



heirs have been recorded to the record of rights of the larger lands vide Mutation Entry No. 28203.

18. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Pune accordingly corrected the mistakes and updated 7/12 extract of the larger lands. The Circle Officer has certified the Mutation Entries bearing Nos. 29705, 32549 and 32621 to the effects.
19. By virtue of Deed of Partition dated 19/01/2007 the partition in respect of the said lands along with their other lands has been taken place by and between Mr. Balasaheb Dhondiba Kokane, Mrs. Sangeeta Balasaheb Kokane, Mas. Ganesh Balasaheb Kokane, Ms. Sarika Balasaheb Kokane, Mr. Sharddha Balasaheb Kokane, Mrs. Lankabai Nivrutti Dabhade, Mrs. Vimal Dnyeshwar Kate, Mrs. Asha Bandu Gawade, Mrs. Kashibai Satyvan Nakhate, Mrs. Bebi Vilas Vidhate, Mr. Sharad Yashwant Kokane, Mr. Bharat Yashwant Kokane, Mr. Sanjay Yashwant Kokane, Mr. Magan Baliram Kokane, Mr. Dnyaneshwar Baliram Kokane, Mr. Ramakant Baliram Kokane, Mr. Vasant Shriram Kokane and Mr. Rajesh Shriram Kokane. As per the said partition the lands (i) an area admeasuring 00 Hectare, 12 Ares, from and out of the land bearing Survey No. 50/4, totally admeasuring 00 Hectare, 36 Ares, (ii) an area admeasuring 00 Hectare, 05 Ares, from and out of the land bearing Survey No. 50/5, totally admeasuring 00 Hectare, 15 Ares, (iii) an area admeasuring 00



Hectare, 05 Ares, from and out of the land bearing Survey No. 50/6, totally admeasuring 00 Hectare, 15 Ares and (iv) an area admeasuring 00 Hectare, 09.5 Ares, from and out of the land bearing Survey No. 50/7, totally admeasuring 00 Hectare, 30 Ares have been allotted to the shares of Mr. Balasaheb Dhondiba Kokane, Mrs. Sangeeta Balasaheb Kokane, Mas. Ganesh Balasaheb Kokane, Ms. Sarika Balasaheb Kokane (after marriage : Mrs. Sarika Amit Waje), Ms. Sharddha Balasaheb Kokane (after marriage : Mrs. Sharddha Avdhoot Sawant), Mrs. Lankabai Nivrutti Dabhade, Mrs. Vimal Dnyeshwar Kate, Mrs. Asha Bandu Gawade, Mrs Kashibai Satyvan Nakhate, Mrs. Bebi Vilas Vidhate and the lands (i) an area admeasuring 00 Hectare, 12 Ares, from and out of the land bearing Survey No. 50/4, totally admeasuring 00 Hectare, 36 Ares, (ii) an area admeasuring 00 Hectare, 05 Ares, from and out of the land bearing Survey No. 50/5, totally admeasuring 00 Hectare, 15 Ares, (iii) an area admeasuring 00 Hectare, 05 Ares, from and out of the land bearing Survey No. 50/6, totally admeasuring 00 Hectare, 15 Ares and (iv) an area admeasuring 00 Hectare, 09.5 Ares, from and out of the land bearing Survey No. 50/7, totally admeasuring 00 Hectare, 30 Ares have been allotted to the shares of Mr. Sharad Yashwant Kokane, Mr. Bharat Yashwant Kokane and Mr. Sanjay Yashwant Kokane. The said Deed of Partition has been registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 671/2007.

