

- 1.77 That thereafter the said Mr. Hiranman Dagdu Gujar died 12.02.1990, leaving behind him Mr. Ramesh Hiranman Gujar, Mrs. Savita Jalindar Sakhare, Mrs. Neeta Jaysing Nakhate, Mr. Vimal Hiranman Gujar as his legal heirs. In furtherance of the same their name were mutated on 7/12 extract, vide Mutation Entry No. 2313.
- 1.78 That thereafter the said Mr. Ramesh Hiranman Gujar died on 05.06.2003, leaving behind him Mr. Sidesh Ramesh Gujar and Smt. Vaishali Ramesh Gujar as his legal heirs. In furtherance of the same their name were mutated on 7/12 extract vide Mutation Entry No. 8118.
- 1.79 That thereafter the said Smt. Parubai Dagdu Gujar died on 12.08.2005, leaving behind him Mr. Nana Dagdu Gujar, Mrs. Malan Maruti Sasar, Mrs. Fulabai Sadashiv Nalawade, Mrs. Sitabai Sadashiv Sakhre, Mrs. Vimal Baban Kondbhar, Mrs. Shalan Ashok Bhuchde, Mrs. Gajrabai Maruti Chavan, Smt. Vimal Hiranman Gujar, Mrs. Savita Jalindar Sakhare, Mrs. Neeta Jaysing Nakhate, Mr. Sidesh Ramesh Gujar, Smt. Vaishali Ramesh Gujar, as her legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 8118. However Mrs. Neeta Jaysing Nakhate is not made party for further transaction.
- 1.80 That thereafter the said Mrs. Malan Maruti Sasar, Mrs. Fulabai Sadashiv Nalawade, Mrs. Sitabai Sadashiv Sakhre, Mrs. Vimal Baban Kondbhar, Mrs. Shalan Ashok Bhuchde, Mrs. Gajrabai Maruti Chavan released their share in the Survey No. 21/3B/4A/1/1 in favour of Mr. Nana Dagdu Gujar, Smt. Vimal Hiranman Gujar, Mrs. Savita Jalindar Sakhare, Mrs. Neeta Jaysing Nakhate, Mr. Sidesh Ramesh Gujar, Smt. Vaishali Ramesh Gujar, vide Release Deed dated 16.10.2009, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 9459/2009. In furtherance of the same their names were deleted from 7/12 extract, vide Mutation Entry No. 9117.
- 1.81 That thereafter the said Mr. Nana Dagdu Gujar died on 16.06.2012, leaving behind him Mr. Sudam Nana Gujar, Mr. Eknath Nana Gujar, Mr. Vishwanath Nana Gujar, Mr. Kantabai Balasaheb Bodke and Smt. Gitabai Nana Gujar as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 10813.
- 1.82 That thereafter the said Mr. Kantabai Balasaheb Bodke and Smt. Gitabai Nana Gujar released their share in the aforesaid land in favour of Mr. Sudam Nana Gujar, Mr. Eknath Nana Gujar and Mr. Vishwanath Nana Gujar, vide Release Deed dated 18.12.2012, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 12600/2012. In furtherance of the same their names were deleted from 7/12 extract, vide Mutation Entry No. 10908.
- 1.83 That the said Mrs. Vimal Hiranman Gujar, Mrs. Savita Jalindhar Sakhare, Mrs. Vaishali Ramesh Gujar forself and through natural guardian of Siddesh, Mrs. Sudam Nana Gujar, Mr. Eknath Nana Gujar, Mr. Anjali Eknath Gujar, Mr. Nikhil Eknath Gujar, Mrs. Anita Sudam Gujar, Mr. Sumit Sudam Gujar, Mr. Vishwanath Nana Gujar, Mrs. Jyoti Vishwanath Gujar, Mr. Mahesh Jalinadhar Sakhare, Mr. Mayur Jalindhar Sakhare, Mr. Sapana Sagar Gujar, Mr. Rohan Vishwanath Gujar, Mr. Sapana Sagar Gujar, Mr. Rohan Vishwanath Gujar, Mr. Dhanashree Vishwanath Gujar sold land admeasuring about 10R to M/s. Shree Sonigara Realcon vide Sale Deed dated 15.11.2017, which is duly registered in the Sub Registrar Haveli No. 17, Serial No. 9518/2017 and Power of Attorney dated 15.11.2017, which is duly registered in the Sub Registrar Haveli No. 17, Serial No. 9519/2017. In furtherance of the same their name were mutated on 7/12 extract vide Mutation Entry No. 12197.
- Survey No. 21/3B/4A/1/3 admeasuring 300 sq. mtr. (as per computerized 7/12) i.e. Survey No. 21/3B/4A/1/1 admeasuring 300 sq. mtr. (as per manual 7/12)**
- 1.84 That the land bearing Survey No. 21/3B+4A admeasuring about 51R belonged to Mr. Bhagu Waghu Gujar since the year 1932.
- 1.85 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.

