

M/S. RAJIV PATEL AND ASSOCIATES

ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg, (East Street), PUNE - 411 001

Ref No. :

Date :

20.01.2025

To,
The Maharashtra Real Estate
Regulatory Authority
("MahaRERA")

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to the contiguous block of land admeasuring 60606 sq.mtrs. formed of the lands/portions out of New Survey Nos. 55/2/4/1, 55/2/4/2 (BDP Reservation), 55/2/4/3 (Open Space), 55/2/4/4 (Amenity Space), 55/2/4/5 (18 Mtr. DP Road), 55/2/4/6 (Internal Road), 55/2/4/7 (Nala) and 55/2/4/8 (Remaining area), all situate, lying and being at Village Baner within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune (hereinafter referred to as "the said Land").

We have investigated the title of NYATI BUILDERS PRIVATE LIMITED, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at "Nyati Unitree", 7th Floor, East Wing, CTS Nos. 1995 & 1996B, Yerawada, Pune Nagar Road, Pune 411006, to the said Land and we have inspected the following records and documents in respect thereof:-

1. Description of the said Land

The contiguous block of land admeasuring 60606 sq.mtrs. formed of the lands/portions out of Survey Nos. 55/2/4/1, 55/2/4/2 (BDP Reservation), 55/2/4/3 (Open Space), 55/2/4/4 (Amenity Space), 55/2/4/5 (18 Mtr. DP Road), 55/2/4/6 (Internal Road), 55/2/4/7 (Nala) and 55/2/4/8 (Remaining area), all situate, lying and being at Village Baner within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune.

A Layout in respect of the contiguous block formed of the following Lands:



Serial No.	Survey No./HissaNo.	AREA (Sq. Mtrs.)
1	55/2 (part)	1750
2	55/2/1	440
3	55/2/2	455
4	55/4/1	608
5	55/4/2	588
6	55/4/4	551
7	55/4/5	600
8	55/4/6	650
9	55/4/7	650
10	55/4/8	650
11	55/4/11	400
12	55/4/12	417
13	55/4/13	430
14	55/4/14	450
15	55/4/15	473
16	55/4/16	490
17	55/4/17	580
18	55/4/18	530
19	55/4/19	550
20	55/4/20	570
21	55/4/21	593
22	55/4/22	360
23	55/4/23	523
24	55/4/24	523
25	55/4/25	510
26	55/4/26	510
27	55/4/27	510
28	55/4/28	510
29	55/4/29	510
30	55/4/30	573
31	55/4/31	574
32	55/4/32	510
33	55/4/33	510
34	55/4/34	510
35	55/4/35	590
36	55/4/36	510
37	55/4/37	523
38	55/4/38	523
39	55/4/40	688
40	55/4/41	510
41	55/4/42	510
42	55/4/43	510

43	55/4/44	570
44	55/4/45	574
45	55/4/46	510
46	55/4/47	510
47	55/4/48	510
48	55/4/49	688
49	55/4/51	575
50	55/4/52	520
51	55/4/53	500
52	55/4/54	520
53	55/4/55	510
54	55/4/56	520
55	55/4/57	562
56	55/4/58	562
57	55/4/59	520
58	55/4/60	520
59	55/4/61	500
60	55/4/63	500
61	55/4/67	510
62	55/4/68	500
63	55/4/69	520
64	55/4/70	563
65	55/4/71	563
66	55/4/72	500
67	55/4/73	500
68	55/4/76	475
69	55/4/77	17800
70	55/4/78 (part)	3532
71	55/4/78/10	510
72	55/4/78/11	510
73	55/4/79	520
74	55/4/10	510

was sanctioned by the Municipal Corporation of Pune vide its Commencement Certificate No.CC/0256/23 dated 02.05.2023. The said sanctioned Layout was revised and sanction for such revision was also procured from the said Corporation vide its Commencement Certificate No.CC/1587/24 dated 09.09.2024. Effect of such sanctioned Layout was given in the Revenue Record, and as a result, the above captioned Survey Numbers were assigned vide Mutation Entry No.24681 dated 14.06.2024.

2. The document of allotment of the said Land –



Deed of Conveyance dated 30.03.2022 (duly registered under Serial No.8250 of 2022 with the Sub-Registrar, Haveli 23, Pune), whereby M/s Satyam Developers and the holders of parts/portions out of the said Land assigned, transferred, assured and conveyed their respective holdings therein to/in favour of Nyati Builders Private Limited.

3. **VII/XII Extracts** in respect of lands/portions forming part of the said Land from the year 1953 to 2023 and **Mutation Entries** bearing Nos. 777, 992, 1391, 1491, 1576, 1751, 2015, 2018, 2155, 4226, 7957 and 21186 in respect thereof.
4. Search Reports issued by Shri Deepak Hole, Advocate in respect of search of the available Index II Record in the Offices of the concerned Sub-Registrars, Taluka Haveli, District Pune upto 10.01.2025.

5. Litigations:-

As mentioned in **Annexure "E"** annexed hereto.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that the title of the said **NYATI BUILDERS PRIVATE LIMITED** to the said Land is free, clear and marketable and there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained.

Owner of the said Land – NYATI BUILDERS PRIVATE LIMITED

The Report reflecting the flow of the title of the said NYATI BUILDERS PRIVATE LIMITED to the said Land is enclosed herewith as **Annexure "A"**.

Dated this 20th day of January 2025.



M/S. RAJIV PATEL & ASSOCIATES



PROPRIETOR

Encl : **Annexure "A"**.

ANNEXURE "A"

(Flow of Title of the said Land)

Re : The contiguous block of land admeasuring 60606 sq.mtrs. formed of the following lands/ portions:

Serial No.	New Survey No./Hissa No.	AREA (Sq. Mtrs.)
1	55/2/4/1	35829.76
2	55/2/4/2 (BDP Reservation)	4849.95
3	55/2/4/3 (Open Space)	4363.06
4	55/2/4/4 (Amenity Space)	2296.35
5	55/2/4/5 (18 Mtr. DP Road)	5841.15
6	55/2/4/6 (Internal Road)	3437.78
7	55/2/4/7 (Nala)	208.22
8	55/2/4/8 (Remaining area)	3779.73

As stated above, a Layout was sanctioned by the Municipal Corporation of Pune in respect of the Lands mentioned in the Table hereinbelow. Effect of such Layout was given in the Revenue Record and the Survey Numbers mentioned above was assigned to parts/ portions out of the said contiguous block.

Serial No.	Old Survey No./Hissa No.	AREA (Sq. Mtrs.)
1	55/2 (part)	1750
2	55/2/1	440
3	55/2/2	455
4	55/4/1	608
5	55/4/2	588
6	55/4/4	551
7	55/4/5	600
8	55/4/6	650

9	55/4/7	650
10	55/4/8	650
11	55/4/11	400
12	55/4/12	417
13	55/4/13	430
14	55/4/14	450
15	55/4/15	473
16	55/4/16	490
17	55/4/17	580
18	55/4/18	530
19	55/4/19	550
20	55/4/20	570
21	55/4/21	593
22	55/4/22	360
23	55/4/23	523
24	55/4/24	523
25	55/4/25	510
26	55/4/26	510
27	55/4/27	510
28	55/4/28	510
29	55/4/29	510
30	55/4/30	573
31	55/4/31	574
32	55/4/32	510
33	55/4/33	510
34	55/4/34	510
35	55/4/35	590
36	55/4/36	510
37	55/4/37	523
38	55/4/38	523
39	55/4/40	688
40	55/4/41	510
41	55/4/42	510
42	55/4/43	510
43	55/4/44	570
44	55/4/45	574
45	55/4/46	510
46	55/4/47	510
47	55/4/48	510
48	55/4/49	688
49	55/4/51	575
50	55/4/52	520
51	55/4/53	500
52	55/4/54	520

53	55/4/55	510
54	55/4/56	520
55	55/4/57	562
56	55/4/58	562
57	55/4/59	520
58	55/4/60	520
59	55/4/61	500
60	55/4/63	500
61	55/4/67	510
62	55/4/68	500
63	55/4/69	520
64	55/4/70	563
65	55/4/71	563
66	55/4/72	500
67	55/4/73	500
68	55/4/76	475
69	55/4/77	17800
70	55/4/78 (part)	3532
71	55/4/78/10	510
72	55/4/78/11	510
73	55/4/79	520
74	55/4/10	510

All the above mentioned lands situate, lying and being at Village Baner within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and the contiguous block of land admeasuring 60606 sq.mtrs formed of the above land is bounded as follows:-

- On or Towards East : By part of Survey No.54 and part of Survey No.53;
On or Towards South : By Remaining plots of Sheetal Park Layout and DP Road;
On or Towards West : By Survey No.55/4 part and Sus Village boundary;
On or Towards North : By Survey No.55/4/1 and 55/3

- 1) One Ganesh Ravji Bhide was the holder of an undivided 4 Anna (i.e. 1/4th) share in land admeasuring 22 Acres and 39 Gunthas then bearing Survey No. 55 Hissa No. 4, Baner, Taluka Haveli, District Pune.
- 2) The provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955, were made applicable to Village Baner vide Mutation Entry No.1576 dated 15.07.1970 and, accordingly, the area of the said lands

bearing Survey No.55 Hissa Nos.2 and 4, Baner were shown to admeasure Hectares 00 = 26 Ares and Hectares 09=30 Ares respectively vide Mutation Entry No.1576 dated 15.07.1970

- 3) One Tukaram Bhairu Tapkir was a "Protected Tenant" of the share of the said Ganesh Ravji Bhide in the said land bearing Survey No. 55 Hissa No. 4, Baner. Proceedings under the provisions of Section 32 G of the Bombay Tenancy and Agricultural Lands Act, 1948 were duly held resulting in the said Tukaram Bhairu Tapkir being declared to be the Tenant of the said holding of the said Ganesh Ravji Bhide. Certificate under Section 32-M of the said Act was issued in favour of the said Tukaram Bhairu Tapkir after he made payment of the determined purchase price of the said Land. The name of the said Tukaram Bhairu Tapkir was entered as the holder of an one-fourth share in the said land bearing Survey No.55 Hissa No.4, Baner vide Mutation Entry No.1391 dated 05.10.1962.
- 4) The said Tukaram Bhairu Tapkir died on 09.08.1965 leaving behind him as his only heirs and next-of-kin, his widow, Shevantabai Tukaram Tapkir, his sons namely, Sahebrao, Bajirao, Gulabrao, Mukunda and Shankar Tukaram Tapkir, and his married daughter, Muktabai Raghunath Wadkar. The names of the said heirs of the late Tukaram Bhairu Tapkir were duly entered on the Revenue Record pertaining to the said land bearing Survey No. 55 Hissa No. 4, Baner as the holders of the share therein held by the said Tukaram Bhairu Tapkir vide Mutation Entry No.1491.
- 5) The said Shevantabai Tukaram Tapkir died Intestate on 11.08.1987 leaving behind her as her only heirs and next-of-kin, her said five sons, namely, Sahebrao, Bajirao, Gulabrao, Mukunda and Shankar Tukaram Tapkir, and one married daughter, Muktabai Raghunath Wadkar. The name of the said Shevantabai Tukaram Tapkir was deleted as one of the holders of the share in the said land bearing Survey No. 55 Hissa No. 4, Baner earlier held by the said Tukaram Bhairu Tapkir vide Mutation Entry No.7957 dated 25.12.1996.
- 6) Vide Deed of Sale dated 25.04.1988 (duly registered under Serial No.6045 of 1988 with the Sub-Registrar, Haveli I, Pune), the said heirs of the late Tukaram Bhairu Tapkir and Members of their respective families assigned, transferred, assured and conveyed their undivided one-fourth share represented by Hectares 02 = 32.50 Ares out of the said land bearing Survey No.55 Hissa No. 4, Baner, to/ in favour of Ramdas Vishnu Murkute. The said share/ portion admeasuring Hectares 02=32.50 Ares out of the said land bearing Survey No. 55 Hissa No.4, Baner so conveyed by the heirs of the late Tukaram Bhairu Tapkir in favour of Ramdas Vishnu Murkute was assigned Hissa No.4/78 of Survey No.55, Baner, vide Mutation Entry No.4226 dated 10.02.1989 and the name of the said Ramdas Vishnu Murkute was entered as the holder thereof vide the said Mutation Entry. Despite conveyance by the heirs of the late Tukaram Bahiru Tapkir and Members of their respective families of their said share in the said land bearing Survey

No.55 Hissa No.4, Baner in favour of the said Ramdas Vishnu Murkute, the name of the said heirs of the said Tukaram Bahiru Tapkir continued to be shown in the "Other Rights" Column in respect of land bearing Hissa No.4 of Survey No.55, Baner. The said Ramdas Vishnu Murkute made Application to the Deputy Tehsildar, Taluka Haveli, District Pune for having such names in the "Other Rights" Column deleted. However, vide his Order dated 12.12.2012 in Application No.155/SR/22/2012, the said Deputy Tehsildar rejected such Application made by the said Ramdas Vishnu Murkute. Being aggrieved by the said Order dated 12.12.2012 of the said Deputy Tehsildar, the said Ramdas Vishnu Murkute preferred a Revision Application bearing No.RTS /RV/Appeal/52/2015 to the Sub-Divisional Officer, Haveli Sub-Division, Pune. Vide his Judgement and Order dated 30.03.2016, the said Sub-Divisional Officer set aside the impugned Order dated 12.12.2012 of the Deputy Tehsildar. Accordingly, vide Mutation Entry No.21186 the names of the said heirs of Tukaram Bhairu Tapkir were deleted from the "Other Rights" Column of the VII/XII Extract in respect of land bearing Hissa No.4 of Survey No.55, Baner.

