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FORMAT- A (Circular No.: 28 / 2021)

1. FLOW OF TITLE OF THE SAID LAND:

Survey No. 21/2/B

- 1.1 That the land bearing Survey No. 21/2B admeasuring about 00H 39R belonged to Mr. Namdev alias Nama Gangaram Gujar since the year 1933.
- 1.2 That thereafter the said Mr. Namdev alias Nama Gangaram Gujar died on 22.04.1959, leaving behind him Mr. Sopana Nama Gujar, Mr. Narhari Nama Gujar, Mr. Shankar Nama Gujar, Mrs. Changuna Tukaram Nadhe, Mrs. Barki Balwadkar and Smt. Jaibai Nama Gujar as his legal heirs. In furtherance of the same name of Mr. Sopana Nama Gujar (HUF) was mutated on 7/12 extract, vide Mutation Entry No. 553. However Mrs. Changuna Tukaram Nadhe, Mrs. Barki Balwadkar and Smt. Jaibai Nama Gujar were not made party to further transactions.
- 1.3 That thereafter the said Mr. Sopana Nama Gujar died on 10.01.1979, leaving behind him Mr. Vishnu Sopana Gujar and Mr. Mahadev Sopana Gujar through natural gaurdian Smt. Savitrabai Sopana Gujar (their names were mutated for 5 Anna 4 Paisa share), Mr. Narhari Nama Gujar (his name was mutated for 5Anna 4Paisa share) and Mr. Shankar Nama Gujar (his name was mutated for 5Anna 4Paisa share) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 801.

Survey No. 21/2/B admeasuring about 400 sq. mtr.

- 1.4 That the said Smt. Savitrabai Sopan Gujar, Mr. Narhari Namdeo Gujar, Mr. Shankar Namdeo Gujar, Mr. Vishnu Sopan Gujar, Mrs. Shakuntala Shivaji Badhe sold aforesaid land to Mr. Nandkumar Shankarrao Kokate, Mr. Pandhrinath Savlaram Godambe and Mrs. Tara Shivaji Kamthe vide Sale Deed dated 27.03.1985, which is duly registered in the Sub Registrar Maval, at Serial No. 650/2000. In furtherance of the same their name were mutated on 7/12 extract vide Mutation Entry No. 3959.
- 1.5 That thereafter the said Mr. Nandkumar Shankarrao Kokate, Mr. Pandhrinath Savlaram Godambe and Mrs. Tara Shivaji Kamthe assigned development rights of the aforesaid land in favour of M/s. Shree Sonigara Realcon vide Development Agreement dated 20.12.2016, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 7554/2016 and Power of Attorney dated 20.12.2016, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 7555/2016.
- 1.6 That in consideration of the aforesaid Development Agreement M/s. Shree Sonigara Realcon agreed to allot 2775 sq. ft. constructed premises in favour of aforesaid land owner within 36 months from the date of NA Permission and Enviromental Clerance Certificate.
- 1.7 That in the aforesaid manner M/s. Shree Sonigara Realcon acquired development rights of the aforesaid land.

Survey No. 21/2/B admeasuring about 162 sq. mtr.

- 1.8 That thereafter the said Smt. Savitrabai Sopan Gujar, Mr. Narhari Namdeo Gujar, Mr. Shankar Namdeo Gujar, Mr. Vishnu Sopan Gujar, Mrs. Shakuntala Shivaji Badhe sold the land at Survey No. 21/2/B admeasuring about 80.94 sq. mtr. to Mr. Shlvaji Baburao Shitole, vide Sale Deed dated 26.12.1984, which is duly registered in the Sub Registrar Maval at Serial No. 2965/1984. In furtherance of the same his name was mutated on 7/12 extract vide Mutation entry No. 8525.

