

Tushar R. Patil

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ADVOCATE

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Third Floor, Vitthal Darshan,
Alandi Road, Bhosari,
Pune - 411 039.**

Date -27/05/2023

To,
Maha RERA
Mumbai.

FORMAT- A

(Maha RERA Circular no. 28/2021)

LEGAL TITLE REPORT

Subject - Title Clearance Certificate with respect to land admeasuring 20797.5 Sq. mtrs bearing Plot A out of land admeasuring 21597.5 Sq. mtrs. located at land bearing Survey No. 51/5, 51/6, 51/7A, 51/7B(part), 51/50/Plot No. A-16(part) & 51/50/Plot No. A-17(part), situated at Village Balewadi, Taluka: - Haveli, District Pune within the Limits of Pune Municipal Corporation (hereinafter referred as the Said Plot or the Said Properties);

A. I have investigated the title of the Said Plot or Said Properties on request of a Partner of Vilas Javdekar Eco Housing LLP and have perused the following documents:

- 1) Description of the property (as detailed in Annexure 1)
- 2) The documents of the land (as detailed in Annexure 2)
- 3) 7/12 Extracts and mutation entries (as detailed in Annexure 3)
- 4) Search report for 30 years from 1994 to 2023 (till date) (as detailed in Annexure 4)

B. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said properties, I am of the opinion that the title of following owners and development rights of Vilas Javdekar Eco Housing LLP in respect of their said Properties is clean, clear, marketable subject to decision in pending litigations, conditions, limitation and encumbrances mentioned in my title report.

C. Owners of the said properties:

Said Property No.	Survey No.	Area in sq. mtrs	Landowners name	Developer name
1	51/5	2000	Mega Spaces LLP	Vilas Javdekar Eco Housing LLP
		1000	Mr. Kundlik Arjun Balwadkar Mr. Abhimanyu Arjun Balwadkar Ms. Sunanda Arjun Balwadkar Smt. Kamalabai Arjun Balwadkar	Vilas Javdekar Eco Housing LLP
		715	Mr. Kundlik Arjun Balwadkar Mr. Abhimanyu Arjun Balwadkar Ms. Sunanda Arjun Balwadkar Smt. Kamalabai Arjun Balwadkar	Vilas Javdekar Eco Housing LLP
		285	Kunal Spaces Pvt. Ltd.	Vilas Javdekar Eco Housing LLP
2	51/6	2800	Mega Spaces LLP	Vilas Javdekar Eco Housing LLP
		1500	Ankush Ramchandra Balwadkar, Rajaram Ramchandra Balwadkar, Macchindra Ramchandra Balwadkar, Vikas Magan Balwadkar, Swaraj Angad Balwadkar, Savita Angad Balwadkar, Akshada Ramesh Jagtap, Sayali Angad Balwadkar	Vilas Javdekar Eco Housing LLP
3	51/7A	5100	Mega Spaces LLP	Vilas Javdekar Eco Housing LLP
		1000	Shivaji Shripati Balwadkar	Vilas Javdekar Eco Housing LLP
4	51/7B	3600	Mr. Bhaskar Namdev Balwadkar	Vilas Javdekar Eco Housing LLP



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5	51/50Plot No. A-16	308.96 200	Mega Spaces LLP Sunita Yashwant Balwadkar	Vilas Javdekar Eco Housing LLP Vilas Javdekar Eco Housing LLP
	6	51/50Plot No. A-17	2288.54	Mega Spaces LLP Vilas Javdekar Eco Housing LLP
Total		20797.5 sq.mtrs		

D. Qualifying comments / Remarks:

The title of the aforesaid owners and development rights of Vilas Javdekar Eco Housing LLP in respect of their said Properties is subject to decision in pending litigations, conditions, limitation and encumbrance mentioned separately in the flow of title.

E. The report reflecting the flow of the title of aforesaid owners and development rights of Vilas Javdekar Eco Housing LLP in respect of their said properties is enclosed herewith as Format -A

Encl: Annexures and Format A

Date: 27/05/2023



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FLOW OF THE TITLE OF THE SAID LAND/PROPERTIES.

1. 7/12 Extracts as on date of Application for Registration:

- i) On Perusal of 7/12 extract of Survey No. 51/5, the name of Mega Spaces LLP and Mr. Kundlik Arjun Balwadkar, Mr. Abhimanyu Arjun Balwadkar, Ms. Sunanda Arjun Balwadkar and Mr. Arjun Sahadu Balwadkar is appearing on 7/12 extract dated 05/05/2023.
- ii) On Perusal of 7/12 extract of Survey No. 51/6, the name of Mega Spaces LLP and Ankush Ramchandra Balwadkar, Rajaram Ramchandra Balwadkar, Macchindra Ramchandra Balwadkar, Vikas Magan Balwadkar, Savita Angad Balwadkar, Akshada Ramesh Jagtap, Swaraj Angad Balwadkar and Sayali Angad Balwadkar is appearing on 7/12 extract dated 14/01/2023.
- iii) On Perusal of 7/12 extract of Survey No. 51/7A, the name of Mega Spaces LLP and Shivaji Shripati Balwadkar is appearing on 7/12 extract dated 14/01/2023.
- iv) On Perusal of 7/12 extract of Survey No. 51/7B, the name of Bhaskar Namdev Balwadkar is appearing on 7/12 extract dated 14/01/2023.
- v) On Perusal of 7/12 extract of Survey No. 51/50/Plot No. A-16, the name of Mega Spaces LLP and Sunita Yashwant Balwadkar and Others is appearing on 7/12 extract dated 14/01/2023.
- vi) On Perusal of 7/12 extract of Survey No. 51/50/Plot No. A-17, the name of Mega Spaces LLP is appearing on 7/12 extract dated 14/01/2023

2. Mutation Entry:

The names of aforesaid owners are duly mutated in main owner's / occupiers column on 7/12 extract of the said properties by virtue of Mutation Entries mentioned hereunder in the title flow of the said properties.

3. Search report for 30 years from the year 1994 to 2023 (till date) has been taken from Sub Registrar Office at Mulshi in District Pune.

I have instructed to Adv. Prajakta Karandikar-Vaze and She has taken search of Index II registers through online in relation to said properties, for a period of last 30 years i.e. from 1994 to 2023, from the website <https://e-searchigr.maharashtra.gov.in> and my present opinion is subject to the said Search Report given by Adv. Prajakta Karandikar-Vaze.

4. TITLE FLOW OF THE SAID PROPERTIES FOR MORE THAN 30 YEARS:

A) SURVEY No. 51/5

1. On perusal of Mutation Entry No. 229, dated 21/10/1927, it appears that the Said Survey No. 51/5 was originally owned by Mr. Savla Genu Balwadkar but the same was in possession of Mr. Dharma Anaji Balwadkar and hence as name of Mr. Dharma Anaji Balwadkar was recorded in the revenue records of the Said Survey No. 51/5. On perusal of 7/12 extract for the years 1930 to 1942, it appears that Mr. Dharma Anaji Balwadkar was the owner of land bearing Survey No. 51, Hissa No. 5, totally admeasuring 01 Acers 00 Gunthas, situated at Village Balewadi, Taluka Haveli, District Pune.
2. On perusal of Mutation Entry No. 770 dated 12/05/1969, it further that the provisions of the Maharashtra State Weights and Measurements Implementation Act 1958 and Indian Coinage Act, 1955 were implemented for village Balewadi, Tal. Haveli, Dist. Pune. Accordingly, the Special District Inspector Land Records (Decimal) Pune passed an order to change the record in decimal system. Therefore, measurement in Acre and Guntha was converted in Hectares and Are. Pursuant thereto, the area of land



bearing Survey No. 51 Hissa No. 5 was converted from 01 Acres 00 Gunthas into 00 Hectare 40 Ares and said fact has been confirmed by the Mutation Entry No. 770 which certified on 02/11/1969.

3. On perusal of Partition Deed dated 26/11/1993, registered in the office of Sub-Registrar, Haveli No. 4 at Sr. No. 5594/1993 on 26/11/1993, it appears that a partition took place between 1) Mr. Dharma Anaji Balwadkar 2) Mr. Arjun Sahadu Balwadkar, 3) Mr. Kundalik Arjun Balwadkar 4) Mr. Abhimanyu Arjun Balwadkar 5) Ms. Sunanda Arjun Balwadkar for their share of land admeasuring area 00 H. 40 Ares out of Survey No. 51/5. Accordingly, the land admeasuring area 00 H. 40 Ares out of Survey No. 51/5 was divided and came to the share of following persons as under: -

Owner	Area
Mr. Dharma Anaji Balwadkar	00 Hectare 20 Ares out of 00 Hectare 40 Ares
Mr. Arjun Sahadu Balwadkar, Mr. Kundalik Arjun Balwadkar, Mr. Abhimanyu Arjun Balwadkar, Ms. Sunanda Arjun Balwadkar	00 Hectare 20 Ares out of 00 Hectare 40 Ares

The name of the respective owners mentioned above as per partition deed was duly mutated in main owner and occupier column of 7/12 Extract vide Mutation Entry No. 2750 which is certified by Concerned Revenue Officer on 22/01/1994.

4. On perusal of Mutation Entry No. 5752 dated 24/02/2006, it appears that Mr. Dharma Anaji Balwadkar died on 14/08/2003, leaving behind following heirs

- a) Mr. Ramdas Dharma Balwadkar (son),
- ii) Mr. Laxman Dharma Balwadkar (son),
- iii) Mr. Maruti Dharma Balwadkar (son),
- iv) Mrs. Deubai Daulatrao Jambhulkar (married daughter),
- v) Mrs. Kusum Ramdas Lagad (married daughter),
- vi) Smt. Shahubai Bajirao Patole (married daughter),
- vii) Mrs. Meerabai Govind Satpute (married daughter),
- viii) Mrs. Samindra Sahebrao Vavale (married daughter)
- ix) Mrs. Kamal Maruti Thakar (married daughter)

Accordingly, the names of heirs were recorded to the revenue records and were duly mutated as owners and possessors of the Said Survey No. 51/5 and deleted the name of Mr. Dharma Anaji Balwadkar and the Mutation Entry No. 5752 is certified by Concerned Revenue Officer on 04/04/2006.