- 7) Before the said heirs of the late Tukaram Bhairu Tapkir so conveyed their 25% share in the said land then bearing Survey No. 55 Hissa No.4, Baner, they procured the permission (bearing No.43/SR/1988 dated 13.04.1988) of the Sub-Divisional Officer, Haveli Sub-Division, Pune under the provisions of Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 for the same.
- 8) Baburao Hari Wadkar, Rambhau Hari Wadkar and Narayan Hari Wadkar were the holders of an undivided 08 Anna (i.e. 1/2) share in the said land admeasuring 22 Acres and 39 Gunthas bearing Survey No.55 Hissa No.4, Baner, Taluka Haveli, District Pune.
- 9) The said Baburao Hari Wadkar died intestate on 15.07.1979 leaving behind him as his only heirs and next-of-kin, his son, namely Sayaji Baburao Wadkar, and his married daughters namely, Housabai Sitaram Dalvi, Geetabai Dattoba Ozarkar and Sitabai Maruti Karad. However, as the said married daughters of the late Baburao Hari Wadkar submitted a statement to the concerned Revenue Authorities stating that, they have released their share in the share earlier held by the said Baburao Hari Wadkar in the said land bearing Survey No. 55 Hissa No.4, Baner, only the name of the said Sayaji Baburao Wadkar was entered on the Revenue Record in respect of the said land bearing Survey No. 55 Hissa No. 4, Baner as the holder of the share therein earlier held by his father, the said Baburao Hari Wadkar vide Mutation Entry No.2018 dated 30.10.1980.
- 10) The said Narayan Hari Wadkar died intestate on 05.06.1981 leaving behind him as his only heirs and next-of-kin, his sons, Maruti, Vitthal and Dnyaneshwar Narayan Wadkar, and his married daughters, Mamta Pandurang Borate, Kantabai Dattatraya Dange, Vimal Baban Marne, Suman Malhari Modak, Kamal Popat Veer and Mangai Murlidhar Chondhe. On the said married daughters of

the late Narayan Hari Wadkar giving a statement before the concerned Revenue Authorities, that they have released their undivided shares in the holding of their father, the said Narayan Hari Wadkar, in the said land bearing Survey No.55 Hissa No.4, Baner, only the names of the said sons of the said Narayan Hari Wadkar were entered on the Revenue Record as the holders of the share earlier held by the said Narayan Hari Wadkar vide Mutation Entry No.2155 dated 01.09.1982. The said married daughters of the late Narayan Hari Wadkar filed a Suit (bearing No.RCS No.989 of 2016) in the Court of the Civil Judge, Senior Division, Pune at Pune against M/s. Satyam Developers and Others claiming an undivided share in the share held by their father, Narayan Hari Wadkar in, inter-alia, land bearing Survey No.55 Hissa No.4, Baner, for partition of such claimed undivided share and for incidental reliefs. However, pursuant to an amicable settlement arrived at by and between the Plaintiffs and the said M/s Satyam Developers in the said Suit, the said Plaintiffs i.e. married daughters of the late Narayan Hari Wadkar surrendered/ extinguished their rights in the share of their late father in the said Land and confirmed the said Mutation Entry No.2155 dated 01.09.1982.

- 11) One Bhaguji Chimnaji Wadkar was the holder of an undivided 4 Anna (i.e. 1/4th) share in the said land admeasuring 22 Acres and 39 Gunthas bearing Survey No. 55 Hissa No. 4, Baner, Taluka Haveli, District Pune.
- 12) Vide a Deed of Sale dated 13.05.1943 (duly registered under Serial No.459 of 1943 with the Sub-Registrar, Haveli 1, Pune), the said Bhaguji Chimnaji Wadkar conveyed his one-fourth undivided share in the said land bearing Survey No. 55 Hissa No.4, Baner to/ in favour of Shreepati Maruti Bhujbal and Chintu Maruti Bhujbal. The names of the said Shreepati Maruti Bhujbal and Chintu Maruti Bhujbal were duly entered on the Revenue Record pertaining to the said land bearing Survey No. 55 Hissa No.4, Baner as the holders of the share therein earlier held by the said Bhaguji Chimnaji Wadkar vide Mutation Entry No.777 dated 19.07.1944.
- 13) The said Shreepati Maruti Bhujbal died on 08.07.1970 leaving behind him as his only heirs and next-of-kin, his widow, Sonabai, his sons, Shankar, Ramchandra and Bhagwant Shreepati Bhujbal, and his married daughters, Jijabai Murlidhar Borate, Muktabai Raghu Alhat, Rakhmabai Shivaji Borate and Rahibai Ashru Jagtap (It appears that during her earlier marriage she was known as "Rahibai Pandurang Galkwad"). As the said married daughters of the late Shreepati Maruti Bhujbal and his widow, the said Sonabai giving statement before the concerned Revenue Authorities that they have release their undivided shares in the holding of their father, the said Shreepati Maruti Bhujbal in the said land bearing Survey No.55 Hissa No.4, Baner, only the names of the said sons of the late Shreepati Maruti Bhujbal were entered on the Revenue Record as holders of the share earlier held by the said Shreepati Maruti Bhujbal therein vide Mutation Entry No.1751 dated 08.10.1973. It appears that the said Jijabai Murlidhar Borate died

leaving behind her as her only heir, her son, Sopan Murlidhar Borate. The said Sopan Murlidhar Borate and the said remaining daughters of the late Shreepati Maruti Bhujbal challenged the said Mutation Entry No.1751 by filing an Appeal [bearing No.RTS/Appeal/356/2006] before the Sub-Divisional Officer, Pune Sub-Division. Vide her Judgement and Order dated 25.03.2011, the said Divisional Officer, allowed the said Appeal and directed that the names of the said Appellants be entered as "amongst the heirs and next-of-kin of the late Shreepati Maruti Bhujbal" and, accordingly, Mutation Entry No.1751 be corrected. The said Sopan Murlidhar Borate and the said remaining daughters of the late Shreepati Maruti Bhujbal purported to assign and transfer their undivided shares in the said land bearing Survey No.55 Hissa No.4, Baner to Shahajirao Ganpat Mure and Ravindra Genba Hargude vide a Document styled as "Bechan Patra" dated 01.09.2012 (duly registered under Serial No.8519 of 2012 with the Sub-Registrar, Haveli 15, Pune). The said M/s Satyam Developers filed a Revision Application against the said Judgement and Order dated 25.03.2011 of the Sub-Divisional Officer, Pune Sub-Division to the Additional Collector, Pune and which Revision Application was numbered as "RTS/2/A/111/2013. The said Revision Application was allowed by the said Additional Collector vide his Order dated 30.05.2015 and the said Impugned Judgement and Order of the Sub-Divisional Officer was set aside.

- 14) The said M/s Satyam Developers and Others filed a Suit (bearing Special Civil Suit No.703 of 2013) in the Court of the Civil Judge, Senior Division, Pune seeking a Declaration from the said Hon'ble Court that the said "Bechan Patra" be declared to be void and for incidental reliefs. Pursuant to Application made by the Plaintiffs in the said Special Civil Suit No.703 of 2013, the said Hon'ble Court vide its Order dated 15.07.2013 restrained Defendant Nos.1 to 7 in the said Suit from causing obstruction and interference in the physical possession of the Plaintiffs over the said Suit Lands or from alienating their share in the said lands and creating third party interest till the disposal of the said Suit. The said Sopan Murlidhar Borate and the said remaining daughters of the late Shreepati Maruti Bhujbal filed an Appeal from Order" (bearing No.1109 of 2013) against the said Interim order dated 15.07.2013 of the said Trial Court to the Hon'ble High Court of Judicature of Bombay at Bombay. Vide its Order dated 31.01.2014, the Hon'ble High Court (Quorum Justice Vasanti A. Naik) declined to stay the operation of the said Order appealed against. The said Appeal made by the said Sopan Murlidhar Borate and Others was admitted vide an Order also dated 31.01.2014 wherein the Hon'ble High Court clarified that Admission of the Appeal would not mean that the Proceedings before the Trial Court were stayed and directed the Trial Court to endeavor to decide the said Suit (bearing Special Civil Suit No.703 of 2013) as earlier as possible. The said Appeal from Order was accordingly disposed off. However, pursuant to an amicable settlement arrived at by and between the said parties to the said Suit, the said Shri. Shahaji Ganpat Mure and Shri. Ravindra Genba Hargude, the said married daughters of the late Shreepati Maruti Bhujbal, surrendered/ extinguished their claims/ rights in the

said land bearing Survey No.55 Hissa No.4, Baner. A Decree in terms of Consent Terms filed by the parties to the said Special Civil Suit No.703 of 2013 was passed by the said Trial Court on 28.04.2014.

- 15) The said Ramdas Vishnu Murkute, then the holder of the land admeasuring Hectares 02 = 32.50 Ares bearing Survey No.55 Hissa No.4/78, Baner, prepared a Private Layout in respect of his said holding wherein the same was laid out in Plots and Area under Internal Roads. Similarly, the heirs of the late Baburao, Rama and Narayan Hari Wadkar, the said Shreepati Maruti Bhujbal and Chintu Maruti Bhujbal also prepared a Private Layout in respect of their collective holdings out of Survey No.55 Hissa Nos.2 and 4, Baner and they sold/ alienated Plots out of such Private Layout to various persons/ parties. Details of (i) such alienation effected either by the said Ramdas Vishnu Murkute of Plots out of Private Layout made by him in respect of the said land bearing Survey No.55 Hissa No.4/78, Baner (ii) details of alienation of Plots out of the said Private Layout made by the said heirs of the late Hari Chimaji Wadkar and Shreepati Maruti Bhujbal and the said Chintu Maruti Bhujbal and subsequent alienees of such "Plots" in favour of M/s Satyam Developers, a partnership firm having its Office at, 201, B.A.Gateway, Plot No.4, CTS No.1620, Baner Road, Near Sakal Nagar, Aundh, Pune 411006 and (iii) details of rights of development acquired of certain of such Plots by the said M/s. Satyam Developers are set out in **Annexure "B"** hereto annexed.
- 16) The said Hari Chimnaji Wadkar was the holder of land admeasuring 26 Gunthas bearing Survey No.55 Hissa No.2, Baner, Taluka Haveli, District Pune.
- 17) The said Hari Chimnaji Wadkar died on 17.01.1960 leaving behind him as his only heirs and next-of-kin, his three sons namely, Baburao, Rambhau and Narayan Hari Wadkar. However, only the names of the said sons of Hari Chimnaji Wadkar were entered on the Revenue Record pertaining to the said land bearing Survey No. 55 Hissa No. 2, Baner, as the holders thereof vide Mutation Entry No.992 dated 16.03.1960.
- 18) The name of one Sadashiv Waman Bhat was shown in the "Other Rights" Column of the VII/XII Extract as the person cultivating the land bearing Survey No.55 Hissa No.2, Baner. However, pursuant to Application made by the said Rambhau Hari Wadkar in that behalf, the name of the said Sadashiv Waman Bhat was deleted from the said "Other Rights" Column vide Mutation Entry No.2015 dated 17.09.1980.
- 19) The said Baburao Hari Wadkar died intestate on 15.07.1979 leaving behind him as his only heirs and next-of-kin, his son, namely Sayaji Baburao Wadkar, and his married daughters namely, Housabai Sitaram Dalvi, Geetabai Dattoba Ozarkar and Sitabai Maruti Karad. However, as the said married daughters of the late Baburao Hari Wadkar submitted a statement to the concerned Revenue

Authorities stating that they have released their share in the share earlier held by the said Baburao Hari Wadkar in the said land bearing Survey No. 55 Hissa No. 2, Baner, accordingly, only the name of the said Sayaji Baburao Wadkar was entered on the Revenue Record in respect of the said land bearing Survey No. 55 Hissa No. 2, Baner as the holder of the share therein earlier held by his father, the said Baburao Hari Wadkar vide Mutation Entry No.2018 dated 30.10.1980.