- 1.9 That thereafter the said Mr. Shivaji Baburao Shitole sold the land at Survey No. 21/2/B admeasuring about 80.94 sq. mtr. to Mr. Pandurang Rajaram Todkar, vide Sale Deed dated 28.12.1995, which is duly registered in the Sub Registrar Mulshi (Paud) at Serial No. 4254/1995. In furtherance of the same his name was mutated on 7/12 extract vide Mutation entry No. 7574.
- 1.10 That thereafter the said Smt. Savitrabai Sopan Gujar, Mr. Narhari Namdeo Gujar, Mr. Shankar Namdeo Gujar, Mr. Vishnu Sopan Gujar, Mrs. Shakuntala Shivaji Badhe sold the land at Survey No. 21/2/B admeasuring about 80.94 sq. mtr. to Mr. Yashwant Sarjerao Shinde, vide Sale Deed dated 26.12.1984, which is duly registered in the Sub Registrar at Serial No. 2977/1984. In furtherance of the same his name was mutated on 7/12 extract vide Mutation Entry No. 8526.
- 1.11 That thereafter the said Mr. Yashwant Sarjerao Shinde sold the land at Survey No. 21/2/B admeasuring about 80.94 sq. mtr. to Mr. Pandurang Rajaram Todkar, vide Sale Deed dated 28.12.1995, which is duly registered in the Sub Registrar Mulshi (Paud) at Serial No. 4261/1995. In furtherance of the same his name was mutated on 7/12 extract vide Mutation entry No. 8525.
- 1.12 That in the aforesaid manner Mr. Pandurang Rajaram Todkar became the owner of the aforesaid land.
- 1.13 That thereafter the said Mr. Pandurang Rajaram Todkar, Mrs. Muktabai Pandurang Todkar, Mr. Ankush Pandurang Todkar, Mr. Lahu Pandurang Todkar, Mrs. Suvarna Shivaji Mali and Mrs. Anuradha Pradeep Mali assigned development rights of the aforesaid land in favour of M/s. Shree Sonigara Realcon, vide Development Agreement dated 21.12.2016, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 7592/2016 and Power of Attorney dated 21.12.2016, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 7593/2016.
- 1.14 That in consideration of the aforesaid Development Agreement M/s. Shree Sonigara Realcon agreed to allot 1750 sq. ft. of constructed premises in favour of aforesaid land owner within 36 months from the date of NA Permission and Environmental Clearance Certificate
- 1.15 That in the aforesaid manner M/s. Shree Sonigara Realcon acquired development rights of the aforesaid land.

Survey No. 21/2/B admeasuring about 150 sq. mtr.

- 1.16 That thereafter the said Smt. Savitrabai Sopan Gujar, Mr. Narhari Namdeo Gujar, Mr. Shankar Namdeo Gujar, Mr. Vishnu Sopan Gujar, Mrs. Shakuntala Shivaji Badhe sold the aforesaid land to Mr. Salimbhai Rashid Marniyar vide Sale Deed dated 25.07.1985, which is duly registered in the Sub Registrar at Serial No. 2451/1985. In furtherance of the same his name was mutated on 7/12 extract vide Mutation entry No. 3591.
- 1.17 That there after the said Mr. Salimbhai Rashid Marniyar sold aforesaid land to Mr. Anand Balu Matere vide Sale Deed dated 17.03.2001, which is duly registered in the Sub Registrar, at Serial No. 1483/2001. In furtherance of the same his name was mutated on 7/12 extract vide Mutation Entry No. 4860.
- 1.18 That thereafter the said Mr. Anand Balu Matere and Mrs. Kusum Anand Matere assigned development rights of the aforesaid land in favour of M/s. Shree Sonigara Realcon, vide Development Agreement dated 05.01.2017, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 66/2017 and Power of Attorney dated 05.01.2007, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 67/2017.
- 1.19 That in consideration of the aforesaid Development Agreement M/s. Shree Sonigara Realcon agreed to allot 1950 sq. ft. of constructed area in favour of aforesaid landowners.

- 1.20 That in the aforesaid manner M/s. Shree Sonigara Realcon acquired development rights of the aforesaid land.

Survey No. 21/2/B admeasuring about 125 sq. mtr.

