

- 1.128 That partition took place between Mr. Mahadev 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.

- 1.129 That the said Mahadev Sopan Gujar & Mrs. Savitrabai Sopan Gujar availed loan from Citizen Co-op. Bank Ltd creating charge over the said land vide Mortgage Deed dated 28.09.2004, which was duly registered in the office of Sub-Registrar Mulshi at Serial No. 5541/2004.
- 1.130 That thereafter the said Mr. Mahadev Sopana Gujar forself and as guardian of Ms. Arya and Mrs. Anjana Mahadev Gujar 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.
- 1.131 That in consideration of aforesaid development agreement the said M/s. Samarth Ranka Properties agreed to allot 14000 sq. ft to aforesaid land owner.
- 1.132 That thereafter the said M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers) forself and as Constituted Attorney of Mr. Mahadev Sopana Gujar forself and as guardian of Ms. Arya and Mrs. Anjana Mahadev Gujar 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 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.
- 1.133 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.
- 1.134 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.

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

Survey No. 21/4C admeasuring about 6600 sq. mtr.

- 1.136 That the aforesaid land belonged to Mr. Narayan alias Baban Gangaram Gujar prior to the year 1945.
- 1.137 That thereafter the said Mr. Narayan alias Baban Gangaram Gujar died on 21.06.1996, leaving behind him Mr. Sakham Narayan alias Baban Gujar (son), Mr. Ramdas Narayan alias Baban Gujar (son), Mr. Prabhakar Narayan alias Baban Gujar (son), Mrs. Vanmala Balasaheb Jadhav (daughter), Mrs. Indrayani Tanaji Kedari (daughter) as his legal heirs. In furtherance of the same their names were mutated name was mutated on 7/12 Extract of aforesaid land, vide Mutation Entry Nos. 2954 and 7089.
- 1.138 That the out of aforesaid owners Mrs. Vanmala Balasaheb Jadhav released her right, title and interest in the aforesaid land in favour of Mr. Sakham Narayan alias Baban Gujar, Mr. Ramdas Narayan alias Baban Gujar, Mr. Prabhakar Narayan alias Baban Gujar, vide Release Deed dated 26.04.2010, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 3069/2010. In furtherance of the same her name was deleted from 7/12 extract, vide Mutation Entry No. 9613.
- 1.139 That the out of aforesaid owners Mrs. Indrayani Tanaji Kedari released her right, title and interest in the aforesaid land in favour of Mr. Sakham Narayan alias Baban Gujar, Mr. Ramdas Narayan alias Baban Gujar, Mr. Prabhakar Narayan alias Baban Gujar, vide Release Deed dated 27.04.2010, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 3097/2010. In furtherance of the same her name was deleted from 7/12 extract, vide Mutation Entry No. 9612.
- 1.140 That thereafter said Mrs. Sunita Balasaheb Kokane, Mrs. Jeejabai Shivaji Ghogare, Mrs. Ranjana Suresh Parkhi, Mrs. Mangal Pappu Bhondve, Mrs. Geetanjali Atul Nadhe released their share in the aforesaid land in favour of Mr. Sakham Narayan Gujar, Mr. Ramdas Narayan Gujar, Mr. Prabhakar Narayan Gujar, Mr. Pandurang Prabhakar Gujar, Mr. Sampat Prabhakar Gujar, Mr. Santosh Ramdas Gujar, Mr. Dattatray Ramdas Gujar Mr. Kailas Sakahram Gujar and Mr. Vikas Sakahram Gujar vide Release Deed dated 17.05.2010, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 5983/2010.
- 1.141 That thereafter said Mr. Sakham Narayan Gujar, Mrs. Janabai Sakham Gujar, Mr. Kailas Sakahram Gujar forself and through natural guardian of Suvidha, Deepak and Ankita, Mrs. Anita Kailas Gujar, Mr. Vikas Sakham Gujar forself and through natural guardian of Nandini, Shivani and Bhushan, Mrs. Asha Vikas Gujar, Smt. Sunita Balasaheb Gujar, Mrs. Jeejabai Shivaji Ghogare, Mr. Ramdas Narayan Gujar, Mrs. Kamal Ramdas Gujar, Mr. Santosh Ramdas Gujar forself and through natural guardian Srushti, Mrs. Vanita Santosh Gujar, Mr. Dattatray Ramdas Gujar, Mrs. Ranjana Suresh Parkhi, Mrs. Mangal Pappu Bhondve, Mr. Prabhakar Narayan Gujar, Mrs. Usha Prabhakar Gujar, Mr. Pandurang Prabhakar Gujar, Mr. Sampat Prabhakar Gujar, Mrs. Geetanjali Atul Nadhe sold the aforesaid land to Siddhagiri Developers vide Sale Deed dated 04.09.2010, which is duly registered in the office of Sub Registrar Haveli No. 13, at Serial No. 7144/2010 and Power of Attorney dated 04.09.2010, which is duly registered in the office of Sub Registrar Haveli No. 13, at Serial No. 7145/2010. In furtherance of the same its name was Mutated on 7/12 Extract of aforesaid land vide Mutation Entry No. 9724.
- 1.142 That the Siddhagiri Developers a registered partnership was reconstituted on 01.02.2011 and thereby the name of the said firm was also changed from Siddhagiri Developers to M/s. Samarth Ranka Properties.
- 1.143 That the said Mr. Mahesh Hiranman 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.

