

FORMAT - A

(Circular No. 28/2021)

To,
Maha RERA,
Pune, Maharashtra.

LEGAL TITLE REPORT

Subject - Title clearance certificate with respect to land admeasuring about admeasuring area about **8750.33 Sq. Mtrs.** out of i) **S. No. 25, Hissa No. 1**, admeasuring area about **00 H 82 R**, And ii) **S. No. 25, Hissa No. 4A/4**, admeasuring area about **00 H 05.50 R**, Situated at **Village - Undri, Taluka - Haveli, Pune**. (Hereinafter referred as the "said land").

I have investigated the title of the said land on the request of M/s. Sukhwani Buildtech, A Proprietorship Firm, through its Proprietor - Mr. Sagar Gurmukh Sukhwani. And gone through the following documents -

1) DESCRIPTION OF THE LAND / PROPERTY -

THE SCHEDULE - I

(DISCRIPTION OF THE LAND)

All those pieces and parcels of well defined and demarcated land collectively admeasuring area about **8750.33 Sq. Mtrs.** out of i) **Survey No. 25, Hissa No. 1**, admeasuring area about **8200 Sq. Mtrs. i.e. 00 H 82 R**, out of **01 Hectar 02 Ares** and **Assessed at Rs. 02 : 10 Paise**, And ii) **Survey No. 25, Hissa No. 4A/4**, admeasuring area about **550.33 Sq. Mtrs. i.e. 00 H 05.5033 R**, out of **00 Hectar 80 Ares** and **Assessed at Rs. 01 : 42 Paise**, Situate at **Village - Undri, Taluka - Haveli, District - Pune** and within the limits of Pune Municipal Corporation, Pune and within the jurisdiction of the Hon'ble Sub Registrar Haveli, Pune. And land is bounded as under -

On or towards the East - By Land bearing S. No. 25/3 Part And balance land of S. No. 24/4A/4,
On or towards the South - By S. No. 25/4 And Pune - Saswad Bypass Road,
On or towards the West - By Land bearing S. No. 25/3/1 And balance



land of S. No. 24/4A/4,
On or towards the North - By Remaining Portion of S. No. 25/1,

with all things lying or being under, upon, embedded in or attached to earth, right of way and all easementary rights pertaining thereto. (Hereinafter above mentioned plot is referred as "said land" or "the land" whenever required for sake of brevity).

2) The documents of the said land as under -

- a) Sale Deed, Dated - 21/03/1995, registered in the office of Sub - Registrar Haveli No. 3, Pune at Sr. No. 2126/1995,
- b) Deed of Confirmation, Dated - 21/07/1995, registered in the office of Sub - Registrar Haveli No. 3, Pune at Sr. No. 6141/1995,
- c) Joint Declaration, Dated - 19/02/2014, registered in the office of Sub - Registrar Haveli No. 26, Pune at Sr. No. 3415/2014,
- d) Sale Deed, Dated - 31/03/2021, registered in the office of Sub - Registrar Haveli No. 26, Pune at Sr. No. 10366/2021,
- e) Gift Deed, Dated - 31/03/2021, registered in the office of Sub - Registrar Haveli No. 26, Pune at Sr. No. 10046/2021,
- f) Sale Deed, Dated - 31/03/2021, registered in the office of Sub - Registrar Haveli No. 26, Pune at Sr. No. 10047/2021,
- g) Deed of Confirmation, Dated - 22/07/2021, registered in the office of Sub - Registrar Haveli No. 26, Pune at Sr. No. 10048/2021,
- h) Sale Deed, Dated - 09/04/2013, registered in the office of Sub - Registrar Haveli No. 5, Pune at Sr. No. 3173/2013,
- i) Sale Deed, Dated - 20/01/2023, registered in the office of Sub - Registrar Haveli No. 6, Pune at Sr. No. 1200/2023,

- 3)** Digitally signed 7/12 Extract for S. No. 25/1, of Village - Undri, Tal - Haveli, Dist - Pune. Dated - 07th January, 2023. (For the Years of 2017 to 2019),



- 4) Digitally signed 7/12 Extract for S. No. 25/4A/4, of Village - Undri, Tal - Haveli, Dist - Pune. Dated - 19th January, 2023. (For the Years of 2017 to 2019),
- 5) Mutation Entry No. 1) 11739, 2) 11740, 3) 11745,
- 6) Search report for 30 years (From 1992 to 10th May, 2023), issued by Adv. Prasanna S. Darade, bearing Ref -PSD/21/000226, Dated - 10th May, 2021 in respect of the land admeasuring about 00 H 82 R, out of S. No. 25, Hissa No. 1, Village - Undri, Tal - Haveli, Dist - Pune
- 7) Search report for 30 years (From 1992 to 10th May, 2023), issued by Adv. Prasanna S. Darade, bearing Ref - PSD/21/000228, Dated - 10th May, 2021 in respect of the land admeasuring about 00 H 5.50 R, out of S. No. 25, Hissa No. 4A/4, Village - Undri, Tal - Haveli, Dist - Pune.
- 8) On perusal of the above mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that the title of Mr. Sagar Gurmukh Sukhwani (As Proprietor of M/s. Sukhwani Buildtech,) is clean, clear, marketable and without any encumbrances.
- 9) The Report reflecting the flow of the title of the Mr. Sagar Gurmukh Sukhwani (As Proprietor of M/s. Sukhwani Buildtech,) on the said land is enclosed herewith as annexure.

Date - 11/03/2023.

Encl - Annexure



R. B. Kalsait
Advocate

FORMAT - A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- 1) That the 7/12 Extract for a land admeasuring area about **00 H 82 R**, stands on the name of Mr. Sagar Gurmukh Sukhwani. (Actually the area showed for Mr. Sagar Gurmukh Sukhwani as per 7/12 extract is **01 H 00 R**. Said area was reduced to **00 H 82 R**, as per Declaration, Dated - 19/02/2014, And Registered on - 12/06/2014, in the office of Hon'ble Sub - Registrar Haveli No. 26, Pune At Sr. No. 3415/2014), Out of land admeasuring area about **01 H 02 R, Assessed to Rs. 02 : 10 Paise** of **S. No. 25, Hissa No. 1**, Village - Undri, Tal - Haveli, Dist - Pune.
- 2) That the 7/12 Extract for a land admeasuring area about **00 H 5.5 R** stands on the name of Mr. Sagar Gurmukh Sukhwani. Situated at **Village - Undri, Taluka - Haveli, Pune.**
- 3) That the 7/12 Extract for a land admeasuring area about **00 H 5.5 R** stands on the name of M/s. Vedant Constructions, Through its Partner - Mr. Gurmukh Jangaldas Sukhwani, Out of land admeasuring area about **00 H 80 R, Assessed to Rs. 01 : 42 Paise** of **S. No. 25, Hissa No. 4A/A**, Village - Undri, Tal - Haveli, Dist - Pune. But said owner has sold and conveyed said land to Mr. Sagar Gurmukh Sukhwani by registered **Sale Deed**, which registered **on 20/01/2023, in the office of Hon'ble Sub - Registrar Haveli No. 6, Pune at Sr. No. 1200/2023.** And the Mutation Entry No. 12079 is under process for above mentioned effect.
- 4) Mutation Entry No. 1) 11739, 2) 11740, 3) 11745 are certified And Mutation Entry No. 12079 is under process for area admeasuring about 00 H 5.5 R out of S. No. 25, Hissa No. 4A/A, Village - Undri, Tal - Haveli, Dist - Pune.
- 5) Search report for 30 years (From 1992 to 10th May, 2023), issued by Adv. Prasanna S. Darade, bearing Ref -PSD/21/000226, Dated - 10th May, 2021 in respect of the land admeasuring about 00 H 82 R, out of S. No. 25, Hissa No. 1, Village - Undri, Tal - Haveli, Dist - Pune.
- 6) Search report for 30 years (From 1992 to 10th May, 2023), issued by Adv. Prasanna S. Darade, bearing Ref - PSD/21/000228, Dated - 10th May,



2021 in respect of the land admeasuring about 00 H 5.50 R, out of S. No. 25, Hissa No. 4A/4, Village - Undri, Tal - Haveli, Dist - Pune.