- 1.21 That thereafter the said Smt. Savitrabai Sopan Gujar, Mr. Narhari Namdeo Gujar, Mr. Shankar Namdeo Gujar, Mr. Vishnu Sopan Gujar, Mrs. Shakuntala Shivaji Badhe sold the aforesaid land to Mr. Ranjit Dattajirao Mane vide Sale Deed dated 23.11.1984, which is duly registered in the Sub Registrar office, at Serial No. 7326/1984.
- 1.22 That thereafter the said Mr. Ranjit Dattajirao Mane sold the aforesaid land to Mr. Rajendra Yashwant Shingare vide Sale Deed dated 11.10.1993, which is duly registered in the Sub Registrar office, at Serial No. 54/1993. In furtherance of the same his name was mutated on 7/12 extract vide Mutation Entry No. 7327.
- 1.23 That thereafter the said Mr. Rajendra Yashwant Shingare sold aforesaid land to Mr. Sureshkumar Chiranjilal Agarwal vide Sale Deed dated 07.07.1994, which is duly registered in the Sub Registrar office, at Serial No.1823/1994. In furtherance of the same his name was mutated on 7/12 extract vide Mutation Entry No. 7328.
- 1.24 That thereafter the said Mr. Sureshkumar Chiranjilal Agarwal, Mrs. Anita Suresh Agarwal, Mr. Gaurav Suresh Bansal, Mr. Vishal Suresh Bansal, Mrs. Poonam Ritesh Agarwal assigned development rights of the aforesaid land in favour of M/s. Shree Sonigara Realcon, vide Development Agreement dated 05.01.2017, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 59/2017 and Power of Attorney dated 05.01.2017, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 60/2017.
- 1.25 That in consideration of the aforesaid Development Agreement dated 05.01.2017 the said M/s. Shree Sonigara Realcon agreed to allot 450 sq.ft constructed premises in favour of aforesaid land owner within 36 months from the date of NA Permission and Enviromental Clerance Certificate.
- 1.26 That in consideration of the aforesaid Development Agreement M/s. Shree Sonigara Realcon agreed to allot 450 sq. ft. of constructed area in favour of aforesaid landowners.
- 1.27 That in the aforesaid manner M/s. Shree Sonigara Realcon acquired development rights of the aforesaid land.

Survey No. 21/2/B admeasuring about 81 sq. mtr.

- 1.28 That thereafter the said Smt. Savitrabai Sopan Gujar, Mr. Narhari Namdeo Gujar, Mr. Shankar Namdeo Gujar, Mr. Vishnu Sopan Gujar, Mrs. Shakuntala Shivaji Badhe sold the land at Survey No. 21/2/B admeasuring about 80.94 sq. mtr. to Mr. Dagadu Dashrath Darekar, vide Sale Deed dated 26.12.1984, which is duly registered in the Sub Registrar at Serial No. 2968/1984. In furtherance of the same his name was mutated on 7/12 extract vide Mutation entry No. 8525.
- 1.29 That thereafter the said Mr. Dagadu Dashrath Darekar died on 04.05.1993 leaving behind Mr. Satish Dagadu Daekar, Mrs. Nirmala Ramesh Shinde, Mrs. Mangal Sampat Kale and Mrs. Tarabai Dagadu Darekar. In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 9304. However Mrs. Nirmala Ramesh Shinde and Mrs. Mangal Sampat Kale were not made party for further transaction.
- 1.30 That the said Late Dagadu Dashrath Darekar through his legal heirs Mr. Tarabai Dagadu Darekar and Mr. Satish Dagadu Darekar sold aforesaid land to Mr. Tanaji Kondaji Bhagwat vide Sale Deed dated 18.10.1994, which is duly registered in the Sub Registrar Mulshi, at Serial No. 2645/1994 read with Confirmation Deed dated 30.10.2009 which is duly registered in the Sub Registrar

Haveli No. 17, at Serial No. 10806/2009. In furtherance of the same his name was mutated on 7/12 extract vide Mutation Entry No. 8826 and 10808.

