pawar, Shri. Prashant Dinkar Pawar as legal heirs of Late Balvant Dhaku Pawar and Late Narayan Mhapa Pawar through their power of attorney of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed a Deed of Conveyance dated 20/12/2021 with respect to the said property in favour of of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar. The said Deed of Conveyance is registered in the office of Sub registrar Haveli No.25 at Serial No.16860/2021. In pursuance the said Deed of Conveyance name of M/s. Durva Associates was mutated as owner and possessor in revenue of the said property vide Mutation Entry No.7419 Village Tathwade.

And Whereas M/s. Durva Associates represented throug its Proprietor Shri. Chetan Mahadeo Pawar executed Development Agreement dated 04/08/2022 with respect to the said property in favour of of M/s. Trio Spaces represented through its Partners 1) Shri. Bipin Ashok Dakhneja and 2) Sau.Harshita Sunil Sukhwani. The said Development Agreement is registered in the office of Sub Registrar Haveli No.25 at Serial No.14500/2022. In purance of the aforesaid Development Agreement, the executant of the said Development Agreement also executed a Power of Attorney dated 04/08/2022 in favour of M/s. Trio Spaces represented through its Partners 1) Shri. Bipin Ashok Dakhneja and 2) Sau.Harshita Sunil Sukhwani and thereby appointed them as his constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.25 at Serial No.14501/2022.



HISTORY OF SR NO. 6/14 :-

Whereas The land bearing Survey No.6/14 admeasuring 00 Acre 02 Gunthe was owned by Shri. Kesu Maruti Pawar and Smt. Thaku Raghu Pawar each having 08 Aane share therein.

And Whereas It seems that, Shri. Kesu Maruti Pawar expired in the year 1959 leaving behind him a son Shri. Narayan Kesu Pawar and a married daughter Sau.Radhabai Laxman Vavle as his legal heirs and accordingly name of Shri. Narayan Kesu Pawar was mutated as owner as well as Manager of Hindu Joint Family in revenue record of the aforesaid land vide Mutation Entry No.840 Village Tathawade.

And Whereas Mutation Entry No.980 Village Tathwade states that, as per the provisions the Maharashtra Patil Inam (Revenue and Police) Abolition Act, 1962 which was came into enforce on 01/01/1963, the District Collector, Pune passed and Order bearing No.P.T.S./2476 dated 17/12/1962 full assessment was levied on the land beaing Survey No.6/14 Village Tathawade by abolishing the Patil Inam Watan and mutating name of the Government above the line and name of the possessor below line alongwith to get grant the said land by following due proeedure prescribed under the aforesaid Abolition Act.

And Whereas Mutation Entry No.1040 Village Tathwade states that, Shri. Gajanan Maruti Gaikwad submitted an application interalia stating that, as per Jungle Vahivat, he is in possession of the portion of the land bearing S.No.14 Village Tathwade and name of Smt.Thaku Raghu Pawar is hallow name standing in revenue record, hence her name shall be deleted and his name shall be incorporated in revenue record. However, it seems that, no effect as per this application is given in revenue record.

And Whereas Mutation Entry No.1048 Village Tathwade states that, as per the provisions the Maharashtra Patil Inam (Revenue and Police) Abolition Act, 1962 which was came into enforce on 01/01/1963, the possessor of the land beaing Survey No.6/14 Village Tathawade Smt. Girajabai Narayan Pawar failed to pay the requisite occupancy price to the government therefore remark as "Sarkari Aakar Pad" was mutated in revenue record of the aforesaid land.

And Whereas In pursuance of implementation of The Maharashtra Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, Aakarband alongwith Hissa Form No.12 issued by Special District Inspector Land Record, Mutation Entry No.1081 Village Tathwadewas certified and thereby Area and Aakar of all lands in Village Tathwade was converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry area and aakar of Survey No.6/14 admeasuring 00 Acre 02 Gunthe, Assessed at 00 Rupees 02 Aane Pai was converted as Survey No.6/14



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admeasuring 00 Hectare 02 Are, Assessed at Rs.00.12 Paise and effect of the same was given in revenue record.