1.86 That thereafter the said Mr. Dagdu Bhagu Gujar with the consent of Mr. Nana Dagadu Gujar, Mr. Hiran Dagadu Gujar and Mr. Hanumant Dattatray Wadekar sold land admeasuring about 5R out of aforesaid land to Mrs. Krushanabai Navnath Gaikwad, Mrs. Shaileja Subhash Thorve, Mrs. Kusum Jalindar Pawar, Mrs. Mangala Dinkar Thorave and Mr. Narayan Hari Jagtap vide Sale Deed dated 31.08.1984. Accordingly land sold to Mr. Krushanabai Navnath Gaikwad and others was given Survey No. 21/3B+4A/3 and land retain by land owner was given Survey No. 21/3B+4A/1. In furtherance of the same their name were mutated on 7/12 extract vide Mutation Entry No. 1668. However Mrs. Mangala Dinkar Thorave is not made party for further transaction.

1.87 That thereafter Mrs. Shaileja Subhash Thorve and Mrs. Kusum Jalindar Pawar sold their share of land admeasuring about 2R to Mr. Harish Babulal Varma and Mr. Ganesh Babulal Varma vide Sale Deed dated 14.12.2012 which is duly registered in the Sub Registrar Haveli No. 5 at Serial No. 10619/2012. However name of Mr. Harish Babulal Varma and Mr. Ganesh Babulal Varma is not mutated on 7/12 extract.

1.88 That thereafter the said Mr. Narayan Hari Jagtap and Mrs. Krushanabai Navnath Gaikwad with the consent of Mr. Navnath Sonaji Gaikwad sold land admeasuring about 3R to M/s. Samarth Ranka Properties vide Sale Deed dated 14.03.2013, which is duly registered in the Sub Registrar Haveli No. 17, Serial No. 2797/2013. However name of M/s. Samarth Ranka Properties is not mutated on 7/12 extract.

1.89 That thereafter the said M/s. Samarth Ranka Properties sold land admeasuring about 3R to M/s. Shree Sonigara Realcon vide Sale Deed dated 16.09.2016, which is duly registered in the Sub Registrar Haveli No. 13, Serial No. 7008/2016 and Power of Attorney dated 29.09.2016, which is duly registered in the Sub Registrar Haveli No. 13, Serial No. 7293/2016. However name of M/s. Shree Sonigara Realcon is not mutated on 7/12 extract.

Survey No. 21/4B/1 admeasuring about 1000 sq. mtr.

1.90 That the land bearing Survey No. 21/4B admeasuring about 00H 39R belonged to Mr. Namdev alias Nama Gangaram Gujar since the year 1933.

1.91 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, Mr. 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 are not made party to further transactions.

1.92 That thereafter the said Mr. Sopana Nama Gujar died on 10.01.1979, leaving behind him Mr. Vishnu Sopana Gujar, Mr. Mahadev Sopana Gujar, Mrs. Shakuntala Shivaji Wadhe, Smt. Savitrabai Sopana Gujar (their name were mutated for 5Anna 4Paissa), Mr. Narhari Nama Gujar (name was mutated for 5Anna 4Paissa) and Mr. Shankar Nama Gujar (name was mutated for 5Anna 4Paissa) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 801.

1.93 That partition took place between Mr. Narhari Nama Gujar and others, vide Partition Deed dated 04.01.1992, which is duly registered in the Sub Registrar Mulshi (Paud) at Serial No. 85/1992. In furtherance of the same aforesaid land came to share of the following owners in the following manner:

Owner	Area in sq. mtr.	New Survey No.
Mr. Narhari Namdev Gujar	1000	21/4B/1
Mrs. Yashodabai Narhari Gujar	950	21/4B/2
Mrs. Savitrabai Sopan Gujar	1000	21/4B/3
Mr. Mahadev Sopan Gujar	950	21/4B/4

In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 1721.