- 1.31 That thereafter the said Mr. Tanaji Kondaji Bhagwat sold the aforesaid land to Mr. Gopalrao Shankarrao Zende and Mrs. Saraswati Gopalrao Zende, vide Sale Deed dated 23.09.1999, which is duly registered in the Sub Registrar Mulshi (Paud), at Serial No. 3563/1999. In furtherance of the same the same their names were mutated on 7/12 extract vide Mutation Entry No. 8827.
- 1.32 That thereafter the said Mr. Gopalrao Shankarrao Zende, Mrs. Saraswati Gopalrao Zende and Mr. Rajesheshwar Gopalrao Zende assigned development rights of the aforesaid land in favour of M/s. Shree Sonigara Realcon vide Development Agreement dated 25.04.2017, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 3031/2017 and Power of Attorney dated 25.04.2017, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 3032/2017.
- 1.33 That in consideration of the aforesaid Development Agreement dated 05.01.2017 the said M/s. Shree Sonigara Realcon agreed to allot 725 sq.ft constructed premises in favour of aforesaid land owner within 42 months from the date of NA Permission and Enviromental Clerance Certificate.
- 1.34 That in the aforesaid manner M/s. Shree Sonigara Realcon acquired development rights of the aforesaid land.

Survey No. 21/2/B admeasuring about 76 sq. mtr.

- 1.35 That thereafter the said Smt. Savitrabai Sopan Gujar, Mr. Narhari Namdeo Gujar, Mr. Shankar Namdeo Gujar, Mr. Vishnu Sopan Gujar, Mrs. Shakuntala Shivaji Badhe sold the land at Survey No. 21/2/B admeasuring about 80.94 sq. mtr. to Mr. Chhagan Maruti Kirve, vide Sale Deed dated 26.12.1984, which is duly registered in the Sub Registrar Mulshi at Serial No. 2976/1984. In furtherance of the same his name was mutated on 7/12 extract vide Mutation entry No. 2951.
- 1.36 That thereafter the said Mr. Chhagan Maruti Kirve sold the aforesaid land to Mrs. Shamala Raju Ghodake vide Sale Deed dated 21.08.1998, which is duly registered in the Sub Registrar Mulshi at Serial No. 3465/1998. In furtherance of the same her name was mutated on 7/12 extract vide Mutation entry No. 3108.
- 1.37 Tha thereafter the said Mrs. Shamala Raju Ghodake sold the aforesaid land to Mr. Digambar Ramchand Shukre vide Sale Deed dated 01.02.1999, which is duly registered in the Sub Registrar, at Serial No. 380/1999. In furtherance of the same her name was mutated on 7/12 extract vide Mutation entry No. 3767.
- 1.38 That thereafter the said Mr. Digambar Ramchand Shukre agreed to sell the aforesaid land to Mr. Ashok Kallpa Mohite vide Agreement dated 23.08.2004, which is duly registered in the Sub Registrar Mulshi, at Serial No. 4732/2004.
- 1.39 That the said Mr. Ashok Kallpa Mohite and Mrs. Surekha Ashok Mohite availed loan from Bank of Maharashtra by creating charge over the aforesaid land, vide Mortgage Deed dated 30.10.2004, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 6642/2004. That the said Mr. Ashok Kallpa Mohite and Mrs. Surekha Ashok Mohite repaid the aforesaid loan and accordingly Bank of Maharashtra released their charge vide Relased Deed dated 12.10.2011, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 10196/2011.
- 1.40 That thereafter the said Mr. Digambar Ramchand Shukre sold the aforesaid land to Mr. Ashok Kallpa Mohite vide Sale Deed dated 20.01.2005, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 444/2005 read with Correction Deed dated 05.05.2005, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 3150/2005. In furtherance of the same his name was mutated vide Mutation Entry No. 6977.