20. By virtue of Development Agreement dated 05/05/2021, the said Mr. Shriram Baburao Kokane, Mr. Vasant Shriram Kokane, Mrs. Vishali Vasant Kokane, Ms. Sneha Vasant Kokane, Mr. Prem Vasant Kokane,





Mrs. Dipika Ankush Landge (before marriage : Ms. Dipika Prem Kokane), Mr. Rajesh Shriram Kokane, Mrs. Seema Rajesh Kokane and Mrs. Kunal Rajesh Kokane have entrusted development rights in respect of lands having area admeasuring 00 Hectare, 31.5 Ares comprising of (i) an area admeasuring 00 Hectare, 12 Ares from and out of the land bearing Survey No. 50/4, totally admeasuring 00 Hectare, 36 Ares, (ii) an area admeasuring 00 Hectare, 05 Ares from and out of the land bearing Survey No. 50/5, totally admeasuring 00 Hectare, 15 Ares, (iii) an area admeasuring 00 Hectare, 05 Ares from and out of the land bearing Survey No. 50/6, totally admeasuring 00 Hectare, 15 Ares and (iv) an area admeasuring 00 Hectare, 09.5 Ares from and out of the land bearing Survey No. 50/7, totally admeasuring 00 Hectare, 30 Ares unto and in favour of M/s. Legacy Life Spaces LLP, through its Partner, Mr. Kundan Ramchandra Jachak. The said Development Agreement has been registered at the office of Sub Registrar, Haveli No. 26 (Pune), at Sr. No. 6992/2021.

Simultaneously, with the execution of the above mentioned Development Agreement, the said owners have also executed Power of Attorney unto and in favor of the said Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 26 (Pune), at Sr. No. 6993/2021.

21. By virtue of Development Agreement dated 20/08/2021, the said Mr. Praful Bharat Kokane, Smt. Shanta Bharat Kokane and Mrs. Aparna Nikhil Kaspate have entrusted development rights in respect of lands



having area admeasuring 00 Hectare, 10.5 Ares comprising of (i) an area admeasuring 00 Hectare, 04 Ares from and out of the land bearing Survey No. 50/4, totally admeasuring 00 Hectare, 36 Ares, (ii) an area admeasuring 00 Hectare, 01.67 Ares from and out of the land bearing Survey No. 50/5, totally admeasuring 00 Hectare, 15 Ares, (iii) an area admeasuring 00 Hectare, 01.66 Ares from and out of the land bearing Survey No. 50/6, totally admeasuring 00 Hectare, 15 Ares and (iv) an area admeasuring 00 Hectare, 03.17 Ares from and out of the land bearing Survey No. 50/7, totally admeasuring 00 Hectare, 30 Ares unto and in favour of M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Development Agreement has been registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 12571/2021.

Simultaneously, with the execution of the above mentioned Development Agreement, the said owners have also executed Power of Attorney unto and in favor of the said Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 12572/2021.

22. By virtue of Development Agreement dated 20/08/2021, the said Mr. Sanjay Yashwant Kokane, Mrs. Ratnamala Sanjay Kokane, Ms. Apurva Sanjay Kokane and Mas. Atharva Sanjay Kokane have entrusted development rights in respect of lands having area admeasuring 00 Hectare, 10.5 Ares comprising of (i) an area admeasuring 00 Hectare, 04 Ares from and out of the land bearing





Survey No. 50/4, totally admeasuring 00 Hectare, 36 Ares, (ii) an area admeasuring 00 Hectare, 01.67 Ares from and out of the land bearing Survey No. 50/5, totally admeasuring 00 Hectare, 15 Ares, (iii) an area admeasuring 00 Hectare, 01.67 Ares from and out of the land bearing Survey No. 50/6, totally admeasuring 00 Hectare, 15 Ares and (iv) an area admeasuring 00 Hectare, 03.16 Ares from and out of the land bearing Survey No. 50/7, totally admeasuring 00 Hectare, 30 Ares unto and in favour of M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Development Agreement has been registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 12574/2021.

Simultaneously, with the execution of the above mentioned Development Agreement, the said owners have also executed Power of Attorney unto and in favor of the said Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 12575/2021.