And Whereas Mutation Entry No.2225 Village Tathwade states that, as the Shri. Nivrutti Bala Pawar paid the occupancy price of the said property, by Order bearing No.Watan/S.R./54/92 dated 31/12/1992 the land bearing Survey No.6/14 Village Tathwade was regranted to Shri. Nivrutti Bala Pawar on new tenure and the remark standing in revenue as "Sarakari Aakari Pad" was deleted.

And Whereas Shri. Nivrutti Bala Pawar expired on 25/03/1994 leaving behind him, his wife Smt. Tanhubai Nivrutti Pawar and a married daughter Sau. Anjanabai Tukaram Kharade as his legal heirs and accordingly names of the aforesaid legal heirs were mutated as owners and possessors in revenue record of the said property vide Mutation Entry No.3215 Village Tathawade.

And Whereas Smt. Tanhubai Nivrutti Pawar expired on 04/12/2000 leaving behind a married daughter Sau. Anjanabai Tukaram Kharade as her legal heir. As the name of the aforesaid legal heir is already mutated in revenue record of the said property name of the deceased was deleted vide Mutation Entry No.3352 Village Tathawade.

And Whereas The said Anjanabai Tukaram Kharade executed an Agreement dated 11/06/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar with respect to the said property. The said Agreement is registered in the office of Sub Registrar Haveli No.18 at Serial No.8742/2021. In pursuance of the aforesaid Agreement, the executant of the said Agreement also executed a Power of Attorney dated 11/06/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar and thereby appointed him as her constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.18 at Serial No.8744/2021.

And Whereas The said Anjanabai Tukaram Kharade through her power of attorney of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed a Deed of Conveyance dated 20/12/2021 with respect to the said property in favour of of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar. The said Deed of Conveyance is registered in the office of Sub registrar Haveli No.25 at Serial No.16860/2021. In pursuance the said Deed of Conveyance name of M/s. Durva Associates was mutated as owner and possessor in revenue of the said property vide Mutation Entry No.7419 Village Tathwade.

And Whereas M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed a Deed of Conveyance dated 06/05/2022 with respect to the said property in favour of of M/s. Trio Spaces represented through its Partners



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Chahat Ratan Pamnani, 2) Shri. Bipin Ashok Dakhneja and 3) Sau.Harshita Sunil Sukhwani. The said Deed of Conveyance is registered in the office of Sub registrar Haveli No.25 at Serial No.8299/2022. In pursuance the said Deed of Conveyance name of M/s. Trio Spaces is mutated as owner and possessor in revenue of the said property vide Mutation Entry No.7511 Village Tathwade.

HISTORY OF SR NO. 6/15 :-

Whereas The land bearing Survey No.6/15 admeasuring 00 Acre 06 Gunthe was owned by Shri. Genu Hari Pawar and Shri. Mahadu Pandu Pawar each having 08 Aane share therein.

And Whereas Mutation Entry No.980 Village Tathwade states that, as per the provisions the Maharashtra Patil Inam (Revenue and Police) Abolition Act, 1962 which was came into enforce on 01/01/1963, the District Collector, Pune passed and Order bearing No.P.T.S./2476 dated 17/12/1962 full assessment was levied on the land beaing Survey No.6/15 Village Tathawade by abolishing the Patil Inam Watan and mutating name of the Government above the line and name of the possessor below line alongwith to get grant the said land by following due proeedure prescribed under the aforesaid Abolition Act.

And Whereas Mutation Entry No.1048 Village Tathwade states that, as per the provisions the Maharashtra Patil Inam (Revenue and Police) Abolition Act, 1962 which was came into enforce on 01/01/1963, the possessor of the land beaing Survey No.6/15 Village Tathawade Genu Hari Pawar and Shri. Mahadu Pandu Pawar failed to pay the requisite occupancy price to the government therefore remark as "Sarkari Aakari Pad" was mutated in revenue record of the aforesaid land.