- 20) The said Narayan Hari Wadkar died intestate on 05.06.1981 leaving behind him as his only heirs and next-of-kin, his sons, Maruti, Vitthal and Dnyaneshwar Narayan Wadkar, and his married daughters, Mamta Pandurang Borate, Kantabai Dattatraya Dange, Vimal Baban Marne, Suman Malhari Modak, Kamal Popat Veer and Mangal Murlidhar Chondhe. On the said married daughters of the late Narayan Hari Wadkar giving a statement before the concerned Revenue Authorities that they have released their undivided shares in the holding of their father, the said Narayan Hari Wadkar, in the said land bearing Survey No.55 Hissa No.2, Baner, only the names of the said sons of the said Narayan Hari Wadkar were entered on the Revenue Record as the holders of the share earlier held by the said Narayan Hari Wadkar vide Mutation Entry No.2155 dated 01.09.1982. The said married daughters of the late Narayan Hari Wadkar filed a Suit (bearing No. RCS No.989 of 2016) in the Court of the Civil Judge, Senior Division, Pune at Pune against M/s. Satyam Developers and Others claiming an undivided share in the share held by their father, Narayan Hari Wadkar in, inter-alia, land bearing Survey No.55 Hissa No.2, Baner and for incidental reliefs. However, pursuant to an amicable settlement arrived at by and between the plaintiffs and M/s Satyam Developers in the said Suit, the said plaintiffs i.e. married daughters of the late Narayan Hari Wadkar surrendered/ extinguished their rights in the share of their late father in the said Land and confirmed the said Mutation Entry No.2155 dated 01.09.1982.
- 21) The said holders of the said land bearing Survey No.55 Hissa No.2, Baner conveyed Plots out of the said Private Layout earlier made by them in respect of their holdings in lands bearing Hissa Nos.2 and 4 of Survey No.55, Baner as mentioned above.
- 22) Vide an Agreement dated 28.07.2010 (duly registered under Serial No.7341 of 2010 with the Sub-Registrar, Haveli XI, Pune) made by and between the said M/s Satyam Developers on the one hand and Regency Nirmaan Limited on the other hand, the said Parties agreed to work on a "principal-to-principal" basis and divide the work in respect of development of the above captioned lands and certain other lands on the terms and conditions therein contained.
- 23) Vide a Deed of Grant of Right of Way dated 05.04.2019 [duly Registered under Serial No.5498 of 2019 with the Sub-Registrar, Haveli XI, Pune] the said M/s. Satyam Developers and the said Regency Nirman Limited granted Right of Way

over a Nine Meter wide portion out of the sanctioned Layout in respect of the above captioned Land to Regency Aawishkar Sarsan Developers LLP as a means of access to and from land out of Survey Nos.53 and 54, Baner held by the said LLP to and from the Development Plan Road.

- 24) Vide a Deed of Conveyance dated 30.03.2022 (duly registered under Serial No.8250 of 2022 with the Sub-Registrar, Haveli 23, Pune), the said M/s Satyam Developers and the holders of parts/ portions out of the above captioned contiguous block of land assigned, transferred, assured and conveyed their respective holdings therein to/in favour of the said Nyati Builders Private Limited. The said Nyati Builders Private Limited was put in vacant and peaceful possession of the above captioned contiguous block of land on execution of the said Deed of Conveyance dated 30.03.2022.
- 25) The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the above captioned contiguous block of land.
- 26) We have had search of the available, unmutiated and relevant Index II Record in respect of the above captioned contiguous block of land carried out for the past thirty one years in the Offices of the concerned Sub-Registrars, Taluka Haveli, District Pune. Subject to what is stated hereinbelow, such search has not disclosed any fact or circumstance prejudicial to the title of the said Nyati Builders Private Limited.
- 27) Vide his Order dated 23.04.2013 bearing No. PMH/NA/SR/305/203 made under the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966, the Office of the Collector, District Pune has permitted conversion of user of portions out of the above captioned contiguous block of land to "Non-Agricultural". As regards the remaining portion out of the above captioned contiguous block of land, the "NOC" of the Collector, District Pune, for change of user to "Non-Agricultural" under the provisions of Section 42(B) of the Maharashtra Land Revenue Code, 1966 is procured vide its Order dated 09.11.2023 bearing No. PMC/NOC/SR/20/2023 by the said Nyati Builders Private Limited.
- 28) As a part of investigation of title of the then holders of the lands/ portions comprised in the above captioned contiguous block of land, we had issued Public Notices in the usual form published in the daily newspapers, "Indian Express", "Sakal" and "Prabhat" and which Notices appeared on 10.03.2021, 11.03.2021 and 11.03.2021 respectively. We have received certain claims, communications/ objections from certain persons/ parties, details whereof are set out in **Annexure "C"** hereto annexed. The said M/s Satyam Developers have sent Rejoinders to the Objections/Letters earlier received from such Claimants/ Objectors thereby refuting such claims. The said M/s Satyam Developers have procured written release/ settlement of certain of such claims, details whereof are set out in Column 4 of **Annexure "D"** hereto annexed.

- 29) As a part of such investigation of title, we have inspected the relevant Revenue Record in respect of the lands/portions comprised in the above captioned contiguous block of land for the past 50 years. Save and except as mentioned herein below, such inspection has not disclosed any fact or circumstance prejudicial to the title of the said Nyati Builders Private Limited to the above captioned contiguous block of land.
- 30) The tenure of all the lands/ portions comprised in the above captioned contiguous block of land are "Occupancy Class I" and there is no restriction attached on to any of the said lands/ portions regarding use, occupation and transfer thereof under the Maharashtra Land Revenue Code, 1966 or under any other applicable law.
- 31) The above captioned contiguous block of land falls in the "Residential" Zone under the Development Plan for the City of Pune currently in force and save and except a portion thereof which is earmarked to fall under "Bio-Diversity Park" Reservation and certain portion is earmarked to fall under 18 Meter wide Development Plan Road. Apart from the above, the above captioned contiguous block of land is not subject to any Reservation under the current Development Plan.
- 32) Pursuant to the said Deed of Conveyance dated 30.03.2022, the name of the said Nyati Builders Private Limited has been entered as the holder of the lands/ portions comprised in the above captioned contiguous block of land as the holder thereof [save and except as the holder of the lands bearing Hissa Nos.2 [Part], 4/5, 4/27, 4/78 [Part] and 4/78/4 [Part] of Survey No.55] vide Mutation Entry No.23624 dated 25.05.2022. Before Mutation Entry No.23624 was certified, one Mr. Adesh Damodar Tapkir filed an objection / complaint to the proposed Mutation. However, after due inquiry the Circle Officer, Kothrud has rejected the Complaint of the said Adesh Damodar Tapkir and certified the said Mutation Entry. The said Adesh Damodar Tapkir preferred an Appeal [bearing No. RTS /Appeal/101/2623] to the Sub-Divisional Officer, Haveli Sub-Division, Pune against making and certification of the said Mutation Entry No.23624. The said Appeal is dismissed by the said Sub-Divisional Officer vide its Order dated 14.03.2024. The said Adesh Damodar Tapkir has preferred an Appeals (bearing No.RTS/ 2A/666/2024 before the Additional Collector, District Pune against the said Order dated 14.03.2024 of the Sub-Divisional Officer and such Appeal is pending hearing and final disposal by the Additional Collector, District Pune.
- 33) The said Nyati Builders Private Limited has availed of a Loan from Tata Capital Housing Finance Limited, and, as security for due repayment of such Loan Facility together with interest accrued thereon, a Mortgage [Without Possession] was created on the said Land and on the construction to be carried out thereon in favour of the said Tata Capital Housing Finance Limited vide a Deed of Simple

Mortgage dated 03.11.2023 (duly registered under Serial No.21737 of 2023 with the Office of the Sub Registrar, Haveli No.17, Pune). The said Nyati Builders Private Limited has subsequently availed loan facility of Rs. 110,00,00,000/- (Rupees One Hundred & Ten Crores Only) from the said Tata Capital Housing Finance Limited and to secure the same, inter-alia, by virtue of a Deed of Extension of Mortgage (without Possession) dated 27.11.2024 [which is duly registered on 11.12.2024 under Serial No. 21697 of 2024 in the Office of the Sub-Registrar, Haveli No. 11, Pune] created a further charge on the said Land, together with the buildings, structures, erections and constructions of every description and all the monies receivable as described therein.

- 34) M/s. Satyam Developers (the predecessors-in-title of the said Nyati Builders Private Limited in respect of certain of the above captioned lands and the then holder of rights of development of the remaining of the above captioned lands) and the said Nyati Builders Private Limited have executed on 22.11.2023 a Supplemental Deed to the Deed of Conveyance dated 30.03.2022 earlier executed in respect of the above captioned lands in favour of Nyati Builders Private Limited. Vide the said Supplemental Deed, certain of the Residential Flats agreed to be allotted by the said Nyati Builders Private Limited to the said M/s. Satyam Developers have been mutually identified and such identification recorded.
- 35) Nyati Builders Private Limited obtained a sanction of a Building Layout in respect of the said Land from the Municipal Corporation of Pune on 02.05.2023 and the effect of the said Layout was given on the Revenue Record vide Mutation Entry No. 24681 dated 14.06.2024 whereby the said Land was assigned new Survey Numbers/Hissa Numbers as mentioned in reference hereinabove.
- 36) We have had search of the Records of the Court of the Civil Judge, Senior Division, Pune at Pune carried out for the past 12 years.
- 37) The following litigation is subsisting in respect of certain parts/ portions of the above captioned contiguous block of land. Details of such litigation are set out in **Annexure "E"** hereto annexed. However, there is no Order of Injunction or Restraint passed in any of the Suits/ Proceedings described in **Annexure "E"** which had prevented the above captioned contiguous block of land being conveyed to/in favour of the said Nyati Builders Private Limited or which operate to restrain Nyati Builders Private Limited from developing the above captioned contiguous block of land, implementing Real Estate Projects thereon and selling/ alienating Flats/ Units in such Projects to prospective purchasers thereof.
- 38) Certain of the original Documents of title pertaining to the lands / portions comprised in the above captioned contiguous block of land were lost/ misplaced either by the said M/s Satyam Developers or the other holders of such lands/ portions. A Public Notice was issued in the daily newspaper "Financial Express"

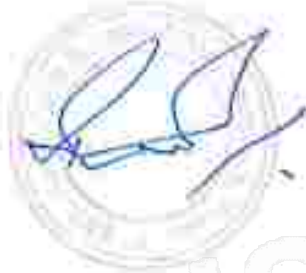
on 23.04.2023 regarding such lost original Documents. No communication was received from any person or party claiming to be in possession of any of the said originals. The Lost Document Reports have been registered by M/s Satyam Developers with the concerned Police Authorities pertaining to the loss of such original Documents. M/s. Satyam Developers (who was the Owner of some of the lands/portions comprised in the above captioned contiguous block of land and the holder of rights of development/ purchase of the remaining portion of the above captioned contiguous block of land) has confirmed in writing that they have not deposited any original Documents of Title with any third person or party with intention to create mortgage thereon. We have relied on such declaration given by M/s Satyam Developers while issuing this Certificate of Title.

- 39) Vide its Commencement Certificate No. CC/0256/23 dated 02.05.2023, the Municipal Corporation of Pune has sanctioned a Layout in respect of the above captioned contiguous block of land whereby the same is laid out inter-alia in areas earmarked for construction of multi-storied Buildings, area under internal Roads, Amenity Spaces, Open Spaces, area under Development Plan Roads. The Building Layout/Building Plans have been sanctioned by the Municipal Corporation of Pune vide its Commencement Certificate No. CC/0256/23 dated 02.05.2023 and further revised vide its Commencement Certificate No. CC/1587/24 dated 09.09.2024
- 40) A portion admeasuring 600 sq.mtrs. out of the said Sanctioned Layout has been demised to the Maharashtra State Electricity Distribution Company Limited vide a Lease Deed dated 29.10.2014 which was duly registered under Serial No.8577 of 2014 with the Sub-Registrar, Haveli 23, Pune for the purpose of setting up, maintaining and operating an Electric Sub-Station on the said portion so demised.
- 41) Vide a Deed of Lease dated 03.08.2023 (duly registered under Serial No.17416 of 2023 with the Sub-Registrar, Haveli XI, Pune), the said Nyati Builders Private Limited granted lease for a period ninety-nine years of portions admeasuring 75 sq.mtrs and 50 sq.mtrs out of lands bearing Survey Nos.55/2/2 and 55/4/12 respectively, Baner, Pune to/in favour of the Maharashtra State Electricity Distribution Company Limited.
- 42) Nyati Builders Private Limited has handed over portion admeasuring 5841.15 sq. mtrs. of Survey No. 55/2/4/5 falling under 18 Mtr. D P Road and also a portion admeasuring 2296.35 sq. mtrs. of Survey No. 55/2/4/4 under Amenity Space to the Municipal Corporation of Pune vide a Transfer Deed dated 27.09.2024 which has been duly registered under Serial No.26782 of 2024 with the Sub-Registrar, Haveli X, Pune.
- 43) M/s. Satyam Developers (the predecessors-in-title of the said Nyati Builders Private Limited in respect of certain of the above captioned lands and the then holder of rights of development of the remaining of the above captioned lands)

and the said Nyati Builders Private Limited have executed on 03.01.2025 a Supplemental Deed to the Deed of Conveyance dated 30.03.2022 earlier executed in respect of the above captioned lands in favour of Nyati Builders Private Limited. Vide the said Supplemental Deed, certain of the Residential Flats agreed to be allotted by the said Nyati Builders Private Limited to the said M/s. Satyam Developers have been mutually identified and such identification recorded.