23. By virtue of Development Agreement dated 23/08/2021, the said Mr. Sharad Yashwant Kokane, Mrs. Samindra Sharad Kokane, Mr. Prashant Sharad Kokane, Mr. Pravin alias Ulhas Sharad Kokane and Mrs. Suvarna Kiran Wakhare (before marriage : Ms. Suvarna Sharad Kokane) have entrusted development rights in respect of lands having area admeasuring 00 Hectare, 10.5 Ares comprising of (i) an area admeasuring 00 Hectare, 04 Ares from and out of the land bearing Survey No. 50/4, totally admeasuring 00 Hectare, 36 Ares, (ii) an area



admeasuring 00 Hectare, 01.66 Ares from and out of the land bearing Survey No. 50/5, totally admeasuring 00 Hectare, 15 Ares, (iii) an area admeasuring 00 Hectare, 01.67 Ares from and out of the land bearing Survey No. 50/6, totally admeasuring 00 Hectare, 15 Ares and (iv) an area admeasuring 00 Hectare, 03.17 Ares from and out of the land bearing Survey No. 50/7, totally admeasuring 00 Hectare, 30 Ares unto and in favour of M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Development Agreement has been registered at the office of Sub Registrar, Haveli No. 18 (Pune) on 27/08/2021, at Sr. No. 12645/2021.

Simultaneously, with the execution of the above mentioned Development Agreement, the said owners have also executed Power of Attorney unto and in favor of the said Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 18 (Pune) on 27/08/2021, at Sr. No. 12646/2021.

24. By virtue of Development Agreement dated 30/08/2022, the said Mr. Balasaheb Dhondiba Kokane, Mrs. Sangita Balasaheb Kokane, Mr. Ganesh Balasaheb Kokane, Mrs. Snehal Ganesh Kokane, Mrs. Sarika Amit Waje (before marriage : Ms. Sarika Balasaheb Kokane) and Mrs. Shraddha Awadoot Sawant (before marriage : Ms. Shraddha Balasaheb Kokane) have entrusted development rights in respect of lands having area admeasuring 00 Hectare, 31.5 Ares comprising of (i) an area admeasuring 00 Hectare, 12 Ares from and out of the land bearing Survey No. 50/4, totally admeasuring 00 Hectare, 36 Ares, (ii)





an area admeasuring 00 Hectare, 05 Ares from and out of the land bearing Survey No. 50/5, totally admeasuring 00 Hectare, 15 Ares, (iii) an area admeasuring 00 Hectare, 05 Ares from and out of the land bearing Survey No. 50/6, totally admeasuring 00 Hectare, 15 Ares and (iv) an area admeasuring 00 Hectare, 09.5 Ares from and out of the land bearing Survey No. 50/7, totally admeasuring 00 Hectare, 30 Ares unto and in favour of M/s. Legacy Life Spaces LLP, through its Partner, Mrs. Nikky Naresh Vaswani. The said Development Agreement has been registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 16356/2022.

Simultaneously, with the execution of the above mentioned Development Agreement, the said owners have also executed Power of Attorney unto and in favor of the said Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 16357/2022.

B. With respect to the land bearing Survey No. 50/8:-
(Hereinafter referred to as the 'said land'))

1. On perusal of revenue records it reveals that the said land was previously standing in the name of Mr. Sakharam Pandu Bhondave.
2. The said Mr. Sakharam Pandu Bhondve expired on 04/05/1944 leaving behind him 3 sons namely Mr. Dashrath Sakharam Bhondave, Mr. Narhari Sakharam Bhondave and Mr. Balu Sakharam Bhondave,



through their natural guardian Smt. Hausabai Sakharam Bhondave as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land, vide Mutation Entry No. 447.

3. The said Mr. Dashrath Sakharam Bhondve expired on 01/02/1952 leaving behind him 2 brothers namely Mr. Narhari Sakharam Bhondve and Mr. Balu Sakharam Bhondve as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 642.
4. The Government of Bombay has notified the standerd area of field in Pune District. The said land has been found less than the standerd area / field notified by the said Government and therefore the remark of 'fragment' has been recorded in the column of other rights of the said land vide Mutation Entry No. 648.
5. The name of Mr. Nana Govinda Kokane was recorded as simple tenant with respect to the said land of Mr. Narhari and Balu Sakharam Bhondve. Effect of the same has been given to the column of other rights of the said land vide Mutation Entry No. 688.
6. The said Mr. Nana Govinda Kokane was not cultivating the said land continuously for the period of 2 years and therefore his name has been removed from the column of other rights of the said land vide Mutation Entry No. 784.