5. On perusal of Release Deed dated 26/04/2005, registered in the office of Sub-Registrar, Haveli No. 15 at Sr. No. 3199/2005, it appears that 1) Mrs. Deubai Daulatrao Jambhulkar, 2) Mrs. Kusum Ramdas Lagad, 3) Mrs. Meerabai Govind Satpute, 4) Mrs. Samindra Sahebrao Vavale and 5) Mrs. Kamal Maruti Thakar released and relinquish all their right, title and interest in the Said Survey No. 51/5 in favour of 1) Mr. Ramdas Dharmaji Balwadkar 2) Mr. Laxman Dharma Balwadkar 3) Mr. Maruti Dharma Balwadkar. Accordingly, by Mutation Entry No. 5759 dated 28/03/2006, the names of 1) Mrs. Deubai Daulatrao Jambhulkar 2) Mrs. Kusum Ramdas Lagad 3) Mrs. Meerabai Govind Satpute 4) Mrs. Samindra Sahebrao Vavale and 5) Mrs. Kamal Maruti Thakar were deleted from the revenue records of the said Survey No.



6. On perusal of Release Deed 31/03/2006, registered in the office of Sub-Registrar, Haveli No. 5 at Sr. No. 2798/2006 on 31/03/2006, it appears that Smt. Shahubai Bajirao Patole released and releaunquish all her right, title and interest in the Said Survey No. 51/5 in favour of 1) Mr. Ramdas Dharmaji Balwadkar, 2) Mr. Laxman Dharma Balwadkar and 3) Mr. Maruti Dharma Balwadkar. Accordingly, by Mutation Entry No. 5760 dated 01/04/2006, the name of Smt. Shahubai Bajirao Patole was deleted from the revenue records of the Said Survey No. 51/5 and the said Mutation is certified by Concerned Revenue Officer on 03/05/2006.
7. On perusal of Release Deed dated 03/12/2007, registered in the office of Sub-Registrar, Haveli No. 15 at Sr. No. 9002/2007, it appears that Mrs. Surekha Shankar Dabhade released and relinquish all her right, title and interest in the Said Survey No. 51/5 in favour of Mr. Kundalik Arjun Balwadkar and Mr. Abhimanyu Arjun Balwadkar. However, as name of the releasor and releasee were never mutated in the Revenue record of Said Survey No. 51/5, effect of this Release Deed was never effected on the same.
8. On perusal of Sale Deed dated 07/04/2011, registered in the office of Sub-Registrar, Haveli No. 19 at Sr. No. 3593/2011 on 07/04/2011, it appears that 1) Mr. Ramdas Dharmaji Balwadkar, 2) Sau. Sitabai Ramdas Balwadkar, 3) Mr. Jivan Ramdas Balwadkar, 4) Mr. Vikram Ramdas Balwadkar, 5) Mrs. Suvarna Tanaji Lagad, 6) Mr. Laxman Dharma Balwadkar, 7) Mrs. Sunita Laxman Balwadkar, 8) Mr. Maruti Dharma Balwadkar, 9) Mrs. Surekha Maruti Balwadkar, 10) Miss. Nikita Maruti Balwadkar, 11) Miss. Neha Maruti Balwadkar, 12 Master Yash Maruti Balwadkar, No. 10 to 12 represented through father Mr. Maruti Dharmaji Balwadkar sold, transferred, assigned and conveyed an area admeasuring 00H 20R out of the Said Survey No. 51/5 to M/s. Kunal Spaces Pvt. Ltd. through then Directors 1) Mr. Hemendra Dahyabhai Shah and 2) Mr. Ramesh Girdhardas Shah, on terms and conditions mentioned therein. Thereafter, M/s. Kunal Spaces Pvt. Ltd. became the owner and possessor of an area admeasuring 00H 20 Ares out of the Said Survey No. 51/5 and name of M/s. Kunal Spaces Pvt. Ltd. was duly mutated by Mutation Entry No. 7066 dated 27/04/2011 in the revenue records of the said Survey No. 51/5 which has been certified by the Concerned Revenue Officer on 24/05/2011.
9. On perusal of Power of Attorney dated 07/04/2011 registered in the office of Sub-Registrar, Haveli-19, at Sr. No. 3594/2011, it appears that in furtherance of the aforesaid Sale Deed, 1) Mr. Ramdas Dharmaji Balwadkar, 2) Sau. Sitabai Ramdas Balwadkar, 3) Mr. Jivan Ramdas Balwadkar, 4) Mr. Vikram Ramdas Balwadkar, 5) Sau. Suvarna Tanaji Lagad, 6) Mr. Laxman Dharma Balwadkar, 7) Sau. Sunita Laxman Balwadkar, 8) Mr. Maruti Dharma Balwadkar, 9) Sau. Surekha Maruti Balwadkar, 10) Miss. Nikita Maruti Balwadkar, 11) Miss. Neha Maruti Balwadkar, 12 Ku. Yash Maruti Balwadkar, No. 10 to 12 represented through Mr. Maruti Dharmaji Balwadkar have executed Power of Attorney and thereby appointed M/s. Kunal Spaces Pvt. Ltd. through then Directors 1) Mr. Hemendra Dahyabhai Shah and 2) Mr. Ramesh Girdhardas Shah as their Attorney.
10. On perusal of Release Deed dated 18/11/2011, registered in the office of Sub-Registrar, Haveli No. 15 at Sr. No. 9252/2011, it appears that Mr. Arjun Sahadu Balwadkar released and relinquish his right, title and interest to the extent of 00 H. 03 Ares out of the Said Survey No. 51/5 in favour of his daughter Ms. Sunanda Arjun Balwadkar. However, the effect of Said Release Deed was not made on the 7/12 Extract of the Said Survey No. 51/5, hence the area released by Mr. Arjun Sahadu Balwadkar in favour of his daughter Miss. Sunanda Arjun Balwadkar was not recorded.

11. On perusal of Deed of Mortgage dated 18/05/2012, registered in the office of Sub-Registrar, Haveli No. 1 at Sr. No. 4746/2012, it appears that M/s. Kunal Spaces Pvt. Ltd. mortgaged an area out of the Said Survey No. 51/5 along with some other properties with HDFC Asset Management Company Limited. On perusal of Re-Conveyance Deed, registered in the office of Sub-Registrar, Haveli No. 1 at Sr. No. 7565/2014 on 14/08/2014, it appears that in due course of time, HDFC Asset Management Company Limited re-conveyed area mortgaged out of the Said Survey No. 51/5 along with other properties in favour of M/s. Kunal Spaces Pvt. Ltd.
12. On perusal of Sale Deed dated 25/08/2014, registered in the office of Sub-Registrar, Haveli No. 1 at Sr. No. 6690/2014 on 25/08/2014, it appears that legal heirs of Shalini Sambhaji Bhalekar viz. 1) Mr. Sambhaji Rambhau Bhalekar, 2) Mr. Sandip Sambhaji Bhalekar, 3) Mr. Manoj Sambhaji Bhalekar and 4) Mrs. Shubhangi Sanjay Balkawade (Vendors) sold, transferred, assigned and conveyed share of Shalini Sambhaji Bhalekar in the Said Survey No. 51/5 i.e. an area admeasuring 00H 2.85 Ares out of the Said Survey No. 51/5 in favour of M/s. Kunal Spaces Pvt. Ltd. through then Directors 1) Mr. Hemendra Dahyabhai Shah and 2) Mr. Ramesh Girdhardas Shah (Purchaser), on terms and conditions mentioned therein. Thereafter, M/s. Kunal Spaces Pvt. Ltd. became the owner and possessor of an area admeasuring 00 H. 2.85 R out of the Said Survey No. 51/5. However, the name of the Vendors and Purchaser were never mutated in the Revenue record of Said Survey No. 51/5, effect of this Sale Deed was never effected on the same.
13. On perusal of Power of Attorney dated 25/08/2014, registered in the office of Sub-Registrar, Haveli-1, at Sr. No. 6691/2014 on dated 25/08/2014, it appears that in furtherance of the aforesaid Sale Deed dated 25/08/2014, legal heirs of Shalini Sambhaji Bhalekar viz. 1) Mr. Sambhaji Rambhau Bhalekar, 2) Mr. Sandip Sambhaji Bhalekar, 3) Mr. Manoj Sambhaji Bhalekar and 4) Mrs. Shubhangi Sanjay Balkawade have also executed a and thereby appointed M/s. Kunal Spaces Pvt. Ltd. through then Directors 1) Mr. Hemendra Dahyabhai Shah and 2) Mr. Ramesh Girdhardas Shah as their Attorney to do all task mentioned therein.
14. On perusal of Deed of Conveyance dated 31/03/2019, registered in the office of Sub-Registrar, Haveli No. 11 at Sr. No. 13636/2019, it appears that M/s. Kunal Spaces Pvt. Ltd. sold, transferred, conveyed an area admeasuring 00 H 14 Ares out of Said Survey No. 51/5 to and in favour of Mega Spaces LLP, on terms and conditions mentioned therein. Thereafter, Mega Spaces LLP became the owner and possessor of an area admeasuring 00 H. 14 Ares out of the Said Survey No. 51/5. Accordingly, vide Mutation Entry No. 9336 dated 03/12/2020 name of Mega Spaces LLP was recorded on the revenue records of the Said Survey No. 51/5 and the said mutation entry is certified by Concerned Revenue Officer on 22/01/2021.
15. On perusal of Power of Attorney dated 02/04/2019 registered in the office of Sub-Registrar, Haveli-11, at Sr. No. 13638/2019, it appears that in furtherance of the aforesaid Deed of Conveyance, M/s. Kunal Spaces Pvt. Ltd. have also executed Power of Attorney and thereby appointed Mega Spaces LLP through then Partner Mr. Satish Surajbhan Bansal as their Power of Attorney to do all task, work mentioned therein.
16. On perusal of the Complaint filed in Regular Civil Suit No. 1678/2007, it appears that, Mrs. Shalini Sambhaji Bhalekar ("Plaintiff") filed the said suit before the Civil Judge Junior Division, Pune against 1) Mr. Arjun Sahadu Balwadkar, 2) Smt. Kamalabai Arjun Balwadkar, 3) Shri. Kundlik Arjun Balwadkar, 4) Shri.