- 7) And further I have issued Supplementary Search And Title Report, Dated - 11/03/2021, for the period of 11/05/2021 to 11/03/2023.

Date - 11/03/2023.



R. B. Kalsait
Advocate

Prasanna S Darade

B.S.L., LL.B.

Advocate

Tel : 020-25885583 / 8009009339 / 9405552246

Flat No.7, 4th Floor, Abhilasha Apts., Opp. Gate No. 6, Abhimanshree Society, Pashan Road, Pune - 411008.

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PSD/21/*100229*

10th May, 2021.

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of well demarcated and defined land or ground admeasuring 5.50 Ares i.e. 550.33 square metres carved out of Survey No. 25 Hissa No. 4A/4 total admeasuring 80 Ares assessed at Rs. 01=42paise situate village Undri, Taluka: Haveli, District: Pune and within the Gram Panchayat Undri, Taluka Panchayat Samiti Haveli, Zilla Parishad Pune and within the Jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune (Hereinafter referred to as "the said Land").

This is to certify that I have investigated the title of the above captioned land and have perused the title deeds and other relevant available documents and have issued my Search and Title Report dated 10/5/2021. In pursuance to the said Search and Title Report dated 10/5/2021 and subject to whatever is stated therein, I certify that in my opinion (I) **Mr. Tarachand B. Chawala**, (II) **Mr. Gurmukhdas Jangaldas Sukhwani**, (III) **Mr. Omprakash Gurdasmal Chawala** and (IV) **Mr. Dilip Gurdasmal Chawala** having office at: Sukhwani House, Station Road, Pimpri, Pune 411 018 are well and sufficiently entitled to the said Land as the owners thereof and have a clear and marketable title to the same and that the said Land is free from known encumbrances and reasonable doubts.

Dated this 10th day of May, 2021.

Prasanna S Darade
Prasanna S Darade
Advocate

PSD/21A/00223

10th May, 2021.

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of well demarcated and defined land or ground admeasuring 5.50 Ares i.e. 550.33 square metres carved out of Survey No. 25 Hissa No. 4A/4 total admeasuring 80 Ares assessed at Rs. 01=42paise situate village Undri, Taluka: Haveli, District: Pune and within the Gram Panchayat Undri, Taluka Panchayat Samiti Haveli, Zilla Parishad Pune and within the Jurisdiction of the Sub Registrar Haveli Nos., 1 to 27, Pune (Hereinafter referred to as "the said Land"),

THIS IS TO CERTIFY THAT under the instructions of my clients **M/s. Vedant Construction**, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, having office at: Sukhwani House, Station Road, Pimpri, Pune 411 018 through the hands of one of its Partners **Mr. Gurmukh Jangaldas Sukhwani**, I have caused E-searches to be carried out in respect of the said Land at the office of the Sub Registrar Haveli No. 1 to 27, Pune through my associate Mr. Rohit Walimbe, Advocate for the period commencing from the year 1992 till date. I have perused the photocopies of the Deeds and Documents given to me for my perusal pertaining to the right, title and interest of my clients to the said Land more particularly described in para 5 hereunder written and have also relied upon certain information given to me by my clients and have to observe as follows:-

1. Flow of title of the said Land

(a) It is clarified that the said Survey No. 25 of village Undri was originally Survey No. 24 and was subsequently renumbered as Survey No. 25.

(b) It appears that the said Survey No. 24/4 was originally owned and possessed by one Mr. Devram Gopala Beldar prior to the year 1943. The said fact has only been ascertained from the notings on the 7/12 extract for the 1943-1944.

(c) It appears that the said Mr. Devram Gopala Beldar has sold the said Survey No. 24/4 unto and in favour of Mr. Harishchandra Shankar Mohile on or about the year 1955 and pursuant thereto the name of the said purchaser was mutated in the revenue records. It is clarified that the said facts has only been ascertained from the notings on the 7/12 extract for the year 1955-1956 and that mutation entry no. 1290 has not been produced for inspection at the time of issuance of this report.

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- (d) It appears that the mutation entry No. 1558 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village Undri.
- (e) It appears that a bunding charge to the tune of Rs. 247=27 paise was mutated in the revenue records of Survey No. 24/4. The same is reflected vide mutation entry no. 1844.
- (f) It appears that by a Sale Deed dated 14/1/1988, the said Mr. Harishchandra Shankar Mohite has sold a portion admeasuring 9 Ares out of Survey No. 24/4 unto and in favour of Mr. Ramnivas Chelaram Agarwal for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 24/4 was subdivided and Survey No. 24/4 admeasuring 80 Ares was retained by the original owner and Survey No. 24/4/1 admeasuring 9 Ares was allotted to the said purchasers and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 3203. It is clarified that the said Sale Deed dated 14/1/1988 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 3203. It is further clarified that the land comprised in Survey No. 24/4/1 is not the subject matter of this report.
- (g) It appears that by a Sale Deed dated 8/7/1986 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 8326/1986, the said Mr. Harishchandra Shankar Mohite has sold a portion admeasuring 20 Ares out of Survey No. 24/4 unto and in favour of Mr. Tukaram Baburao Chavan and 12 others for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 24/4 was subdivided and Survey No. 24/4 admeasuring 60 Ares was retained by the original owner and Survey No. 24/4/2 admeasuring 20 Ares was allotted to the said purchasers and their names were accordingly mutated in the revenue records along with the remark of section 84 C of the Maharashtra Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 3348. It is clarified that the said Sale Deed dated 8/7/1986 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 3348. It appears that pursuant to the Order bearing No. 84C/SR/179/94 dated 4/6/1998 passed by the Addl. Tahasildar, Haveli, it was held that the transaction of sale was legal and pursuant thereto the remark of section 84-C was deleted from the revenue records. The same is reflected vide mutation entry no. 4815.
- (h) It appears that by a Sale Deed dated 8/7/1986 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 8328/1986, the said Mr. Harishchandra Shankar Mohite has sold a portion admeasuring 20 Ares out of Survey No. 24/4 unto and in favour of Mr. Ramkishna Eknath Patade and 12 others for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 24/4 was subdivided and Survey No. 24/4 admeasuring 40 Ares was retained by the original owner and Survey No. 24/4/3 admeasuring 20 Ares was allotted to the said purchasers and their names were accordingly mutated in the revenue records along with

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The remark of section 84 C of The Maharashtra Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 3349. It is clarified that the said Sale Deed dated 8/7/1986 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 3349. It appears that that pursuant to the Order bearing No. 84C/SR/181/94 dated 4/6/1998 passed by the Addl. Tahasildar, Haveli, it was held that the transaction of sale was legal and pursuant thereto the remark of section 84-C was deleted from the revenue records. The same is reflected vide mutation entry no. 4816.

