

10] It appears from the mutation entry No. 12430 that, Shri Keshav Shankar Tapkir died on 21.12.1994 leaving behind him his sons Shri Dnyaneshwar Keshav Tapkir, Shri Suresh Keshav Tapkir and daughters Vimal Keshav Tapkir, Sou. Laxmi Dattatraya Wahile, Sou Anusaya Baban Saste and Sou Kantabai Ratnakar Thorave and according to their application stating that they are the only legal heirs, their names have been mutated in the 7/12 extract of the property Survey No. 381/2B.

11] It appears from the mutation entry No. 12664 that, Shri Sudam Shankar Tapkir died on 22.07.2005 leaving behind him his sons Shri Anil Sudam Tapkir, Shri Subhash Sudam Tapkir and daughters Sou Sunanda Chandrakant Devkar, Sou Sangeeta Amrut Bhadale and widow Smt Yamunabai Sudam Tapkir and according to their application stating that they are the only legal heirs, their names have been mutated in the 7/12 extract of the property Survey No. 381/2B.

12] It appears from the mutation entry No. 12465 that, Mr Jagannath Maruti Tajane died on 10/07/1993 leaving behind him Shri Kaluram Jagannath Tajane, Shri Ankush Jagannath Tajane, Sou Satyabhama Kondiba Bankar and Sou Kaushalya Maruti Khurpe and according to their application stating that they are the only legal heirs, their names have been mutated in the 7/12 extract of the property Survey No. 381/1A.

13] It appears from the mutation entry No. 12794 that, Smt Kalabai Sahadu Saste, legal heirs of late Smt Lilabai Damu Shinde namely Shri Baban Damu Shinde, Shri Tukaram Damu Shinde, Shri Arvind Damu Shinde, Smt Pamabai Baban Kapase, Sou Gangubai Yashwant Nimbalkar, Smt Sudha Haribhau Deshmukh, Sou Meena Ashok Devkar and Smt Sulabai Raghunath Shinde and Sou Putalabai Moru Gavhane have released their rights in the property



bearing Survey No. 430/2B in favour of Shri Dashrath Shankar Tapkir and others and have executed a release deed dt. 3/4/2008 which is registered in the office of Sub Registrar Haveli No. 8 at Serial no. 4509/2008 and accordingly effect of the same has been given in the 7/12 extract of the property bearing Survey No. 430/2B.

14] It appears from the mutation entry No. 13155 that, Mr Kaluram Jagannath Tajane died on 11/10/2008 leaving behind him Shri Anil Kaluram Tajane, Shri Shivaji Kaluram Tajane and his widow Smt Parubai Kaluram Tajane and according to their application stating that they are the only legal heirs, their names have been mutated in the 7/12 extract of the property Survey No. 381/1A.

15] It appears from the mutation entry no. 14011 that, as per the order No. HNO/155/SR/412/2010 issued by Tehsildar, Pune dt. 11/01/2011, the name of Kalu Sadu Tajane which was removed from 7/12 extract due to re-writing of the record has been restored in the 7/12 extract of the property Survey No. 381/1A.

16] It appears from Mutation Entry No. 15210 that, by a Sale Deed dt. 30.10.2012, Shri. Kalu Sadu Tajane, Sou Dagadabai Kalu Tajane, Shri Sadashiv Kalu Tajane, Sou Mohini Sadashiv Tajane, Sou Sanjeevani Shevnak Jambhulkar, Sou Asha Uttam Jadhav, Sou Nanda Naresh Khaire and Sou Varsha Dilip Gaikwad have sold the portion of the property admeasuring 00 H 44.75 Ares out of their share in the land bearing Survey No. 381/1A to Shri. Somnath Pandurang Kate, Shri Vishal Bacchuram Kate & Shri Tukaram Baban Gavali. The said Sale Deed is registered in the office of the Sub Registrar Haveli No. 5 at Serial No. 9463/2012 on 30/10/2012. As a result of the said sale deed names of the purchasers were mutated in the 7/12 extract vide the said mutation entry no. 15210. It further appears that, Shri Kalu Sadu Tajane and others have also



executed an irrevocable power of attorney in favour of Shri. Somnath Pandurang Kate, Shri Vishal Bacchuram Kate & Shri Tukaram Baban Gavali in furtherance of the said sale deeds which power of attorney is registered in the office of Sub Registrar Haveli No. 5 at Serial No. 9464/2012 on 30/10/2012.

It further appears that, Shri. Kalu Sadu Tajane, Sou Dagadabai Kalu Tajane, Shri Sadashiv Kalu Tajane, Sou Mohini Sadashiv Tajane, Sou Sanjeevani Shevna Jambhulkar, Sou Asha Uttam Jadhav, Sou Nanda Naresh Khaire and Sou Varsha Dilip Gaikwad have sold the portion of the property admeasuring 00 H 21.25 Ares out of their share in the land bearing Survey No. 381/1A to Shri. Somnath Pandurang Kate, Shri Vishal Bacchuram Kate & Shri Tukaram Baban Gavali. The said Sale Deed is registered in the office of the Sub Registrar Haveli No. 5 at Serial No. 9468/2012 on 30/10/2012. As a result of the said sale deed names of the purchasers were mutated in the 7/12 extract vide the said mutation entry no. 15211. It further appears that, Shri Kalu Sadu Tajane and others have also executed an irrevocable power of attorney in favour of Shri. Somnath Pandurang Kate, Shri Vishal Bacchuram Kate & Shri Tukaram Baban Gavali in furtherance of the said sale deeds which power of attorney is registered in the office of Sub Registrar Haveli No. 5 at Serial No. 9469/2012 on 30/10/2012.