1.94 That thereafter the said Mr. Narhari Namdev Gujar died on 16.06.2010 and Yashoda Narhari Gujar died on 19.03.1996, leaving behind them Mr. Rohidas Narhari Gujar, Mr. Bhanudas Narhari Gujar, Mr. Vasant Narhari Gujar, Mr. Vitthal Narhari Gujar, Mr. Dattatrya Narhari Gujar and Mrs. Rohini Rajesh Ghogre as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 9749.

1.95 That thereafter the following owners transferred the following land in favour of M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers) in the following manner:

Owners	Transaction	Area sq. mtr.	Area in Consideration
Mr. Bhanudas Narhari Gujar for self and through natural guardian of Pallavi and Digambar, Mrs. Tulsabai Bhanudas Gujar, Mr. Vitthal Narhari Gujar for self and through natural guardian of Praneeta and Sarthak, Mrs. Navneeta Vitthal Gujar, and Mrs. Rohini Rajendra Ghogre	Development Agreement dated 18.03.2011, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 2409/2011 and Power of Attorney dated 18.03.2011, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 2410/2011	400	Monetary Consideration
Mr. Rohidas Narhari Gujar, Mrs. Jayashree Rohidas Gujar, Mr. Nikhil Rohidas Gujar, Mrs. Rohini Rajendra Ghogre	Sale Deed dated 25.01.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 832/2016	200 sq. mtr.	3200 sq.ft Saleable
Mr. Vasant Narhari Gujar for self and as guardian of Mr. Pratik Vasant Gujar, Mrs. Beby Vasant Gujar, Mrs. Kirti Vasant Gujar, Mrs. Rohini Rajendra Ghogre	Development Agreement dated 20.08.2016, which is duly registered in the Office of Sub Registrar Haveli No. 13 at Serial No. 6422/2016 and Power of Attorney dated 20.08.2016, which is duly registered in the Office of Sub Registrar Haveli No. 13 at Serial No. 6423/2016	200 sq. mtr.	3200 sq.ft Saleable
Mr. Dattatray Narhari Gujar and Mrs. Dhanashree Dattatray Gujar	Development Agreement dated 20.08.2016, which is duly registered in the Office of Sub Registrar Haveli No. 13 at Serial No. 6424/2016 and Power of Attorney dated 20.08.2016, which is duly registered in the Office of Sub Registrar Haveli No. 13 at Serial No. 6425/2016	200 sq. mtr.	3200 sq.ft Saleable

1.96 That the said Mr. Mahesh Hiran Barne (Partner of M/s. Samarth Ranka Properties) released his share in favour of M/s. Samarth Ranka Properties vide Released Deed dated 28.08.2015, which is duly registered in the office of Sub Registrar Haveli No. 13, at Serial No. 7704/2015 and Power of Attorney dated 28.08.2015, which is duly registered in the office of Sub Registrar Haveli No. 13, at Serial No. 7705/2015.

1.97 That the said Mrs. Nita Mahesh Barne (Partner of M/s. Samarth Ranka Properties) released her share in favour of M/s. Samarth Ranka Properties vide Released Deed dated 28.08.2015, which is duly registered in the office of Sub Registrar Haveli No. 13, at Serial No. 7706/2015 and Power of Attorney dated 28.08.2015, which is duly registered in the office of Sub Registrar Haveli No. 13, at Serial No. 7707/2015.

1.98 That the said Mr. Avinash Lala Barne (Partner of M/s. Samarth Ranka Properties) released his share in favour of M/s. Samarth Ranka Properties vide Released Deed dated 28.08.2015, which is duly registered in the office of Sub Registrar Haveli No. 13, at Serial No. 7708/2015 and Power of Attorney dated 28.08.2015, which is duly registered in the office of Sub Registrar Haveli No. 13, at Serial No. 7709/2015.