7. The said Mr. Balu Sakharam Bhondve expired leaving behind him a brother namely Mr. Narhari Sakharam Bhondve and a mother namely Smt. Hausabai Sakharam Bhondave as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 831.
8. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, the properties coming under village Rahatni have been converted into metric system. Pursuant to the same effect has been given to the record of rights of the said land vide Mutation Entry No. 1008.
9. The said Mr. Narhari Sakharam Bhondve expired on 17/06/1985 leaving behind him 3 sons namely Mr. Ramesh Narhari Bhondve, Mr. Gokul Narhari Bhondve and Mr. Anil Narhari Bhondve and a widow namely Smt. Anusaya Narhari Bhondve as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 3025.
10. The said Mr. Gokul Narhari Bhondave expired on 29/04/1986 leaving behind him a son namely Mr. Prashant Gokul Bhondve and a widow namely Smt. Nanda Gokul Bhondave as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 3787.
11. By virtue of Deed of Sale dated 01/01/1992, the said Mr. Ramesh Narhari Bhondve, Mr. Anil Narhari Bhondve, Smt. Anusaya Narhari Bhondve, Mas. Prashant Gokul Bhondve and Smt. Nanda Gokul



Bhondve sold out the said land unto and in favour of Mr. Dnyanoba Baliram Kokane. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 5 (Pune) on 04/01/1992, at Sr. No. 67/1992. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 6955.

12. The said Mr. Dnyanoba Baliram Kokane availed loan of Rs. 5,00,000/- on 12/12/2007 from Swaraj Nagari Sahakari Patsanstha Limited by creating charge upon the said land. Accordingly the encumbrance of said Patsanstha has been recorded to the column of other rights of the said land vide Mutation Entry No. 21886.
13. The said Mr. Dnyanoba Baliram Kokane repaid the amount of loan obtained from the Swaraj Nagari Sahakari Patsanstha Limited, therefore the encumbrance of said Patsanstha has been removed from the column of other rights of the said land vide Mutation Entry No. 26882.
14. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Pune accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Officer has certified the Mutation Entry bearing No. 32621 to the effect.
15. By virtue of Development Agreement dated 27/01/2022, the said Mr. Dnyanoba alias Dnyaneshwar Baliram Kokane has entrusted





development rights in respect of the said land unto and in favour of M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Development Agreement has been registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 1637/2022.

Simultaneously, with the execution of the above mentioned Development Agreement the said owner has also executed Power of Attorney unto and in favor of the said Developer to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 1638/2022.

C. With respect to the land bearing Survey No. 128/1/2C:-
(Hereinafter referred to as the 'said land'))

1. On perusal of revenue records it reveals that the said land (old Survey No. 128/1+2C) was previously standing in the name of Mr. Babu Laxman Nakhate.
2. The Government of Bombay has notified the standerd area of field in Pune District. The said land has been found less than the standerd area / field notified by the said Government and therefore the remark of 'fragment' has been recorded in the column of other rights of the said land vide Mutation Entry No. 648.

The said Mr. Babu Laxman Nakhate availed loan of Rs. 3,500/- on 26/02/1966 for Lift Irrigation by creating charge upon the said land.



Effect of the same has been given to the column of other rights of the said land vide Mutation Entry No. 941.

4. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, the properties coming under village Rahatni have been converted into metric system. Pursuant to the same effect has been given to the record of rights of the said land vide Mutation Entry No. 1008.
5. The said Mr. Babu Laxman Nakhate expired on 22/07/1976 leaving behind him a widow namely Smt. Bhagubai Babu Nakhate, a daughter namely Mrs. Satybhambabai Dattatray Pawar and a brother namely Mr. Rajaram Laxman Nakhate as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 1155.
6. Vide Deed of Adoption dated 16/06/1976, the said Smt. Bhagubai Babu Nakhate adopted Mr. Bhausaheb Rajaram Nakhate as son. The said Deed of Adoption has been registered at the office of Sub Registrar, Haveli No. 2 (Pune), at Sr.No. 716/1976. Accordingly the name of said Mr. Bhausaheb Rajaram Nakhate has been recorded to the record of rights of the said land vide Mutation Entry No. 1156.
7. Vide Notification bearing No. 24/29 dated 12/01/1989 issued by Collector, Pune, the loan availed by Mr. Dhondiba Baburao Kokane and others have been waived and therefore the remark of encumbrance of the said loan mentioned in the column of other rights of the larger lands have been removed vide Mutation Entry No. 5510.