Abhimanyu Arjun Balwadkar, 5) Smt. Sunanda Arjun Balwadkar ("Defendants") for seeking partition and declaration in respect of 1/7th undivided share in the land admeasuring area 00 H. 11 Ares out of bearing Survey No. 1/5, land admeasuring area 00 H. 14.5 Ares out of bearing Survey No. 51/2 and land admeasuring area 00 H. 20 Ares out of bearing Survey No. 51/5. Plaintiff was dead on 29/06/2012 leaving behind following legal heirs:

- a. Mr. Sambhaji Rambhau Bhalekar (widower),
- b. Mr. Sandip Sambhaji Bhalekar (son),
- c. Mr. Manoj Sambhaji Bhalekar (son),
- d. Mrs. Shubhangi Sanjay Balkawade(daughter)

The names of aforesaid legal heirs recorded on Plaint as per Order passed below Exh. 87 by the Hon'ble the Civil Judge Junior Division, Pune. On perusal of withdrawal Purshis it appears that Plaintiff through their Power of Attorney holder Kunal Spaces Pvt. Ltd. through its Director Mr. Hemendra Shah filed withdrawal purshish and the Defendant through their Advocates given their no objections for withdrawal of the said suit. The Hon'ble Civil Judge Junior Division, Pune has passed Order dated 22/04/2019 below Exh. 1 and suit is withdrawn.

17. On perusal of the Plaint filed in Regular Civil Suit No. 1336/2013, it appears that 1) Mr. Arjun Sahadu Balwadkar, 2) Mr. Kundlik Arjun Balwadkar, 3) Mr. Abhimanyu Arjun Balwadkar, 4) Ms. Sunanda Arjun Balwadkar ("Plaintiffs") filed the said suit before the Civil Judge Junior Division, Pune against 1) Mr. Ramdas Dharmaji Balwadkar, 2) Mr. Laxman Dharmaji Balwadkar, 3) Mr. Maruti Dharmaji Balwadkar, 4) M/s. Kunal Spaces Pvt. Ltd. through its Director a) Shri. Hemendra Dahyabhai Shah, b) Shri. Ramesh Girdhardas Shah, 5) Shri. Sandeep Sambhaji Bhalekar, 6) Shri. Manoj Sambhaji Bhalekar, 7) Sou. Shubhangi Sanjay Balkawade ("Defendants") for seeking partition and permanent injunction in respect of land admeasuring area 00 H. 40 Ares out of bearing Survey No. 51/5, Balewadi, Tal. Haveli, Dist. Pune. On perusal of withdrawal Purshis it appears that Plaintiffs has filed a purshish for withdrawal of the said suit. The Hon'ble Civil Judge Senior Division, Pune has passed Order dated 22/04/2019 below Exh. 72 and Order dated 22/04/2019 below Exh. 1 and suit is disposed off as withdrawn.
18. On perusal of Agreement to Sale dated 25/04/2019, registered in the office of Sub-Registrar, Haveli No. 1 at Sr. No. 3051/2019, it appears that 1) Mrs. Kamlabai Arjun Balwadkar, 2) Mr. Kundalik Arjun Balwadkar, 3) Mrs. Rajashree Kundlik Balwadkar, 4) Mr. Tejas Kundlik Balwadkar, 5) Mrs. Vasundhara Santosh Bhegade, 6) Mr. Abhimanyu Arjun Balwadkar (for self and for Miss. Prajakta Abhimanyu Balwadkar and Master Krushna Abhimanyu Balwadkar), 7) Mrs. Manisha Abhimanyu Balwadkar, 8) Miss. Pratiksha Abhimanyu Balwadkar, 9) Miss. Sunanda Arjun Balwadkar has executed an Agreement to Sale in respect of the land area admeasuring 00H 7.15 Ares out of the Said Survey No. 51/5 with the consent of Mr. Arjun Dharma Balwadkar and legal heirs of Shalini Sambhaji Bhalekar in favour of Mega Spaces LLP through its Directors 1) Mr. Hemendra Dahyabhai Shah and 2) Mr. Ramesh Girdhardas Shah, on terms and conditions mentioned therein.
19. On perusal of Power of Attorney dated 25/04/2019, registered in the office of Sub-Registrar, Haveli-1, at Sr. No. 3052/2019, it appears that in furtherance of the aforesaid Agreement to Sale dated 25/04/2019, 1) Mrs. Kamlabai Arjun Balwadkar, 2) Mr. Kundalik Arjun Balwadkar, 3) Mrs. Rajashree Kundlik

- Balwadkar, 4) Mr. Tejas Kundlik Balwadkar, 5) Mrs. Vasundhara Santosh Bhegade, 6) Mr. Abhimanyu Arjun Balwadkar (for self and for Miss. Prajakta Abhimanyu Balwadkar and Master Krushna Abhimanyu Balwadkar), 7) Mrs. Manisha Abhimanyu Balwadkar, 8) Miss. Pratiksha Abhimanyu Balwadkar, 9) Miss. Sunanda Arjun Balwadkar have also executed a Power of Attorney and thereby appointed Mega Spaces LLP through then Directors 1) Mr. Hemendra Dahyabhai Shah and 2) Mr. Ramesh Girdhardas Shah as their Attorney to do all and/or any task mentioned therein.
20. On perusal of Power of Attorney dated 25/04/2019, registered in the office of Sub-Registrar, Haveli-1, at Sr. No. 3053/2019, it appears that 1) Mrs. Kamlabai Arjun Balwadkar, 2) Mr. Kundalik Arjun Balwadkar, 3) Mrs. Rajashree Kundlik Balwadkar, 4) Mr. Tejas Kundlik Balwadkar, 5) Mrs. Vasundhara Santosh Bhegade, 6) Mr. Abhimanyu Arjun Balwadkar (for self and for Miss Prajakta Abhimanyu Balwadkar and Miss. Krusha Abhimanyu Balwadkar), 7) Mrs. Manisha Abhimanyu Balwadkar, 8) Miss. Pratiksha Abhimanyu Balwadkar, 9) Miss. Sunanda Arjun Balwadkar and Mr. Arjun Sahadu Balwadkar has appointed Mega Spaces LLP through Directors 1) Mr. Hemendra Dahyabhai Shah and 2) Mr. Ramesh Girdhardas Shah as their Attorney to do the task mentioned therein in respect of their remaining land area admeasuring 00 H. 10 Ares out of the Said Survey No. 51/5.
21. On perusal of Deed of Agreement dated 26/06/2018, it appears that the Mega Spaces LLP having Partners namely as 1. Mr. Hemendra Dahyabhai Shah, 2. Mr. Ramesh Girdhardas Shah, 3. Mr. Ronak Ramesh Shah, 4. Mr. Bijal Hemendra Shah, 5. Mr. Devashish Jitendra Mehta.
22. On perusal of Supplementary Agreement and Deed of Admission and Retirement dated 20/03/2019, it appears that the Mega Spaces LLP was reconstituted and Mr. Ronak Ramesh Shah, Mr. Bijal Hemendra Shah, Mr. Devashish Jitendra Mehta, were retired and Mrs. Rohini Satish Bansal, Mr. Satish Surajbhan Bansal, Mr. Anil Eknath Yelwande and Mr. Roshan Manohar Bhatia, joined as a New Partners and Mr. Hemendra Dahyabhai Shah and Mr. Ramesh Girdhardas Shah, joined as a continuing Partners.
23. On perusal of Supplementary LLP Agreement dated 30/12/2020, it appears that the Mega Spaces LLP was further reconstituted and Mr. Hemendra Dahyabhai Shah and Mr. Ramesh Girdhardas Shah were retired from the Mega Spaces LLP and Mrs. Rohini Satish Bansal, Mr. Satish Surajbhan Bansal, Mr. Anil Eknath Yelwande and Mr. Roshan Manohar Bhatia are remains as a continuing Partners. The continuing Partners have paid consideration to the retired Partners towards their Share Capital in the Mega Spaces LLP.
24. On perusal of Death Certificate of Mr. Arjun Sadu Balwadkar, it appears that Mr. Arjun Sahadu alias Sadu Balwadkar was dead on 24/07/2021. It appears that the names of legal heirs of Mr. Arjun Sahadu alias Sadu Balwadkar are not recorded on revenue records of the said Survey No. 51/5 and name of Mr. Arjun Sahadu Balwadkar are not deleted from the revenue records of the Said Survey No. 51/5.
25. On perusal of Development Agreement dated 30/06/2022, registered at Sr. No. 14575/2022 at Haveli No. 15 on 12/08/2022, it appears that 1) Mrs. Kamlabai Arjun Balwadkar, 2) Mr. Kundalik Arjun Balwadkar, 3) Mrs. Rajshri Kundlik Balwadkar, 4) Mr. Tejas Kundlik Balwadkar, 5) Mrs. Vasundhara Santosh Bhegade, 6) Mr. Abhimanyu Arjun Balwadkar (for self and for Miss. Prajakta Abhimanyu Balwadkar and Master Krushna Abhimanyu Balwadkar), 7) Mrs. Manisha Abhimanyu Balwadkar, 8) Pratiksha Abhimanyu Balwadkar, 9) Miss. Sunanda Arjun Balwadkar and M/s Kunial Spaces Pvt. Ltd granted and entrusted Development rights of their respective ownership land area admeasuring 10 Ares and 2.85



Ares out of the Said Survey No. 51/5 in favour of Mega Spaces LLP, on terms and Conditions mentioned therein.