(I) It appears that by a Sale Deed dated 8/7/1986 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 8329/1986, the said Mr. Harishchandra Shankar Mohite has sold a portion admeasuring 20 Ares out of Survey No. 24/4 unto and in favour of Mr. Vilhal Purushottam Salavadekar and 12 others for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 24/4 was subdivided and Survey No. 24/4 admeasuring 20 Ares was retained by the original owner and Survey No. 24/4/3 admeasuring 20 Ares was allotted to the said purchasers and their names were accordingly mutated in the revenue records along with the remark of section 84 C of The Maharashtra Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 3350. It is clarified that the said Sale Deed dated 8/7/1986 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 3350. It appears that that pursuant to the Order bearing No. 84C/SR/182/94 dated 4/6/1998 passed by the Addl. Tahasildar, Haveli, it was held that the transaction of sale was legal and pursuant thereto the remark of section 84-C was deleted from the revenue records. The same is reflected vide mutation entry no. 4817.

(J) It appears that by a Sale Deed dated 8/7/1986 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 8327/1986, the said Mr. Harishchandra Shankar Mohite has sold a portion admeasuring 20 Ares out of Survey No. 24/4 unto and in favour of Mr. Mangulal Shrawan Wankhedkar and 9 others for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records of Survey No. 24/4 along with the remark of section 84 C of The Maharashtra Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 3351. It is clarified that the said Sale Deed dated 8/7/1986 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 3351. It appears that that pursuant to the Order bearing No. 84C/SR/180/94 dated 4/6/1998 passed by the Addl. Tahasildar, Haveli, it was held that the transaction of sale was legal and pursuant thereto the remark of section 84-C was deleted from the revenue records. The same is reflected vide mutation entry no. 4814.

(K) By a Notification bearing no. Prashashan/SR 23 dated 6/9/1977 the said village Undri was split and a new village Wadachi Wadi came into existence. Pursuant thereto into the Survey numbers of village Undri were also changed and Survey No. 24 was allotted New Survey No. 25.

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Pursuant thereto Survey No 24/4 was allotted Survey No. 25/4 of village Undri. The same is reflected vide mutation entry no. 3792.

(l) It appears that the said Mr. Tukaram Baburao Chavan expired intestate on 10/2/1993 leaving behind his legal heirs namely (i) Smt. Vimal Tukaram Chavan – widow, (ii) Mr. Nilin Tukaram Chavan – son, (iii) Ms. Rajashree Tukaram Chavan – daughter and (iv) Ms. Jayashree Tukaram Chavan – daughter, Pursuant thereto the names of the said legal heirs were mutated in the revenue records of Survey No. 25/4/2. The same is reflected vide mutation entry no. 5449.

(m) It appears that by a Sale Deed dated 15/3/1996 registered with the office of the Sub Registrar Haveli No. at serial no. 1845/1996, the said Mr. Bhimrao Rangopant Nalk has sold and conveyed a portion admeasuring 1.5 Ares out of Survey No. 25/4/4 unto and in favour of Mr. Dattatraya Chunilal Khairnar for consideration and on certain terms and conditions, Pursuant thereto the name of the said purchaser was mutated in the revenue records of Survey No. 25/4/4. The same is reflected vide mutation entry no. 5467. It is clarified that the said Sale Deed dated 15/2/1996 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 5467.

(n) It appears that by a Sale Deed dated 15/3/1996 registered with the office of the Sub Registrar Haveli No. at serial no. 1846/1996, the said Mr. Dattatraya Dhondiba Kumbhar has sold and conveyed a portion admeasuring 1.5 Ares out of Survey No. 25/4/3 unto and in favour of Mrs. Anusaya Almaram Yadav for consideration and on certain terms and conditions, Pursuant thereto the name of the said purchaser was mutated in the revenue records of Survey No. 25/4/3. The same is reflected vide mutation entry no. 5468. It is clarified that the said Sale Deed dated 15/2/1996 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 5468.

(o) It appears that by a Sale Deed dated 15/3/1996 registered with the office of the Sub Registrar Haveli No. at serial no. 1844/1996, the said Mr. Kalol Vyankelnarsimaya Nagrag has sold and conveyed a portion admeasuring 1.5 Ares out of Survey No. 25/4/2 unto and in favour of Mrs. Vandana Govind Phadke for consideration and on certain terms and conditions, Pursuant thereto the name of the said purchaser was mutated in the revenue records of Survey No. 25/4/2. The same is reflected vide mutation entry no. 5469. It is clarified that the said Sale Deed dated 15/2/1996 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 5469.

(p) It appears that by a Sale Deed dated 5/8/1994 registered with the office of the Sub Registrar Haveli No. at serial no. 4290/1994, the said Mr. Chandrakant Prabhakar Yadav has sold and conveyed a portion admeasuring 1.5 Ares out of Survey No. 25/4/2 unto and in favour of Mr. Nilin Tukaram Chavan for consideration and on certain terms and conditions. Pursuant thereto

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The name of the said purchaser was mutated in the revenue records of Survey No. 25/4/2. The same is reflected vide mutation entry no. 5470. It is clarified that the said Sale Deed dated 5/8/1994 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 5470.

(q) It appears that the pursuant to the Order bearing no. THNo561/97 dated 31/1/1997 passed by the Tahasildar, Haveli, it was held that the said Survey No. 25/4, 25/4/2, 25/4/3 and 25/4/4 were purchased by employees of Government Photozinco Kamgar Mudranalaya with an intention to form a cooperative housing society by the name of Shashikya Photozinco Kamgar Mudranalaya Sahakari Gruhrachana Sanstha Maryadit having 48 members and to club the revenue records of Survey No. 25/4, 25/4/2, 25/4/3 and pursuant thereto the revenue records of Survey No. 25/4, 25/4/2, 25/4/3 were closed and was issued Survey No. 25/4A/4 admeasuring 80 Ares and the names of all the members were mutated in the revenue records. The same is reflected vide mutation entry no. 5660.

(r) It appears that by a Sale Deed dated 13/1/1997 registered with the office of the Sub Registrar Haveli at serial no. 1760/1997, the said Mr. Satish Chintaman Kamble has sold and conveyed a portion admeasuring 1.5 Ares out of Survey No. 25/4/3 unto and in favour of Mr. Chandrakant Mohan Nirgudkar for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records of Survey No. 25/4A/4 (old Survey No. 25/4/3). The same is reflected vide mutation entry no. 5661. It is clarified that the said Sale Deed dated 13/1/1997 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 5661.

(s) It appears that the purchasers of the said Survey No. 25/4, 25/4/2, 25/4/3 and 25/4/4 total admeasuring 80 Ares were employees of Government Photozinco Kamgar Mudranalaya and therefore the said employees had proposed to form a cooperative housing society and which was formed by the name Shashikya Photozinco Kamgar Mudranalaya Sahakari Gruhrachana Sanstha Maryadit bearing no. PNA/PNA(4)/HSG/(TO)/972/2000-2001 with the object of development of the said Survey No. 25/4, 25/4/2, 25/4/3 and 25/4/4.

(t) It appears that pursuant to the Order bearing No. Hno/1346/2001 dated 28/5/2001 passed by the Tahasildar, Haveli, it was held that the purchasers namely Mr. Mugilal Shrawan Wankhedkar and others of the said Survey No. 25/4, 25/4/2, 25/4/3 and 25/4/4 total admeasuring 80 Ares were employees of Government Photozinco Kamgar Mudranalaya and therefore the said employees had proposed to form a cooperative housing society and which was formed by the name Shashikya Photozinco Kamgar Mudranalaya Sahakari Gruhrachana Sanstha Maryadit bearing no. PNA/PNA(4)/HSG/(TO)/972/2000-2001 with the object of development of the said Survey No. 25/4, 25/4/2, 25/4/3 and 25/4/4 and hence the name of the said Mr. Mugilal Shrawan Wankhedkar and others were ordered to be deleted and the name of Shashikya Photozinco

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Kamgar Mudranalaya Sahakari Gruhrachana Sanstha Maryadit was ordered to be mutated in the revenue records. Pursuant thereto the name of the said Shashikya Photozinco Kamgar Mudranalaya Sahakari Gruhrachana Sanstha Maryadit was mutated in the revenue records. The same is reflected vide mutation entry no. 6539.