8. The said Mr. Rajaram Laxman Nakhate expired on 06/11/1989 leaving behind him a sons namely Mr. Baban Rajaram Nakhate, 3 daughters namely Mrs. Indubai Nivrutti Khandave, Mrs. Kantabai Baban Dalvi, Mrs. Radhabai Krushna Bhunde and a widow namely Smt. Muktabai Rajaram Nakhate as his legal heirs. However, by virtue of Deed of Release dated 03/01/1990, the said Smt. Muktabai Rajaram Nakhate, Mrs. Indubai Nivrutti Khandave, Mrs. Kantabai Baban Dalvi and Mrs. Radhabai Krushna Bhunde relinquished all their rights, title and/or interest in the said land unto and in favour of Mr. Baban Rajaram Nakhate. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 129/1990. Effects of the same have been given to the 7/12 extract of the said land vide Mutation Entry No. 6847.
9. The said Mr. Babanrao Rajaram Nakhate expired on 13/11/1994 leaving behind him 3 sons namely Mr. Nitin Babanrao Nakhate, Mr. Satish Babanrao Nakhate, Mr. Rahul Babanrao Nakhate, 3 daughters namely Mrs. Vijaya Chandrakant Shedge, Mrs. Mangal Dilip Vahile, Mrs. Asha Suresh Murkute and a widow namely Smt. Hirabai Babanrao Nakhate as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 8339.
10. The said Mr. Bhausahab Baburao Nakhate expired on 18/06/2001 leaving behind him 2 sons namely Mr. Somnath Bhausahab Nakhate, Mr. Anil Bhausahab Nakhate and 4 daughters namely Mrs. Usha Suresh Kamthe, Mrs. Sunita Tukaram Pawar, Mrs. Anita Manohar



Shedge, Ms. Vishali Bhausaheb Nakhate and a widow namely Smt. Kusum Bhausaheb Nakhate as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 16066.

11. By virtue of Deed of Release dated 08/04/2002, the said Mrs. Vijaya Chandrakant Shedge, Mrs. Mangal Dilip Vahile, Mrs. Asha Suresh Murkute, Mrs. Usha Suresh Kamthe, Mrs. Sunita Tukaram Pawar and Mrs. Anita Manohar Shedge relinquished all their rights, title and/or interest in the said land in favour of Mr. Nitin Babanrao Nakhate, Mr. Satish Babanrao Nakhate, Mr. Rahul Babanrao Nakhate, Mr. Somnath Bhausaheb Nakhate and Mr. Anil Bhausaheb Nakhate. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 14 (Pune) at Sr. No. 1876/2002. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 17109. Inadvertently, in the aforesaid Deed of Release, the area of said land was written as 24 Ares instead 26 Ares. The said mistake has been recortified by the said parties by executing Deed of Correction dated 27/08/2022. The said Deed of Correction has been registered at the office of Sub Registrar, Haveli No. 25 (Pune), at Sr.No. 15958/2022.
12. The said Smt. Satybhama Dattatray Pawar expired on 01/11/1997 leaving behind her a son namely Mr. Tukaram Dattatray Pawar as her legal heirs. However, during lifetime the said Smt. Satybhama Dattatray Pawar bequeathed her share in the said land unto and in favor of Mr. Nitin Babanrao Nakhate by way of Will dated





25/08/1997. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 22478.