26. On perusal of Power of Attorney dated 12/08/2022, registered in the office of Sub-Registrar, Haveli-15, at Sr. No. 14578/2022, it appears that in furtherance of the aforesaid Development Agreement dated 30/06/2022, 1) Mrs. Kamlabai Arjun Balwadkar, 2) Mr. Kundalik Arjun Balwadkar, 3) Mrs. Rajshri Kundalik Balwadkar, 4) Mr. Tejas Kundalik Balwadkar, 5) Mrs. Vasundhara Santosh Bhegade, 6) Mr. Abhimanyu Arjun Balwadkar (for self and for Miss. Prajakta Abhimanyu Balwadkar and Master Krushna Abhimanyu Balwadkar), 7) Mrs. Manisha Abhimanyu Balwadkar, 8) Miss. Pratiksha Abhimanyu Balwadkar, 9) Miss. Sunanda Arjun Balwadkar and Kunal Spaces Pvt. Ltd have also executed Power of Attorney and thereby appointed Mega Spaces LLP through its Partner Mr. Anil Eknath Yelwande as their Power of Attorney, to do the work mentioned therein.
27. On perusal of Indemnity Bond dated 12/08/2022, registered at Haveli No. 15 at Sr. No. 14580/2022 on 12/08/2022, it appears that vide Mega Spaces LLP gave Indemnity to allot a net plot of an area admeasuring 800 Sq. Mtrs. to Mr. Kundalik Arjun Balwadkar, Mrs. Rajashree Kundalik Balwadkar, Mr. Tejas Kundalik Balwadkar and Mrs. Vasundhara Santosh Bhegade with the consent of Smt. Mrs. Kamlabai Arjun Balwadkar, Mr. Abhimanyu Arjun Balwadkar, Miss. Prajakta Abhimanyu Balwadkar, Master Krushna Abhimanyu Balwadkar, Mrs. Manisha Abhimanyu Balwadkar, Miss. Pratiksha Abhimanyu Balwadkar and Miss. Sunanda Arjun Balwadkar.
28. On perusal of Sale Deed dated 15/09/2022, registered in the office of Sub-Registrar, Haveli No. 05 at Sr. No. 17682/2022, it appears that M/s. Kunal Spaces Pvt. Ltd. sold, transferred, assigned, conveyed an area admeasuring 00 H 06 Are out of the Said Survey No. 51/5 to and in favour of M/s. Mega Spaces LLP. On perusal of Mutation Entry No. 9839, it appears that the name of Mega Spaces LLP through its partner Mr. Anil Eknath Yelwande is recorded to the 7/12 extract and names of Kunal Spaces Pvt. Ltd through its partners Mr. Hemendra Dahyabhai Shah and Mr. Ramesh Girdhardas Shah are deleted from the 7/12 extract of Survey No. 51/5.
29. On perusal of Power of Attorney dated 15/09/2022 registered in the office of Sub-Registrar, Haveli 05, at Sr. No. 17683/2022, it appears that in furtherance of the aforesaid Sale Deed dated 15/09/2022, Kunal Spaces Pvt. Ltd. has also executed Power of Attorney and thereby appointed Mega Spaces LLP through its Partner Mr. Anil Eknath Yelwande as their Power of Attorney, to do all task mentioned therein.
30. On perusal of Consent Deed dated 17/05/2023, registered in the office of Sub-Registrar, Haveli No. 14 at Sr. No. 8525/2023, it appears that Arjun Sahadu Balwadkar dead through his Legal heirs Smt. Kamlabai Arjun Balwadkar, Mr. Kundalik Arjun Balwadkar, Mr. Abhimanyu Arjun Balwadkar, Sunanda Arjun Balwadkar and Shalini Sambhaji Bhalekar dead through her Legal heirs Mr. Sambhaji Rambhau Bhalekar, Mr. Sandip Sambhaji Bhalekar, Mr. Manoj Sambhaji Bhalekar through their POA holder Mr. Kunal Spaces Pvt. Ltd. through its Director Mr. Hemendra Dahyabhai Shah has confirm, consented to Sale Deed dated 25/08/2014 which was registered in the office of Sub-Registrar, Haveli No. 1 at Sr. No. 6690/2014 on 25/08/2014 in respect of land area admeasuring 00 H 02.85 Are out of the Said Survey No. 51/5 to and in favour of Kunal Spaces Pvt. Ltd. as Owner and M/s. Mega Spaces LLP as Developer. It further appears that the name of Kunal Spaces Pvt Ltd. through its partners Mr. Hemendra Dahyabhai Shah and Mr. Ramesh Girdhardas Shah are not recorded to the 7/12 extract. It is stated that Mr. Arjun

Sahadu Balwadkar has surrender his all rights, title and interest in the said Survey No. 51/5 property in favour of Shalini Bhalekar and Sunanda Arjun Balwadkar and all legal heirs of Arjun Sahadu Balwadkar accepted and given consented for the same. I am not not perused any other release deed/surrender deed by Surekha Shankar Dabhade after death of Arjun Sahadu Balwadkar. I have not found any adverse entry/claim from other legal heirs of Arjun Sahadu Balwadkar. Hence, I presume that Mrs. Surekha Shankar Dabhade has surrender her rights in favour of her brothers Mr. Kundlik Arjun Balwadkar and Mr. Abhimanyu Arjun Balwadkar.

31. On perusal of Supplementary Agreement dated 17/05/2023, registered in the office of Sub-Registrar, Haveli No. 14 at Sr. No. 8526/2023, it appears that Smt. Kamlabai Arjun Balwadkar, Mr. Kundlik Arjun Balwadkar, Mrs. Rajashri Kundlik Balwadkar, Mr. Tejas Kundlik Balwadkar, Mrs. Vasundhara Santosh Bhegade, Mr. Abhimanyu Arjun Balwadkar, Mrs. Manisha Abhimanyu Balwadkar, Ms. Pratiksha Abhimanyu Balwadkar, Ms. Prajakta Abhimanyu Balwadkar, Mr. Krushna Abhimanyu Balwadkar, Sunanda Arjun Balwadkar and Shalini Sambhaji Bhalekar dead through her Legal heirs Mr. Sambhaji Rambhau Bhalekar, Mr. Sandip Sambhaji Bhalekar, Mr. Manoj Sambhaji Bhalekar through their POA holder Mr. Kunal Spaces Pvt. Ltd. through its Director Mr. Hemendra Dahyabhai Shah and Mr. Ramesh Girdhardas Shah through its POA holder Mega Spaces LLP through its Partner Mr. Satish Surajbhan Bansal has granted exclusive development rights in respect of land area admeasuring 00 H 07.15 Are out of the Said Survey No. 51/5 in favour of M/s. Mega Spaces L.L.P. through its Partner Mr. Satish Surajbhan Bansal and confirmed, consented to Sathekhath and Power of Attorney dated 25/04/2019 which were registered in the office of Sub-Registrar, Haveli No. 1 at Sr. No. 3051/2019 and 3052/2019 on 25/04/2019 and given consent for allotment of their residential flats which was agreed to by Mega Spaces LLP.
32. On perusal of Power of Attorney dated 17/05/2023 registered in the office of Sub-Registrar, Haveli 14. at Sr. No. 8527/2023, it appears that in furtherance of the aforesaid Supplementary Agreement dated 17/05/2023, Smt. Kamlabai Arjun Balwadkar, Mr. Kundlik Arjun Balwadkar, Mrs. Rajashri Kundlik Balwadkar, Mr. Tejas Kundlik Balwadkar, Mrs. Vasundhara Santosh Bhegade, Mr. Abhimanyu Arjun Balwadkar, Mrs. Manisha Abhimanyu Balwadkar, Ms. Pratiksha Abhimanyu Balwadkar, Ms. Prajakta Abhimanyu Balwadkar, Mr. Krushna Abhimanyu Balwadkar, Sunanda Arjun Balwadkar and Shalini Sambhaji Bhalekar dead through her Legal heirs Mr. Sambhaji Rambhau Bhalekar, Mr. Sandip Sambhaji Bhalekar, Mr. Manoj Sambhaji Bhalekar through their POA holder Mr. Kunal Spaces Pvt. Ltd. through its Director Mr. Hemendra Dahyabhai Shah and Mr. Ramesh Girdhardas Shah through its POA holder Mega Spaces LLP through its Partner Mr. Satish Surajbhan Bansal has also executed Power of Attorney and thereby appointed Mega Spaces LLP through its Partner Mr. Satish Surajbhan Bansal as their Power of Attorney, to do exclusive development and assignment related rights and all other task mentioned therein.
33. On perusal of Supplementary Agreement dated 17/05/2023, registered in the office of Sub-Registrar, Haveli No. 14 at Sr. No. 8528/2023, it appears that Mega Spaces LLP through its Partner Mr. Satish Surajbhan Bansal has confirmed, consented to allotment of their residential flats as per the development agreement dated dated 30/06/2022 to Mr. Abhimanyu Arjun Balwadkar, Mrs. Manisha Arjun Balwadkar and Mr. Krushna Abhimanyu Balwadkar with consent of Smt. Kamlabai Arjun Balwadkar, Mr. Kundlik



Arjun Balwadkar, Mrs. Rajashri Kundlik Balwadkar, Mr. Tejas Kundlik Balwadkar, Mrs. Vasundhara Santosh Bhegade, Ms. Pratiksha Abhimanyu Balwadkar, Ms. Prajakta Abhimanyu Balwadkar and Sunanda Arjun Balwadkar.

34. On perusal of Sale Deed dated 17/05/2023, registered in the office of Sub-Registrar, Haveli No. 14 at Sr. No. 8529/2023, it appears that Mega Spaces LLP through its Partner Mr. Satish Surajbhan Bansal has sold, transferred, assigned a residential sanctioned plot bearing No. B admeasuring area 800 sq. mtrs. out of the Survey No. 51/50/Plot No. A-17, situated at Balewadi, Tal. Haveli, Dist. Pune as per the development agreement dated 30/06/2022 to Mr. Tejas Kundlik Balwadkar with consent of Smt. Kamlabai Arjun Balwadkar, Mr. Kundlik Arjun Balwadkar, Mrs. Rajashri Kundlik Balwadkar, Mrs. Vasundhara Santosh Bhegade, Mr. Abhimanyu Arjun Balwadkar, Mrs. Manisha Arjun Balwadkar, Mr. Krushna Abhimanyu Balwadkar, Ms. Pratiksha Abhimanyu Balwadkar, Ms. Prajakta Abhimanyu Balwadkar and Sunanda Arjun Balwadkar.

B) SURVEY No. 51/6

1. On perusal of 7/12 extract for the years 1943 to 1953, it appears that Mr. Kondiba Babaji Balwadkar was the owner of land bearing Survey No. 51, Hissa No. 6, totally admeasuring 01 Acres 03 Gunthas, situated at Village Balewadi, Taluka Haveli, District Pune and it is informed to me that the name of Mr. Kondiba Babaji Balwadkar was recorded in the revenue records of the Said Survey No. 51/6, which has been confirmed by the Mutation Entry No. 80. Copy of Mutation Entry No. 80 is not provided for my scrutiny and inspection.
2. On perusal of Mutation Entry No. 691 dated 14/02/1961, it appears that Mr. Kondiba Babaji Balwadkar died intestate on or around 1960, leaving behind following heirs
- Mr. Bhika Kondiba Balwadkar (son),
 - Mr. Eknath Kondiba Balwadkar (son),
 - Mr. Ramchandra Kondiba Balwadkar (son),
 - Mr. Goraknath Kondiba Balwadkar (son),
 - Mrs. Sakhubai Baban Kand (married daughter),
 - Mrs. Kalavati Amruta Ranpise (married daughter),
 - Mrs. Rakhmabai Hanmant Hagawane (married daughter),
 - Mrs. Rahibai Yedu Shivale (married daughter),
 - Mrs. Bhamabai Nana Ovale (married daughter),
 - Mrs. Bhimabai Baburao Garade

Accordingly, the names of the above heirs were recorded to the revenue records and were duly mutated as owners and possessors in the Said Survey No. 51/6 by deleting name of Mr. Kondiba Babaji Balwadkar.