- 1.41 That the said Mr. Ashok Kallpa Mohite and Mrs. Surekha Ashok Mohite availed loan from GIC Housing Finance by creating charge over the aforesaid land, vide Mortgage Deed dated 31.05.2014, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 3468/2014.
- 1.42 That thereafter the said Mr. Ashok Kallpa Mohite, Mrs. Surekha Ashok Mohite, Mr. Rahul Ashok Mohite and Miss. Chaitali Ashok Mohite assigned development rights of the aforesaid land in favour of M/s. Shree Sonigara Realcon, vide Development Agreement dated 18.02.2017, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 927/2017 and Power of Attorney dated 18.02.2017, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 928/2017.
- 1.43 That in consideration of the aforesaid Development Agreement dated 05.01.2017 the said M/s. Shree Sonigara Realcon agreed to allot 800 sq. ft constructed premises in favour of aforesaid land owner within 36 months from the date of NA Permission and Enviromental Clerance Certificate.
- 1.44 That in consideration of the aforesaid Development Agreement M/s. Shree Sonigara Realcon agreed to allot 800 sq. ft. of constructed area in favour of aforesaid landowners.
- 1.45 That in the aforesaid manner M/s. Shree Sonigara Realcon acquired development rights of the aforesaid land.

Survey No. 21/3/A admeasuring about 3400 sq. mtr.

- 1.46 That the aforesaid land belonged to Mr. Hari Raghu Gujar since the year 1932.
- 1.47 That thereafter the said Mr. Hari Raghu Gujar died 11.04.1958, leaving behind him Mr. Nathu Hari Gujar (son), Mr. Dattu Hari Gujar (son), Mrs. Bababai Vishnu Bhoir (daughter) and Smt. Thakubai Hari Gujar (widow). In furtherance of the same name of Mr. Nathu Hari Gujar (IIUF) mutated on 7/12 extract of the aforesaid land, vide Mutation Entry no. 552. However Mrs. Bababai Vishnu Bhoir and Smt. Thakubai Hari Gujar are not made party to further transactions.
- 1.48 That thereafter Partition took place between Gujar family, vide Order passed in the year December 2003 in case No. Hano/Survey No./Thergaon/38/03. In furtherance of the same Survey No. 21/3/A came to share of following owners:

Owner	Survey No.	Area in R
Mr. Balu Nathu Gujar	21/3/A	7.67
Mr. Prakash Nathu Gujar	21/3/A	7.67
Mr. Lala Nathu Gujar	21/3/A	7.66
Mr. Madhukar Dattu Gujar	21/3/A	7.67
Mr. Sadhu Dattu Gujar	21/3/A	7.67
Mr. Govind Dattu Gujar	21/3/A	7.66

In furtherance of the same their names were mutated on 7/12 extract of the said land, vide Mutation Entry No. 6670.

- 1.49 That thereafter the said Mr. Madhukar Dattoba Gujar, Mrs. Nanda Madhukar Gujar, Mr. Kiran Madhukar Gujar, Mr. Vikram Madhukar Gujar, Miss. Durga Madhukar Gujar alias Durga Yogesh Ghule, Mrs. Sarika Vinayak Jadhav, Mr. Sadhu alias Sahadu Dattoba Gujar, Mrs. Sangita Sadhu Gujar, Miss. Surekha Sahadu Gujar alias Mrs. Surekha Ganesh Ghotkule, Mr. Shukraj Sahadu Gujar, Miss. Mandakini Sahadu Gujar, Mr. Govind Dattoba alias Dattu Gujar, Mr. Snehal Govind Gujar, Mrs. Mangal Govind Gujar, Mrs. Pramila Govind Gujar, Mr. Prashant Govind Gujar, Mrs. Champabai Kailash Kale, Mrs. Vandana Sahebrao Landge assigned development rights of the land admeasuring about 1700 sq. mtr. out of aforesaid land in favour of Samarth Development Corporation, vide Development Agreement dated 17.02.2013, which is duly registered in the

Sub Registrar Haveli No. 17, at Serial No. 4911/2013 and Power of Attorney dated 17.04.2013, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 4912/2013. That the aforesaid transaction was cancelled vide Cancellation Deed dated 29.10.2016, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 6718/2016.