- 1.144 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.
- 1.145 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.
- 1.146 That thereafter the said M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers) 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 readwith Supplementary Agreement 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.
- 1.147 That in consideration of the aforesaid Development Agreement M/s. Shree Sonigara Realcon agreed to allot 67406 sq. ft. in favour of M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers).
- 1.148 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.

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

Survey No. 21/4D/5A admeasuring about 2700 sq. mtr.

- 1.150 That the aforesaid land belonged to Mr. Nama Gangaram Gujar prior to year 1959.
- 1.151 That thereafter the said Mr. 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) 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.
- 1.152 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. Savitribai Sopana Gujar (their name were mutated for 5Anna 4Paisa), Mr. Narhari Nama Gujar (name was mutated for 5Anna 4Paisa) and Mr. Shankar Nama Gujar (name was mutated for 5Anna 4Paisa) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 801.
- 1.153 That partition took place between Mr. Pralhad Shankar 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 Mr. Pralhad Shankar Gujar

and Mr. Santosh Shankar Gujar. Accordingly their names were mutated on 7/12 extract, vide Mutation Entry No. 1721.

- 1.154 That thereafter the said Mr. Shankar Namdev Gujar died on 15.06.1994, leaving behind him Mr. Pralhad Shankar Gujar, Mr. Santosh Shankar Gujar, Mrs. Sangeeta Shivaji Shedge, Mrs. Anita Mahadev Dangi, Mrs. Sujata Shankar Gujar and Smt. Parvatibai Shankar Gujar as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 2007. However Mrs. Sujata Shankar Gujar was not made party for further transaction.
- 1.155 That thereafter the said Smt. Savitrabai Sopana Gujar died on 14.05.2005, leaving behind her Mr. Vishnu Sopana Gujar, Mr. Mahadev Sopana Gujar, Mrs. Shakuntala Shivaji Badhe, 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 her legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 4749.
- 1.156 That thereafter the said Mr. Narhari Nama 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, 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.
- 1.157 That thereafter the said Mr. Pralhad Shankar Gujar, Mrs. Sunita Pralhad Gujar, Mr. Ajinkya Pralhad Gujar, Mr. Aditya Pralhad Gujar, Mr. Santosh Shankar Gujar, Mrs. Dipali Santosh Gujar, Mr. Soham Santosh Gujar, Miss. Siddhi Santosh Gujar, Smt. Parvatibai Shankar Gujar, Mrs. Sangeeta Shivaji Shedge, Mrs. Anita Mahadev Dange, Mrs. Neeta Bajirao Kale, Mr. Vishnu Sopana Gujar, Mr. Mahadev Sopana Gujar, Mrs. Shakuntala Shivaji Nadhe, Mr. Rohidas Narhari Gujar, Mr. Bhanudas Narhari Gujar, Mr. Vasant Narhari Gujar, Mr. Vitthal Narhari Gujar, Mr. Dattatrya Narhari Gujar, Rohini Rajendra Ghogre sold the aforesaid land to M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers) vide Sale Deed dated 09.01.2014, which is duly registered in the Sub Registrar Haveli No. 5, at Serial No. 1103/2014. In furtherance of the same its name was mutated on 7/12 extract, vide Mutation Entry No. 11192.
- 1.158 That the said Mr. Mahesh Hiranman 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.
- 1.159 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.
- 1.160 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.
- 1.161 That thereafter the said M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers) 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 Agreement 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.