3. On perusal of Mutation Entry No. 770 dated 12/05/1969, it further that the provisions of the Maharashtra State Weights and Measurements Implementation Act 1958 and Indian Coinage Act, 1955 were implemented for village Balewadi, Tal. Haveli, Dist. Pune. Accordingly, the Special District Inspector Land Records (Decimal) Pune passed an order to change the record in decimal system. Therefore, measurement in Acre and Guntha was converted in Hectares and Are. Pursuant thereto, the area of land

bearing Survey No. 51 Hissa No. 6 was converted from 01 Acres 03 Gunthas into 00 Hectare 43 Ares and said fact has been certified by concerned Revenue Officer on 02/11/1969.

4. On perusal of Mutation Entry No. 2457 dated 10/06/1992, it appears that Mr. Ramchandra Kondiba Balwadkar died intestate on 22/06/1966, leaving behind heirs:

- (i) Mr. Ankush Ramchandra Balwadkar (son),
- (ii) Mr. Rajaram Ramchandra Balwadkar (son),
- (iii) Mr. Macchindra Ramchandra Balwadkar (son),
- (iv) Mr. Angad Ramchandra Balwadkar (son),
- (v) Mrs. Changunabai Vitthal Landge (married daughter),
- (vi) Mrs. Chandrabhagabai Tukaram Ranpise (married daughter),
- (vii) Smt. Shabubai Ramchandra Balwadkar (widow).

Accordingly, the names of aforesaid heirs were recorded to the revenue records and were duly mutated as owners and possessors of the Said Survey No. 51/6 by deleting name of Mr. Ramchandra Kondiba Balwadkar and the said mutation is certified by concern Revenue Officer.

5. On perusal of Mutation Entry No. 2458 dated 10/06/1992, it appears that Mr. Bhikoba Kondiba Balwadkar died intestate on 23/09/1970, leaving behind following heirs

- (i) Mr. Haribhau Bhikoba Balwadkar (son),
- (ii) Mr. Hiranman Bhikoba Balwadkar (son),
- (iii) Mrs. Yashodabai Nivrutti Godambe (married daughter),
- (iv) Mrs. Anjanabai Narayan Manaskar (married daughter),
- (v) Smt. Shaubai Bhikoba Balwadkar (widow)

Accordingly, the names of aforesaid heirs were recorded to the revenue records and were duly mutated as owners and possessors in the Said Survey No. 51/6 by deleting name of Mr. Bhikoba Kondiba Balwadkar and the said mutation entry is certified by concerned Revenue Officer.

6. On perusal of Mutation Entry No. 5427 dated 26/10/2004, it appears that Mr. Eknath Kondiba Balwadkar died intestate on 31/08/1998, leaving behind following heirs

- (i) Mr. Vishnu Eknath Balwadkar (son),
- (ii) Mr. Dnyaneshwar Eknath Balwadkar (son),
- (iii) Mrs. Mohanabai Tukaram Sarde (married daughter),
- (iv) Mrs. Chaturabai Dnyaneshwar Ranpise (married daughter).

Accordingly, the names of aforesaid heirs were recorded to the revenue records and were duly mutated as owners and possessors in the said Survey No. 51/6 by deleting name of Mr. Eknath Kondiba Balwadkar and the said mutation entry is certified by the concerned Revenue Officer on 23/11/2004.

7. On perusal of Mutation Entry No. 5428 dated 26/10/2004, it appears that Mrs. Rakhmabai Hanmant Hagawane died intestate on 02/01/2002, leaving behind following heirs

- (i) Mr. Baban Hanmant Hagawane (son),
- (ii) Mr. Sitaram Hanmant Hagawane (son),
- (iii) Mr. Hiranman Hanmant Hagawane (son)

Accordingly, the names of aforesaid legal heirs were recorded to the revenue records and were duly mutated as owners and possessors in the Said Survey No. 51/6 by deleting name of Mrs. Rakhmabai

Hanmant Hagawane and said mutation entry is certified by the Concerned Revenue Officer on 23/11/2004.

8. On perusal of Mutation Entry No. 5429 dated 26/10/2004, it appears that Mrs. Kalabai alias Kalavati Amruta Ranpise died intestate on 27/11/2002, leaving behind following legal heirs:

- (i) Mr. Baban Amruta Ranpise (son),
- (ii) Mrs. Sulabai Dinkar Pawar (married daughter)

Accordingly, the names of aforesaid legal heirs were recorded to the revenue records and were duly mutated as owners and possessors in the Said Survey No. 51/6 by deleting name of Mrs. Kalabai alias Kalavati Amruta Ranpise and said mutation entry is certified by the concerned Revenue Officer on 23/11/2004.

9. On perusal of Mutation Entry No. 5445 dated 26/10/2004, it appears that Mrs. Bhimabai Baburao Garade died intestate on 21/07/1996 leaving behind following legal heirs:

- (i) Mr. Suresh Baburao Garade (son),
- (ii) Mr. Kisan Baburao Garade (son).

Accordingly, the names of aforesaid legal heirs were recorded to the revenue records and were duly mutated as owners and possessors in the Said Survey No. 51/6 by deleting name of Mrs. Bhimabai Baburao Garade and said mutation entry is certified by the concerned Revenue Officer on 15/03/2005.

10. On perusal of Partition Deed dated 13/11/2003, registered in the office of Sub-Registrar, Haveli No. 15 at Sr. No. 4002 on 15/11/2003, it appears that partition took place between A) Mr. Goraknath Kondiba Balwadkar, B) Mr. Haribhau Bhikoba Balwadkar, 1. Sau. Maya Ashok Balkawde, 2. Manisha Santosh Godambe, 3. Mr. Rohit Haribhau Balwadkar, 4. Mr. Hiranman Bhikoba Balwadkar, 5. Mrs. Kavita Vilas Yevale, 6. Mr. Sagar Hiranman Balwadkar, 7. Kalika Hiranman Balwadkar, 8. Mrs. Yashodabai Nivrutti Godambe, 9. Mrs. Anjababai Narayan Kanaskar, C) Mr. Vishnu Eknath Balwadkar, 1. Suvarna Bharat Hagawane, 2. Rohini Anil Bhegade, 3. Sima Satish Bodke, 4. Asha Vishnu Balwadkar, 5. Komal Vishnu Balwadkar, 6. Namita Vishnu Balwadkar, 7. Dnyaneshwar Ekanth Balwadkar, 8. Mrs. Mohanabai Tukaram Sarde, 9. Mrs. Chaturabi Dnyaneshwar Ranpise, D) Smt. Shabubai alias Sakubai Ramchandra Balwadkar, 1. Mr. Ankush Ramchandra Balwadkar, 2. Mr. Rajaram Ramchandra Balwadkar, 3. Mr. Machhindra Ramchandra Balwadkar, 4. Angad Ramchandra Balwadkar, 5. Vikas Magan Balwadkar, 6. Changunabai Vitthal Landge, 7. Chandrabhaga Tukaram Ranpise, E) Sarubai Baban Kand, F) Rahibai Yesu Shival, G) Bhamabai Nana Wavale, H) Mr. Baban Amruta Ranpise, 1. Sulabai Dinkar Pawar, I) Mr. Baban Hanumant Hagawane, 1. Mr. Sitaram Hanumant Hagawane, 2. Mr. Hiranman Hanumant Hagawane, J) Mr. Suresh Baburao Garade, 1. Kisan Baburao Garade in respect of their ancestral properties including Said Survey No. 51/6 as mentioned therein. It further appears that as per the said partition deed, land bearing Survey No. 51/6 i.e. said Survey No. 51/6 was divided and allotted as under:

Survey No.	Area	Owners
51/6	00 Hectare 43 Ares	Mr. Ankush Ramchandra Balwadkar Mr. Rajaram Ramchandra Balwadkar Mr. Machhindra Ramchandra Balwadkar Mr. Angad Ramchandra Balwadkar, Mr. Vikas Magan Balwadkar

Accordingly, vide Mutation Entry No. 5446 dated 11/10/2004, the names of the aforesaid owners were duly mutated in main owner and occupier column of 7/12 Extract of the Said Survey No. 51/6 and the

said Mutation Entry is certified by the Concerned Revenue Officer on 15/03/2005, I am not aware about the relation of Mr. Vikas Magan Balwadkar with other members of the abovementioned Balwadkar family.

11. On perusal of Deed of Confirmation dated 20/07/2007, registered at Haveli No. 15 at Sr. No. 5354 on 20/07/2007, it appears that Mr. Ankush Ramchandra Balwadkar, Mr. Rajaram Ramchandra Balwadkar, Mr. Macchindra Ramchandra Balwadkar, Mr. Angad Ramchandra Balwadkar, Mr. Vikas Magan Balwadkar, Mr. Vikram Ankush Balwadkar, Mr. Chetan Ankush Balwadkar, Ms. Pallavi Ankush Balwadkar, Mr. Rohit Rajaram Balwadkar, Ms. Puja Rajaram Balwadkar assured, agreed to Mr. Rohit Haribhau Balwadkar, Mr. Haribhau Bhikoba Balwadkar, Mrs. Tarabai Haribhau Balwadkar, Mr. Sagar Hiranman Balwadkar, Mr. Hiranman Bhikoba Balwadkar, Mrs. Bhimabai Hiranman Balwadkar and Miss. Kalika Hiranman Balwadkar the allotment of the land area admeasuring 2 R in adjoining property. i.e. Survey No.51/4, Balewadi to Mr. Rohit Haribhau Balwadkar and Mr. Sagar Hirman Balwadkar.
12. On perusal of Sale Deed dated 24/03/2011, registered in the office of Sub-Registrar, Haveli No. 19 at Sr. No. 3151/2011, it appears that Mr. Ankush Ramchandra Balwadkar, Mrs. Vimal alias Yamunabai Ankush Balwadkar, Mr. Vikram Ankush Balwadkar, Mr. Chetan Ankush Balwadkar, Mrs. Pallavi Sandip Dabhade, Mr. Rajaram Ramchandra Balwadkar, Mr. Rohit Rajaram Balwadkar, Mr. Amit Rajaram Balwadkar, Mrs. Puja Rajaram Balwadkar, Mr. Macchindra Ramchandra Balwadkar, Mrs. Sumati Macchindra Balwadkar, Mr. Mayur Ramchandra Balwadkar through his natural guardian father Mr. Macchindra Ramchandra Balwadkar, Mr. Angad Ramchandra Balwadkar, Mrs. Savita Angad Balwadkar, Miss. Akshada Angad Balwadkar represented through her natural guardian father Mr. Angad Ramchandra Balwadkar, Mr. Swarajya Angad Balwadkar represented through his natural guardian father Mr. Angad Ramchandra Balwadkar, Miss. Sayali Angad Balwadkar represented through her natural guardian father Mr. Angad Ramchandra Balwadkar, Mr. Vikas Magan Balwadkar and Sau. Sarita Vikas Balwadkar sold, transferred, assigned and conveyed an area admeasuring 00 Hectare 28 Ares out of the Said Survey No. 51/6 to and in favour of M/s. Kunal Spaces Pvt. Ltd. through its Directors 1) Mr. Hemendra Dahyabhai Shah and 2) Mr. Ramesh Girdhardas Shah, on terms and conditions mentioned therein. Accordingly, vide Mutation Entry No. 7030 dated 25/03/2011, the name of M/s. Kunal Spaces Pvt. Ltd. was duly mutated in the revenue records of the Said Survey No. 51/6 and the said mutation entry is certified by the concerned Revenue officer on 24/05/2011.
13. On perusal of Power of Attorney dated 24/03/2011, registered in the office of Sub-Registrar, Haveli-19, at Sr. No. 3152/2011, it appears that in furtherance of the aforesaid Deed of Sale / Transfer dated 24/03/2011, Mr. Ankush Ramchandra Balwadkar, Mrs. Vimal alias Yamunabai Ankush Balwadkar, Mr. Vikram Ankush Balwadkar, Mr. Chetan Ankush Balwadkar, Mrs. Pallavi Sandip Dabhade, Mr. Rajaram Ramchandra Balwadkar, Mr. Rohit Rajaram Balwadkar, Mr. Amit Rajaram Balwadkar, Mrs. Puja Rajaram Balwadkar, Mr. Macchindra Ramchandra Balwadkar, Mrs. Sumati Macchindra Balwadkar, Mr. Mayur Ramchandra Balwadkar for Mr. Macchindra Ramchandra Balwadkar 4) Mr. Angad Ramchandra Balwadkar, Mrs. Savita Angad Balwadkar, Miss. Akshada Angad Balwadkar for Mr. Angad Ramchandra Balwadkar, Mr. Swarajya Angad Balwadkar for Mr. Angad Ramchandra Balwadkar, Miss. Sayali Angad Balwadkar through Mr. Angad Ramchandra Balwadkar, Mr. Vikas Magan Balwadkar and Sau. Sarita Vikas Balwadkar have also executed a Power of Attorney and thereby appointed M/s.