(u) It appears that by a Development Agreement dated 1/7/2004 registered with the office of the Sub Registrar Haveli No. 12 at serial no. 2597/2004 the said Shashikya Photozinco Kamgar Mudranalaya Sahakari Gruhrachana Sanstha Maryadit with the consent of Mr. Sanjay Dnyaneshwar Joshi have entrusted the development rights and authority to develop the said Survey No. 25/4A/4 unto and in favour of M/s. Mahavir Developers for consideration and on certain terms and conditions. In pursuance to the said Development Agreement, the said Shashikya Photozinco Kamgar Mudranalaya Sahakari Gruhrachana Sanstha Maryadit has also executed a Power of Attorney dated 1/7/2004 registered with the office of the Sub Registrar Haveli No. 12 at serial no. 2578/2004 in favour of the partner and nominee of M/s. Mahavir Developers namely Mr. Ashok Sonraj Oswal Inter alia vesting in him with several powers and authorities to develop the said Survey No. 25/4A/4.

(v) It appears that by an Agreement dated 29/4/2006 registered with the office of the Sub Registrar Haveli No. 10 at serial no. 3377/2006, the said Mahavir Developers with the consent of Shashikya Photozinco Kamgar Mudranalaya Sahakari Gruhrachana Sanstha Maryadit have agreed to sell a portion admeasuring 1340.11 square metres out of Survey No. 25/4A/4 unto and in favour of Mr. Kantilal Kapurchand Oswal and Mr. Bhim Ballappa Pahlwan for consideration and on certain terms and conditions. It is clarified that the said Agreement dated 29/4/2006 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the Index II pertaining to the said Agreement dated 29/4/2006 traced during the course of searches. It is clarified that the said portion admeasuring 1340.11 square metres is not the subject matter of this report.

(w) It appears that by an Agreement dated 9/7/2008 registered with the office of the Sub Registrar Haveli No. 16 at serial no. 5551/2008, the said Shashikya Photozinco Kamgar Mudranalaya Sahakari Gruhrachana Sanstha Maryadit with the consent of M/s. Mahavir Developers and Mr. Kantilal Kapurchand Oswal and Mr. Bhim Ballappa Pahlwan have agreed to sell a portion admeasuring 1340.11 square metres out of Survey No. 25/4A/4 unto and in favour of Mr. Mahendra Omkarmal Nibjiya and Mr. Vikram Chaganlala Oswal for consideration and on certain terms and conditions. It is clarified that the said Agreement dated 9/7/2008 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the Index II pertaining to the said Agreement dated 9/7/2008 traced during the course of searches. It is clarified that the said portion admeasuring 1340.11 square metres is not the subject matter of this report.

(x) It appears that by a Sale Deed dated 12/8/2008 registered with the office of the Sub Registrar Haveli No. 11 at serial no. 8189/2008 the said Shashikya Photozinco Kamgar Mudranalaya Sahakari Gruhrachana Sanstha Maryadit through their constituted attorney Mr. Ashok Sonraj Oswal have sold and conveyed a portion admeasuring 1349.90 square metres out of Survey No. 25/4A/4 unto and in favour of Mr. Nathmal Phulchand Jain, Mrs. Meena Nathmal Jain and Mr. Vijaykumar Champalal Rathod for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 8644. It is clarified that the said Sale Deed dated 12/8/2008 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 8644. It is clarified that the said portion admeasuring 1230.48 square metres is not the subject matter of this report.

(y) It appears that by a Sale Deed dated 13/10/2008 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 3774/2008 the said Shashikya Photozinco Kamgar Mudranalaya Sahakari Gruhrachana Sanstha Maryadit through their constituted attorney Mr. Ashok Sonraj Oswal have sold and conveyed a portion admeasuring 5309.90 square metres out of Survey No. 25/4A/4 unto and in favour of Mr. Prakash Sonraj Oswal for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 8880. It is clarified that the said Sale Deed dated 13/8/2008 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 8880.

(z) It appears that by a Sale Deed dated 25/1/2012 registered with the office of the Sub Registrar Haveli No. 10 at serial no. 1122/2012 the said Mr. Nathmal Phulchand Jain, Mrs. Meena Nathmal Jain and Mr. Vijaykumar Champalal Rathod have sold and conveyed a portion admeasuring 1349.90 square metres out of Survey No. 25/4A/4 unto and in favour of Mr. Jayantilal Tarachand Oswal for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 9659. It is clarified that the said Sale Deed dated 25/1/2012 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 9659. It is clarified that the said portion admeasuring 1230.48 square metres is not the subject matter of this report.

(aa) It appears that by a Sale Deed dated 24/1/2013 registered with the office of the Sub Registrar Haveli No. 5 at serial no. 782/2013 the said Mr. Prakash Sonraj Oswal has sold and conveyed a portion admeasuring 1230.48 square metres out of Survey No. 25/4A/4 unto and in favour of Mr. Charles Sundar Christen for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 9924. It is clarified that the said Sale Deed dated 25/1/2012 has not been produced for inspection at the time of issuance of this report and the said fact has

been ascertained from the mutation entry no. 9924. It is clarified that the said portion admeasuring 1230.48 square metres is not the subject matter of this report.

(bb) It appears that by a Sale Deed dated 30/12/2012 registered with the office of the Sub Registrar Haveli No. 5 at serial no. 3173/2013 the said Mr. Prakash Sonraj Oswal has sold and conveyed a portion admeasuring 550.33 square metres out of Survey No. 25/4A/4 unto and in favour of M/s. Vedant Constructions through its partner Mr. Gurumukh Jangaldas Sukhwani for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 9982.

(cc) It appears that by a Sale Deed dated 23/11/2013 registered with the office of the Sub Registrar Haveli No. 22 at serial no. 10300/2012 the said Mr. Prakash Sonraj Oswal has sold and conveyed a portion admeasuring 1329 square metres out of Survey No. 25/4A/4 unto and in favour of Mr. Vikram Champalal Jain for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 10730. It is clarified that the said Sale Deed dated 23/11/2013 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 10730. It is clarified that the said portion admeasuring 1329 square metres is not the subject matter of this report.

(dd) It appears that by a Sale Deed dated 23/11/2013 registered with the office of the Sub Registrar Haveli No. 22 at serial no. 10301/2012 the said Mr. Prakash Sonraj Oswal has sold and conveyed a portion admeasuring 2200 square metres out of Survey No. 25/4A/4 unto and in favour of Mr. Vikram Champalal Jain and Mr. Shailesh Jayantilal Jain for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 10731. It is clarified that the said Sale Deed dated 23/11/2013 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 10731. It is clarified that the said portion admeasuring 1329 square metres is not the subject matter of this report.

(ee) It appears that by an Agreement to Sell dated 31/12/2020 registered with the office of the Sub Registrar Haveli No. 25 at serial no. 12201/2020 the said Mr. Charles Sundar Christen has agreed to sell and convey a portion admeasuring 1230.48 square metres out of Survey No. 25/4A/4 unto and in favour of M/s. Manavi Developers for consideration and on certain terms and conditions. It is clarified that the said Agreement to Sell dated 31/12/2020 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the Index II pertaining to the said Agreement to Sell dated 31/12/2020 traced

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during the course of searches. It is clarified that the said portion admeasuring 1230.48 square metres is not the subject matter of this report.