1.50 That thereafter the said Mr. Madhukar Dattoba Gujar, Mrs. Nanda Madhukar Gujar, Mr. Kiran Madhukar Gujar, Mr. Vikram Madhukar Gujar, Miss. Durga Madhukar Gujar alias Durga Yogesh Ghule, Mrs. Sarika Vinayak Jadhav, Mr. Sadhu alias Sahadu Dattoba Gujar, Mrs. Sangita Sadhu Gujar, Miss. Surekha Sahadu Gujar alias Mrs. Surekha Ganesh Ghotkule, Mr. Shukraj Sahadu Gujar, Miss. Mandakini Sahadu Gujar, Mr. Govind Dattoba alias Dattu Gujar forself and through natural guardian Pramila and Prashant, Mr. Snehal Govind Gujar, Mrs. Mangal Govind Gujar, Mrs. Champabai Kailash Kale and Mrs. Vandana Sahebrao Landge assigned development rights of the land admeasuring about 1700 sq. mtr. out of aforesaid land in favour of M/s. Shree Sonigara Realcon, vide Development Agreement dated 29.10.2016, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 6722/2016 and Power of Attorney dated 29.10.2016, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 6723/2016 read with Confirmation Deed dated 02.12.2016 which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 7258/2016.

1.51 That in consideration of the aforesaid Development Agreement M/s. Shree Sonigara Realcon agreed to allot 50% constructed premises in favour of aforesaid land owner within 36 months from the date of NA Permission and Enviromental Clerance Certificate.

Mr. Madhukar Dattoba Gujar	16.67 %
Mr. Sadhu alias Sahadu Dattoba Gujar	16.66 %
Mr. Govind Dattoba alias Dattu Gujar	16.66 %

1.52 That the said Mr. Madhukar Dattoba Gujar transferred 06.67 % constructed premises for Rs.67 Lakh to M/s. Shree Sonigara Realcon vide Supplementary Agreement dated 09.06.2021, Supplementary Agreement dated 09.06.2021, which is duly registered in the Sub Registrar Haveli No. 25, at Serial No.7350/2021 by M/s. Shree Sonigara Realcon in favour of Mr. Madhukar Dattoba Gujar and others. (traced in search)

1.53 That the said Mr. Balu Nathu Gujar died leaving behind Mrs. Nalini Balasaheb Gujar, Mr. Sharad Balasaheb Gujar, Mrs. Sujata Kiran Kalate and Mrs. Ujwala Abhijit Phuge as his legal heirs. In furtherance of the same their name were mutated on 7/12 extract vide Mutation Entry No. 12321. However Mrs. Sujata Kiran Kalate and Mrs. Ujwala Abhijit Phuge are not made party to further transactions.

1.54 That thereafter the said Mrs. Nalini Balasaheb Gujar, Mr. Sharad Balasaheb Gujar, Mr. Prakash Nathu Gujar, Mrs. Anita Prakash Gujar, Mr. Amit Prakash Gujar, Mr. Ganesh Prakash Gujar, Mr. Lalasaheb alias lala Nathu Gujar forself and through natural guardian of Omkar and Nachiket and Mrs. Roopali Lalasaheb Gujar assigned development rights of land admeasuring about 1700 sq. mtr. out of aforesaid land in favour of M/s. Shree Sonigara Realcon, vide Development Agreement dated 29.10.2016, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 6719/2016 and Power of Attorney dated 29.10.2016, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 6720/2016.

1.55 That in consideration of the aforesaid Development Agreement M/s. Shree Sonigara Realcon agreed to allot 54% constructed premises in favour of aforesaid land owner within 36 months from the date of NA Permission and Enviromental Clerance Certificate.

1.56 That in the aforesaid manner M/s. Shree Sonigara Realcon acquired development rights of the aforesaid land.

Survey No. 21/3B/4A/1/2/1 i.e Old Survey No. 21/3B/4A/2 admeasuring about 1283 sq. mtr.