1.162 That in consideration of the aforesaid Development Agreement M/s. Shree Sonigara Realcon agreed to allot 67406 sq. ft. in favour of M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers).

1.163 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.

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

Survey No. 21/5B admeasuring about 3100 sq. mtr.

1.165 That the aforesaid land belonged to Mr. Hari Wagu Gujar prior to year since the year 1932.

1.166 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 (HUF) mutated on 7/12 extract of the aforesaid land, vide Mutation Entry no. 552. However Mrs. Bababai Vishnu Bhoir and Smt. Thakubai Hari Gujar were not made party to further transactions.

1.167 That partition took place between Gujar family vide Order passed in the year 2003, bearing No. Hano/SR/thergaon/38/03 issued by Tahasildar. In furtherance of the same aforesaid land came to share of Mr. Balu Nathu Gujar, Mr. Prakash Nathu Gujar and Mr. Lala Nathu Gujar and accordingly their names were mutated on 7/12 extract, vide Mutation Entry No. 6670.

1.168 That the said Mr. Balu Nathu Gujar availed loan from from Shree Nagari Sahakari Pathsanstha, Dapodi creating charge over the aforesaid land, vide Mortgage Deed dated 09.01.2007, which is registered in the office of Sub-Registrar Haveli No. 18 at Serial No. 205/2007.

1.169 That thereafter the said Mr. Balu alias Balasaheb Nathu Gujar, Mr. Prakash Nathu Gujar, Mr. Lala alias Lalasaheb Nathu Gujar, Mrs. Nalini Balu alias Balasaheb Gujar, Mr. Sharad Balau alais Balasaheb Gujar, Mrs. Anita Prakash Gujar, Mr. Amit Prakash Gujar, Mr. Ganesh Prakash Gujar, Mrs. Rupali Lala alias Lalasaheb Gujar for self and through natural guardian of Omkar and achiket sold the aforesaid land to M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers), vide Sale Deed dated 26.09.2015, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 6251/2015 and Power of Attorney dated 26.09.2015, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 6252/2015. In furthranc eof the same their name were mutated on 7/12 extract vide Mutation Entry No. 11512.

1.170 That in consideration of the aforesaid Sale Deed the said M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers) agreed to allot 16,000 sq. ft. saleable built-up premises alongwith covered parking in favour of aforesaid landowners.

1.171 That thereafter the said M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers) 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 readwith Supplementary Agreement 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.

- 1.172 That in consideration of the aforesaid Development Agreement M/s. Shree Sonigara Realcon agreed to allot 67406 sq. ft. in favour of M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers).
- 1.173 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.

Survey No. 22/2 admeasuring about 8814 sq. mtr.

- 1.174 That the aforesaid land belonged to Mr. Moru Mahadu Barne prior to year 1932.
- 1.175 That thereafter the said Mr. Moru Mahadu Barne sold the aforesaid land to Mr. Bhagu Waghu Gujar, vide Sale Deed dated 28.01.1932. In furtherance of the same his name was mutated on 7/12 extract, vide Mutation Entry No. 222.
- 1.176 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.
- 1.177 That thereafter the said Mr. Dagdu Bhagu Gujar died on 14.10.1996, leaving behind him Mr. Nana Dagdu Gujar, Mr. Hiranman Dagdu Gujar died through his legal heirs Mr. Ramesh Hiranman Gujar, Mrs. Neeta Jaysing Nakhate and Mr. Vimal Hiranman 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.
- 1.178 That thereafter the said Mr. Ramesh Hiranman Gujar died on 05.06.2003, leaving behind him Mr. Sidesh Ramesh Gujar and Mrs. Vaishali Ramesh Gujar as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 8118.
- 1.179 That thereafter the said Smt. Parubai Dagdu Gujar 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 and 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.
- 1.180 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 aforesaid land in favour of Mr. Nana Dagdu Gujar, Late. Hiranman Dagadu Gujar through legal heirs Smt. Vimal Hiranman Gujar, Mrs. Savita Jalindar Sakhare, Mrs. Neeta Jaysing Nakhate and Mr. Sidesh Ramesh Gujar through his natural guardian and for self Smt. Vaishali Ramesh Gujar vide Release Deed dated 01.10.2009, 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.