(H) It appears that in pursuance to the Agreement to Sell dated 31/12/2020 by a Sale Deed dated 26/3/2021 registered with the office of the Sub Registrar Haveli No. 25 at serial no. 5395/2021 the said Mr. Charles Sundar Christen has sold and conveyed a portion admeasuring 1230.48 square metres out of Survey No. 25/4A/4 unto and in favour of M/s. Manavi Developers for consideration and on certain terms and conditions. It is clarified that the said Sale Deed dated 26/3/2021 has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the Index II pertaining to the said Sale Deed dated 26/3/2021 traced during the course of searches. It is clarified that the said portion admeasuring 1230.48 square metres is not the subject matter of this report,

2. Zone

The Survey No. 25 falls within the Residential Zone as per the Certificate dated 2/11/2012 issued by the Town Planning Department and part of the Survey No. 25 is effected by DP Road.

3. Name of the Owners

M/s. Vedant Construction, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, having office at: Sukhwani House, Station Road, Pimpri, Pune 411 018 through the hands of one of its Partners **Mr. Gurmukh Jangaldas Sukhwani** are the owners of the said Land described in para 5 herein below.

4. Searches, Public Notice and Misc.

(a) I have also caused online searches to be carried out of the Index II registers available in the office of the Joint Sub Registrar Haveli No. 1 to 27, Pune through my associate Mr. Rohit Walimbe, Advocate for the period commencing from 1992 till date. No physical searches have been taken in the office of the Sub Registrar Haveli Nos. 1 to 27 considering the COVID - 19 situation and the Notification dated 19/5/2020 issued by Inspector General of Registration and Controller of Stamps restricting physical searches and directing only for E- searches. It is clarified that in E-searches all the documents are not available on public domain and hence, the searches are restricted only to the documents available on the IGR website only. It is further clarified that during the course of E-searches Mr. Rohit Walimbe, Advocate has not found any other documents other than those mentioned hereinabove in respect of to the said Land or which other would affect the title of the Owners to the said Land.

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(b) It is clarified that this report is based on the online searches carried out at the office of the Sub Registrar of Assurances and on the documents produced before me interalia being title deeds and revenue records for my inspection and certain information supplied to me by my clients.

(c) It is clarified that I have not caused to be published any Public Notice calling for objections from the public at large for the issuance of this Report at the specific instructions of my clients.

(d) Litigation: Special Civil Suit No. 1410/2016 pending before the Civil Court Senior Division Pune at Pune filed by Shashikya Phatozinc Kamgar Mudranalaya Sahakari Gruhrachana Sansha Maryadit against Mr. Sanjay Dnyaneshwar Jashi and others including my clients as Defendant No. 9 therein for Declaration and Perpetual Injunction. The present suit has been filed interalia challenging the Development Agreement and Power of Attorney both dated 1/7/2004 in favour of M/s. Mahavir Developers and the subsequent Sale Deeds executed by them in favour of various purchasers and subsequent sale of portions of land including in favour of my clients. I have gone through the Plaint, Application for Injunction at Ex.5, and documents filed in therewith. I have also gone through the various applications and orders passed therein and also the Written Statement filed by my clients therein. Considering the pleadings of the parties therein and the documents made available, I am of the primo facie view that the said suit is hit by the law of limitation and further the theory of the Plaintiffs therein as regards fraud and misrepresentation due to which the Development Agreement and Power of Attorney were executed in favour of M/s. Mahavir Developers will not stand the test of law vis-à-vis the said society having received the entire consideration amount in the year 2004 from the said M/s. Mahavir Developers. Considering the facts and position of law I am of the opinion that the said suit would not stand the test of law and is likely to be dismissed. I am also informed by my clients that no interim or ad-interim orders have been passed in the said suit till date affecting the said Land.

(e) It is clarified that this report is based on the searches carried out at the office of the Sub Registrar of Assurances as stated above and on the photocopies of the documents and revenue records made available to me. It is clarified that I have not conducted any litigation searches in respect of the said Land.

(f) I have assumed that all members of the Hindu Undivided Family if referred above have been made a party to the documents as discussed hereinabove and no person/s are left out. It is clarified that as the detailed family has not been furnished to me, I have assumed and relied on the correctness as regards all members of Hindu Undivided Family being made a party to the documents. Further as a custom, the titles to said Land is ascertained on the basis of perusal of the village records maintained by the Revenue Department and of which the copies were

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made available to me by my clients. Relying upon the presumptions under law about the same being correct unless proved otherwise or contrary and an analysis of the same with regards to the applicable laws is used to deduce a chain of title.

(g) It is further clarified for the purposes of issuance of this report, (A) I have assumed (i) the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures, and authenticity of all documents submitted to me as certified or photocopies and have not examined the same, (ii) only photocopies of the documents referred above are produced for inspection and I have assumed the same to be true and correct, (iii) that all permissions, if necessary have been obtained, (iv) the accuracy and completeness of all the factual representations made in the documents and information given to me, (v) that there have been no changes, amendments or modifications to the documents examined by me, (B) I have relied upon the information relating to (i) Lineage on the basis of the revenue records and society records made available and certain information provided to me by my clients, (ii) there are no litigations/ claims/ applications/etc. of whatsoever nature pending in respect of the said Land before any Court, Forum, Revenue Courts and Authority, Judicial/ Quasi Judicial Officer or Authority, Arbitrator, etc. as per information provided to me by my clients, (iii) physical areas of the said Land thereof on the basis of the documents made available and information provided to me by my clients and (iv) boundaries of the said Land on the basis of documents and information provided to me by my clients.

(h) It is further clarified that I am not certifying the boundaries of the said Land nor am I qualified to express my opinion on physical identification of the said Land.

5. Description of the said Land

All that piece and parcel of well demarcated and defined land admeasuring 5.50 Ares i.e. 550.33 square metres carved out of Survey No. 25 Hissa No. 4A/4 total admeasuring 80 Ares assessed at Rs. 01=42paise situate village Undri, Taluka: Haveli, District: Pune and within the Gram Panchayat Undri, Taluka Panchayat Samiti Haveli, Zilla Parishad Pune and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and bounded as follows:-

On or towards the East : By part of Survey No. 25/4A/4.
On or towards the West : By part of Survey No. 25/4A/4.
On or towards the North : By part Survey No. 25/1.
On or towards the South : By Pune Saswad Bye Pass Road.

6. Opinion

In view and subject to what is stated above, I certify that in my opinion, **M/s. Vedant Construction**, a partnership firm duly registered under the provisions of the Indian Partnership Act,

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1932, having office at: Sukhwani House, Station Road, Pimpri, Pune 411 018 through the hands of one of its Partners **Mr. Gurmukh Jangaldas Sukhwani** are well and sufficiently entitled to the said Land as the owners thereof and have a clear and marketable title to the same and that the said Land is free from known encumbrances and reasonable doubts.

Dated this 10th day of May, 2021.