- Kunal Spaces Pvt. Ltd. through then Directors 1) Mr. Hemendra Dahyabhai Shah and 2) Mr. Ramesh Girdhardas Shah as their Attorney, for task mentioned therein.
14. On perusal of Mortgage dated 18/05/2012, registered in the office of Sub Registrar, Haveli No. 2 at Sr. No. 4746 on 24/08/2012, it appears that M/s. Kunal Spaces Pvt. Ltd. has mortgaged the land area owned by it in multiple survey nos including said Survey No. 51/6 with HDFC Asset Management Company Limited.
 15. On perusal of Deed of Mortgage by way of Additional Security dated 28/12/2012, registered in the office of Sub Registrar, Haveli No. 1 at Sr. No. 1715/2013 on 25/02/2013, it appears that as per M/s. Kunal Spaces Pvt. Ltd. has mortgaged area owned by it in multiple survey nos including said Survey No. 51/6 with HDFC Asset Management Company Limited.
 16. On perusal of Re-Conveyance Deed dated 14/08/2014, registered in the office of Sub Registrar, Haveli No. 1 at Sr. No. 7565/2014, it appears that in due course of time, M/s. Kunal Spaces Pvt. Ltd. has repaid the said mortgage and HDFC Asset Management Company Limited re-conveyed/release mortgaged area owned by it in multiple survey nos including said Survey No. 51/6 in favour of M/s. Kunal Spaces Pvt. Ltd.
 17. On perusal of Deed of Simple Mortgage dated 15/04/2013, registered in the office of Sub Registrar, Haveli No. 1 at Sr. No. 5221/2013 on 17/06/2013, it appears that M/s. Kunal Spaces Pvt. Ltd. and Others has mortgaged area owned by it in multiple survey nos including said Survey No. 51/6 with Housing Development Finance Corporation Limited.
 18. On perusal of Deed of Simple Mortgage dated 27/06/2014, registered in the office of Sub Registrar, Haveli No. 1 at Sr. No. 5135/2014 on 01/07/2014, it appears that as per M/s. Kunal Spaces Pvt. Ltd. and Others has mortgaged area owned by it in multiple survey nos including said Survey No. 51/6 with Housing Development Finance Corporation Limited.
 19. On perusal of Deed of Simple Mortgage dated 28/11/2016 registered in the office of Sub Registrar, Haveli No. 1 at Sr. No. 8181/2016 on 28/11/2016, it appears that M/s. Kunal Spaces Pvt. Ltd. and Others has mortgaged area owned by it in multiple survey nos including said Survey No. 51/6 with Housing Development Finance Corporation Limited.
 20. On perusal of Re-Conveyance Deed dated 03/08/2021, registered in the office of Sub Registrar, Haveli No. 1 at Sr. No. 9950/2021, it appears that in due course of time, Housing Development Finance Corporation Limited re-conveyed/release area owned by it in multiple survey nos including said Survey No. 51/6 in favour of M/s. Kunal Spaces Pvt. Ltd. and Other.
 21. On perusal of Mutation Entry No. 8563, it appears that as per notification issued by Tehsildar, Haveli Jilha Pune bearing No. Bhu. A./Pra.Kra. 180/L-1, dated 07/05/2016, the manual copies of 7/12 extract were converted to computerized digital media and correction made in the computerized 7/12 extract of the said Survey No. 51/6 and other properties and said mutation entry is certified by the concerned Revenue Officer.
 22. On perusal of Deed of Agreement dated 26/06/2018, it appears that the Mega Spaces LLP having Partners namely as 1. Mr. Hemendra Dahyabhai Shah, 2. Mr. Ramesh Girdhardas Shah, 3. Mr. Ronak Ramesh Shah, 4. Mr. Bijal Hemendra Shah, 5. Mr. Devashish Jitendra Mehta.

23. On perusal of Development Agreement dated 25/03/2019, registered in the office of Sub-Registrar, Haveli-15, at Sr. No. 5102/2019, it appears that Mr. Ankush Ramchandra Balwadkar, Mrs. Vimal alias Yamunabai Ankush Balwadkar, Mr. Vikram Ankush Balwadkar for himself and for Ku. Rajveer Vikram Balwadkar, Mrs. Vishakha Vikram Balwadkar, Mr. Chetan Ankush Balwadkar for himself and for Miss. Shivanya Chetan Balwadkar, Miss. Sayali Chetan Balwadkar, Mrs. Pallavi Sandip Dabhade, Mr. Rajaram Ramchandra Balwadkar, Mr. Rohit Rajaram Balwadkar for himself and for Master Rudraraj Rohit Balwadkar, Mr. Amit Rajaram Balwadkar, Mrs. Kanchan Amit Balwadkar, Ms. Sneha Rohit Balwadkar, Mrs. Puja Mahesh More (Miss. Puja Rajaram Balwadkar), Mr. Macchindra Ramchandra Balwadkar, Mrs. Sumati Macchindra Balwadkar, Mr. Mayur Ramchandra Balwadkar, Mr. Omkar Macchindra Balwadkar, Mrs. Megharani Nitesh Lagad, Mr. Angad Ramchandra Balwadkar, Mrs. Savita Angad Balwadkar, Mrs. Akshada Ramesh Jagtap (Miss. Akshada Angad Balwadkar), Mr. Swarajya Angad Balwadkar for Mr. Angad Ramchandra Balwadkar, Miss. Sayali Angad Balwadkar for Mr. Angad Ramchandra Balwadkar, Mr. Vikas Magan Balwadkar for himself and for Sarthak Vikas Balwadkar and Anvika Vikas Balwadkar, Mrs. Sarita Vikas Balwadkar, Mr. Haribhau Bhikoba Balwadkar, Mrs. Taibai Haribhau Balwadkar, Mr. Rohit Haribhau Balwadkar for himself and for Master Shashwat Rohit Balwadkar, Ms. Pratiksha Rohit Balwadkar, Mr. Hiranman Bhikoba Balwadkar, Sau. Bhimabai Hiranman Balwadkar, Mr. Sagar Hiranman Balwadkar for himself and for Mr. Shravan Sagar Balwadkar, Mrs. Sonali Sagar Balwadkar, Mrs. Kavita Vilas Yewale entrusted Development Rights in respect of an area admeasuring 00 Hectare 15 Ares out of the Said Survey No. 51/6 in favour of Mega Spaces LLP, on terms and conditions mentioned therein.
24. On perusal of Power of Attorney dated 08/03/2019, registered in the office of Sub-Registrar, Haveli-15, at Sr. No. 5103/2019, it appears that in furtherance of the aforesaid Development Agreement dated 25/03/2019, the Mr. Ankush Ramchandra Balwadkar, Mrs. Vimal alias Yamunabai Ankush Balwadkar, Mr. Vikram Ankush Balwadkar for himself and for of Ku. Rajveer Vikram Balwadkar, Mrs. Vishakha Vikram Balwadkar, Mr. Chetan Ankush Balwadkar for himself and for of Miss. Shivanya Chetan Balwadkar, Miss. Sayali Chetan Balwadkar, Mrs. Pallavi Sandip Dabhade, Mr. Rajaram Ramchandra Balwadkar, Mr. Rohit Rajaram Balwadkar for himself and for of Master Rudraraj Rohit Balwadkar, Mr. Amit Rajaram Balwadkar, Mrs. Kanchan Amit Balwadkar, Ms. Sneha Rohit Balwadkar, Mrs. Puja Mahesh More (Miss. Puja Rajaram Balwadkar), Mr. Macchindra Ramchandra Balwadkar, Mrs. Sumati Macchindra Balwadkar, Mr. Mayur Ramchandra Balwadkar, Mr. Omkar Macchindra Balwadkar, Mrs. Megharani Nitesh Lagad, Mr. Angad Ramchandra Balwadkar, Mrs. Savita Angad Balwadkar, Mrs. Akshada Ramesh Jagtap (Miss. Akshada Angad Balwadkar), Mr. Swarajya Angad Balwadkar and for Mr. Angad Ramchandra Balwadkar, Miss. Sayali Angad Balwadkar for Mr. Angad Ramchandra Balwadkar, Mr. Vikas Magan Balwadkar for himself and for Sarthak Vikas Balwadkar and Anvika Vikas Balwadkar, Mrs. Sarita Vikas Balwadkar, Mr. Haribhau Bhikoba Balwadkar, Mrs. Taibai Haribhau Balwadkar, Mr. Rohit Haribhau Balwadkar for himself and for Master Shashwat Rohit Balwadkar, Ms. Pratiksha Rohit Balwadkar, Mr. Hiranman Bhikoba Balwadkar, Sau. Bhimabai Hiranman Balwadkar, Mr. Sagar Hiranman Balwadkar for himself and for Mr. Shravan Sagar Balwadkar, Mrs. Sonali Sagar Balwadkar, Mrs. Kavita Vilas Yewale have also executed a Power of Attorney and thereby appointed

Mega Spaces LLP through then Directors 1) Mr. Hemendra Dahyabhai Shah and 2) Mr. Ramesh Girdhardas Shah as their Attorney.