As a result of such investigation of title carried out by us and subject to what is stated above, we confirm that the title of the said NYATI BUILDERS PRIVATE LIMITED to the above captioned contiguous block of land is free, clear and marketable and there are no outstanding encumbrances, charges, doubts or claims in respect of the above captioned contiguous block of land or any part or portion thereof.

Dated this 20th day of January 2025.



M/S. RAJIV PATEL & ASSOCIATES



PROPRIETOR

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ANNEXURE "B"

<u>Name of Vendors</u>	<u>Name of Purchaser</u>	<u>Survey No./ Hissa No.</u>	<u>Area (in sq.mtrs.)</u>	<u>Date and Registration Number of Deed of Sale</u>	<u>Corresponding Mutation Entry No.</u>	<u>Pot Hissa No. of Hissa no.2 or 4 of Survey No.55 being assigned</u>
Rama Hari Wadkar and Others	Dr. Babul R. Pathan	55/4/1	608	Sale Deed 23.06.1988 (9322/1988 Haveli 1)	4140	55/4/1
Babul R. Pathan	Jasdeep Kaur Manchanda			Sale Deed 12.09.1995 (7874/1995 Haveli 4)	15826	
Jasdeep Kaur Manchanda	Satyam Developers			Sale Deed 23.10.2008 (7789/2008 Haveli 7)	16453	
Rama Hari Wadkar and Others	Babul R. Pathan	55/4/2	588	Sale Deed 01.08.1988 (11077/1988 Haveli 1)	4141	55/4/2
Dr. Babul R. Pathan	Dr. Radha Ramaswami			Sale Deed 12.09.1995 (8568/1995 Haveli 4)	20830	
Mrs. Radha Ramaswami	Satyam Developers			Sale Deed 25.10.2016 (9051/2016 Haveli 19)	21014	
Rama Hari Wadkar and Others	Bharti Ramkrushna Nakhate	55/4/4	551	Sale Deed 01.08.1988 (11110/1988 Haveli 1)	4143	55/4/4
Bharti Ramkrushna Nakhate	Raghunath Gangadhar Shinde			Sale Deed 26.09.1988 (929/1997 Haveli 1)	15665	
Raghunath Gangadhar Shinde	Avinash Sonaji Pardi			Release Deed 31.01.1989 (2023/1989 Haveli 1)	N.A.	



Chandrakant Raghunath Shinde & Others.	Jaykisan Gangabhisan Jaju			Development Agreement 16.04.2008 (3521/2008 Haveli 10)	NA	
Jaykisan Gangabhisan Jaju	Satyam Developers			Sale Deed 12.08.2010 (6028/2010 Haveli 15)	17473	
Rama Hari Wadkar and Others	Geeta Kishor Nayampalli & Dr. Kishor M. Nathpalli.	55/4/6	650	Sale Deed 01.08.1988 (11100/1988 Haveli 1)	4145	55/4/6
Geeta Kishor Nayampalli & Dr. Kishor M. Nathpalli.	Satyam Developers			Sale Deed 01.09.2008 (6149/2008 Haveli 7)	15996	
Rama Hari Wadkar and Others	Dilip Mohan Kalambi and Alka Dilip Kalambi.	55/4/7	650	Sale Deed 01.08.1988 (11099/1988 Haveli 1)	4146	55/4/7
Dilip Mohan Kalambi and Alka Dilip Kalambi.	Satyam Developers			Sale Deed 30.08.2008 (6117/2008 Haveli 7)	15995	
Rama Hari Wadkar and Others	Deepa Shriram Lagu and Tanvir Deepa Shriram Lagu.	55/4/8	650	Sale Deed 01.08.1988 (11101/1988 Haveli 1)	4147	55/4/8
Deepa Shriram Lagu and Shriram Balkrishna Lagu.	Satyam Developers			Sale Deed 18.07.2008 (5150/2008 Haveli 7)	15995	
Rama Hari Wadkar and Others	Damodar Keshav Tapkir	55/4/10	510	Sale Deed 01.08.1988 (11078/1988 Haveli 1)	4149	55/4/10
Damodar Keshav Tapkir	Dr. Balwant Kerkar & Geeta Kerkar			Sale Deed 20.01.1995 (6804/1995 Haveli 4)	8203	
Dr. Balwant Kerkar & Geeta Kerkar	Satyam Developers			Sale Deed 29.07.2021 (9745/2021 Haveli 1)	23123	
Rama Hari Wadkar and Others	Sunita Vasant Kale and Anant Vasant Kale	55/4/12	417	Sale Deed 25.04.1988 (6040/1988 Haveli 1)	4151	55/4/12

Sunita Vasant Kale and Anand Vasant Kale.	Satyam Developers.			Sale Deed 01.09.2009 (3933/2009 Haveli 19)	16525	
Rama Hari Wadkar and Others.	Cyril Santan D'silva and Anjali Ashok Aghav.	55/4/14	450	Sale Deed 01.08.1988 (11096/1988 Haveli 1)	4153	55/4/14
Cyril Santan D'silva	Anjali Ashok Aghav.			Sale Deed 02.11.2009 (5481/2009 Haveli 19)	N.A.	
Anjali Ashok Aghav.	Satyam Developers			Sale Deed 05.11.2009 (5482/2009 Haveli 19)	17090	
Rama Hari Wadkar and Others	Radha Narsinh Raj	55/4/15	473	Sale Deed 25.04.1988 (6031/1988 Haveli 1)	4154	55/4/15
Radha Narsinh Raj	Satyam Developers			Sale Deed 11.09.2009 (4176/2009 Haveli 19)	17078	
Rama Hari Wadkar and Others	Deepati Naresh Setlur.	55/4/16	490	Sale Deed 25.04.1988 (6038/1988 Haveli 1)	4178	55/4/16
Deepati Naresh Setlur.	Satyam Developers			Sale Deed 11.09.2009 (4178/2009 Haveli 19)	17088	
Rama Hari Wadkar and Others	Shishir Chintaman Gole and Nila Shishir Gole.	55/4/17	580	Sale Deed 01.08.1988 (11097/1988 Haveli 1)	4156	55/4/17
Shishir Chintaman Gole and Nila Shishir Gole.	Satyam Developers			Sale Deed 27.06.2008 (4651/2008 Haveli 7)	15895	
Rama Hari Wadkar and Others	Ramdas Vishnu Murkute.	55/4/21	593	Sale Deed 01.08.1988 (11082/1988 Haveli 1)	4160	55/4/21
Ramdas Vishnu Murkute.	Namrata Rajendra Patil and Nutan Vasant Deshmukh			Sale Deed 20.07.1995 (6523/1995 Haveli 4)	17774	
Namrata R. Patil and	Satyam Developers			Deed of Exchange 05.05.2011	18016	



Nutan V. Deshmukh				(4081/2008 Haveli 15)		
Rama Hari Wadkar and Others	Ramdas Vishnu Murkute	55/4/22	360	Sale Deed 01.08.1988 (11092/1988 Haveli 1)	4161	55/4/22
Ramdas Vishnu Murkute	Rajeshkumar Kalidas Khanna			Sale Deed 23.07.1996 (5581/1996 Haveli 4)	17774	
Ramdas Vishnu Murkute	Rajeshkumar Kalidas Khanna			Correction Deed 12.01.2000 (258/2000 Haveli 4)	11568 15589	
Rajeshkumar Kalidas Khanna	Satyam Developers			Development Agreement 07.04.2008 (2708/2008 Haveli 19)	NA	
Rajeshkumar Kalidas Khanna	Satyam Developers			Sale Deed 09.08.2017 (7957/2017 Haveli 15)	22223	
Rama Hari Wadkar and Others	Dr. Sanjeev Vishwas Datar	55/4/23	523	Sale Deed 25.04.1988 (6029/1988 Haveli 1)	4164	55/4/23
Dr. Sanjeev Vishwas Datar	Satyam Developers			Development Agreement 12.02.2008 (1232/2008 Haveli 19)	NA	
Dr. Sanjeev Vishwas Datar	Satyam Developers			Sale Deed 12.10.2017 (11396/2017 Haveli 23)	21352	
Rama Hari Wadkar and Others	Manohar Narayan Nene and Jayshree Manohar Nene	55/4/26	510	Sale Deed 25.04.1988 (6026/1988 Haveli 1)	4167	55/4/26
Manohar Narayan Nene and Jayshree Manohar Nene	Satyam Developers			Development Agreement 12.02.2008 (1234/2008 Haveli 19)	NA	
Manohar Narayan Nene and Jayshree Manohar Nene	Satyam Developers			Deed of Correction 07.12.2011 (429/2012 Haveli 15)	NA	

Manohar Narayan Nene and Jayshree Manohar Nene	Satyam Developers			Sale Deed 12.10.2017 (11394/2017 Haveli 23)	21366	
Rama Hari Wadkar and Others	Sardarkhan Karimkhan Pathan.	55/4/29	510	Sale Deed 01.08.1988 (11094/1988 Haveli 1)	4170	55/4/29
Sardarkhan Karimkhan Pathan.	Jeevan Sadashiv Satpute.			Sale Deed 02.11.1993 (5173/1993 Haveli 4)	6657	
Jeevan Sadashiv Satpute	Satyam Developers			Sale Deed 14.07.2008 (5036/2008 Haveli 7)	15993	
Rama Hari Wadkar and Others	Chafnur Vyankateshwar Tyer Saha	55/4/30	573	Sale Deed 01.08.1988 (11098/1988 Haveli 1)	4171	55/4/30
Chafnur Vyankateshwar Saha	Satyam Developers			Sale Deed 21.11.2010 (8116/2010 Haveli 15)	17642	
Rama Hari Wadkar and Others	Rekha Jaykumar Jadhav and Hema Suresh Shewade	55/4/31	574	Sale Deed 23.06.1988 (9333/1988 Haveli 1)	4172	55/4/31
Rekha Jaykumar Jadhav and Hema Suresh Shewade	Satyam Developers			Development Agreement 23.05.2008 (3815/2008 Haveli 19)	NA	
Rekha Jaykumar Jadhav and Hema Suresh Shewade	Satyam Developers			Sale Deed 25.10.2017 (11837/2017 Haveli 23)	21351	
Rama Hari Wadkar and Others	Babul Rustmikhan Pathan	55/4/32	510	Sale Deed 01.08.1988 (11074/1988 Haveli 1)	4173	55/4/32
Dr. Babul Rustmikhan Pathan	Indrajeet Ramesh Kulkarni,			Sale Deed 28.09.1992 (420/1992 Haveli 4)	15825	
Indrajeet Ramesh Kulkarni	Satyam Developers			Sale Deed 20.12.2008 (2134/2009 Haveli 15)	16454	

Rama Hari Wadkar and Others	Babul Rusthmikhan Pathan	55/4/38	523	Sale Deed 01.08.1988 (11072/1988 Haveli 1)	4182	55/4/38
Dr. Babul Rusthmikhan Pathan	Gangubai Rambhaji Pokharkar			Sale Deed 20.09.1993 (274/1993 Haveli 4)	6055	
Gangubai Rambhaji Pokharkar	Balshiram Rambhaji Pokharkar			Will 29.01.2008 (338/2008 Ambegaon)	—	
Gangubai Rambhaji Pokharkar	Satyam Developers			Development Agreement 29.04.2008 (3280/2008 Haveli 19)	NA	
Balshiram Rambhaji Pokharkar	Satyam Developers			Sale Deed 12.04.2018 (7188/2018 Haveli 23)	21842	
Rama Hari Wadkar and Others	Dildar Rusthamkhan Pathan	55/4/40	688	Sale Deed 01.08.1988 (11076/1988 Haveli 1)	4184	55/4/40
Dildar Rusthamkhan Pathan	Satyam Developers			Sale Deed 23.09.2009 (4365/2009 Haveli 19)	17074	
Rama Hari Wadkar and Others	Shubhada Madhav Joshi	55/4/43	510	Sale Deed 01.08.1988 (11105/1988 Haveli 1)	4187	55/4/43
Shubhada Madhav Joshi	Suhas Balbhim Deshmukh and Vijay Suryakant Ubale			Sale Deed 03.06.2005 (3891/2005 Haveli 15)	14373	
Suhas Balbhim Deshmukh and Vijay Suryakant Ubale	Satyam Developers			Development Agreement 25.01.2008 (719/2008 Haveli 19)	NA	
Suhas Balbhim Deshmukh and Vijay Suryakant Ubale	Satyam Developers			Sale Deed 19.10.2012 (9672/2012 Haveli 15)	22224	
Rama Hari Wadkar and Others	Sunitee Tonnay Mukerjee and	55/4/44	570	Sale Deed 23.06.1988	4188	55/4/44