Prasanna S Darade

Advocate

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CHALLAN
MTR Form Number-6



GRN MH001062691202122E		BARCODE		Date 07/05/2021-11:36:32		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 HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		Adv Rohit M Walimbe	
Location PUNE							
Year 2021-2022 From 01/01/1992 To 07/05/2021				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street		Dhayari	
				Area/Locality		Pune	
				Town/City/District			
				PIN		4 1 1 0 4 1	
				Remarks (If Any)			
				Search Fee for 30 Years for Survey No 25 Hissa No 4A/4 Village Undri			
				Taluka Haveli Pune			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332021050711296 2679247498	
Cheque/DD No.				Bank Date	RBI Date	07/05/2021-11:37:43 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9011422626

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

सादर चालन "टाइप ऑफ पेमेंट" गरले बगुन कारणसादीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करायच्या दस्तांसाठी लागू नाही.

Prasanna S Darade

B.S.L., LL.B.
Advocate

Tel : 020-25885583 / 8000000000 / 0405552246

Flat No.7, 4th Floor, Abhilasha Apts., Opp. Gate No. 6, Abhimanshree Society, Pashan Road, Pune - 411008.

Tel. : 020 - 2588 5583 / 38 Fax : 020 - 2588 5580 Email : prasannasdarade@gmail.com, advocatespdassociates@gmail.com

PSD/21X/000227

10th May, 2021.

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of well demarcated and defined land admeasuring 82 Ares i.e. 8200 square metres carved out of Survey No. 25 Hissa No. 1 total admeasuring 1 Hectare 82 Ares assessed at Rs.02=92paise situate village Undri, Taluka: Havell, District: Pune and within the Gram Panchayat Undri, Taluka Panchayat Samiti Havell, Zilla Parishad Pune and within the jurisdiction of the Sub Registrar Havell Nos. 1 to 27, Pune (Hereinafter referred to as "the said land").

This is to certify that I have investigated the title of the above captioned land and have perused the title deeds and other relevant available documents and have issued my Search and Title Report dated 10/5/2021. In pursuance to the said Search and Title Report dated 10/5/2021 and subject to whatever is stated therein, I certify that in my opinion (i) **Mr. Tarachand B. Chawala**, (ii) **Mr. Gurmukhdas Jangaldas Sukhwani**, (iii) **Mr. Omprakash Gurdasmal Chawala** and (iv) **Mr. Dillip Gurdasmal Chawala** having office at: Sukhwani House, Station Road, Pimpri, Pune 411 018 are well and sufficiently entitled to the said Land as the owners thereof and have a clear and marketable title to the same and that the said Land is free from known encumbrances and reasonable doubts.

Dated this 10th day of May, 2021.


Prasanna S Darade
Advocate

PSD/21/ **000226**

10th May, 2021.

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of well demarcated and defined land admeasuring 82 Ares i.e. 8200 square metres carved out of Survey No. 25 Hissa No. 1 total admeasuring 1 Hectare 82 Ares assessed at Rs.02=92paise situate village Undri, Taluka: Havell, District: Pune and within the Gram Panchayat Undri, Taluka Panchayat Samiti Havell, Zilla Parishad Pune and within the Jurisdiction of the Sub Registrar Havell Nos., 1 to 27, Pune (Hereinafter referred to as "the said Land").

THIS IS TO CERTIFY THAT under the instructions of my clients (i) **Mr. Tarachand B. Chawala**, (ii) **Mr. Gurmukhdas Jangaldas Sukhwani**, (iii) **Mr. Omprakash Gurdasmal Chawala** and (iv) **Mr. Dillip Gurdasmal Chawala** having office at: Sukhwani House, Station Road, Pimpri, Pune 411 018, I have caused E-searches to be carried out in respect of the said Land at the office of the Sub Registrar Havell No. 1 to 27, Pune through my associate Mr. Rohit Walimbe, Advocate for the period commencing from the year 1992 till date, I have perused the photocopies of the Deeds and Documents given to me for my perusal pertaining to the right, title and interest of my clients to the said Land more particularly described in para 5 hereunder written and have also relied upon certain information given to me by my clients and have to observe as follows:-

1. Flow of title of the said Land

(a) It is clarified that the said Survey No. 25 of village Undri was originally Survey No. 24 and was subsequently renumbered as Survey No. 25.

(b) It appears that the said Survey No. 24 Hissa No. 1 admeasuring 4 Hectares 41 Ares was originally owned and possessed by one Mr. Pandharinath Kalu Mulik prior to the year 1943. The said fact has only been ascertained from the notings on the 7/12 extract for the 1943-1944.

(c) It appears that the said Mr. Pandharinath Kalu Mulik has obtained an ekkar loan to the tune of Rs. 1,700/- from Undri Vivid Karyakari Sahakari Society Ltd. and hence the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 1374. It appears that the said Mr. Pandharinath Kalu Mulik has duly repaid the said loan and pursuant thereto the said society had issued a Certificate that there are no dues and hence the charge of the said society was deleted from the revenue records. The same is reflected vide mutation entry no. 2060.

(d) It appears that the mutation entry No. 1558 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village Undri.

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(e) It appears that the said Mr. Pandharinath Kalu Mulik had obtained a loan for purchase of bullock and hence the charge of said tagai loan was mutated in the revenue records. The same is reflected vide mutation entry no. 1569. It appears that the pursuant to the Order dated 23/1/1989 passed by the Tahasildar, Haveli, the tagai charge was ordered to be deleted and hence was deleted from the revenue records. The same is reflected vide mutation entry no. 3310.

(f) It appears that the said Mr. Pandharinath Kalu Mulik has obtained an ekkar loan to the tune of Rs. 1,500/- from Undri Vivid Karyakari Sahakari Society Ltd. and hence the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 1649. It appears that the said Mr. Pandharinath Kalu Mulik has duly repaid the said loan and pursuant thereto the said society had issued a Certificate that there are no dues and hence the charge of the said society was deleted from the revenue records. The same is reflected vide mutation entry no. 2060.

(g) It appears that the said Mr. Pandharinath Kalu Mulik has obtained an ekkar loan to the tune of Rs. 8,000/- from Undri Vivid Karyakari Sahakari Society Ltd. and hence the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 1725. It appears that the said Mr. Pandharinath Kalu Mulik has duly repaid the said loan and pursuant thereto the said society had issued a Certificate that there are no dues and hence the charge of the said society was deleted from the revenue records. The same is reflected vide mutation entry no. 2060.

(h) It appears that the said Mr. Pandharinath Kalu Mulik expired intestate on 6/8/1984 leaving behind his legal heir and son namely Mr. Maruti Pandharinath Mulik. Pursuant thereto the name of the said legal heir was mutated in the revenue records. The same is reflected vide mutation entry no. 3085.

(i) It appears that by a Sale Deed dated 19/5/1986 registered with the office of the Sub Registrar Haveli No. 1 at serial no. 5123/1986, the said Mr. Maruti Pandharinath Mulik with the consent of Mr. Dattu Maruti Mulik and Mr. Chandrakant Maruti Mulik have sold and conveyed a portion admeasuring 60 Ares out of Survey No. 24/1 unto and in favour of Mr. Keshav Shankar Devale for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 24/1 was sub divided and Survey No. 24/1 was retained by the said owner and Survey No. 24/1/1 admeasuring 60 Ares was mutated in the name of the said purchaser. The same is reflected vide mutation entry no. 3110. *It is clarified that the said portion admeasuring 60 Ares is not the subject matter of this report.*

(j) It appears that by a Sale Deed dated 11/5/1987 registered with the office of the Sub Registrar Haveli No. 1 at serial no. 5861/1987, the said Mr. Maruti Pandharinath Mulik and Mr.