And Whereas In pursuance of implementation of The Maharashtra Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, Aakarband alongwith Hissa Form No.12 issued by Special District Inspector Land Record, Mutation Entry No.1081 Village Tathwadewas certified and thereby Area and Aakar of all lands in Village Tathwade was converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry area and aakar of Survey No.6/15 admeasuring 00 Acre 06 Gunthe, Assessed at 00 Rupees 06 Aane 06 Pai was converted as Survey No.6/15 admeasuring 00 Hectare 06 Are, Assessed at Rs.00.41 Paise and effect of the same was given in revenue record.

And Whereas Shri. Mahadu Pandu Pawar expired in 1965 leaving behind him, his wife Smt. Hausabai Mahadu Pawar, Two sons Shri. Hanumant Mahadu Pawar, Shri. Kisan Mahadu Pawar, Four married daughters Sau.Shankuntala Punamchand Shivanekar, Sau.Jijabai Raosaheb Murkute, Sau.Ranubai Damu Tapkir and Sau.



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Vatsalabai Dattoba Nanekar as his legal heirs. Out of the aforesaid legal heirs name of Shri. Hanumant Mahadu Pawar as Manager of Joint Hindu Family was mutated in other right column of the said property vide Mutation Entry No.1165 Village Tathawade.

And Whereas Mutation Entry No.1232 Village Tathwade states that, as the occupancy price of the said property was paid, by Order bearing No.Watan/S.R./790 dated 15/05/1971 the land bearing Survey No.6/15 Village Tathwade was regranted in the name of Shri. Genu Hari Pawar and Shri. Mahadu Pandu Pawar.

And Whereas Mutation Entry No.4016 Village Tathwade states that, Hanumant Mahadu Pawar, Kisan Mahadu Pawar, Sau.Shankuntala Punamchand Shivaneekar, Sau.Jijabai Raosaheb Murkute, Sau.Ranubai Damu Tapkir and Sau. Vatsalabai Dattoba Nanekar executed Development Agreement in favour of Hanumant Rambhao Pawar.

And Whereas As per the Order bearing No.ViGha/2/208 tathwade/402 dated 05/05/2009 passed by Special Land Acquisition Officer No.2 portions of the lands were reserved for the 45 Mtrs. Wide road from Thergaon to Survey No.1 of Village Tathwade therefore remark to that effect was kept in other right column of the said property vide Mutation Entry No.4797 Village Tathwade.

And Whereas Shri. Hanumant Mahadu Pawar expired on 29/06/2013 leaving behind him, his wife Smt. Sitabai Hanumant Pawar, a son Shri. Dnyaneshwar Hanumant Pawar, Four married daughters Sau.Mangal Balasaheb Gaikwad, Sau. Rekha Harishchandra Kalbhor, Sau. Surekha Navnath Kate and Sau. Renuka Jayram Nanekar as his legal heirs and accordingly names of the aforesaid legal heirs were mutated as owners and possessors in revenue record of the said property with respect to the share of the deceased in the said property vide Mutation Entry No.5972 Village Tathawade.

And Whereas Smt. Sitabai Hanumant Pawar, Shri. Dnyaneshwar Hanumant Pawar, Sau.Mangal Balasaheb Gaikwad, Sau. Rekha Harishchandra Kalbhor, Sau. Surekha Navnath Kate and Sau. Renuka Jayram Nanekar executed an Agreement dated 19/03/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar with respect to the said property. The said Agreement is registered in the office of Sub Registrar Haveli No.18 at Serial No.5632/2021. In pursuance of the aforesaid Agreement, the executant of the said Agreement also executed a Power of Attorney dated 19/03/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar and thereby



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appointed him as their constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.18 at Serial No.5634/2021.