	Anita Tanmay Mukerjee			(9335/1988 Haveli 1)		
Sunitee Tonmoy Mukerjee and Anita Tonmoy Mukerjee	Satyam Developers			Sale Deed 27.04.2011 (3765/2011 Haveli 15)	19002	
Rama Hari Wadkar and Others	Damodar Kesav Tapkir	55/4/45	574	Sale Deed 01.08.1988 (11073/1988 Haveli 1)	4189	55/4/45
Damodar Kesav Tapkir	Atul Ashok Desai & Geetanjali Atul Desai			Sale Deed 14.06.1994 (3764/1994 Haveli 4)	6470	
Atul Ashok Desai & Geetanjali Atul Desai	Satyam Developers			Development Agreement 09.12.2010 (8993/2010 Haveli 15)	NA	
Atul Ashok Desai & Geetanjali Atul Desai	Satyam Developers			Sale Deed 30.01.2020 (1900/2020 Haveli 15)	22385	
Rama Hari Wadkar and Others	Uday Madhukar Sukthekar	55/4/46	510	Sale Deed 25.04.1988 (6037/1988 Haveli 1)	4190	55/4/46
Uday Madhukar Sukthekar	Satyam Developers			Sale Deed 16.12.2009 (6648/2009 Haveli 19)	17084	
Rama Hari Wadkar and Others	Prakash Ramchandra Parulekar & Vrunda Prakash Parulkar	55/4/47	510	Sale Deed 25.04.1988 (6027/1988 Haveli 1)	4191	55/4/47
Prakash Ramchandra Parulekar & Vrunda Prakash Parulkar	Satyam Developers			Sale Deed 03.04.2010 (2421/2010 Haveli 15)	21828	
Rama Hari Wadkar and Others	Seema Muzahir Makki (earlier name Sanjeevani)	55/4/48	510	Sale Deed 25.04.1988 (6041/1988 Haveli 1)	4192	55/4/48
Sanjeevani	Satyam Developers			Development Agreement 02.05.2008	NA	



				(3362/2008 Haveli 19)		
Sanjeevane	Satyam Developers			Correction Deed 17.03.2009 (1370/2009 Haveli 7)		
Sanjeevane	Satyam Developers			Sale Deed 14.03.2018 (3333/2018 Haveli 19)	22885	
Rama Hari Wadkar and Others	Bajranglal Moharilal Dale & Dr. Ravindra Bajranglal Dale	55/4/49	688	Sale Deed 23.06.1988 (11109/198 8 Haveli 1)	4193	55/4/49
Bajranglal Moharilal Dale & Dr. Ravindra Bajranglal Dale	Satyam Developers			Exchange Deed 07.06.2012 (4804/2012 Haveli 15)	18902	
Rama Hari Wadkar and Others	Rajendra Jaisingh Pardeshi	55/4/53	500	Sale Deed 01.08.1988 (11112/198 8 Haveli 1)	4197	55/4/53
Rajendra Jaisingh Pardeshi	Krishnaveni Vilas Kusalkar			Sale Deed 08.02.1995 (1207/1995 Haveli 4)	12897	
Vilas Rajaram Kusalkar, Karishma Vilas Kusalkar & Akshay Vilas Kusalkar	Subhash Ekanath Pawar			Agreement to Sell 09.10.2002 (8680/2002 Haveli 4)		
Vilas Rajaram Kusalkar, Karishma Vilas Kusalkar & Akshay Vilas Kusalkar	Subhash Ekanath Pawar			Sale Deed 02.02.2010 (995/2010 Haveli 19)	17077	
Subhash Ekanath Pawar	Satyam Developers			Sale Deed 07.02.2010 (996/2010 Haveli 19)	19004	
Rama Hari Wadkar and Others	Parag Sharadchandr a Jaywant & Prachi Parag Jaywant	55/4/54	520	Sale Deed 23.06.1988 (9330/1988 Haveli 1)	4198	55/4/54
Parag Sharadchandr a Jaywant &	Kunal Realty			Developmen t Agreement 29.08.2006(12897	

Prachi Parag Jaywant				6209/2006 Haveli 15)		
Parag Sharadchandra Jaywant & Prachi Parag Jaywant through POA Kunal Realty	Satyam Developers			Sale Deed 01.01.2010 (2392/2010 Haveli 15)	17412	
Rama Hari Wadkar and Others	Atul Gajanan Chumble	55/4/57	562	Sale Deed 25.04.1988 (6039/1988 Haveli 1)	4201	55/4/57
Atul Gajanan Chumble	Satyam Developers			Development Agreement 08.05.2008 (3482/2008 Haveli 19)	NA	
Atul Gajanan Chumble	Satyam Developers			Sale Deed 30.01.2020 (1899/2021 Haveli 15)	22384	
Rama Hari Wadkar and Others	Prabhakar Marutao Ghodke	55/4/58	562	Sale Deed 01.08.1988 (11113/1988 Haveli 1)	4202	55/4/58
Prabhakar Marutao Ghodke	Satyam Developers			Development Agreement 12.02.2008 (1227/2008 Haveli 19)	NA	
Prabhakar Marutao Ghodke	Satyam Developers			Sale Deed 09.03.2021 (2896/2021 Haveli 1)	22987	
Rama Hari Wadkar and Others	Vilas Dattatraya Deshmukh	55/4/59	520	Sale Deed 01.08.1988 (11104/1988 Haveli 1)	4203	55/4/59
Vilas Dattatraya Deshmukh	Rajendra Ekanath Upare			Sale Deed 22.12.2006 (9094/2006 Haveli 15)	14491	
Rajendra Ekanath Upare	Gunaji Dnyandeo Chavan			Sale Deed 24.12.2008 (7207/2008 Haveli 19)	16350	
Gunaji Dnyandeo Chavan	Satyam Developers			Sale Deed 11.12.2009 (6543/2009 Haveli 19)	17091	



Rama Hari Wadkar and Others	Sharad Nagesh Salgar	55/4/60	500	Sale Deed 23.06.1988 (9331/1988 Haveli 1)	4204	55/4/60
Sharad Nagesh Salgar	Satyam Developers			Sale Deed 22.12.2009 (6833/2009 Haveli 19)	17082	
Rama Hari Wadkar and Others	Shobhana Janardan Palekar and Janardan Babaji Palekar	55/4/61	500	Sale Deed 01.08.1988 (11095/1988 Haveli 1)	4205	55/4/61
Shobhana Janardan Palekar and Janardan Babaji Palekar	Satyam Developers			Sale Deed 20.08.2009 (3634/2009 Haveli 19)	16521	
Rama Hari Wadkar and Others	Damodar Keshav Tapkar	55/4/63	500	Sale Deed 23.06.1988 (9319/1988 Haveli 1)	4207	55/4/63
Damodar Keshav Tapkar	Ajit Darwatkar and Malati Darwatkar			Sale Deed 31.01.1992 (527/1992 Haveli 4)	6660	
Ajit Madhukar Darwatkar and Malati Madhukar Darwatkar	Satyam Developers			Development Agreement 07.05.2008 (3457/2008 Haveli 19)	NA	
Ajit Darwatkar and Malati Madhukar Darwatkar	Satyam Developers			Sale Deed 01.11.2021 (17214/2021 Haveli 2)	23263	
Rama Hari Wadkar and Others	Deviprasad Gulabchand Chandak	55/4/67	510	Sale Deed 01.08.1988 (11111/1988 Haveli 1)	4211	55/4/67
Deviprasad Gulabchand Chandak	Satyam Developers			Sale Deed 23.06.2008 (4292/2008 Haveli 15)	15896	
Rama Hari Wadkar and Others	Dr. Ramesh Ramvilas Heda	55/4/71	563	Sale Deed 23.06.1988 (9324/1988 Haveli 1)	4215	55/4/71
Dr. Ramesh Ramvilas Heda	Dr. Mahadeo Naphade and Nalini Naphade			Sale Deed 19.09.1994 (1769/1996 Haveli 4)	8261	

Dr. Mahadeo Naphade and Nalini Naphade	Satyam Developers			Exchange Deed - 24/12/2010, (9520/2010, Haveli 15)	17760	
Rama Hari Wadkar and Others	Damodar Keshav Tapkir	55/4/76	475	Sale Deed 01.08.1988 (11084/1988 Haveli 1)	4220	55/4/76
Damodar Keshav Tapkir	Chandrashekh ar Bhimapp Hugar and Yogesh Bhimapp Hugar.			Sale Deed 14.06.1994 (3765/1994 Haveli 4)	13341	
Chandrashekh ar Bhimapp Hugar and Yogesh Bhimapp Hugar	Satyam Developers			Development Agreement 10.12.2009 (6393/2009 Haveli 19)	NA	
Chandrashekh ar Bhimapp Hugar and Yogesh Bhimapp Hugar	Satyam Developers			Sale Deed 15.06.2021 (7189/2021 Haveli 1)	23061	
Rama Hari Wadkar and Others	Sheetalchandra & Suhaschandra Kulkarni & Suhaschandra Sitaram Kulkarni	55/4/79	520	Sale Deed 24.06.1988 (7390/1988 Haveli 1)	4366	55/4/79
Sheetalchandra S. Kulkarni & Suhas S. Kulkarni	M/s Kunal Realty			Development Agreement 14.07.2006 (5175/2006 Haveli 15)	NA	
Sheetalchandra & Suhaschandra Kulkarni & Suhaschandra Sitaram Kulkarni	Satyam Developers			Sale Deed 01.04.2010 (2394/2010 Haveli 15)	17411	
Rama Hari Wadkar and Others	Ramdas Vishnu Murkute	55/4/5	600	Sale Deed 01.08.1988 (11089/1988 Haveli 1)	4144	55/4/5
Ramdas Vishnu Murkute	Villiam D'Souza			Sale Deed 21.01.1995	13714	



				(652/1995 Haveli 4)		
Viliam D'Souza	Satyam Developers			Developmen t Agreement 31.10.2008 (8183/2008 Haveli 15)	NA	
Rama Hari Wadkar and Others	Vijaysing Pandurang Aghav & Shrinivas Ganpatrao Nerurkar	55/4/11	400	Sale Deed 01.08.1988 (11103/198 8 Haveli 1)	4152	55/4/11
Vijaysing Pandurang Aghav & Shrinivas Ganpatrao Nerurkar	Satyam Developers			Developmen t Agreement 25.01.2008 (715/2008 Haveli 19)	NA	
Vijaysing Pandurang Aghav & Shrinivas Ganpatrao Nerurkar	Satyam Developers			Deed of Correction 05.02.2008 (1045/2008 Haveli 19)	NA	
Vijaysing Pandurang Aghav & Shrinivas Ganpatrao Nerurkar	Satyam Developers			Deed of Correction 17.04.2010 (3466/2010 Haveli 19)	NA	
Mrs. Madhumati Vijay Gite Confirm the Transaction of Shri Vijaysing P. Aghav with Satyam Developers	Satyam Developers			Confirmatio n Deed 08.04.2013 (4739/2013 Haveli 19)		
Rama Hari Wadkar and Others	Vijaysing Pandurang Aghav & Shrinivas Ganpatrao Nerurkar	55/4/13	430	Sale Deed 25.04.1988 (6033/1988 Haveli 1)	4152	55/4/13
Vijaysing Pandurang Aghav & Shrinivas Ganpatrao Nerurkar	Satyam Developers			Developmen t Agreement 25.01.2008 (717/2008 Haveli 19)	NA	

Vijaysing Pandurang Aghav & Shrinivas Ganpatrao Nerurkar	Satyam Developers			Deed of Correction 05.02.2008 (1044/2008 Haveli 19)	NA	
Vijaysing Pandurang Aghav & Shrinivas Ganpatrao Nerurkar	Satyam Developers			Deed of Correction 17.04.2010 (3467/2010 Haveli 19)	NA	
Mrs. Madhumati Vijay Gite Confirm the Transaction of Shri. Vijaysing P. Aghav with Satyam Developers	Satyam Developers			Confirmation Deed 08.04.2013 (4740/2013 Haveli 19)		
Rama Hari Wadkar and Others	Ajitkumar Manohar Raje	55/4/18	530	Sale Deed 01.08.1988 (11102/1988 Haveli 1)	4157	55/4/18
Ajitkumar Manohar Raje	M/s. Antarkar & Joshi			Development Agreement 05.09.2006 (5878/2006 Haveli 13)	NA	
Ajitkumar Manohar Raje and M/s. Antarkar & Joshi	Satyam Developers			Deed of Assignment of Development Rights 18.02.2008 (1424/2008 Haveli 19)		
Rama Hari Wadkar and Others	Damodar Keshav Tapkir	55/4/19	550	Sale Deed 01.08.1988 (11087/1988 Haveli 1)	4158	55/4/19
Damodar Keshav Tapkir	Satyam Developers			Deed of Assignment of Development Rights 03.06.2008 (4054/2008 Haveli 19)	NA	
Rama Hari Wadkar and Others	Ramvilas Shankar Lal Heda	55/4/20	570	Sale Deed 01.08.1988	4159	55/4/20