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Dattu Maruti Mulik have sold and conveyed a portion admeasuring 40 Ares out of Survey No. 24/1 unto and in favour of Mr. Keshav Shankar Devale for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 24/1 was sub divided and Survey No. 24/1 was retained by the said owner and Survey No. 24/1/2 admeasuring 40 Ares was mutated in the name of the said purchaser. The same is reflected vide mutation entry no. 3176. *It is clarified that the said portion admeasuring 40 Ares is not the subject matter of this report.*

(k) It appears that by a Sale Deed dated 14/8/1987 registered with the office of the Sub Registrar Havell No. 1 at serial no. 10769/1987, the said Mr. Maruti Pandharinath Mulik and Mr. Dattu Maruti Mulik have sold and conveyed a portion admeasuring 1 Hectare 60 Ares out of Survey No. 24/1 unto and in favour of Mr. Keshav Shankar Devale for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 24/1 was sub divided and Survey No. 24/1 was retained by the said owner and Survey No. 24/1/3 admeasuring 1 Hectare 60 Ares was mutated in the name of the said purchaser. The same is reflected vide mutation entry no. 3179. *It is clarified that the said portion admeasuring 1 Hectare 60 Ares is not the subject matter of this report.*

(l) It appears that by a Sale Deed dated 24/2/1988 registered with the office of the Sub Registrar Havell No. 1 at serial no. 2961/1988, the said Mr. Maruti Pandharinath Mulik and Mr. Chandrakant Maruti Mulik have sold and conveyed a portion admeasuring 29 Ares out of Survey No. 24/1 unto and in favour of Mr. Keshav Shankar Devale for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 24/1 was sub divided and Survey No. 24/1 was retained by the said owner and Survey No. 24/1/4 admeasuring 29 Ares was mutated in the name of the said purchaser. The same is reflected vide mutation entry nos. 3269 and 8072. *It is clarified that the said portion admeasuring 29 Ares is not the subject matter of this report.*

(m) It appears that by a Sale Deed dated 25/8/1989 registered with the office of the Sub Registrar Havell No. 1 at serial no. 13702/1989, the said Mr. Maruti Pandharinath Mulik has sold and conveyed a portion admeasuring 20 Ares out of Survey No. 24/1 unto and in favour of Mr. Ravikran Gopalrao Saudankar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 24/1 was sub divided and Survey No. 24/1 was retained by the said owner and Survey No. 24/1/5 admeasuring 20 Ares was mutated in the name of the said purchaser. The same is reflected vide mutation entry no. 3481. *It is clarified that the said portion admeasuring 29 Ares is not the subject matter of this report.*

(n) It appears that by a Sale Deed dated 5/7/1989 registered with the office of the Sub Registrar Havell No. 1 at serial no. 10962/1989, the said Mr. Maruti Pandharinath Mulik has sold and conveyed a portion admeasuring 20 Ares out of Survey No. 24/1 unto and in favour of Mr. Keshav Shankar Devale for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 24/1 was sub divided and Survey No. 24/1 was retained by the said owner

and Survey No. 24/1/6 admeasuring 20 Ares was mutated in the name of the said purchaser. The same is reflected vide mutation entry nos. 3590 and 8071. *It is clarified that the said portion admeasuring 20 Ares is not the subject matter of this report.*

(o) By a Notification bearing no. Prashashan/SR 23 dated 6/9/1977 the said village Undri was split and a new village Wadachi Wadi came into existence. Pursuant thereto into the Survey numbers of village Undri were also changed and Survey No. 24 was allotted New Survey No. 25. Pursuant thereto Survey No 24/1 was allotted Survey No. 25/1 of village Undri. The same is reflected vide mutation entry no. 3792.

(p) It appears that by a Sale Deed dated 17/12/1992 registered with the office of the Sub Registrar Haveli No. 3 at serial no. 803/1993 (old no. 1479/1992), the said Mr. Maruti Pandharinath Mulik and Mr. Dattatraya Maruti Mulik have sold and conveyed a portion admeasuring 20 Ares out of Survey No. 25/1 unto and in favour of Mr. Ravikiran Gopal Saudankar for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 4629. *It is clarified that the said portion admeasuring 20 Ares is not the subject matter of this report.*

(q) It appears that by a Sale Deed dated 13/6/1994 registered with the office of the Sub Registrar Haveli No. 3 at serial no. 3209/1994, the said Mr. Maruti Pandharinath Mulik has sold and conveyed a portion admeasuring 10 Ares out of Survey No. 25/1 unto and in favour of Mr. Ravikiran Gopal Saudankar for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 4973. *It is clarified that the said portion admeasuring 10 Ares is not the subject matter of this report.*

(r) It appears that by a Sale Deed dated 12/6/1995 registered with the office of the Sub Registrar Haveli No. 3 at serial no. 4662/1995, the said Mr. Ravikiran Gopal Saudankar has sold and conveyed a portion admeasuring 20 Ares out of Survey No. 25/1 unto and in favour of Mr. Kundalik Eknath Puneekar for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 5095. *It is clarified that the said portion admeasuring 20 Ares is not the subject matter of this report.*

(s) It appears that by a Sale Deed dated 12/6/1995 registered with the office of the Sub Registrar Haveli No. 3 at serial no. 4663/1995, the said Mr. Ravikiran Gopal Saudankar has sold and conveyed a portion admeasuring 30 Ares out of Survey No. 25/1 unto and in favour of Mr. Chandrakant Baban Bandal for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is

reflected vide mutation entry nos. 5096 and 8005. It is clarified that the said portion admeasuring 30 Ares is not the subject matter of this report.

(i) It appears that by a Sale Deed dated 21/3/1995 registered with the office of the Sub Registrar Haveli No. 3 at serial no. 2126/1995, the said Mr. Maruli Pandharinath Mulik, Mrs. Babubai Maruli Mulik, Mr. Dattoba alias Dattatraya Maruti Mulik, Ms. Vandana Dattoba Mulik, Ms. Manish Dattoba Mulik along with Mrs. Ranjana Bapusaheb Tingare and Mrs. Shivganga Vitthal Avhale have sold and conveyed a portion admeasuring 1 Hectare i.e. 100 Ares out of Survey No. 25/1 unto and in favour of Mr. Tarachand B. Chawala, Mr. Gurmukhdas Jangaldas Sukhwani and Mr. Omprakash Gurdasmal Chawala for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 5446.

(ii) It appears that by a Deed of Confirmation dated 21/7/1995 registered with the office of the Sub Registrar Haveli No. 3 at serial no. 6141/1995, the said Smt. Subhadra Chandrakant Mulik and Mr. Santosh Chandrakant Mulik have confirmed the terms and conditions of the said Sale Deed dated 21/3/1995 in favour of Mr. Tarachand B. Chawala, Mr. Gurmukhdas Jangaldas Sukhwani and Mr. Omprakash Chawala and declared the same to be binding on them.

(iii) It appears that by a Sale Deed dated 14/12/1993 registered with the office of the Sub Registrar Haveli No. 3 at serial no. 890/1995 (old no. 5627/1993), the said Mr. Maruli Pandharinath Mulik has sold and conveyed a portion admeasuring 10 Ares out of Survey No. 25/1 unto and in favour of Mrs. Mangal Kisan Gode, Mrs. Tejasvi Bhagwan Katakdhone, Mr. Ganpal Bhiku Desai, Mr. Ulhas Sauroba Kolamkar, Mrs. Lalita Ashak Gode, Mr. Vijay Kashinath Surve and Mrs. Aruna Shankar Sakhare for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 6086. It is clarified that the said portion admeasuring 10 Ares is not the subject matter of this report.