13. By virtue of Deed of Release dated 04/11/2004, the said Smt. Hirabai Babanrao Nakhate and Mrs. Kusum Bhausaheb Nakhate relinquished all their rights, title and/or interest in the said land in favour of Mr. Nitin Babanrao Nakhate, Mr. Satish Babanrao Nakhate, Mr. Rahul Babanrao Nakhate, Mr. Somnath Bhausaheb Nakhate and Mr. Anil Bhausaheb Nakhate. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 18 (Pune) at Sr. No. 45/2004. Inadvertently, in the aforesaid Deed of Release, the area of said land was written as 24 Ares instead 26 Ares. The said mistake has been recortified by the said parties by executing Deed of Correction dated 27/08/2022. The said Deed of Correction has been registered at the office of Sub Registrar, Haveli No. 25 (Pune), at Sr.No. 15959/2022.
14. By virtue of Deed of Release dated 15/10/2004, the said Mrs. Vishali Satish Pawar (before marriage : Ms. Viashali Bhausaheb Nakhate) relinquished all her rights, title and/or interest in the said land unto and in favour of Mr. Somnath Bahusaheb Nakhate and Mr. Anil Bhausaheb Nakhate. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 14 (Pune) at Sr. No. 9801/2004. Inadvertently, in the aforesaid Deed of Release, the area of said land was written as 24 Ares instead 26 Ares. The said mistake has been recortified by the said parties by executing Deed of Correction dated 27/08/2022. The said Deed of Correction has been registered at



the office of Sub Registrar, Haveli No. 25 (Pune), at Sr.No. 15960/2022.

15. Vide Order bearing No. 155/No.HN/SR/02/2015 dated 23/11/2015 passed by Nayab Tahasildar, Pimpri Chinchwad, Pune, the Survey Number of the said land has been changed from 128/1+2C to 128/1/2C. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 28820.
16. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Pune accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Officer has certified the Mutation Entry bearing No. 29630 to the effect.
17. By virtue of Deed of Sale dated 14/02/2022, the said Mr. Nitin Babanrao Nakhate, Mr. Satish Babanrao Nakhate, Mr. Rahul Babanrao Nakhate, Mr. Somnath Bhausahab Nakhate and Mr. Anil Bhausahab Nakhate sold out the land unto and in favor of M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 19 (Pune) at Sr.No. 2577/2022. Accordingly the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 33466.





18. Vide Deed of Lease dated 19/01/2023, the said M/s. Legacy Lifespaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani leased out an area admeasuring 100 sq.mtrs., from and out of the said land unto and in favor of Maharashtra State Electricity Distribution Company Limited. The said Deed / Agreement of Lease has been registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr.No. 1235/2023.

D. With respect to the land bearing Survey No. 128/3:-
(Hereinafter referred to as the 'said land'))

1. On perusal of revenue records it appears that the land bearing Survey No. 128/3, totally admeasuring 00 Acer, 21 Gunthe (hereinafter referred to as the 'larger land') was previously standing in the name of Smt. Laxmi Laxman Nakhate as owner thereof.
2. The Government of Bombay has notified the standerd area of field in Pune District. The said land has been found less than the standerd area / field notified by the said Government and therefore the remark of 'fragment' has been recorded in the column of other rights of the said land vide Mutation Entry No. 648.
3. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, the properties coming under village Rahatni have been converted into metric system. Pursuant to the same effect has been given to the record of rights of the said land vide Mutation Entry No. 1008.



4. The said Smt. Laxmi Laxman Nakhate expired on 15/11/1959 leaving behind her (a) late Rajaram Laxman Nakhate expired on 06/11/1989, through his legal heirs, Mrs. Kantabai Baban Dalvi, Mrs. Radhabai Krushna Bhunde, Mr. Nitin Baban Nakhate, Mr. Satish Baban Nakhate, Mr. Rahul Baban Nakhate, Vijaya Chandrakant Shedge, Mangal Dilip Vahile, Asha Suresh Murkute, Hirabai Baban Nakhate, Mr. Shivaji Nivrutti Khandave, Mr. Sharad Nivrutti Khandave, Nandatai Dnyaneshwar Choudhari, Alka Devidas Moze, Mangal Ramdas Moze and (b) late Baburao Laxman Nakhate, through his legal heirs, Smt. Bhagubai Baburao Nakhate, Mr. Somnath Bhausahab Nakhate, Mr. Anil Bhausahab Nakhate, Sunita Bhausahab Nakhate, Usha Suresh Kamathe, Anita Manohar Shedge, Vaishali Santosh Pawar, Smt. Kusum Bhausahab Nakhate and Sunita Tukaram Pawar as her legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 33518.
5. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Pune accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Officer, Pune has certified the Mutation Entry bearing No. 33723 to the effect.
6. By virtue of Deed of Release dated 09/05/2022, the said Vijaya Chandrakant Shedge, Mangal Dilip Vahile, Asha Suresh Murkute,