				(11079/198 8 Haveli 1)		
Kamlabai Ramvilas Heda	Satyam Developers			Developmen t Agreement 02.04.2008 (2606/2008 Haveli 19)	NA	
Rama Hari Wadkar and Others	Mohammad Rasul Papamiya Mulla and Surrayya Mohammad Rasul Mulla	55/4/24	523	Sale Deed 25.08.1988 (6035/1988 Haveli 1)	4165	55/4/24
Mohammad Rasul Papamiya Mulla, Sameer Mohammad Rasul Mulla, Sahil Mohammad Rasul Mulla	Satyam Developers			Developmen t Agreement 31.01.2008 (866/2008 Haveli 19)	NA	
Rama Hari Wadkar and Others	Jayashree Manohar Nene and Manohar Narayan Nene	55/4/25	510	Sale Deed 25.08.1988 (6036/1988 Haveli 1)	4166	55/4/25
Jayashree Manohar Nene and Manohar Narayan Nene	Satyam Developers			Developmen t Agreement 12.02.2008 (1236/2008 Haveli 19)	NA	
Rama Hari Wadkar and Others	Snehalata Sudhakar Shahane	55/4/27	510	Sale Deed 23.06.1988 (9326/1988 Haveli 1)	4168	55/4/27
Snehalata Sudhakar Shahane	Sadhna Santosh Rau			Gift Deed 07.05.2008 (3545/2008 Haveli 19)	23199	
Sadhna Santosh Rau	Satyam Developers			Developmen t Agreement 15.05.2008 (3662/2008 Haveli 19)		
Sadhna Santosh Rau	Satyam Developers			Sale Deed 10.03.2022 (4103/2022 Haveli 15)	23515	

Rama Hari Wadkar and Others	Sudhakar Narayan Shahane	55/4/28	510	Sale Deed 23.06.1988 (9325/1988 Haveli 1)	4169	55/4/28
Sudhakar Narayan Shahane	Sameer Sudhakar Sahane			Gift Deed 07.05.2008 (3546/2008 Haveli 19)	73198	
Sameer Sudhakar Sahane	Satyam Developers			Development Agreement 15.05.2008 (3660/2008 Haveli 19)	N.A.	
Sameer Sudhakar Sahane	Satyam Developers			Sale Deed 10.03.2022 (4102/2022 Haveli 15)	23496	
Rama Hari Wadkar and Others	Veena Vinay Chopda	55/4/33	510	Sale Deed 01.08.1988 (11107/1988 Haveli 1)	4174	55/4/33
Veena Vinay Chopda	Satyam Developers			Development Agreement 31.01.2008 (873/2008 Haveli 19)	NA	
Rama Hari Wadkar & Others	Leena Rajendra Bhat & Other	55/4/34	510	Sale Deed 25.04.1988 (6028/1988 Haveli No. 1)	4175	55/4/34
Leena Rajendra Bhat & Other	Satyam Developers			Development Agreement 23.04.2008 (3147/2008 Haveli No.19)		
Rama Hari Wadkar & Others	Shrikant Manjunath Bhat	55/4/35	590	Sale Deed 25.04.1988 (6043 /1988 Haveli No.1)	4176	55/4/35
Shrikant Manjunath Bhat	Satyam Developers			Development Agreement 28.07.2008 (5336/2008 Haveli No.7)		
Rama Hari Wadkar and Others	Damodar Keshav Tapkir	55/4/36	510	Sale Deed 23/06/1988 (9318/1988 Haveli 1)	4180	55/4/36
Damodar Keshav Tapkir	Satyam Developers			Development Agreement 25.07.2008 (4054/2008 Haveli 19)		



Rama Hari Wadkar and Others	Usman Rustamkhan Pathan	55/4/37	523	Sale Deed 23/06/1988 (9327/1988 Haveli 1)	4181	55/4/37
Usman Rustamkhan Pathan	Suman Sarojkumar Sharma			Sale Deed 04.04.1994 (2287/1994 Haveli 4)	6608	
Suman Sarojkumar Sharma	Kiran Mohan Landge			Development Agreement 06.09.2005 (5736/2005 Haveli 15)	NA	
Kiran Mohan Landge	Satyam Developers			Development Agreement 6.01.2008 (410/2008 Haveli 19)	NA	
Rama Hari Wadkar and Others	Niranjani Devoshankar Joshi & Shri Vijay Niranjani Joshi	55/4/41	510	Sale Deed 23/06/1988 (9334/1988 Haveli 1)	4185	55/4/41
Niranjani Devoshankar Joshi & Shri Vijay Niranjani Joshi	Satyam Developers			Development Agreement 18.02.2008 (1414/2008 Haveli 19)		
Rama Hari Wadkar and Others	Rajendra Govind Durve	55/4/42	510	Sale Deed 01/08/1988 (11114/1988 Haveli 1)	4186	55/4/42
Rajendra Govind Durve	Satyam Developers			Development Agreement 13.02.2008 (1254/2008 Haveli 19)	—	
Rama Hari Wadkar & Others	Dr. Babul Rustamkhan Pathan	55/4/51	575	Sale Deed 23.06.1988 Ser.No.9321 at Haveli No.1	4195	55/4/51
Dr. Babul Rustamkhan Pathan & Other	Satyam Developers			Development Agreement 19.05.2010 (3701/2010 Haveli No.15)		
Rama Hari Wadkar and Others	Ramvilas Shankar Lal Heda	55/4/52	520	Sale Deed 01/08/1988 (11080/1988 Haveli 1)	4196	55/4/52

Kamalabai Ramvilas Heda	Satyam Developers			Development Agreement 02.04.2008 (2604/2008 Haveli 19)		
Rama Hari Wadkar and Others	Ramesh Vishnu Kirtane Asim Ramesh Kirtane	55/4/55	520	Sale Deed 25/04/1988 (6034/1988 Haveli 1)	4199	55/4/55
Ramesh Vishnu Kirtane Asim Ramesh Kirtane	Arun chunilal Khivasara & Pratibha Khivasara			Sale Deed 28.06.2005 (4392/2005 Haveli 15)		
Arun chunilal Khivasara & Pratibha Khivasara	Satyam Developers			Development Agreement 31.01.2008 (868/2008 Haveli 19)		
Rama Hari Wadkar and Others	Shashikant Sadanand Mujumdar & Chitra Shashikant Mujumdar	55/4/56	520	Sale Deed 25.04.1988 (6042/1988 Haveli 1)	4200	55/4/56
Shashikant Sadanand Mujumdar & Chitra Shashikant Mujumdar	Satyam Developers			Development Agreement 01.04.2008 (2554/2008 Haveli 19)		
Rama Hari Wadkar & Others	Santosh Ramesh Bhatia	55/4/68	500	Sale Deed 01.08.1988 (11093/1988 Haveli No.1)	4212	55/4/68
Santosh Ramesh Bhatia	Satyam Developers			Development Agreement 29.02.2008 (1754/2008 at Haveli No.19.)		
Rama Hari Wadkar & Others	Murlidhar Hotchand Hirani & Other	55/4/69	520	Sale Deed 24.06.1988 (9328/1988 at Haveli No.1.)	4213	55/4/69
Murlidhar Hotchand Hirani & Other	Satyam Developers			Development Agreement 22.02.2008 (1550/2008 at Haveli No.19.)		



Murlidhar Hotchand Hirani & Other.	Satyam Developers			Sale Deed 23.02.2022 (2747/2022 Haveli 15)		
Rama Hari Wadkar & Others	Dr. Ramesh Ramvilas Heda	55/4/70	563	Sale Deed 23.06.1988 (9323/1988 at Haveli No.1)	4214	55/4/70
Dr. Ramesh Ramvilas Heda	Dr. Sultba Gopal Shahi & Other			Sale Deed 19.04.1994 (1768/1996 at Haveli No.4.)	8262	
Dr. Sultba Gopal Shahi & Other	Satyam Developers			Development Agreement 26.02.2008 (1628/2008 at Haveli No.19.)		
Rama Hari Wadkar & Others	Chandrakant Sadasukh Malu	55/4/72	500	Sale Deed 01.08.1988 (11083/1988 at Haveli No.1)	4216	55/4/72
Chandrakant Sadasukh Malu	Ashok Kanhaiyal Chhajad			Sale Deed 03.05.1996 (4016/1996 at Haveli No.4.)	10083	
Ashok Kanhaiyal Chhajad	Satyam Developers			Development Agreement 15.04.2008 (2891/2008 at Haveli No.19)		
Rama Hari Wadkar & Others	Shila Jaikisan Jaju	55/4/73	500	Sale Deed 01.08.1988 (11088/1988 at Haveli No.1)	4217	55/4/73
Shila Jaikisan Jaju	Nitin Suresh Malpani			Sale Deed 25.06.1996 (4539/1996 at Haveli No.4)	15590	
Shila Jaikisan Jaju	Shivaji Pandurang Bhagwat			Sale Deed 25.06.1996 (4540/1996 at Haveli No.4)	15591	
Nitin Suresh Malpani & Other	Satyam Developers			Development Agreement 21.05.2008		

				(3764/2008 Haveli 19)		
Rama Hari Wadkar & Others	Dr. Babul Rustamkhan Pathan & Others	55/4/77	17800	Sale Deed 01.08.1988 (11086/198 8 Haveli No.1)	4221	55/4/77
Dr. Babul Rustamkhan Pathan & Others	Satyam Developers			Developmen t Agreement 16.04.2008 (2937/2008 at Haveli No.19)		
Sahebrao Tukaram Tapkir & Others	Ramdas Vishnu Mulkute	55/4/78(p)	3532	Sale Deed 25.04.1988 (6045/1988 at Haveli No.1)	4228	55/4/78(P)
Ramdas Vishnu Mulkute	Satyam Developers		3532	Developmen t Agreement 17.04.2008 (3007/2008 at Haveli No.19)		
Ramdas Vishnu Mulkute	Chandrashekh ar Govind Kher & Other	55/4/78/ 10	510	Sale Deed 17.10.1989 (1033/1989 at Haveli 1)	4957	55/4/78/ 10
Chandrashekh ar Govind Kher & Other	Satyam Developers			Developmen t Agreement 04.03.2008 (1850/2008 at Haveli No.19)		
Ramdas Vishnu Mulkute	Makranda Sharadchandr a Patankar & Other	55/4/78/ 11	510	Sale Deed 18.01.1989 (1034/1989 at Haveli No.1.)	4958	55/4/78/ 11
Makranda Sharadchandr a Patankar & Other	Satyam Developers			Developmen t Agreement 15.04.2008 (2899/2008 at Haveli No.19.)		
Rambhu Hari Wadkar & Others	Dildar Rustamkhan Pathan.	55/2Part	1704	Sale Deed 01/0/1988 (11091/198 8 at Haveli No.1)	4223	55/2Part
Dildar Rustamkhan Pathan.	Mrs. Veena Jeevan Satpute		1161	Sale Deed 24.03.1993	6059	



				{838/93 at Haveli No.4)		
Mrs. Veena Jeevan Satpute	Mr. Mohan Shankar Landge		1111	Developmen t Agreement 21.06.2007 (4596/2007 at Haveli No.15.)		
Mrs. Veena Jeevan Satpute	Dr.Babul Rustamkhan Pathan		0050	Developmen t Agreement 21.06.2007 (4598/2007 at Haveli No.15.)		
Mohan Shankar Landge	Satyam Developers		1111	Developmen t Agreement 16.01.2008 (412/2008 at Haveli No.19.)		
Veena Jeevan Satpute through PoA Mohan Shankar Landge	Satyam Developers		1111	Sale Deed 16.06.2009 (3756/2008 at Haveli No.15.)	16455	
LRS of late Dildar Rustamkhan Pathan 1) Salim Dildar Pathan, 2) Abinabi Dildar Pathan, 3) Shakil Dildar Pathan.	Satyam Developers		639	Sale Deed 18.02.2022 (7901/2022 at Haveli No.4.)	23443	
Rama Hari Wadkar & Others	Vishnu Shankar Lagu	55/2/1	440	Sale Deed 25.04.1988 (6044/1988 at Haveli No.1.)	4162	55/2/1
Vishnu Shankar Lagu	Satyam Developers			Sale Deed 12.09.2008 (6462/2008 at Haveli No.7.)	17086	
Rama Hari Wadkar	Rajshree alias Alka Gornksh Borkar	55/2/2	440	Sale Deed 01.08.1988 (11090/198 8 at Haveli No.1)	4163	55/2/2

Rajshree Alias Alka Goraksha Borkar	Satyam Developers			Exchange Deed 09.06.2011 (5018/2011 at Haveli No.7.)	16165	
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ANNEXURE "C"