(iv) It appears that the said Mr. Maruli Pandharinath Mulik expired intestate on 1/8/1999 leaving behind his legal heirs namely (i) Mr. Dattatraya Maruli Mulik – son, (ii) Smt. Subhadra Chandrakant Mulik – daughter in law (widow of predeceased son Chandrakant), (iii) Mr. Santosh Chandrakant Mulik – grandson, (iv) Smt. Babubai Maruli Mulik – widow, (v) Mrs. Shivganga Vitthal Avhale – daughter and (vi) Mrs. Ranjana Bapu Tingare – daughter. Pursuant thereto the names of the said legal heirs were recorded in the revenue records. The same is reflected vide mutation entry no. 6478.

(v) It appears that the said Mr. Keshav Sankar Devale expired intestate on 7/1/1997 leaving behind his legal heirs namely (i) Mr. Prakash Keshav Devale – son, (ii) Smt. Sunanda Pandurang Kavilkar – daughter, (iii) Mrs. Pratibha Vasudeo Karanjekar – daughter and (iv) Mrs. Kalpana

Milind Kavlikar – daughter. Pursuant thereto the names of the said legal heirs were mutated in the records. The same is reflected vide mutation entry no. 8128. *It appears that the said Mr. Keshav Shankar Devale was the owners of portions bearing Survey No. 25/1/1, 25/1/2, 25/1/3, 25/1/4 and 25/1/6 which were carved out of Survey No. 25/1, however the said mutation entry no. 8128 appears to have been wrongly mutated in the revenue records of Survey No. 25/1.*

(y) It appears that by a Development Agreement dated 16/3/2007 registered with the office of the Sub Registrar Haveli No. 20 at serial no. 2707/2007, the said Mr. Chandrakant Baban Bandal has granted the development rights in respect of an area admeasuring 20 Ares out of Survey No. 25/1 unto and in favour Cheveley Land Developers Pvt. Ltd. for consideration and on certain terms and conditions. Pursuant thereto the effect of the said Development Agreement was mutated in the other rights column in the revenue records. The same is reflected vide mutation entry no. 8215. *It is clarified that the said portion admeasuring 20 Ares is not the subject matter of this report..*

(z) It appears that pursuant to the three separate Orders passed by the Sub Divisional Officer, Sub Division Haveli, Pune all dated 9/7/2008 in Appeal Nos. RTS/Appeal/291/2007, RTS/Appeal/292/2007 and RTS/Appeal/293/2007 the mutation entry nos. 8005, 8071, 8072 and 8128 were ordered to be deleted from the revenue records of Survey No. 25/1 and original position was to be restored. Pursuant thereto the effect of the said Orders were mutated in the revenue records. The same is reflected vide mutation entry no. 8666.

(aa) It appears that pursuant to the Order dated 8/12/2008 bearing No. HNo./kavi/6687/2008 passed by the Tahasildar and Order dated 9/7/2008 in Appeal No. RTS/Appeal/293/2007 passed by the Sub Divisional Officer, Sub Division Haveli, Pune the mutation entry no. 8215 was ordered to be deleted from the revenue records of Survey No. 25/1 and the name of Cheveley Land Developers Pvt. Ltd. was deleted. Pursuant thereto the effect of the said Order was mutated in the revenue records. The same is reflected vide mutation entry no. 8724.

(bb) It appears that by an Agreement dated 3/12/2010 registered with the office of the Sub Registrar Haveli No. 8 at serial no. 11938/2010, the said Mr. Kundalik Eknath Punekar, Mrs. Mangal Kisan Gode, Mr. Ganpat Bhiku Desai, Mrs. Lalita Ashok Gode, Mr. Vijay Kashinath Surve, Mrs. Aruna Shankar Sakhare, Mr. Ulhas Sauraba Kolamkar, Mrs. Tejasvi Bhagwan Kalakdhane and Mr. Chandrakant Baban Bandal with the consent of M/s. SVRS Properties have agreed to sell a portion admeasuring 40 Ares out of Survey No. 25/1 unto and in favour Mr. Nalin Dwarkadas Nyati for consideration and on certain terms and conditions. *It is clarified that the said portion admeasuring 40 Ares is not the subject matter of this report*

(cc) It appears that pursuant to the Agreement dated 3/12/2020, by a Sale Deed dated 9/3/2011 registered with the office of the Sub Registrar Haveli No. 14 at serial no. 2870/2011, the

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said Mr. Kundalik Eknath Punekar, Mrs. Mangal Kisan Gode, Mr. Ganpat Bhiku Desai, Mrs. Lalita Ashok Gode, Mr. Vilay Kashinath Surve, Mrs. Aruna Shankar Sakhare, Mr. Ulhas Sauraba Kolamkar, Mrs. Tejasvi Bhagwan Katakdhane and Mr. Chandrakant Baban Bandal with the consent of M/s. SVRS Properties have absolutely sold a portion admeasuring 40 Ares out of Survey No. 25/1 unto and in favour Mr. Nilitin Dwarkadas Nyati for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 9391. *It is clarified that the said portion admeasuring 40 Ares is not the subject matter of this report.*

(dd) It appears that by a Sale Deed dated 21/4/2011 registered with the office of the Sub Registrar Haveli No. 14 at serial no. 4409/2011, the said Mr. Dattatraya Maruti Mulik, Mrs. Subhadra Chandrakant Mulik and Mr. Santosh Chandrakant Mulik have with the consent of M/s. SVRS Properties have absolutely sold a portion admeasuring 2 Ares out of Survey No. 25/1 unto and in favour Mr. Nilitin Dwarkadas Nyati for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 9443. *It is clarified that the said portion admeasuring 2 Ares is not the subject matter of this report.*

(ee) It appears that by a Gift Deed dated 6/7/2012 registered with the office of the Sub Registrar Haveli No. 5 at serial no. 6853/2012, the said Mr. Omprakash Gurdasmal Chawala has by way of gift conveyed $\frac{1}{4}$ share out of his $\frac{1}{4}$ th share i.e. 12.5 Ares in Survey No. 25/1 unto and in favour of Mr. Dilip Gurdasmal Chawala on certain terms and conditions. It is clarified that the name of Mr. Dilip Gurdasmal Chawala is yet to be mutated in the revenue records.

(ff) It appears that by a Joint Declaration dated 19/2/2014 registered with the office of the Sub Registrar Haveli No. 26 at serial no. 3415/2014, executed between Mr. Tarachand B. Chawala, Mr. Gurmukhdas Jangaldas Sukhwani, Mr. Omprakash Gurdasmal Chawala and Mr. Dilip Gurdasmal Chawala as Party of the First Part and Mr. Nilitin Dwarkadas Nyati as the Party of the Second Part, the parties thereto have declared that on meticulous joint verification and verification of the legal position of Survey No. 25/1, it is found that at the time of execution of the Sale Deed dated 21/3/1995 in favour of Mr. Tarachand B. Chawala, Mr. Gurmukhdas Jangaldas Sukhwani and Mr. Omprakash Gurdasmal Chawala the erstwhile owner Mr. Maruti Pandharinath Mulik was holding only 82 Ares out of Survey No. 25/1 and inspite the same and area admeasuring 100 Ares was conveyed in favour of Mr. Tarachand B. Chawala, Mr. Gurmukhdas Jangaldas Sukhwani, Mr. Omprakash Gurdasmal Chawala and hence the said Mr. Tarachand B. Chawala, Mr. Gurmukhdas Jangaldas Sukhwani, Mr. Omprakash Gurdasmal Chawala actually got right, title and interest to the extent of an area admeasuring 82 Ares out of Survey No. 25/1 and are in physical possession of the same and further the parties thereto have agreed to get the names and areas accordingly corrected in the revenue records.

Prs