- 1.181 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.
- 1.182 That thereafter the said Mr. Kantabai Balasaheb Bodke and Smt. Gitabai Nana Gujar release their share in the aforesaid land in favour of Mr. Sudam Nana Gujar, Mr. Eknath Nana Gujar, 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.
- 1.183 That in the aforesaid manner Mr. Sudam Nana Gujar, Mr. Eknath Nana Gujar, Mr. Vishwanath Nana Gujar, Smt. Vimal Hiranman Gujar, Mrs. Savita Jalindar Sakhare, Mrs. Neeta Jaysing Nakhate, and Smt. Vaishali Ramesh Gujar for self and through natural gaurdain of Sidesh became absolute owner of the aforesaid land.
- 1.184 That thereafter the said Mr. Sudam Nana Gujar, Mrs. Anita Sudam Gujar, Mr. Sagar Sudam Gujar, Mrs. Sapana Sagar Gujar, Mr. Sumit Sudam Gujar, Mrs. Swati Sudhir Kalbhor, Mr. Eknath Nana Gujar, Mrs. Anjali Eknath Gujar, Mr. Nikhil Eknath Gujar, Mrs. Pooja Mangesh Chondhe, Mr. Vishwanath Nana Gujar for self and through natural guardian of Dhanashree and Rohan, Mrs. Jyoti Vishwanath Gujar with consent of Mrs. Savita Jalindar Sakhare, Smt. Vaishali Ramesh Gujar for self and through natural gaurdain of Sidesh, Mrs. Neeta Jaysing Nakhate, Smt. Vimal Hiranman Gujar inter alia authorized Mr. Ketul Bhagchanda Sonigara, Mr. Rahul Baghchand Sonigara, Mrs. Vaishali Ramesh Gujar and Mr. Sagar Sudam Gujar for admission of documents vide Power of Attorney dated 12.03.2017, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 1499/2017.
- 1.185 That thereafter the said Mr. Sudam Nana Gujar, Mrs. Anita Sudam Gujar, Mr. Sagar Sudam Gujar, Mrs. Sapana Sagar Gujar, Mr. Sumit Sudam Gujar, Mrs. Swati Sudhir Kalbhor, Mr. Eknath Nana Gujar, Mrs. Anjali Eknath Gujar, Mr. Nikhil Eknath Gujar, Mrs. Pooja Mangesh Chondhe, Mr. Vishwanath Nana Gujar for self and through natural guardian of Dhanashree and Rohan, Mrs. Jyoti Vishwanath Gujar with consent of Mrs. Savita Jalindar Sakhare, Smt. Vaishali Ramesh Gujar for self and through natural gaurdain of Sidesh, Mrs. Neeta Jaysing Nakhate, Smt. Vimal Hiranman Gujar assigned development rights of the land admeasuring about 3857 sq. mtr. out of aforesaid land in favour of M/s. Shree Sonigara Realcon, vide Development Agreement dated 31.03.2017, which is duly registered in the Sub Registrar Haveli No. 18, at Serial No. 5736/2017 and Power of Attorney dated 31.03.2017, which is duly registered in the Sub Registrar Haveli No. 18, at Serial No. 5737/2017.
- 1.186 That in consideration of aforesaid development agreement the said M/s. Shree Sonigara Realcon agreed to allot 30,600 sq.ft area to aforesaid land owners within the months of 55 months from the date of execution of Development Agreement.
- 1.187 That thereafter the said Mrs. Savita Jalindar Sakhare, Smt. Vaishali Ramesh Gujar for self and through natural gaurdain of Sidesh, Mrs. Neeta Jaysing Nakhate, Smt. Vimal Hiranman Gujar with consent of Mr. Sudam Nana Gujar, Mrs. Anita Sudam Gujar, Mr. Sagar Sudam Gujar, Mrs. Sapana Sagar Gujar, Mr. Sumit Sudam Gujar, Mrs. Swati Sudhir Kalbhor, Mr. Eknath Nana Gujar, Mrs. Anjali Eknath Gujar, Mr. Nikhil Eknath Gujar, Mrs. Pooja Mangesh Chondhe, Mr. Vishwanath Nana Gujar for self and through natural guardian of Dhanashree and Rohan and Mrs. Jyoti Vishwanath Gujar assigned development rights of the land admeasuring about 3857 sq. mtr. out of aforesaid land in favour of M/s. Shree Sonigara Realcon, vide Development Agreement dated 27.03.2017, which is duly registered in the Sub Registrar Haveli No. 18, at Serial No. 5435/2017 and Power of Attorney dated 27.03.2017, which is duly registered in the Sub Registrar Haveli No. 18, at Serial No. 5436/2017.
- 1.188 That in consideration of the aforesaid Development Agreement dated 05.01.2017 the said M/s. Shree Sonigara Realcon agreed to allot 30,600 sq.ft constructed premises in favour of aforesaid land owner within 55 months from the date of execution of Development Agreement.