1.99 That thereafter the said M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers) forself and as Constituted Attorney of the following owners further assigned development rights of the aforesaid land in favour of M/s. Shree Sonigara Realcon in the following manner:

Owner	Transaction	Area	Area in Consideration
Mr. Bhanudas Narhari Gujar for self and through natural guardian of Pallavi and Digambar, Mrs. Tulsabai Bhanudas Gujar, Mr. Vitthal Narhari Gujar for self and through natural guardian of Praneeta and Sarthak, Mrs. Navneeta Vitthal Gujar, and Mrs. Rohini Rajendra Ghogre	Development Agreement dated 04.08.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 6045/2016 readwith Supplementary Areement dated 01.01.2021, which is duly registered in the Sub Registrar Haveli No. 24, at Serial No.12/2021 and Power of Attorney dated 04.08.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 6046/2016.	600	67406 sq. ft.
Mr. Vasant Narhari Gujar forself and as guardian of Mr. Pratik Vasant Gujar, Mrs. Beby Vasant Gujar, Mrs. Kirti Vasant Gujar, Mrs. Rohini Rajendra Ghogre, Mr. Dattatray Narhari Gujar forself and as Guardian of Atharva and Rugved and Mrs. Dhanashree Dattatray Gujar	Development Agreement dated 16.09.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 7006/2016 and Power of Attorney dated 16.09.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 7007/2016.	400	5185 sq.ft

1.100 That in consideration of foresaid Development Agreement the said M/s. Shree Sonigara Realcon agreed to allot 5185 sq.ft carpet area to M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers).

1.101 That in consideration of aforesaid Development Agreement the said M/s. Shree Sonigara Realcon with the consent of M/s. Samarth Ranka Properties has allotted following flats in favour of Mr. Devendra Deoram Satkar partner of M/s. Samarth Ranka Properties vide Supplementary Areement dated 25.03.2021, which is duly registered in the Sub Registrar Haveli No. 24, at Serial No.6298/2021 :

Wing/Building	Flat Nos.
C	102, 106, 206 & 306.
D	102, 103, 202, 203, 302, 303, 402, 403, 503 & 1203.

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

Survey No. 21/4B/2 admeasuring about 950 sq. mtr.

- 1.103 That the land bearing Survey No. 21/4B admeasuring about 00H 39R belonged to Mr. Namdev alias Nama Gangaram Gujar since the year 1933.
- 1.104 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, Barki Balwadkar and Smt. Jaibai Nama Gujar as his legal heirs. In furtherance of the same name of Mr. Sopana Nama Gujar (HUF) mutated on 7/12 extract, vide Mutation Entry No. 553. However Mrs. Changuna Tukaram Nadhe, Mrs. Barki Balwadkar and Smt. Jaibai Nama Gujar are not made party to further transactions.
- 1.105 That thereafter the said Mr. Sopana Nama Gujar died on 10.01.1979, leaving behind him Mr. Vishnu Sopana Gujar, Mr. Mahadev Sopana Gujar, Mrs. Shakuntala Shivaji Wadhe, Smt. Savitrabai Sopana Gujar (their name were mutated for 5Anna 4Paissa), Mr. Narhari Nama Gujar (name was mutated for 5Anna 4Paissa) and Mr. Shankar Nama Gujar (name was mutated for 5Anna 4Paissa) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 801.
- 1.106 That partition took place between Mr. Narhari Namdev Gujar and others, vide Partition Deed dated 04.01.1992, which is duly registered in the Sub Registrar Mulshi (Paud) at Serial No. 85/1992. In furtherance of the same aforesaid land came to share of the following owners in the following manner:

Owner	Area in sq. mtr.	New Survey No.
Mr. Narhari Namdev Gujar	1000	21/4B/1
Mrs. Yashodabai Narhari Gujar	950	21/4B/2
Mrs. Savitrabai Sopan Gujar	1000	21/4B/3
Mr. Mahadev Sopan Gujar	950	21/4B/4

In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 1721.

- 1.107 That thereafter the said Mrs. Yashodabai Narhari Gujar died on 19.03.1996 and her husband Mr. Narhari Namdev Gujar died on 16.06.2010 leaving behind them Mr. Rohidas Narhari Gujar, Mr. Bhanudas Narhari Gujar, Mr. Vasant Narhari Gujar, Mr. Vitthal Narhari Gujar, Mr. Dattatrya Narhari Gujar, Mrs. Rohini Rajesh Ghogre as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 9749.
- 1.108 That thereafter the following owners transferred the following land in favour of M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers) in the following manner:

Owners	Transaction	Area	Area in Consideration
Mr. Bhanudas Narhari Gujar for self and through natural guardian of Pallavi and Digambar, Mrs. Tulsabai Bhanudas Gujar, Mr. Vitthal Narhari Gujar for self and through natural guardian of Praneeta and Sarthak, Mrs. Navneeta Vitthal Gujar, and Mrs. Rohini Rajendra Ghogre	Development Agreement dated 18.03.2011, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 2409/2011 and Power of Attorney dated 18.03.2011, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 2410/2011	380 sq. mtr.	Monetary
Mr. Rohidas Narhari Gujar, Mrs. Jayashree Rohidas Gujar and Mr. Nikhil Rohidas Gujar with	Sale Deed dated 25.01.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 832/2016	190 sq. mtr.	3200 sq.ft

the consent of Mrs. Rohini Rajendra Ghogre			
Mr. Vasant Narhari Gujar forself and as guardian of Mr. Pratik Vasant Gujar, Mrs. Beby Vasant Gujar, Mrs. Kirti Vasant Gujar, Mrs. Rohini Rajendra Ghogre	Development Agreement dated 20.08.2016, which is duly registered in the Office of Sub Registrar Haveli No. 13 at Serial No. 6422/2016 and Power of Attorney dated 20.08.2016, which is duly registered in the Office of Sub Registrar Haveli No. 13 at Serial No. 6423/2016	190 sq. mtr.	3200 sq.ft
Mr. Dattatray Narhari Gujar and Mrs. Dhanashree Dattatray Gujar	Development Agreement dated 20.08.2016, which is duly registered in the Office of Sub Registrar Haveli No. 13 at Serial No. 6424/2016 and Power of Attorney dated 20.08.2016, which is duly registered in the Office of Sub Registrar Haveli No. 13 at Serial No. 6425/2016	190 sq. mtr.	3200 sq.ft

- 1.109 That thereafter the said M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers) forself and as Constituted Attorney of the following owners further assigned development rights of the aforesaid land in favour of M/s. Shree Sonigara Realcon in the following manner:

Owners	Transaction	Area	Area in Consideration
Mr. Bhanudas Narhari Gujar for self and through natural guardian of Pallavi and Digambar, Mrs. Tulsabai Bhanudas Gujar, Mr. Vitthal Narhari Gujar for self and through natural guardian of Praneeta and Sarthak, Mrs. Navneeta Vitthal Gujar, and Mrs. Rohini Rajendra Ghogre,	Development Agreement dated 04.08.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 6045/2016 readwith Supplementary Areement dated 01.01.2021, which is duly registered in the Sub Registrar Haveli No. 24, at Serial No.12/2021 and Power of Attorney dated 04.08.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 6046/2016.	570 sq. mtr.	67406 sq. ft.
Mr. Vasant Narhari Gujar forself and as guardian of Mr. Pratik Vasant Gujar, Mrs. Beby Vasant Gujar, Mrs. Kirti Vasant Gujar, Mrs. Rohini Rajendra Ghogre, Mr. Dattatray Narhari Gujar forself and as Guardian of Atharva and Rugved and Mrs. Dhanashree Dattatray Gujar	Development Agreement dated 16.09.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 7006/2016 and Power of Attorney dated 16.09.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 7007/2016.	380 sq. mtr.	5185 sq.ft

- 1.110 That in consideration of aforesaid Development Agreement the said M/s. Shree Sonigara Realcon with the consent of M/s. Samarth Ranka Properties has allotted following flats in favour of Mr. Devendra Deoram Satkar partner of M/s. Samarth Ranka Properties vide Supplementary Agreement dated 25.03.2021, which is duly registered in the Sub Registrar Haveli No. 24, at Serial No.6298/2021 :

Wing/Building	Flat Nos.
C	102, 106, 206 & 306.
D	102, 103, 202, 203, 302, 303, 402, 403, 503 & 1203.

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

Survey No. 21/4B/3 admeasuring about 1000 sq. mtr.

- 1.112 That the land bearing Survey No. 21/4B admeasuring about 00H 39R belonged to Mr. Namdev alias Nama Gangaram Gujar since the year 1933.

- 1.113 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, Barki Balwadkar and Smt. Jaibai Nama Gujar as his legal heirs. In furtherance of the same name of Mr. Sopana Nama Gujar (HUF) mutated on 7/12 extract, vide Mutation Entry No. 553. However Mrs. Changuna Tukaram Nadhe, Mrs. Barki Balwadkar and Smt. Jaibai Nama Gujar are not made party to further transactions.

- 1.114 That thereafter the said Mr. Sopana Nama Gujar died on 10.01.1979, leaving behind him Mr. Vishnu Sopana Gujar, Mr. Mahadev Sopana Gujar, Mrs. Shakuntala Shivaji Wadhe, Smt. Savitrabai Sopana Gujar (their name were mutated for 5Anna 4Paissa), Mr. Narhari Nama Gujar (name was mutated for 5Anna 4Paissa) and Mr. Shankar Nama Gujar (name was mutated for 5Anna 4Paissa) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 801.