And Whereas Smt. Sitabai Hanumant Pawar, Shri. Dnyaneshwar Hanumant Pawar, Sau.Mangal Balasaheb Gaikwad, Sau. Rekha Harishchandra Kalbhor, Sau. Surekha Navnath Kate and Sau. Renuka Jayram Nanekar through their power of attorney of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed a Deed of Conveyance dated 20/12/2021 with respect to the said property in favour of of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar. The said Deed of Conveyance is registered in the office of Sub registrar Haveli No.25 at Serial No.16860/2021. In pursuance the said Deed of Conveyance name of M/s. Durva Associates was mutated as owner and possessor in revenue of the said property vide Mutation Entry No.7419 Village Tathwade.

And Whereas M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed a Deed of Conveyance dated 06/05/2022 with respect to the said property in favour of of M/s. Trio Spaces represented through its Partners 1) Shri. Chahat Ratan Pamnani, 2) Shri. Bipin Ashok Dakhneja and 3) Sau.Harshita Sunil Sukhwani. The said Deed of Conveyance is registered in the office of Sub registrar Haveli No.25 at Serial No.8299/2022. In pursuance the said Deed of Conveyance name of M/s. Trio Spaces is mutated as owner and possessor in revenue of the said property vide Mutation Entry No.7511 Village Tathwade.

HISTORY OF SR NO. 6/16 :-

Whereas The land bearing Survey No.6/15 admeasuring 00 Acre 11 Gunthe was owned by Shri. Narayan Vithu Pawar. Shri. Narayan Vithu Pawar expired on 09/09/1932 leaving behind him, his wife Smt. Sitabai Narayan Pawar, three minor sons namely Master Babu Narayan Pawar, Master Hari Narayan Pawar and Master Chintaman Narayan Pawar and accordingly name of Nagu Sakharam Gogavale was mutated as legal guardian of Master Master Babu Narayan Pawar, Master Hari Narayan Pawar and name of Smt. Sitabai Narayan Pawr was mutated as legal guardian of Master Chintaman Narayan Pawar vide Mutation Entry No.131 Village Tathwade.

And Whereas Mutation Entry No.980 Village Tathwade states that, as per the provisions the Maharashtra Patil Inam (Revenue and Police) Abolition Act, 1962 which was came into enforce on 01/01/1963, the District Collector, Pune passed and Order bearing No.P.T.S./2476 dated 17/12/1962 full assessment was levied on the land beaing Survey No.6/15 Village Tathawade by abolishing the Patil Inam Watan and mutating name of the Government above the line and name of the possessor



below line alongwith to get grant the said land by following due procedure prescribed under the aforesaid Abolition Act.

And Whereas Mutation Entry No.1048 Village Tathwade states that, as per the provisions the Maharashtra Patil Inam (Revenue and Police) Abolition Act, 1962 which was came into enforce on 01/01/1963, the possessor of the land beaing Survey No.6/15 Village Tathawade Shri. Babu Narayan Pawar, Shri. Hari Narayan Pawar and Shri. Chintaman Narayan Pawar failed to pay the requisite occupancy price to the government therefore remark as "Sarkari Aakari Pad" was mutated in revenue record of the aforesaid land.

And Whereas In pursuance of implementation of The Maharashtra Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, Aakarband alongwith Hissa Form No.12 issued by Special District Inspector Land Record, Mutation Entry No.1081 Village Tathwadewas certified and thereby Area and Aakar of all lands in Village Tathwade was converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry area and aakar of Survey No.6/15 admeasuring 00 Acre 11 Gunthe, Assessed at 00 Rupees 12 Aane was converted as Survey No.6/15 admeasuring 00 Hectare 11 Are, Assessed at Rs.00.75 Paise and effect of the same was given in revenue record.

And Whereas Mutation Entry No.1234 Village Tathwade states that, as the Shri.Bapu Narayan Pawar, Shri.Hari Narayan Pawar and Shri.Chintaman Narayan Pawar paid the occupancy price of the said property, by Order bearing No.Watan/S.R./788 dated 15/05/1971 the land bearing Survey No.6/16 Village Tathwade was regranted to Shri.Bapu Narayan Pawar, Shri.Hari Narayan Pawar and Shri.Chintaman Narayan Pawar on new tenure and the remark standing in revenue as "Sarakari Aakari Pad" was deleted.