- 1.57 That the land bearing Survey No. 21/3B+4A admeasuring about 51R belonged to Mr. Bhagu Waghu Gujar since the year 1932.
- 1.58 That thereafter the said Mr. Bhagu Waghu Gujar died on 06.08.1954, leaving behind him Mr. Dagdu Bhagu Gujar as his legal heir. In furtherance of the same his name was mutated on 7/12 extract, vide Mutation Entry No. 497.
- 1.59 That thereafter the said Mr. Dagdu Bhagu Gujar, Mr. Nana Dagdu Gujar, Mr. Hiranman Dagdu Gujar and Mr. Sudam Nana Gujar sold land admeasuring about 25R out of Survey No. 21/3B/4A to Mr. Chandrakant Motiram Dhainje vide Sale Deed dated 13.12.1985. In furtherance of the same the land sold to Mr. Chandrakant Motiram Dhainje was given Survey No. 21/3B/4A/2 and the land retained by the aforesaid land owners was given Survey No. 21/3B/4A/1. Accordingly the name of Mr. Chandrakant Motiram Dhainje is mutated on the 7/12 extract vide Mutation Entry No. 940.
- 1.60 That in the aforesaid manner Mr. Chandrakant Motiram Dhainje became absolute owner of the aforesaid land.
- 1.61 That thereafter the said Mr. Chandrakant Motiram Dhainje, Mr. Rahul Chandrakant Dhainje and Mr. Sandeep Chandrakant Dhainje availed loan from Pawana Sahakari Bank Ltd. by creating charge over the aforesaid land, vide Mortgage Deed dated 07.04.2006, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 2557/2006. That the said Mr. Rahul Chandrakant Dhainje and Mr. Sandeep Chandrakant Dhainje repaid the aforesaid loan and accordingly the said Pawana Sahakari Bank Ltd released their charge vide Released Deed dated 29.04.2015, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 3329/2015.
- 1.62 That thereafter the said Mr. Chandrakant Motiram Dhainje died leaving behind him Mr. Rahul Chandrakant Dhainje, Mr. Sandeep Chandrakant Dhainje, Mrs. Smita Vivek Sonawane, Mrs. Suvarna Anil Kamble and Mrs. Prabhawati Chandrakant Dhainje. In furtherance of the same their names were mutated on the 7/12 extract of the aforesaid land vide Mutation Entry No. 11492. However Mrs. Smita Vivek Sonawane is not made party for further transaction.
- 1.63 That the said Mrs. Prabhawati Chandrakant Dhainje, Mr. Rahul Chandrakant Dhainje, Mr. Sandeep Chandrakant Dhainje and Mrs. Suvarna Anil Kamble inter alia authorized Mr. Ketul Bhagchand Sonigara and Mr. Rahul Bhagchandra Sonigara to admit registration of documents vide Power of Attorney dated 04.08.2018, which is duly registered in the Sub Registrar Haveli No. 24, Serial No. 10086/2018.
- 1.64 That thereafter the said Mrs. Prabhawati Chandrakant Dhainje, Mr. Rahul Chandrakant Dhainje, Mr. Sandeep Chandrakant Dhainje and Mrs. Suvarna Anil Kamble assigned development rights of land admeasuring about 12.83 R i.e 1283 sq.mtr. out of aforesaid land to M/s. Shree Sonigara Realcon vide Development Agreement dated 07.09.2018, which is duly registered in the Sub Registrar Haveli No. 5, Serial No. 6658/2018 and Power of Attorney dated 07.09.2018, which is duly registered in the Sub Registrar Haveli No. 5, Serial No. 6659/2018.
- 1.65 That in consideration of foresaid Development Agreement the said M/s. Shree Sonigara Realcon agreed to allot 2000 sq. ft. of constructed premises in favour of aforesaid land owner within 36 months from the date of NA Permission and Enviromental Clerance Certificate.
- 1.66 That in the aforesaid manner M/s. Shree Sonigara Realcon acquired development rights of the said land.