17] It appears that, by a Sale Deed dt. 20.01.2013, Shri. Ankush Jagannath Tajane, Sou Suman Ankush Tajane, Shri Sachin Ankush Tajane, Sou shobha Sachin Tajane, Sou Sarika Nilesh Tilekar, Sou Sheetal Sunil Bhumkar, Smt Parubai Kaluram Tajane, Shri Anil Kaluram Tajane, Sou Anita Anil Tajane, Shri Shivaji Kaluram Tajane, Sou Manisha Shivaji Tajane, Sou Kantabai Macchindra Agarkar, Sou Shantabai Dilip Dalavi, Sou Satyabhama Kondiba Banker and Sou Kaushalya Maruti Khurpe have sold the portion of the property admeasuring 00 H 35.75 Ares out of their share in the land bearing Survey No. 381/1A to Shri. Somnath Pandurang



Kate, Shri Vishal Bacchuram Kate & Shri Tukaram Baban Gavali. The said Sale Deed is registered in the office of the Sub Registrar Haveli No. 5 at Serial No. 665/2013 on 21/01/2013. As a result of the said sale deed names of the purchasers were mutated in the 7/12 extract vide the said mutation entry no. 15304 to the property admeasuring of 00 H 33 Ares.

18] It appears from the mutation entry No. 15303 dt. 8/2/2013 that, Sou Kaushalya Maruti Khurpe before marriage name Kaushalya Maruti Tajane and Sou Satyabhama Kondiba Bankar before marriage name Satyabhama Maritu Tajane have released their share in the property bearing Survey No. 381/1A and other properties and have executed a release deed in favour of Shri Ankush Jagannath Tajane, Smt Parubai Kaluram Tajane and Shri Shivaji Kaluram Tajane which is registered in the office of Sub Registrar Haveli No. 5 at Serial No. 667/2013 on 21/01/2013.

19] It appears that, on 29/04/2013 Prajol Developers, a proprietary firm through its proprietor Shri Rajesh Maruti Kadam has executed a consent deed in respect of the property admeasuring 00 H 66 Ares which is purchased by Shri. Somnath Pandurang Kate, Shri Vishal Bacchuram Kate & Shri Tukaram Baban Gavali from its previous owners Shri Kalu Sadu Tajane and others thereby giving the consent to the sale deeds registered at Serial No. 9463/2012 and 9468/2012 as above as the said previous owners had executed an agreement in respect of their share and agreed to sell the same to M/s Prajol Developers and further have executed cancellation deed thereof. However, since the agreement is cancelled between them M/s Prajol Developers through its proprietor has given its consent to the above sale deed. The said consent deed is registered in the office of Sub Registrar Haveli No. 5 at Serial No. 3483/2013.



20] It appears from Mutation Entry No. 15632 dt. 13.07.2013 that, Shri Dashrath Shankar Tapkir died on 18.07.2008 leaving behind him Shri Gulab Dashrath Tapkir, Shri Shri Shantaram Dashrath Tapkir legal heirs of son late Shri Lalasaheb Dashrath Tapkir namely Shri Yogesh Lalasaheb Tapkir, Sou Shraddha Dattatraya Bhalekar, Sou Deepa Haridas Harishchandre, Sou Pooja Devidas Thite and widow Smt Geetanjali Lalasaheb Tapkir and married daughters Sou Suman Nivrutti Saste, Smt. Kamal Prabhakar Tingre, Sou. Koushalya Vilas Badade, Sou. Mangal Shamrao Rajguru and according to their application stating that they are the only legal heirs, their names have been mutated in the 7/12 extract of the property Survey No. 381/2B.

21] It appears from Mutation Entry No. 15633 dt. 13.07.2013 that, Shri Yashwant Shankar Tapkir died on 06.09.2010 leaving behind him son Shri Shivaji Yashwant Tapkir and married daughters Sou Saraswati Baburao Gavhane, Smt Sunita uday Choudhary and widow Smt Muktabai Yashwant Tapkir and according to their application stating that they are the only legal heirs, their names have been mutated in the 7/12 extract of the property Survey No. 381/2B.

22] It appears that, Advcoate Chandrakant Nanekar has issued search and title report on 31/08/2013 of the property bearing Survey No. 381/1A of village Charholi Bk. Tal. Haveli, Dist. Pune to Shri. Somnath Pandurang Kate, Shri Vishal Bacchuram Kate & Shri Tukaram Baban Gavali certifying that, the said property is free from all encumbrances.