- 1.115 That partition took place between Mrs. Savitrabai Sopan Gujar and others vide Partition Deed dated 04.01.1992, which is duly registered in the Sub Registrar Mulshi (Paud) at Serial No. 85/1992. In furtherance of the same aforesaid land came to share of the following owners in the following manner:

Owner	Area in sq. mtr.	New Survey No.
Mr. Narhari Namdev Gujar	1000	21/4B/1
Mrs. Yashodabai Narhari Gujar	950	21/4B/2
Mrs. Savitrabai Sopan Gujar	1000	21/4B/3
Mr. Mahadev Sopan Gujar	950	21/4B/4

In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 1721.

- 1.116 That thereafter the said Smt. Savitrabai Sopana Gujar died on 14.05.2005, leaving behind her Mr. Vishnu Sopana Gujar, Mr. Mahadev Sopana Gujar and Mrs. Shakuntala Shivaji Badhe as her legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 4749.
- 1.117 That thereafter the said Mr. Vishnu Sopan Gujar died on 12.10.2015 leaving behind Mr. Chandrabhaga Vishnu Gujar, Mr. Vikram Vishnu Gujar and Mr. Dipak Vishnu Gujar as his legal heirs. In furtherance of the same their name were mutated vide Mutation Entry No. 11518.
- 1.118 That thereafter the said Mrs. Shakuntala Shivaji Badhe released her right, title and interest in the aforesaid land in favour of Mr. Mahadev Sopana Gujar, Smt. Chandrabhaga Vishnu Gujar, Mr. Vikram Vishnu Gujar and Mr. Deepak Vishnu Gujar, vide Release Deed dated 01.07.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 5224/2016 and Power of Attorney dated 01.07.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 5225/2016.

- 1.119 That thereafter the said Smt. Chandrabhaga Vishnu Gujar, Mr. Vikram Vishnu Gujar forself and as Guardian of Ms. Samiksha Vedika Rajveer, Mrs. Swati Vikram Gujar, Mr. Dipak Vishnu Gujar, Mr. Mahadev Sopana Gujar forself and as Guardian of Ms. Arya, Mrs. Anjana Mahadev Gujar and Mrs. Shakuntala Shivaji Badhe assigned development rights of the aforesaid land in favour of M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers), vide Development Agreement dated 02.07.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 5222/2016 and Power of Attorney dated 02.07.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 5223/2016.
- 1.120 That in consideration of aforesaid development agreement the said M/s. Samarth Ranka Properties agreed to allot 14000 sq. ft to aforesaid land owner.
- 1.121 That thereafter the said M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers) forself and as Constituted Attorney for the said Mr. Vikram Vishnu Gujar forself and as Guardian of Ms. Samiksha Vedika Rajveer, Mrs. Swati Vikram Gujar, Mr. Dipak Vishnu Gujar, Mr. Mahadev Sopana Gujar forself and as Guardian of Ms. Arya, Mrs. Anjana Mahadev Gujar and Mrs. Shakuntala Shivaji Badhe further assigned development rights of the aforesaid land in favour of M/s. Shree Sonigara Realcon, vide Development Agreement dated 04.08.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 6045/2016 read with Supplementary Areement dated 01.01.2021, which is duly registered in the Sub Registrar Haveli No. 24, at Serial No.12/2021 and Power of Attorney dated 04.08.2016, which is duly registered in the Sub Registrar Haveli No. 13, at Serial No. 6046/2016.
- 1.122 That in consideration of aforesaid development agreement the said M/s. Shree Sonigara Realcon agreed to allot 67406 sq. ft to M/s. Samarth Ranka Properties.
- 1.123 That in consideration of aforesaid Development Agreement the said M/s. Shree Sonigara Realcon with the consent of M/s. Samarth Ranka Properties has allotted following flats in favour of Mr. Devendra Deoram Satkar partner of M/s. Samarth Ranka Properties vide Supplementary Areement dated 25.03.2021, which is duly registered in the Sub Registrar Haveli No. 24, at Serial No.6298/2021 :

Wing/Building	Flat Nos.
C	102, 106, 206 & 306.
D	102, 103, 202, 203, 302, 303, 402, 403, 503 & 1203.

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

Survey No. 21/4B/4 admeasuring about 950 sq. mtrs.

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