(1) <u>Survey No./ Hissa No.</u>	(2) <u>Name of Claimants/ Objectors</u>	(3) <u>Objection / claim raised vide Letter with date</u>	(4) <u>Nature of Claim/ Objection</u>	(5) <u>Release/ settlement of such claim procured by M/s Satyam Developers</u>
55/4/10	Dr. Balwant Kerkar & Dr. Geeta Kerkar	15.03.2021	Objector said that he has not received accommodation in lieu of consideration of DAPA with Satyam.	Satyam Developers executed a Sale Deed dated 29.07.2021 registered at serial No.9745/2021 at Haveli No.1.
55/4	Vitthalrao Sahebrao Tapkir & Others	19.03.2021	He i.e. Plaintiff NO.1(b) has filed RCS No.3464/2012 is pending before Civil Court and challenged the sale Deed dated 25.04.1988 registered at serial No.6045 at Haveli No.1.	
55/4	Mamta Borate & 5 Others	18.03.2021	Objector have filed RCS No.989/2016 filed and claiming that they have their right, title and interest in the said lands.	Objector and Satyam Developers filed compromise purshis in the Court.
55/4	Mukundrao Tukaram Tapkir	21.03.2021	Objector has filed RCS No.3464/2012 against Ramdas Vishnu Murkute & Others which is pending and registered Lis pendance NO.6472/2015 @ Haveli-19.	
55/4	Gulabrao Tukaram Tapkir	20.03.2021	Objector has not received agreed consideration under Sale Deed 6045/1988 from R V Murkute and He has filed RCS No.120/2021 in CJD, Pune against Ramdas Vishnu Murkute.	Recent development on 11/07/2022 Hon'ble Court has rejected the plaint of objector under order 7 Rule 11(d) filed by Defendant No.1. Being aggrieved by the said Order rejecting the Plaint, the said Gulabrao Tukaram Tapkir has preferred Civil



				Appeal to the District Court and which Appeal has been numbered as Civil Appeal No.259 of 2022. The said Appeal is pending hearing and final disposal by the said Appellate Court.
55/4	Kauslya Balkrishn Wadkar & 2 Others.	23.03.2021	Objectors is the legal heirs of Late Balkrishn Rama Wadkar had never given any registered POA. All the so called transactions were void and not binding on us. Objectors have undivided share in the said land.	
55	Rakhmabai Shivaji Borate & 3 Others	20.03.2021	Objectors is the legal heirs of Shripati Bhujbal and they have executed a Bechan Patra in favour Mr.Sahaji Ganpat Murhe & I other but they have not paid the consideration amount as agreed in Bechan Patra and they take money from Satyam and got settled. We have still unpaid and we have objection to the public Notice.	
55/4	Chhaya B. Ozarkar & 3 Others.	24.03.2021	These objectors are the Daughters of Late Sayaji Baburao Wadkar and stated that, their father Late Sayaji Baburao Wadkar did not executed the sale deed or Power of attorney in respect of S.No.55/4 and they have undivided share in the said property.	
55/4	Dnyeshwar Sayaji Wadkar	24.03.2021	Objector is the Son of Late Sayaji Baburao Wadkar and stated that, his late father never executed any power of attorney in respect of the said land and he was never made any transaction of the said land. Objector has denied all the sale deeds.	
55/4	Kisan Rama Wadkar	24.03.2021	Objector stated that, Mr.Babul Rusthamkhan Pathan misguided us and taken mis advantage by cheating on us	

			and fabricating false documents and grab the various properties of an objector in Baner.	
55/4	Geetabai Dattoha Ozarkar	24.03.2021	Objector is the daughter of Late Baburao Hari Wadkar stated that, objector have undivided share in the said land.	
55/4	Dnyeshwar Narayan Wadkar	24.03.2021	Objector don't have sufficient documents and He will send all the documents later on. Still he have objection to the proposed transactions.	
55/4	Sopani Chintu Bhujbal	24.03.2021	Objector stated that, the said land was ancestral property of Chintu Maruti Bhujbal and he sold as self-acquired and we had not signed any sale deed and we have still undivided share in the said land.	
55/4	Shantabai Pandurang Gaikwad & 1 Other	24.03.2021	Objectors are the daughters of Late Chintu Maruti Bhujbal and stated that, the said land was purchased out of Hindu joint family income and they have not signed any documents, therefore they have undivided share in the said property.	
55/4	Nagesh Shankarrao Tapkir	24.03.2021	Objector stated that, Late Shevantabai Tukaram Tapkir was the daughter of late Hari Chima Wadkar and she never gave her right in the property of her father Hari Wadkar and objector is the grandson of her and he have undivided share in the said property.	
55/4	Antu Chintu Bhujbal & 2 Others	25.03.2021	Objectors are the sons and grandson of late Chintu Maruti Bhujbal and stated that the said land was purchased from the income of Hindu joint family and they have not signed any of the sale deeds, therefore they have undivided share in said property.	
55/2 and 4	Regency Awishkar Sarsan Developers LLP	31.03.2021	The Objector have right of way in the subject land.	

55/4	Sachin Jain	27.03.2021	Objector stated that, he has ownership and developments rights of the 88 Ares land out of S.No.55/4.	
55/4	Sachin Jain	30.03.2021	Objector stated that, There is civil suit No.RCS No.22/2016 and Civil Misc. Appeal No.269/2017 is pending in court and registered Lis pendence serial No.1147/2018 at Haveli No.1.	
55/4	Vitthal Narayan Wadkar	Undated Received in May 2021	Objector stated that, He have undivided share in the S.No.55/4. He never signs any Power of Attorney or any document and accept any consideration. He believe that all the transaction taken place by executing false and fabricated PoA and other documents which is illegal and not binding on his share and shortly he will file civil as well as criminal case.	

A remark "transaction liable for action under Section 84C" was entered in the "Other Rights" Column of the lands bearing Survey No.55 Hissa No.4/46, Baner and Survey No.55 Hissa No.4/67, Baner. However, after due inquiry, the Awaal Karkoon Tenancy Branch, Haveli, Pune has confirmed vide his Letter dated 03.04.2008 bearing No.84C/SR/ 183/2008 that, the said transaction has been found not to contravene the provisions of the Bombay Tenancy Agricultural Lands Act, 1948. However, the said remarks continued to be reflected in the said "Other Rights" Column and pursuant to application made in that behalf, and, after due inquiry by the Tahsildar, Haveli, Pune, the said remark of "84-C" earlier entered in the "Other Rights" column of the VII/XII Extracts in respect of said lands bearing Survey Nos.55/4/46 and 55/4/67, Baner, Pune was deleted therefrom vide Mutation Entry No.24285 dated 22.09.2023.

ANNEXURE "D"

(1)	(2)	(3)	(4)	(5)
<u>Survey No./ Hissa No.</u>	<u>Name of Claimants / Objectors</u>	<u>Objection/ claim raised vide Letter with date</u>	<u>Nature of Claim/ Objection</u>	<u>Release/ settlement of such claim procured by M/s Satyam Developers</u>
55/4/10	Dr. Balwant Kerkar & Dr. Geeta Kerkar.	15.03.2021	Objector said that he has not received accommodation in lieu of consideration of DAPA with Satyam.	Satyam Developers executed a Sale Deed dated 29.07.2021 registered at serial No.9745/2021 at Haveli No.1.
55/4	Mamta Borate & 5 Others.	18.03.2021	Objectors have filed RCS No.989/2016 filed and claiming that they have their right, title and interest in the said lands.	Objector and Satyam Developers filed compromise purshis in the Court.
55/4/78 (Part)	Bajirao Tukaram Tapkir.	-	The said Bajirao Tukaram Tapkir had filed Special Civil Suit No.2155 of 2011 (which was subsequently renumbered as "Regular Civil Suit No.4419 of 2012) against Ramdas Vishnu Murkute and Gulab Tukaram Tapkir seeking cancellation of the Deed of Sale dated 25.04.1988 earlier executed by him and Members of his family in favour of the said Ramdas Vishnu Murkute. However, the said Bajirao Tukaram Tapkir withdrew the said Regular Civil Suit No.4419 of 2012 unconditionally. The said Suit was accordingly disposed of by the said Hon'ble Court vide its Order dated 06.11.2020.	The said Bajirao Tukaram Tapkir withdrew the said Regular Civil Suit No.4419 of 2012 unconditionally. The said Suit was accordingly disposed of by the said Hon'ble Court vide its Order dated 06.11.2020.

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ANNEXURE "E"

- 1) Special Civil Suit No.3464 of 2012 filed by Legal Representatives of Sahebrao Tukaram Tapkir against Shri Ramdas Vishnu Murkute and Others in the Court of the Civil Judge, Senior Division, Pune at Pune claiming an undivided share in land bearing Survey No.55 Hissa No.4, Baner and for a partition by metes and bounds of such claimed share and incidental reliefs. An Application was made on behalf of the Defendants under Order 7 Rule 11 of the Code of the Civil Procedure, 1908 for rejection of the Plaint in the said Special Civil Suit bearing No.3464 of 2012 in the Court of the Civil Judge, Senior Division, Pune. However, such Application was rejected by the Hon'ble Court vide its Order dated 05.09.2023. Being aggrieved by such Order, Defendant No.1, Ramdas Vishnu Murkute, filed a Civil Revision Application (bearing No.697 of 2023) in the Hon'ble High Court of Judicature of Bombay at Bombay and the same is pending Hearing and Final Disposal by the Hon'ble High Court. Vide its Order dated 05.12.2023, the Hon'ble High Court has stayed all proceedings in the said Special Civil Suit No.3464 of 2012 pending the hearing and final disposal of the said Civil Revision Application.
- 2) One Mamta aka Laxmibai Pandurang Borate and Others (one of the daughters of the late Narayan Hari Wadkar) have filed a Suit (bearing Regular Civil Suit No.989 of 2016) in the Court of the Civil Judge, Senior Division, Pune at Pune claiming an undivided share in the lands bearing Survey No.55, Hissa No.2 and 4, Baner and certain other lands in Village Baner for partition by metes and bounds of her claimed share. However, pursuant to an amicable settlement arrived at by and between the said Mamta aka Laxmibai Pandurang Borate and Others on the one hand and the said M/s Satyam Developers on the other hand, the said Mamta aka Laxmibai Pandurang Borate and Others have surrendered/ relinquished their claim to land out of Survey No.55 Hissa No.2 and Baner which forms part of the said Sanctioned Layout. Consent Terms have been submitted in the said Suit and taken on record by the Hon'ble Court. However, a Consent Decree is yet to be passed.
- 3) Gulabrao Tukaram Tapkir had filed Regular Civil Suit No.120 of 2021 in the Court of the Civil Judge, Senior Division, Pune at Pune against Ramdas Vishnu Murkute and Others for a Declaration and permanent Injunction against the said Defendant in respect of a portion admeasuring Hectares 02 = 32.50 Ares of the land bearing Survey No.55 Hissa No.4, Baner. The Application made by the said Ramdas Vishnu Murkute under Order 7 Order Rule 11 of the Civil Procedure Code, 1908 was allowed by the said Hon'ble Court. Being aggrieved by the said Order rejecting the Plaint, the said Gulabrao Tukaram Tapkir has



preferred Civil Appeal to the District Court and which Appeal has been numbered as Civil Appeal No.259 of 2022. The said Appeal is pending hearing and final disposal by the said Appellate Court.

- 4) Regular Civil Suit No. 2036 of 2023 is filed by Nanda Suryakant Junavane against Shri Ramdas Vishnu Murkute and 64 Others in the Court of the Civil Judge, Senior Division, Pune at Pune for Partition, Declaration and Permanent Injunction and incidental reliefs. The said Suit is pending hearing and final disposal by the said Hon'ble Court. The said Nanda Suryakant Junavane has also registered a Notice of Lis Pendens on 21.11.2023 which is registered in the office of Sub Registrar Haveli No. 19, Pune at Serial No. 25026 of 2023.
- 5) As stated above, the Appeal (bearing No.RTS/ Appeal/101/2623) filed by Adesh Damodar Tapkir was dismissed by the Sub-Divisional Officer, Haveli Sub-Division, Pune and the said Adesh Damodar Tapkir has preferred an Appeal (bearing No. RTS/ 2A/666/2024) before the Additional Collector, District Pune against the said Order dated 14.03.2024 of the Sub-Divisional Officer and such Appeal is pending hearing and final disposal by the Additional Collector, District Pune.

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CHALLAN
MTR Form Number-6



GRN	6/H0129275/2024JEP	SARCODE	AH 1088 11000T PUNWADA TA A ADVAK BAHARI HAD TA A DQ	Date	20/12/2024-13:17:58	Form ID				
Department	Inspector General Of Registration			Payer Details						
Search Fee Type of Payment Office Items				TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	HVL J HAVELI NO1 SUB REGISTRAR	Full Name	ADV DEEPAK HOLE							
Location	PUNE	Full/Built No.								
Year	2024-2025 From :20/09/2024 To:20/12/2024	Premises/Bldg								
Account Head Details:		Amount In Rs.								
0030072201 SEARCH FEE		25.00	Road/Street	YERWADA						
			Area/Locality	PUNE						
			Town/City/District							
			PIN	411006						
			Remarks (if Any)							
			S.NO. 5524/Y AND OTHERS BANER VILLAGE PUNE							
			Amount In	Twenty Five Rupees Only						
Total		25.00	Words:							
Payment Details			FOR USE IN RECEIVING BANK							
Cheque/DD Details			Bank C/N	Ref.No.	1000050002412000368					
Cheque/DD No.			Bank Date	FBI Date	20/12/2024-13:18:05					
Name of Bank			Bank Branch	SBIEPAY PAYMENT GATEWAY						
Name of Branch			Scroll No. . Date	Not Verified with Scroll						

NOTE:- This chitlan is valid for reason mentioned in type of payment only. Not valid for other reasons or unregistered document.