Hirabai Baban Nakhate, Smt. Kusum Bhausaheb Nakhate, Ms. Sunita Bhausaheb Nakhate (after marriage : Mrs. Sunita Tukaram Pawar), Usha Suresh Kamthe, Anita Manohar Shedge and Vishali Santosh Pawar relinquished all their rights, title and/or interest in the said land in favour of Mr. Nitin Babanrao Nakhate and Mr. Somnath Bhausaheb Nakhate. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 15 (Pune) at Sr. No. 8382/2022. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 33730.

7. By virtue of Deed of Release dated 13/05/2022, the said Kantabai Baban Dalvi and Radhabai Krushna Bhunde relinquished all their rights, title and/or interest in the said land in favour of Mr. Nitin Babanrao Nakhate. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 15 (Pune) at Sr. No. 8709/2022. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 33747.
8. By virtue of Deed of Sale dated 27/08/2022, the said Mr. Nitin Babanrao Nakhate, Mr. Satish Baban Nakhate, Mr. Rahul Baban Nakhate, Mr. Somnath Bhausaheb Nakhate and Mr. Anil Bhausaheb Nakhate sold out an area admeasuring 00 Hecter, 18.90 Ares from and out of the said land unto and in favor of M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 25 (Pune) on 01/09/2022, at Sr.No. 15962/2022. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 34031.



Simultaneously, with the execution of the above mentioned Deed of Sale the said owners have also executed Power of Attorney unto and in favor of the said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 25 on 01/09/2022, at Sr. No. 15962/2022.

9. By virtue of Deed of Sale dated 19/02/2023, the said Mr. Shivaji Nivruti Khandve, Mr. Sharad Nivrutti Khandve, Mrs. Nandabai Dnyaneshwar Choudhari (before marriage : Ms. Nandatai Nivrutti Khandve), Mrs. Alka Devidas Moze (before marriage : Ms. Alka Nivruti Khandve and Mrs. Mangal Ramdas Moze (before marriage : Ms. Mangal Nivrutti Khandve) sold out remaining area admeasuring 00 Hecter, 02.10 Area from and out of the said land unto and in favor of M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 13 (Pune) on 24/01/2023, at Sr.No. 1565/2023.

Simultaneously, with the execution of the above mentioned Deed of Sale, the said owners have also executed Power of Attorney unto and in favor of the said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 13 on 24/01/2023, at Sr. No. 1566/2023.





Sr.No.

- 1) 7/12 Extract dated 02/02/2023,
- 2) Mutation Entry Nos. 447, 642, 648, 688, 784, 831, 887, 941, 991, 1008, 1155, 1156, 1415, 1529, 3025, 3201, 3787, 5103, 5510, 6847, 6955, 7307, 8339, 16066, 21107, 21167, 21168, 21496, 21886, 22478, 26882, 28203, 28820, 29630, 29705, 32319, 32549, 32621, 33466, 33518, 33723, 33730, 33747, 33827 and 34031 thereon.
- 3) Search Report for 30 years from 1993 to 2023 taken by obtaining Challans bearing GRN Nos. MH008280828201718E, MH010771966201819E, MH011285111201920E, MH005186699202223E, MH005187046202223E, MH014564214202223P and MH014564214202223P dated 14/12/2017, 18/01/2019, 27/01/2020, 19/07/2022, 30/01/2023 and 31/01/2023 from the office of Sub Registrar, Haveli No. 15 and 21 (Pune) respectively.
- 4) Any other relevant title -NA-.
- 5) Litigations, if any -NA-.

Pune,

Dated : 02/02/2023,




Chandrakant Nanekar,
Advocate.