And Whereas Mutation Entry No.1658 Village States that. Shri. Haribhau Narayan Pawar expired on 07/12/1986 leaving behind him, his wife Bhagubai, Four sons Shri. Sudam Haribhau Pawar, Shri.Ramchandra Haribhau Pawar, Shri.Laxman Haribhau Pawar, Shri.Sham Haribhau Pawar, Four married daughters Sau.Subhadra Dhondiba Gund, Sau. Pramila Sayaji Varad. Sau. Indubai Pandurang Karpe and Sau. Aruna Anna Mandekar as his legal heirs and names of the aforesaid legal heirs were mutated as owners and possessors in revenue record of the said property but as per an Order bearing No.TLK/VaShi/1031/87 dated 04/11/1987 passed by the Tahsildar Mulshi names of the aforesaid legal heirs were deleted and name of Shri.Hari Narayana Pawar was mutated vide Mutation Entry No.1745 Village Tathwade.



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And Whereas Shri. Bapu Narayan Pawar expired on 28/04/1997 leaving behind him a son Shri. Gorakhnath Bapu Pawar, Three married daughters Sau.Janabai Hanumant Pawar, Sau.Muktabai Gajanan Taras and Sau.Baydabai Digambar Yelvande as his legal heirs and accordingly names of the aforesaid legal heirs were mutated as owners and possessors in revenue record of the said property vide Mutation Entry No.2676 Village Tathwade.

And Whereas Shri. Chintaman Narayan Pawar expired on 28/06/2005 leaving behind him two brothers namely Shri.Hari Narayan Pawar and Shri. Bapu Narayan Pawar. Out of the above heirs Shri. Bapu Narayan Pawar is expired leaving behind him a son Shri. Gorakhnath Bapu Pawar, Three married daughters Sau.Janabai Hanumant Pawar, Sau.Muktabai Gajanan Taras and Sau.Baydabai Digambar Yelvande as his legal heirs. As the names of Shri. Hari Narayan Pawar and legal heirs of Late Bapu Narayan Pawar are already mutated in revenue record as owners and possessors of the said property, name of the deceased was deleted vide Mutation Entry No.4265 Village Tathwade. It is clarified in the mutation entry that Shri.Chintaman Narayan Pawar has no wife, son and daughter.

And Whereas Shri. Hari Narayan Pawar expired on 04/12/2000 leaving behind him, his two wives Smt. Bhamabai Hari/Haribhau Pawar and Smt. Runebai Hari/Haribhau Pawar as his legal heirs and accordingly names of the aforesaid heirs were mutated as owners and possessors in revenue record of the said property vide Mutation Entry No.4297 Village Tathwade. It is clarified in the mutation entry that Shri.Bapu Narayan Pawar has no son and daughter.

And Whereas As the said Smt. Runebai Hari/Haribhau Pawar expired on 12/04/1999, inadvertently her name was mutated in revenue record of the said property vide Mutation Entry No.4297 Village Tathwade and said error was corrected vide Mutation Entry No.6433 Village Tathwade by deleting her name while implanting the Order 17/08/2017 passed by the Tahsildar Mulshi in order to bring precision between the handwritten 7/12 extracts and the computerised 7/12 extracts in view of the Government Resolution No. Ra.Bhu.A./Pra.Kra./180/L dated 07/05/2016.

And Whereas As per the Order bearing No.ViGha/2/208 tathwade/402 dated 05/05/2009 passed by Special Land Acquisition Officer No.2 portions of the lands were reserved for the 45 Mtrs. Wide road from Thergaon to Survey No.1 of Village Tathwade therefore remark to that effect was kept in other right column of the said property vide Mutation Entry No.4797 Village Tathwade.