25. On perusal of Supplementary Agreement and Deed of Admission and Retirement dated 20/03/2019, it appears that the Mega Spaces LLP was reconstituted and Mr. Ronak Ramesh Shah, Mr. Bijal Hemendra Shah, Mr. Devashish Jitendra Mehta, were retired and Mrs. Rohini Satish Bansal, Mr. Satish Surajbhan Bansal, Mr. Anil Eknath Yelwande and Mr. Roshan Manohar Bhatia, joined as a New Partners and Mr. Hemendra Dahyabhai Shah and Mr. Ramesh Girdhardas Shah, joined as a continuing Partners.
26. On perusal of Deed of Conveyance dated 31/03/2019, registered in the office of Sub-Registrar, Haveli No. 11 at Sr. No. 13636/2019 on 30/07/2019, it appears that M/s. Kunal Spaces Pvt. Ltd. sold, transferred, conveyed and assigned an area admeasuring 00 Hectare 28 Ares out of the Said Survey No. 51/6 in favour of Mega Spaces LLP, on terms and conditions mentioned therein. Accordingly, vide Mutation Entry bearing no. 9336 dated 03/12/2020, the name of Mega Spaces LLP is mutated on revenue records in respect of land area admeasuring 00 Hectare 28 Ares out of the Said Survey No. 51/6 and the said mutation entry is certified by Concerned Revenue Officer on 22/01/2021.
27. On perusal of Power of Attorney dated 02/04/2019, registered in the office of Sub-Registrar, Haveli-11, at Sr. No. 13638/2019, it appears that in furtherance of the aforesaid Deed of Conveyance, M/s. Kunal Spaces Pvt. Ltd. have appointed Mega Spaces LLP through Partner Mr. Satish Surajbhan Bansal as their Attorney.
28. On perusal of Supplementary LLP Agreement dated 30/12/2020, it appears that the Mega Spaces LLP was further reconstituted and Mr. Hemendra Dahyabhai Shah and Mr. Ramesh Girdhardas Shah were retired from the Mega Spaces LLP and Mrs. Rohini Satish Bansal, Mr. Satish Surajbhan Bansal, Mr. Anil Eknath Yelwande and Mr. Roshan Manohar Bhatia are remains as a continuing Partners. The continuing Partners have paid consideration to the retired Partners towards their Share Capital in the Mega Spaces LLP.
29. On perusal of Mutation Entry No. 9288 dated 30/09/2020, it appears that Angan alias Angad Ramchandra Balwadkar died intestate on 21/03/2020 leaving behind following legal heirs
- (i) Ku. Swaraj Angad Balwadkar (minor son),
 - (ii) Smt. Savita Angad Balwadkar (widow),
 - (iii) Sau. Akshada Ramesh Jagtap (daughter),
 - (iv) Sayali Angad Balwadkar (daughter)
- Accordingly, the names of aforesaid legal heirs were recorded to the revenue records and were duly mutated as owners and possessors in the Said Survey No. 51/6 by deleting name of Angan alias Angad Ramchandra Balwadkar and said mutation entry is certified by the concerned Revenue Officer on 07/12/2020.
30. On perusal of Plaint of Special Suit Civil bearing no. 2141/2006, it appears that 1) Mr. Rohit Haribhau Balwadkar and 2) Sau. Taibai Haribhau Balwadkar has filed a Special Suit Civil bearing no. 2141/2006 against 1) Mr. Gorakhnath Kondiba Balwadkar, 2) Mr. Haribhau Bhikoba Balwadkar, 3) Mrs. Maya Ashok Balkawde, 4) Manisha Santosh Godambe, 5) Mr. Hiranman Bhikoba Balwadkar, 6) Sau. Bhimabai Hiranman Balwadkar, 7) Sau. Kavita Vikas Yevale, 8) Mr. Sagar Hiranman Balwadkar, 9) Kalika Hiranman Balwadkar, 10) Sau. Yashodabai Nivrutti Godambe, 11) Sau. Anajabai Narayan Kanaskar, 12) Mr.

Vishnu Eknath Balwadkar, 13) Sau. Lilabai Vishnu Balwadkar, 14) Suvarna Bharat Hagawane, 15) Rohini Anil Bhegade, 16) Sima Satish Bodke, 17) Asha Vishnu Balwadkar, 18) Komal Vishnu Balwadkar, 19) Namita Vishnu Balwadkar, 20) Ankita Vishnu Balwadkar, 21) Dnyaneshwar Eknath Balwadkar, 22) Sau. Baydabai Dnyaneshwar Balwadkar, 23) Swapnil Dnyaneshwar Balwadkar, 24) Archana Dnyaneshwar Balwadkar, 25) Akshada Dnyaneshwar Balwadkar, 26) Sau. Mohanabai Tukaram Sarde, 27) Sau. Chaturabai Dnyaneshwar Ranpise, 28) Smt. Shabubai urf Sakubai Ramchandra Balwadkar, 29) Mr. Ankush Ramchandra Balwadkar, 30) Sau. Vimal Ankush Balwadkar, 31) Chetan Ankush Balwadkar, 32) Vikram Ankush Balwadkar, 33) Pallavi Ankush Balwadkar, 34) Mr. Rajaram Ramchandra Balwadkar, 35) Sau. Manda Rajaram Balwadkar, 36) Rohit Rajaram Balwadkar, 37) Amit Rajaram Balwadkar, 38) Pooja Rajaram Balwadkar, 39) Mr. Machhindra Ramchandra Balwadkar, 40) Sau. Suman Machhindra Balwadkar, 41) Mayur Macchindra Balwadkar, 42) Megharani Macchindra Balwadkar, 43) Mr. Angad Ramchandra Balwadkar, 44) Savita Angad Balwadkar, 45) Akshada Angad Balwadkar, 46) Sayali Angad Balwadkar, 47) Kumar Anagad Balwadkar, 48) Vikas Magan Balwadkar, 49) Changunabai Vitthal landge, 50) Chandrabhaga Tukaram Ranpise, 51) Sarubai Baban Kand, 52) Rahibai Yesu Shivale, 53) Bhamabai Nana Wavale, 54) Sulabai Dinkar Pawar, 55) Mr. Baban Hanumant Hagawane, 56) Sitaram Hanumant Hagawane, 57) Hiranman Hanumant Hagawane, 58) Suresh Baburao Garade, 59) Mr. Kisan Baburao Garade, 60) M/s. K. B. Developers karita Nishant Jaykisan Bansal, 61) M/s. Gayatri Builders karita Bhagidar Gopal Dahyabhai Patel, 62) Chhaganlal Narayan Patel and 63) Sagar Bhandari ("Defendants") thereby claiming Partition, declaration and permanent injunction suit properties mentioned therein. The aforesaid Special Civil Suit was subsequently renumbered as Regular Civil Suit no. 4321/2012 and the suit is pending. As per the Development Agreement dated 25/03/2019, M/s. Mega Spaces LLP has paid an amount of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) to Mr. Rohit Haribhau Balwadkar and Others towards the consideration for 02 Are land area agreed to be given by the Deed of Confirmation dated 20/07/2007. Thereafter, Mr. Rohit Haribhau Balwadkar and Sau. Taibai Haribhau Balwadkar has filed Application Under Order 1 Rule 10 of C.P.C. & Order 6 Rule 17 of C.P.C. in the Regular Civil Suit No. 4321/2012 and Hon'ble Court has permitted to withdraw the said Survey No. 51/6 property as per their Order dated 22/09/2022. Therefore, the said Property No. 2 is not subject matter of this Regular Civil Suit No. 4321/2012.

31. Accordingly, Mega Spaces LLP became owner of an area admeasuring 00 Hectare 28 Ares out of the said Survey No. 51/6 and 1) Mr. Ankush Ramchandra Balwadkar, 2) Mr. Rajaram Ramchandra Balwadkar 3) Mr. Macchindra Ramchandra Balwadkar 4) Mr. Vikas Magan Balwadkar, 5) Swaraj Angad Balwadkar, 6) Smt. Savita Angad Balwadkar, 7) Akshada Ramesh Jagtap and 8) Sayali Angad Balwadkar became the owners of 00 Hectares 15 Ares out of the Said Survey No. 51/6 and further Mega Spaces LLP became entitled to Development rights of 00 Hectares 43 Ares out of the Said Survey No. 51/6 and is in possession of the Said Survey No. 51/6 by virtue of ownership and development rights of the Said Survey No. 51/6.

C) SURVEY No. 51/7A

1. On perusal of Mutation Entry No. 230, dated 21/10/1927, it appears that the Survey No. 51/7 was originally owned by Mr. Dharma Anaji Balwadkar but the same was in possession of Mr. Savla Genu Balwadkar and Ganpati Maruti Balwadkar. On perusal of 7/12 extract for the years 1930 to 1943, it appears that Mr. Savla



Tushar R. Patil

B.S.L., LL.B.

ADVOCATE

Mobile No. - 8087160209.

**C 10, Shantanu Heights,
Third Floor, Vitthal Darshan,
Alandi Road, Bhosari,
Pune - 411 039.**

Genu Balwadkar was the owner of land bearing Survey No. 51, Hissa No. 7b, situated at Village Balewadi, Taluka Haveli, District Pune.