- 1.189 That thereafter the said Mrs. Sudam Nana Gujar, Mrs. Anita Sudam Gujar, Mr. Sagar Sudam Gujar, Mrs. Sapna Sagar Gujar, Mrs. Manisha Sumit Gujar, alias Mr. Manisha Tukaram Kadam, Mrs. Swati Sudhir Kalbhor, Mr. Eknath Nana Gujar, Mrs. Anjali Eknath Gujar, Mr. Nikhil Eknath Gujar, Mrs. Priyanka Nikhil Gujar alias Mrs. Priyanka Laxman Darekar, Mrs. Pooja Mangesh Chondhe, Mr. Vishwanath Nana Gujar for self and through natural guardian of Rohan, Mrs. Jyoti Vishwanath Gujar and Mrs. Dhanashree Vishwanath Gujar alias Mrs. Dhanashree Ajay Balwadkar inter alian authorized Mr. Bhavesh Baghchand Sonigara, Mr. Mitesh Mafatlal Doshi and Mr. Sagar Sudam Gujar for admission of documents vide Power of Attoreny dated 31.10.2019, which is duly registered in the Sub Registrar Haveli No. 5, at Serial No. 7651/2019.
- 1.190 That the said Mrs. Sudam Nana Gujar, Mrs. Anita Sudam Gujar, Mr. Sagar Sudam Gujar, Mrs. Sapna Sagar Gujar, Mr. Sumit Sudam Gujar, Mrs. Manisha Sumit Gujar, alias Mr. Manisha Tukaram Kadam, Mrs. Swati Sudhir Kalbhor, Mr. Eknath Nana Gujar, Mrs. Anjali Eknath Gujar, Mr. Nikhil Eknath Gujar, Mrs. Priyanka Nikhil Gujar alias Mrs. Priyanka Laxman Darekar, Mrs. Pooja Mangesh Chondhe, Mr. Vishwanath Nana Gujar for self and through natural guardian of Rohan, Mrs. Jyoti Vishwanath Gujar Mrs. Dhanashree Vishwanath Gujar alias Mrs. Dhanashree Ajay Balwadkar, Mrs. Savita Jalindhar Sakhare, Mrs. Vaishali Ramesh Gujar for self and through natural gaurdain of Sidhesh and Mrs. Vimal Hiranman Gujar with the consent of Mr. Baburao Shankar Pansare assigned development rights of land admeasuring about 500 sq.mtr out of aforesaid land in favour of M/s. Shree Sonigara Realcon Development Agreement dated 04.12.2019, which is duly registered in the Sub Registrar Haveli No. 26, at Serial No. 18967/2019 and Power of Attorney dated 04.12.2019, which is duly registered in the Sub Registrar Haveli No. 26, at Serial No. 18968/2019.
- 1.191 That in consideration of the aforesaid Development Agreement dated 04.12.2019 the said M/s. Shree Sonigara Realcon agreed to allot 2235 sq.ft constructed premises in favour of aforesaid land owner within 48 months from the date of execution of Development Agreement.
- Survey No. 39/3 admeasuring about 1300 sq. mtr.**
- 1.192 That the aforesaid land belonged to Mr. Bhagu Waghu Gujar prior to the year 1954.
- 1.193 That thereafter said Mr. Bhagu Waghu Gujar died on 06.08.1954 leaving behind him Mr. Dagdu Bhagu Gujar as his only legal heir. In furtherance of the same his name was mutated on 7/12 extract of aforesaid land vide Mutation Entry No. 497.
- 1.194 That thereafter the said Mr. Dagdu Bhagu Gujar sold the land admeasuring about 7R out of aforesaid land to Mr. Nijamuddin Kasimbhai Tamboli, vide Sale Deed dated 25.09.1987, which is duly registered in the office of Sub Registrar Vadgaon Maval, at Serial No. 3164/1989. In furtherance of the same his name was mutated on 7/12 extract of aforesaid land, vide Mutation Entry No. 2165.
- 1.195 That thereafter the said Mr. Dagdu Bhagu Gujar sold the land admeasuring about 3R out of aforesaid land to Mrs. Sheru Fardum Gyara, vide Sale Deed dated 25.09.1987, which is duly registered in the office of Sub Registrar at Serial No. 4704/1987. In furtherance of the same her name was mutated on 7/12 extract of aforesaid land, vide Mutation Entry No. 3199.
- 1.196 That thereafter the said Mrs. Sheru Fardum Gyara sold the land admeasuring about 1.5R out of aforesaid land to Mr. Ashok Arjun Lokhande, vide Sale Deed dated 14.12.1998, which is duly registered in the office of Sub Registrar Mulshi (Paud) at Serial No. 4773/1998. In furtherance of the same his name was mutated on 7/12 extract of aforesaid land, vide Mutation Entry No. 3327.
- 1.197 That thereafter the said Mrs. Sheru Fardum Gyara sold the land admeasuring about 1.5R out of aforesaid land to Mr. Khalil Ibrahim Shaikh, vide Sale Deed dated 14.12.1998, which is duly registered in the office of Sub Registrar Mulshi (Paud) at Serial No. 4772/1998. In furtherance of the same his name was mutated on 7/12 extract of aforesaid land, vide Mutation Entry No. 3328.