And Whereas Sau.Janabai Hanumant Pawar, Sau.Muktabai Gajanan Taras, Sau.Baydabai Digambar Yelvande and Bhamabai Hari/Haribhau Pawar had agreed to



RR LEGAL ASSOCIATES

ADV. ROHIT B. DUSEJA

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sell area admeasuring 00 Hectare 09.275 Are out of the said property to Shri. Anil Dnyaneshwar Ghule vidde Agreement dated 20/02/2010.

And Whereas Shri. Gorakhanath Babu Pawar, Sau. Janabai Hanumant Pawar, Sau. Muktabai Gajanan Taras, Sau. Baydabai Digambar Yelvande, Bhamabai Hari/Haribhau Pawar, Sau. Sanjivani Gorakhanath Pawar, Shri. Yogesh Gorakhnath Pawar, Sau. Sonal Yogesh Pawar, Punam Dnyaneshwar Yelvande (as Vendor) and Shri. Anil Dnyaneshwar Ghule (as Consenting Party) executed an Agreement dated 05/02/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar with respect to the said property. The said Agreement is registered in the office of Sub Registrar Haveli No.18 at Serial No.2418/2021. In pursuance of the aforesaid Agreement, the executant of the said Agreement also executed a Power of Attorney dated 05/02/2021 in favour of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar and thereby appointed him as her constituted attorney. The said Power of Attorney is registered in the office of Sub Registrar Haveli No.18 at Serial No.2419/2021.

And Whereas On the basis of the aforesaid Agreement and power of Attorney M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed a Visarpavti dated 13/03/2021 with respect to area admeasuring 00 Hectare 06 Are out of the said property to and in favour of Shri. Manish Prakash Jain and Shri. Bharat Sohanraj Solanki. The Shri. Manish Prakash Jain and Shri. Bharat Sohanraj Solanki failed to complete the agreed transaction hence M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar for self and as power of attorney of the owners of the said property issued Legal Notice dated 08/09/2021 through Gorane and Co. represented through Adv. Jitendralal Gorane to Shri. Manish Prakash Jain and Shri. Bharat Sohanraj Solanki. Shri. Manish Prakash Jain and Shri. Bharat Sohanraj Solanki replied to the above Legal Notice vide Interim Reply Notice dated 25/09/2021 through their Adv. D. S. Lokhande. Theafter the Visarpavti dated 13/03/2021 is duly canceled vide Deed of Cancellation

And Whereas Shri. Gorakhanath Babu Pawar, Sau. Janabai Hanumant Pawar, Sau. Muktabai Gajanan Taras, Sau. Baydabai Digambar Yelvande, Bhamabai Hari/Haribhau Pawar, Sau. Sanjivani Gorakhanath Pawar, Shri. Yogesh Gorakhnath Pawar, Sau. Sonal Yogesh Pawar, Punam Dnyaneshwar Yelvande Kharade through their power of attorney of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed a Deed of Conveyance dated 20/12/2021 with respect to the said property in favour of of M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar. The said Deed of Conveyance is registered in the office of Sub registrar Haveli No.25 at Serial No.16860/2021. In



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pursuance the said Deed of Conveyance name of M/s. Durva Associates was mutated as owner and possessor in revenue of the said property vide Mutation Entry No.7419 Village Tathwade.

And Whereas M/s. Durva Associates represented through its Proprietor Shri. Chetan Mahadeo Pawar executed a Deed of Conveyance dated 06/05/2022 with respect to the said property in favour of of M/s. Trio Spaces represented through its Partners 1) Shri. Chahat Ratan Pamnani, 2) Shri. Bipin Ashok Dakhneja and 3) Sau.Harshita Sunil Sukhwani. The said Deed of Conveyance is registered in the office of Sub registrar Haveli No.25 at Serial No.8299/2022. In pursuance the said Deed of Conveyance name of M/s. Trio Spaces is mutated as owner and possessor in revenue of the said property vide Mutation Entry No.7511 Village Tathwade.

DATE 13/05/2023.

RR LEGAL ASSOCIATES



ROHIT BHAGWANDAS DUSEJA
ADVOCATE