2. On perusal of Mutation Entry No. 328 dated 24/09/1934, it appears that as per Falani Demarcation (Phalni Bara) in the year 1934, Survey No. 51, Hissa No. 7 was partitioned and was further sub-divided into Survey No. 51, Hissa No. 7A and Survey No. 51, Hissa No. 7B, Survey No. 51, Hissa No. 7A totally admeasuring 01 Acers 19 Gunthas plus Potkharaba 00 Acers 01 Gunthas totally admeasuring 01 Acers 20 Gunthas was allotted to Mr. Shripati Savla Balwadkar and accordingly the name of Mr. Shripati Savla Balwadkar was recorded to the revenue records and were duly mutated as owners and possessors in the said Survey No. 51/7A and the said mutation entry is certified by the concerned Revenue Officer on 26/11/1934.
3. On perusal of Mutation Entry bearing no. 398 dated 20/08/1942, it appears that Mr. Shripati Savla Balwadkar sold, transferred, assigned and conveyed Said Survey No. 51/7A to Mr. Baburao Ganpatrao Shevale on 03/07/1942 by virtue of Deed of Sale dated 03/07/1942 and Accordingly, the name of Mr. Baburao Ganpatrao Shevale was duly mutated in the revenue records of the Said Survey No. 51/7A and the said mutation entry is certified by the Concerned Revenue Officer.
4. On perusal of Mutation Entry No. 478 dated 21/03/1949, it appears that Mr. Shripati Savla Balwadkar was the protected tenant as per provisions of Tenancy Act in respect of the Said Survey No. 51/7A, which was owned by Mr. Baburao Ganpatrao Shevale and accordingly, the name of Mr. Shripati Savla Balwadkar was recorded as Protected Tenant in the Other Rights column of the Revenue records.
5. On perusal of Mutation Entry No. 709 dated 09/10/1962, it appears that as per Order bearing No. ALT/Balewadi/21/58 dated 01/02/1961 issued by Tahsildar, enquiry was conducted under Section 32G of Bombay Tenancy and Agriculture Lands Act, 1948 and as per the provisions of Section 32H of Bombay Tenancy and Agriculture Land Act, 1948, Tahsildar determined the purchase price for the Said Survey No. 51/7A to be paid in 5 installments by the Protected Tenant. Accordingly, the name of protected tenant, Mr. Shripati Savla Balwadkar was entered into the main rights Column as Kabjedar/Main Rights holder and the name of Mr. Baburao Ganpatrao Shevale was shown under other rights column, with amount of Rs. 313.40/- receivable by him.
6. On perusal of Mutation Entry No. 768 dated 25/04/1967, it appears that Mr. Shripati Savla Balwadkar died intestate on 04/03/1966, leaving behind following legal heirs:
 - (i) Mr. Mahadu Shripati Balwadkar(son),
 - (ii) Mr. Sadashiv Shripati Balwadkar (son),
 - (iii) Mr. Shivaji Shripati Balwadkar (son),
 - (iv) Mr. Sambhaji Shripati Balwadkar (son),
 - (v) Mrs. Krushnabai Pandharinath Gole (daughter),
 - (vi) Mrs. Kusumbai Shripati Balwadkar (daughter),
 - (vii) Ms. Subhadrabai Shripati Balwadkar (daughter),
 - (viii) Smt. Parvatibai Shripati Balwadkar (widow).

Accordingly, the name of Mr. Mahadu Shripati Balwadkar was mutated as in the Main Right Column of the Said Survey No. 51/7A as Karta of HUF and names of other legal heirs were recorded in the Other Rights Column of the 7/12 Extract of the Said Survey No. 51/7A, the said mutation entry is torn and mutilated conditions.



7. On perusal of Mutation Entry No. 770 dated 12/05/1969, it further that the provisions of the Maharashtra State Weights and Measurements Implementation Act 1958 and Indian Coinage Act, 1955 were implemented for village Balewadi, Tal. Haveli, Dist. Pune. Accordingly, the Special District Inspector Land Records (Decimal) Pune passed an order to change the record in decimal system. Therefore, measurement in Acre and Guntha was converted in Hectares and Ares. Pursuant thereto, the area of land bearing Survey No. 51 Hissa No. 7A was converted from 01 Acers 19 Gunthas plus Potkharaba 00 Acers 01 Gunthas totally admeasuring 01 Acers 20 Gunthas, into 00 Hectare 60 Ares plus Potkharaba 00 Hectare 01 Ares totally admeasuring 00 Hectare 61 Ares and said mutation entry has been certified by concerned Revenue Officer on 02/11/1969.
8. On perusal of Mutation Entry No. 836 dated 07/09/1973, it appears that Mr. Mahadu Shripati Balwadkar has mortgaged the Said Survey No. 51/7A and obtained loan of Rs. 9,600/- from The Pune District Land Development Co-operative Bank Ltd., Pune on 15/06/1973 and accordingly, name of the said Bank was recorded in the main Rights Column and name of Mr. Mahadu Shripati Balwadkar was recorded in other right column of the revenue records of the Said Survey No. 51/7A and said mutation entry has been certified by the Concerned Revenue Officer. The Pune District Land Development Co-Operative Bank Ltd. has merged in the Maharashtra State Co-Operative Land Development Bank Ltd.
9. On perusal of Sale Certificate under section 32M of BTAL Act, bearing No. ALT/Balewadi/21/59 dated 07/01/1975, it appears that the Agricultural Land Tribunal & Additional Tahasildar, Haveli, Pune has issued a Sale Certificate bearing No. ALT/Balewadi/21/59 dated 07/01/1975 under Section 32 M of BTAL Act and Accordingly, Mr. Shripati Savala Balwadkar was become the owner of the said Said Survey No. 51/7A. But name of Mr. Baburao Ganpat Shewale is not deleted from the other right column of the records of the said Survey No. 51/7A.
10. On perusal of Mutation Entry No. 1057 dated 28/06/1985, it appears that Mr. Mahadu Shripati Balwadkar repaid entire loan amount with interest and the Maharashtra State Co-Operative Land Development Bank Ltd. Branch Pune issued letter bearing No. 443 on 15/10/1983, and accordingly, charge of aforesaid of the Maharashtra State Co-Operative Land Development Bank Ltd., Pune got deleted and names of all the legal heirs of Late Shripati Savla Balwadkar got mutated in the main right column of the Revenue record of the Said Survey No. 51/7A and said mutation entry is certified by the concerned Revenue Officer.
11. On perusal of Mutation Entry No. 4255 dated 06/05/1998, it appears that Mr. Mahadu Shripati Balwadkar died intestate on 25/03/1998 leaving behind following legal heirs:
- (i) Mr. Bharat Mahadu Balwadkar (son),
 - (ii) Mr. Shatrughna Mahadu Balwadkar (son),
 - (iii) Mrs. Sheela Ramdas Gole (married daughter),
 - (iv) Mrs. Chhaya Sudam Ranpise (married daughter),
 - (v) Smt. Gangubai Mahadu Balwadkar (widow).

Accordingly, the names of aforesaid legal heirs were recorded to the revenue records and were duly mutated as owners and possessors in the Said Survey No. 51/7A by deleting name of Mr. Mahadu Shripati Balwadkar and said mutation entry has been certified by the concerned Revenue Officer on 16/06/1998.

12. On perusal of Release Deed dated 15/05/1998, registered in the office of Sub-Registrar, Haveli No. 4 at Sr. No. 2910/1998, it appears that Mrs. Sheela Ramdas Gole and Smt. Chhaya Sudam Ranpise released and



relinquish all their right, title and interest in the Said Survey No. 51/7A in favour of Mr. Bharat Mahadu Balwadkar and Mr. Shatrughna Mahadu Balwadkar. Accordingly, vide Mutation Entry No. 5198 dated 04/02/2003, the names of Mrs. Sheela Ramdas Gole and Smt. Chhaya Sudam Ranpise were deleted from the revenue records of the Said Survey No. 51/7A and said mutation entry has been certified by the concerned Revenue Officer.

13. On perusal of Release Deed dated 15/05/1998, registered in the office of Sub-Registrar, Haveli No. 4 at Sr. No. 2911/1998, it appears that 1) Mrs. Krushnabai Pandharinath Gole, 2) Mrs. Kusumbai Shripati Balwadkar alias Kusumbai Sadbai Gole 3) Mrs. Subhadrabai Khandu Marne through her legal heirs a) Mr. Dattatray Khandu Marne b) Mr. Arvind Khandu Marne c) Mrs. Vidya Maruti Chorge released and relinquish all their right, title and interest in the Said Survey No. 51/7A in favour of 1) Mr. Sadashiv Shripati Balwadkar 2) Mr. Sambhaji Shripati Balwadkar 3) Mr. Shivaji Shripati Balwadkar 4) Mr. Mahadu Shripati Balwadkar through his legal heirs a) Mr. Bharat Mahadu Balwadkar b) Mr. Shatrughna Mahadu Balwadkar c) Mrs. Sheela Ramdas Gole, d) Smt. Chhaya Sudam Ranpise. On perusal of Mutation Entry No. 5199 dated 04/02/2003, it appears that as per Decision dated 16/01/2006, the said mutation entry is certified by the concerned Revenue Officer on 16/01/2006.

14. On perusal of Mutation Entry No. 5388 dated 23/08/2004, it appears that Mrs. Subhadrabai Khandu Marne died intestate on 8/12/1996, leaving behind following legal heirs

- (i) Mr. Dattatray Khandu Marne (son),
- (ii) Mr. Arun Khandu Marne (son),
- (iii) Mrs. Vidya Maruti Chorge (married daughter).

Accordingly, the names of aforesaid legal heirs were recorded to the revenue records and were duly mutated as owners and possessors in the Said Survey No. 51/7A and said mutation entry has been certified by the Revenue Officer on 19/10/2004.

15. On perusal of Mutation Entry No. 5391 dated 31/03/2004, it appears that Smt. Parvatibai Shripati Balwadkar died intestate on 19/07/2000 leaving behind following legal heirs

- (i) Sadashiv Shripati Balwadkar (Son),
- (ii) Sambhaji Shripati Balwadkar (Son),
- (iii) Shivaji Shripati Balwadkar (Son),
- (iv) Mahadu Shripati Balwadkar (died son) leaving behind following legal heirs:
 - a) Mr. Bharat Mahadu Balwadkar (nephew)
 - b) Mr. Shatrughna alias Sharad Mahadu Balwadkar (nephew)
 - c) Mrs. Sheela Ramdas Gole (niece),
 - d) Mrs. Chhaya Sudam Ranpise (niece),
 - e) Smt. Gangubai Mahadu Balwadkar (daughter in law)
- (v) Smt. Krushnabai Pandharinath Gole (daughter),
- (vi) Kusumbai Sadu Gole (daughter),
- (vii) Subhadrabai Khandu Marne (died daughter) leaving behind following legal heirs:
 - a) Dattatray Khandu Marane (nephew),
 - b) Mr. Arun Khandu Marane (nephew),
 - c) Mrs. Vidya Maruti Chorghe (niece),