- 1.198 That thereafter the Mr. Dagdu Bhagu Gujar died on 14.10.1996, leaving behind him Mr. Nana Dagdu Gujar, Mr. Ramesh Hiranman Gujar, Mrs. Neeta Jaysing Nakhate, Smt. Vimal Hiranman Gujar, Mrs. Malan Maruti Sattar, Smt. Parubai Dagdu Gujar as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 2313.
- 1.199 That thereafter the said Mr. Nana Dagdu Gujar, Mr. Ramesh Hiranman Gujar, Mrs. Neeta Jaysing Nakhate, Smt. Vimal Hiranman Gujar, Mrs. Malan Maruti Sattar, Smt. Parubai Dagdu Gujar sold land admeasuring about 1.5R out of aforesaid land to Mr. Sanjay Shankar Thorat, vide Sale Deed dated 14.12.1998, which is duly registered in the office of Sub Registrar Mulshi (Paud) at Serial No. 4769/1998. In furtherance of the same his name was mutated on 7/12 extract of aforesaid land, vide Mutation Entry No. 3329.
- 1.200 That thereafter the said Mr. Nana Dagdu Gujar, Mr. Ramesh Hiranman Gujar, Mrs. Neeta Jaysing Nakhate, Smt. Vimal Hiranman Gujar, Mrs. Malan Maruti Sattar, Smt. Parubai Dagdu Gujar sold land admeasuring about 1.5R out of aforesaid land to Mr. Sahebrao Baburao Pagire, vide Sale Deed dated 14.12.1998, which is duly registered in the office of Sub Registrar Mulshi (Paud) at Serial No. 4770/1998. In furtherance of the same his name was mutated on 7/12 extract of aforesaid land, vide Mutation Entry No. 3330.
- 1.201 That thereafter the said Mr. Nijamuddin Kasimbhai Tamboli, Mr. Akhil Nijamuddin Tamboli, Mr. Riyaz Nijamuddin Tamboli, Mr. Bablu Nijamuddin Tamboli, Mr. Ashok Arjun Lokhande, Mr. Khalil Ibrahim Shaikh, Mr. Sanjay Shankar Thorat and Mr. Sahebrao Baburao Pagire sold the aforesaid land to M/s. Samarth Ranka Properties, vide Sale Deed dated 22.03.2011, which is duly registered in the office of Sub Registrar Haveli No. 13, at Serial No. 2496/2011. In furtherance of the same its name was mutated on 7/12 Extract of aforesaid land vide Mutation Entry No. 10501.
- 1.202 That the said Mr. Mahesh Hiranman 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.
- 1.203 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.
- 1.204 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.
- 1.205 That thereafter the said M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers) 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 readwith Supplementary Agreement 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.
- 1.206 That in consideration of the aforesaid Development Agreement M/s. Shree Sonigara Realcon agreed to allot 67406 sq. ft. in favour of M/s. Samarth Ranka Properties (formerly known as M/s. Siddhagiri Developers).
- 1.207 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.