DEEPAK R. HOLE

B.Com, LL.M,
ADVOCATE

201 & 405, S. No. 15/3/1B, Sulochana Apartment, Kulkarniwadi, Khadakwasla, Pune - 24

Date: 20.12.2024

SEARCH REPORT

This Search report is given upon the instructions of M/s. Rajiv Patel & Associates, to cause the Index II search in respect of the Property described herein below and referred to as the "Said Land".

Serial No.	NEW SURVEY NO. / HISSA NO.	TOTAL AREA (in sq.mtrs.)
1	55/2/4/1	35829.76
2	55/2/4/2 (BDP Reservation)	4849.95
3	55/2/4/3 (Open Space)	4363.06
4	55/2/4/4 (Amenity Space)	2296.35
5	55/2/4/5 (18 Mtr. DP Road)	5841.15
6	55/2/4/6 (Internal Road)	3437.78
7	55/2/4/7 (Nala)	208.22
8	55/2/4/8 (Remaining area)	3779.73
	Total area of the said Larger Land as per Revenue Records	60606.00

Totally Land admeasuring 60606 sq. mtrs., situate, lying and being at Baner, Pune within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune.



The Said Land above referred to was comprised of the following Old Survey Numbers:

Serial No.	Survey No./Hissa	Area (in Hectares and Ares)
1	55/2 (PART)	Hectares 00 = 17.5 Ares
2	55/2/1	Hectares 00 = 4.40 Ares
3	55/2/2	Hectares 00 = 4.55 Ares
	TOTAL	Hectares 00 = 26.45 Ares

Serial No.	Survey No./Hissa	Area (in Hectares and Ares)
1	55/4/1	Hectares 00 = 06.08 Ares
2	55/4/2	Hectares 00 = 05.88 Ares
3	55/4/4	Hectares 00 = 05.51 Ares
4	55/4/5	Hectares 00 = 06.00 Ares
5	55/4/6	Hectares 00 = 06.50 Ares
6	55/4/7	Hectares 00 = 06.50 Ares
7	55/4/8	Hectares 00 = 06.50 Ares
8	55/4/10	Hectares 00 = 05.10 Ares
9	55/4/11	Hectares 00 = 04.00 Ares
10	55/4/12	Hectares 00 = 04.17 Ares
11	55/4/13	Hectares 00 = 04.30 Ares
12	55/4/14	Hectares 00 = 04.50 Ares
13	55/4/15	Hectares 00 = 04.73 Ares
14	55/4/16	Hectares 00 = 04.90 Ares
15	55/4/17	Hectares 00 = 05.80 Ares



16	55/4/18	Hectares 00 = 05.30 Ares
17	55/4/19	Hectares 00 = 05.50 Ares
18	55/4/20	Hectares 00 = 05.70 Ares
19	55/4/21	Hectares 00 = 05.93 Ares
20	55/4/22	Hectares 00 = 03.60 Ares
21	55/4/23	Hectares 00 = 05.23 Ares
22	55/4/24	Hectares 00 = 05.23 Ares
23	55/4/25	Hectares 00 = 05.10 Ares
24	55/4/26	Hectares 00 = 05.10 Ares
25	55/4/27	Hectares 00 = 05.10 Ares
26	55/4/28	Hectares 00 = 05.10 Ares
27	55/4/29	Hectares 00 = 05.10 Ares
28	55/4/30	Hectares 00 = 05.73 Ares
29	55/4/31	Hectares 00 = 05.74 Ares
30	55/4/32	Hectares 00 = 05.10 Ares
31	55/4/33	Hectares 00 = 05.10 Ares
32	55/4/34	Hectares 00 = 05.10 Ares
33	55/4/35	Hectares 00 = 05.90 Ares
34	55/4/36	Hectares 00 = 05.10 Ares
35	55/4/37	Hectares 00 = 05.23 Ares
36	55/4/38	Hectares 00 = 05.23 Ares
37	55/4/40	Hectares 00 = 06.88 Ares
38	55/4/41	Hectares 00 = 05.10 Ares
39	55/4/42	Hectares 00 = 05.10 Ares
40	55/4/43	Hectares 00 = 05.10 Ares
41	55/4/44	Hectares 00 = 05.70 Ares
42	55/4/45	Hectares 00 = 05.74 Ares
43	55/4/46	Hectares 00 = 05.10 Ares
44	55/4/47	Hectares 00 = 05.10 Ares
45	55/4/48	Hectares 00 = 05.10 Ares



46	55/4/49	Hectares 00 = 06.88 Ares
47	55/4/51	Hectares 00 = 05.75 Ares
48	55/4/52	Hectares 00 = 05.20 Ares
49	55/4/53	Hectares 00 = 05.00 Ares
50	55/4/54	Hectares 00 = 05.20 Ares
51	55/4/55	Hectares 00 = 05.10 Ares
52	55/4/56	Hectares 00 = 05.20 Ares
53	55/4/57	Hectares 00 = 05.62 Ares
54	55/4/58	Hectares 00 = 05.62 Ares
55	55/4/59	Hectares 00 = 05.20 Ares
56	55/4/60	Hectares 00 = 05.20 Ares
57	55/4/61	Hectares 00 = 05.00 Ares
58	55/4/63	Hectares 00 = 05.00 Ares
59	55/4/67	Hectares 00 = 05.10 Ares
60	55/4/68	Hectares 00 = 05.00 Ares
61	55/4/69	Hectares 00 = 05.20 Ares
62	55/4/70	Hectares 00 = 05.63 Ares
63	55/4/71	Hectares 00 = 05.63 Ares
64	55/4/72	Hectares 00 = 05.00 Ares
65	55/4/73	Hectares 00 = 05.00 Ares
66	55/4/76	Hectares 00 = 04.75 Ares
67	55/4/77	Hectares 01 = 78.00 Ares
68	55/4/78 (Part)	Hectares 00 = 37.32 Ares
69	55/4/78/10	Hectares 00 = 05.10 Ares
70	55/4/78/11	Hectares 00 = 05.10 Ares
71	55/4/79	Hectares 00 = 05.20 Ares
	TOTAL	Hectares 05 = 81.61 Ares

This Search Report discloses the entries pertaining to the said land only.



➤ **SEARCH:**

Online Search was conducted by me for the period from 20.09.2024 to 20.12.2024, as per receipt bearing No. MH012922757202425P dated 20.12.2024 and via E-Search on the website of IGR Maharashtra.

As far as online search is concerned, information is available on website of IGR Maharashtra pertaining to various transactions from the years 2002 to 2024 till date. While carrying out the said search, some transactions were noticed by me, the details of which are appearing as follows;

Sr. No	Nature Of Document	Description	Date, Haveli No. & Doc. No.	First Party	Second Party
1	Deed of Transfer	Area admeasuring 2296.35 sq. mtrs., out of S.No.55/2/4/4 (Amenity Space) and Area admeasuring 5841.15 sq. mtrs., out of S.No.55/2/4/5 (18 meter D.P.Road)	27.09.2024, Haveli No.X at Sr.No.26782/2024	Nyati Builders Private Limited	Pune Municipal Corporation
2	Deed of Extension of Mortgage (without Possession)	Area admeasuring 47285.33 sq. mtrs., as per revenue record (however admeasuring 43505.60 sq. mtrs., as per Demarcation)	27.11.2024, Haveli No.XI, at Sr.No.21697/2024	Nyati Builders Private Limited	Tata Capital Housing Finance Limited



Attached Government fees paid vide receipt no: MH012922757202425P
dated 20.12.2024.

HENCE THIS SEARCH REPORT



Deepak R. Hole
Advocate

Disclaimer: The contents of this report are based on the facts with respect to the position as understood presently. Any change in the facts may lead to change in the report. In no event shall the person issuing the report be liable for any direct, consequential or punitive loss, damage or expense. The report/opinion is for use of the person to whom it is addressed and is not for the use of any other person.

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CHALLAN
MTR Form Number-6



GRN	MH014117763202405P	BARCODE	M 1001020251248057	Date	10/01/2025-12:48:57	Form ID	
Department		Inspector General Of Registration		Payer Details			
Type of Payment		Search Fee		TAX ID / TAN (If Any)			
Type of Payment		Other Name		PAN No. (If Applicable)			
Office Name		IVLE, HAVELI NO.1 SUB REGISTRAR		Full Name		ADV. DEEPAK MOLE	
Location		PUNE		Flat/Block No.			
Year		2024-2025 From 20/12/2024 To 10/01/2025		Premises/Bulding			
Account Head Details		Amount In Rs.		Road/Street			
0030572251 SEARCH FEE		25.00		Area/Locality		PUNE	
				Town/City/District			
				PIN		4 1 1 0 0 0	
				Remarks (If Any)			
				S. NO. 55/2W/1 AND OTHERS BANER VILLAGE PUNE			
				Amount In Words			
				Twenty Five Rupees Only			
Total		25.00		Words			
Payment Details		SBIPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref. No.		10000502025011002591	
Cheque/DD No.		Bank Date		Ref. Date		10/01/2025-12:48:08	
Name of Bank		Bank Branch		SBIPAY PAYMENT GATEWAY		Not Verified with RBI	
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

Mobile No. 8007689930

चाहाने नाले "चलाने अर्क वेल" असे लगेले वळणवळणले वळण असे. हने वळणवळणले वळण वळणले न वळणवळणले वळणवळणले वळण वळणले.

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DEEPAK R. HOLE**B.Com, LL.M,
ADVOCATE**

201 & 405, S. No. 15/3/1B, Sulochana Apartment, Kothewadi, Khadakwasla, Pune- 24

Date: 10.01.2025

SEARCH REPORT

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12	55/4/14		Hectares 00 = 04.50 Ares
13	55/4/15		Hectares 00 = 04.73 Ares
14	55/4/16		Hectares 00 = 04.90 Ares



15	55/4/17	Hectares 00 = 05.80 Ares
16	55/4/18	Hectares 00 = 05.30 Ares
17	55/4/19	Hectares 00 = 05.50 Ares
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19	55/4/21	Hectares 00 = 05.93 Ares
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44	55/4/47	Hectares 00 = 05.10 Ares



45	55/4/48	Hectares 00 = 05.10 Ares
46	55/4/49	Hectares 00 = 06.88 Ares
47	55/4/51	Hectares 00 = 05.75 Ares
48	55/4/52	Hectares 00 = 05.20 Ares
49	55/4/53	Hectares 00 = 05.00 Ares
50	55/4/54	Hectares 00 = 05.20 Ares
51	55/4/55	Hectares 00 = 05.10 Ares
52	55/4/56	Hectares 00 = 05.20 Ares
53	55/4/57	Hectares 00 = 05.62 Ares
54	55/4/58	Hectares 00 = 05.62 Ares
55	55/4/59	Hectares 00 = 05.20 Ares
56	55/4/60	Hectares 00 = 05.20 Ares
57	55/4/61	Hectares 00 = 05.00 Ares
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71	55/4/79	Hectares 00 = 05.20 Ares
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This Search Report discloses the entries pertaining to the said land only.

> **SEARCH:**

Online Search was conducted by me for the period from 20.12.2024 to 10.01.2025, as per receipt bearing No. MH014117783202425P dated 10.01.2025 and via E-Search on the website of IGR Maharashtra.

As far as online search is concerned, information is available on website of IGR Maharashtra pertaining to various transactions from the years 2002 to 2024 till date. While carrying out the said search, some transactions were noticed by me, the details of which are appearing as follows;

Sr. No	Nature Of Document	Description	Date, Haveli No. & Doc. No.	First Party	Second Party
1	Supplementary Agreement	Area admeasuring 6505.11 sq.mtrs., out of area admeasuring 6523.78 sq.mtrs.,	03.01.2025, Haveli No.VIII at Sr.No.313/2025	Nyati Builders Private Limited	M/s. Satyam Developers
2	Duplicate Copy	Area admeasuring 6505.11 sq.mtrs., out of area admeasuring 6523.78 sq.mtrs., (This is the duplicate copy of Supplementary Agreement at Sr.No.313/2025)	03.01.2025, Haveli No.VIII at Sr.No.315/2025	Nyati Builders Private Limited	M/s. Satyam Developers



Attached Government fees paid vide receipt no. MH014117783202425P
dated 10.01.2025.

HENCE THIS SEARCH REPORT



Deepak R. Hole
Advocate

Disclaimer: The contents of this report are based on the facts with respect to the position as understood presently. Any change in the facts may lead to change in the report. In no event shall the person issuing the report be liable for any direct, consequential or punitive loss, damage or expense. The report/opinion is for use of the person to whom it is addressed and is not for the use of any other person.

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