Survey No. 21/3B/4A/1/2/1 i.e Old Survey No. 21/3B/4A/2 admeasuring about 1050 sq. mtr.

- 1.67 That thereafter the said Mrs. Prabhawati Chandrakant Dhainje for self and through natural guardian of Sandip and Mr. Rahul Chandrakant Dhainje assigned development rights of land admeasuring about 550 sq.mtr out of aforesaid land to M/s. Shree Sonigara Realcon vide Development Agreement dated 13.08.2019, which is duly registered in the Sub Registrar Haveli No. 26, Serial No. 13280/2019 and Power of Attorney dated 13.08.2019, which is duly registered in the Sub Registrar Haveli No. 26, Serial No. 13281/2019.
- 1.68 That in consideration of foresaid Development Agreement the said M/s. Shree Sonigara Realcon agreed to allot 4750 sq. ft. to aforesaid land owners within the months of 48 months from the date of execution of Development Agreement.
- 1.69 That thereafter the said Mrs. Prabhawati Chandrakant Dhainje for self and through natural guardian of Sandip and Mr. Rahul Chandrakant Dhainje assigned development rights of land admeasuring about 500 sq.mtr out of aforesaid land to M/s. Shree Sonigara Realcon vide Development Agreement dated 13.08.2019, which is duly registered in the Sub Registrar Haveli No. 26, Serial No. 13282/2019 and Power of Attorney dated 13.08.2019, which is duly registered in the Sub Registrar Haveli No. 26, Serial No. 13283/2019.
- 1.70 That in consideration of foresaid Development Agreement the said M/s. Shree Sonigara Realcon agreed to allot 4750 sq. ft. to aforesaid land owners within the months of 48 months from the date of execution of Development Agreement.
- 1.71 That in the aforesaid manner M/s. Shree Sonigara Realcon acquired development rights of the said land.
- 1.72 That the said Mrs. Suvarna Anil Kamble confirmed the aforesaid Development Agreement and Power of Attorney vide Confirmation Deed dated 20.12.2019, which is duly registered in the Sub Registrar Haveli No. 5, Serial No. 9022/2019 and Power of Attroney dated 20.12.2019, which is duly registered in the Sub Registrar Haveli No. 5, Serial No. 9023/2019.

Survey No. 21/3B/4A/1/3 admeasuring 1000 sq. mtr. (as per computerized 7/12) i.e. Survey No. 21/3B/4A/1/1 admeasuring 1000 sq. mtr. (as per manual 7/12)

- 1.73 That the land bearing Survey No. 21/3B+4A admeasuring about 51R belonged to Mr. Bhagu Waghu Gujar since the year 1932.
- 1.74 That thereafter the said Mr. Bhagu Waghu Gujar died on 06.08.1954, leaving behind him Mr. Dagdu Bhagu Gujar as his legal heir. In furtherance of the same his name was mutated on 7/12 extract, vide Mutation Entry No. 497.
- 1.75 That thereafter the said Mr. Dagdu Bhagu Gujar, Mr. Nana Dagdu Gujar, Mr. Hiranman Dagdu Gujar and Mr. Sudam Nana Gujar sold land admeasuring about 25R out of Survey No. 21/3B/4A to Mr. Chandrakant Motiram Dhainje vide Sale Deed dated 13.12.1985. In furtherance of the same the land sold to Mr. Chandrakant Motiram Dhainje was given Survey No. 21/3B/4A/2 and the land retained by the aforesaid land owners was given Survey No. 21/3B/4A/1. Accordingly the name of Mr. Chandrakant Motiram Dhainje is mutated on the 7/12 extract vide Mutation Entry No. 940.
- 1.76 That thereafter the said Mr. Dagdu Bhagu Gujar died on 14.10.1996, leaving behind him Mr. Nana Dagdu Gujar, Mr. Hiranman Dagdu Gujar, Mrs. Malan Maruti Sasar and Smt. Parubai Dagdu Gujar as his legal heirs. In furtherance of the same their name were mutated on 7/12 extract, vide Mutation Entry No. 2313.