- 1.208 That in the aforesaid manner M/s. Shree Sonigara Realcon acquired development rights of the aforesaid land.
- 1.209 That thereafter the said M/s. Shree Sonigara Realcon acquired loan from State Bank of India by creating charge on the said land vide Mortgage Deed dated 24.10.2019, which is duly registered in the Sub Registrar Haveli No. 26, at Serial No. 17220/2019 and Supplementary Mortgage Deed dated 22.09.2020, which is duly registered in the Sub Registrar Haveli No. 11, at Serial No. 9953/2020.
- 1.210 That the said M/s. Shree Sonigara Realcon leased land admeasuring about 150 sq. mtr. out of said land in favour of Maharashtra State Electricity Distribution Company Ltd. vide Lease Deed dated 28.07.2021, which is duly registered in the Sub Registrar Haveli No. 5, at Serial No.8357/2021.

2. LITIGATION:

- 2.1 That the said Mrs. Neeta Jaysing Nakhate filed Special Civil Suit No. 1700/2018 against Mrs. Vimal Hiranman Gujar and others for partition and cancellation of Development Agreement dated 31.03.2017, which is duly registered in the Sub Registrar Haveli No. 18, at Serial No. 5736/2017 and Development Agreement dated 27.03.2017, which is duly registered in the Sub Registrar Haveli No. 18, at Serial No. 5435/2017. That the aforesaid litigation is still pending. My Opinion is subject to outcome of aforesaid pending litigation.
- 2.2 That the said Goldville Co-operative Housing Society filed Regular Civil Suit No. 13/2017 against M/s. Samarth Ranka Properties and others inter alia for Injunction. That the aforesaid Civil Suit is compromised between the parties vide Order dated 28.03.2018. However Goldville Co-operative Housing Society has filed Regular Darkhast No. 1/2019 against M/s. Samarth Ranka Properties and others for execution of the aforesaid consent terms.

3. RERA REGISTRATION CERTIFICATE:

- 3.1 That the aforesaid project is registered under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority bearing Certificate No. P52100019960 dated 15.03.2019 in respect of G & H Building valid upto 01.10.2023.
- 3.2 That the aforesaid project is registered under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority bearing Certificate No. P52100020943 dated 18.05.2020 in respect of C & D Building valid upto 01.10.2023.
- 3.3 That the aforesaid project is registered under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority bearing Certificate No. P52100027402 dated 08.12.2020 in respect of E, F, I & J Building valid upto 31.12.2025.

4. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation has sanctioned building plans pertaining to the present project vide Commencement Certificate dated 07.03.2019 bearing no. BP/THERGAON/14/2019, Revised Commencement Certificate dated 10.05.2019 bearing no. BP/THERGAON/32/2019 & Revised Commencement Certificate dated 27.11.2020 bearing no.B.P./Thergaon/28/2020. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

5. **N. A. PERMISSION:**

That permission for the Non Agricultural use of the part of the said land is obtained in the following manner:

Survey Nos.	Area of N. A. Land in sq. mtr.	Orders
21/2/B	400	Order dated 13.06.2019 in case no. NA/SR/44/19
21/2/B	162	Order dated 06.02.2018 in case no. NA/SR/24/18
21/2/B	150	Order dated 06.02.2018 in case no. NA/SR/22/18
21/2/B	125	Order dated 06.02.2018 in case no. NA/SR/23/18
21/2/B	81	Order dated 06.02.2018 in case no. NA/SR/26/18
21/2/B	76	Order dated 13.06.2019 in case no. NA/SR/44/19
21/3/A	3873	Order dated 06.02.2018 in case no. NA/SR/08/18 Order dated 06.02.2018 in case no. NA/SR/07/18 Order dated 06.02.2018 in case no. NA/SR/06/18 Order dated 06.02.2018 in case no. NA/SR/05/18 Order dated 06.02.2018 in case no. NA/SR/04/18 Order dated 06.02.2018 in case no. NA/SR/03/18
21/3B/4A/1/2/1	2500	Order dated 06.02.2018 in case no. NA/SR/14/18 Order dated 06.02.2018 in case no. NA/SR/13/18 Order dated 06.02.2018 in case no. NA/SR/12/18
21/3B/4A/1/3 i.e. 21/3B+4B/1/1	1548	Order dated 06.02.2018 in case no. NA/SR/02/18
21/4B/1	1000	Order dated 06.02.2018 in case no. NA/SR/17/18 Order dated 06.02.2018 in case no. NA/SR/18/18 Order dated 13.06.2019 in case no. NA/SR/44/19
21/4B/2	950	Order dated 06.02.2018 in case no. NA/SR/16/18 Order dated 06.02.2018 in case no. NA/SR/15/18
21/4B/3	1000	Order dated 06.02.2018 in case no. NA/SR/11/18
21/4B/4	950	Order dated 06.02.2018 in case no. NA/SR/10/18
21/4C	6600	Order dated 23.04.2013 in case no. PMA/NA/SR/498/12
21/4D/5A	2700	Order dated 06.02.2018 in case no. NA/SR/19/18
21/5B	3100	Order dated 06.02.2018 in case no. NA/SR/09/18 Order dated 13.06.2019 in case no. NA/SR/44/19
22/2	10914	Order dated 06.02.2018 in case no. NA/SR/21/18
39/3	1300	Order dated 23.04.2013 in case no. PMA/NA/SR/498/12

6. **ENCUMBRANCES :-**

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Shree Sonigara Realcon has partly acquired development rights and partly became absolute owner of said land and the title of the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above except the charge of State Bank of India.

7. **Note -** This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 24.08.2021



Dinesh Ghadge
DINESH GHADGE
Advocate



CHALLAN
MTR Form Number-6



GRN MH005308831202122E		BARCODE		Date 24/08/2021-12:11:41	Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name HVL5_HAVELI 5 JOINT SUB REGISTRAR			Full Name		ADVOCATE SWAPNIL AGARWAL
Location PUNE					
Year 2021-2022 One Time			Flat/Block No.		SURVEY NO. 21 22 AND 39
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		25.00	Road/Street		THERGAON
			Area/Locality		PUNE
			Town/City/District		
			PIN		
			Remarks (If Any)		
			SEARCH FOR 1 YEAR		
			Amount In	Twenty Five Rupees Only	
Total		25.00	Words		
Payment Details BANK OF BARODA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02003942021082400397 1251889441
Cheque/DD No.			Bank Date	RBI Date	24/08/2021-12:12:42 Not Verified with RBI
Name of Bank			Bank-Branch	BANK OF BARODA	
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. : 0000000000

सदर चलन "टाइम ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.