23] It appears that, on 24/02/2014 Shri. Kalu Sadu Tajane, Sou Dagadabai Kalu Tajane, Shri Sadashiv Kalu Tajane, Sou Mohini Sadashiv Tajane, Sou Sanjeevani ShevnaK Jambhulkar, Sou Asha Uttam Jadhav, Sou Nanda Naresh Khaire and Sou Varsha Dilip



Gaikwad have executed a deed of confirmation in favour of Shri. Somnath Pandurang Kate, Shri Vishal Bacchuram Kate & Shri Tukaram Baban Gavali thereby confirming the receipt of entire agreed consideration as per the sale deeds dt. 30/10/2012 registered at Serial no. 9463/2012 and 9468/2012, which deed of confirmation is registered in the office of Sub Registrar Haveli No. 5 at Serial No. 1601/2012 on 24/02/2014.

24] It appears that, Shri. Somnath Pandurang Kate, Shri Vishal Bacchuram Kate & Shri Tukaram Baban Gavali being owners of Survey No. 381/1A and Shri Shantaram Dashrath Tapkir, Shri Kashinath Shankar Tapkir, Shri Subhash Sudam Tapkir, Shri Chabu Shankar Tapkir, Shri Shivaji Yashwant Tapkir, Shri Dnyaneshwar Keshav Tapkir and Shri Suresh Keshav Tapkir being the owners of property bearing Survey No. 381/2B have executed a declaration deed thereby declaring the possession of the property owned by them as they are the adjoining properties to each other and have obtained joint demarcation on 3/3/2014 from the office of T.I.L.R., Pune vide nos. 8450/2014 and 8451/2014. Said declaration is registered in the office of Sub Registrar Haveli No. 18 at Serial No. 4681/2014 on 7/7/2014.

25] It appears that, Shri. Somnath Pandurang Kate, Shri Vishal Bacchuram Kate & Shri Tukaram Baban Gavali have executed a sale deed and sold the property admeasuring 05 Ares out of the property admeasuring 00 H 99 Ares owned by them in favour of Shri Nitin Gulab Tapkir and Shri Sachin Gulab Tapkir vide registered sale deed dt. 7/7/2014 which is registered in the office of Sub Registrar Haveli 18 at Serial No. 4685/2014 on 7/7/2014.



26] It appears that, Shri. Somnath Pandurang Kate, Shri Vishal Bacchuram Kate & Shri Tukaram Baban Gavali have entrusted the rights of development of the property admeasuring 00 H 94

Ares i.e. 9400 Sq.mtrs. out of property bearing Survey No. 381/1A totally admeasuring 01 H 32 Ares in favour of Lunkad Vishwa Developers, a registered partnership firm through its partners Shri Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat in terms of consideration to be received by the owners to the extent of 40% of the revenue in gross sale proceeds as mentioned in the agreement and have executed the joint development agreement which is registered in the office of Sub Registrar Haveli No. 18 at Serial No. 4687/2014 on 7/7/2014. It further appears that, said Shri. Somnath Pandurang Kate, Shri Vishal Bacchuram Kate & Shri Tukaram Baban Gavali have also executed an irrevocable power of attorney in favour of Lunkad Vishwa Developers, a registered partnership firm through its partners Shri Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat which is also registered in the office of Sub Registrar Haveli No. 18 at Serial No. 4688/2014 on 07/07/2014.

27] It appears that, Shri Gulab Dashrath Tapkir and others have got the land bearing S. No. 381/2B and other properties owned by them and have executed a partition deed which is registered in the office of Sub Registrar Haveli No. 5269/2014 on 7/7/2014. According, to the said partition deed the property admeasuring 00 H 23.16 Ares out of total property admeasuring 01 H 39 Ares bearing Survey No. 381/2B is given to the share of Shri. Gulab Dasharath Tapkir, Shri. Nitin Gulab Tapkir, Shri. Sachin Gulab Tapkir, Smt. Gitanjali Lalasaheb Tapkir, Shri. Yogesh Lalasaheb Tapkir, Shri. Shantaram Dasharath Tapkir, Shri. Atul Shantaram Tapklir, Shri. Hrishikant Shantaram Tapkir, Sou. Swati Ganesh Shinde (before marriage is Swati Gulab Tapkir), Sou. Shradhha Dattatray Bhalekar (before marriage - Shradhha Lalasaheb Tapkir), Sou. Deepa Haridas Harishachandre (before marriage- Deepa Lalasaheb Tapkir), Sou. Pooja Devidas Thite (before marriage Pooja



Lalasaheb Tapkir), Sou. Urmila Vishal Rajguru (before marriage Urmila Shantaram Tapkir), the property admeasuring 00 H 23.16 Ares out of total property admeasuring 01 H 39 Ares bearing Survey No. 381/2B is given to the share of Shri. Dnyaneshwar Keshav Tapkir, Shri. Sandip Dnyaneshwar Tapkir, Shri. Tushar Dnyaneshwar Tapkir, Shri. Suresh Keshav Tapkir, Shri. Amit Suresh Tapkir, the property admeasuring 00 H 23.16 Ares out of total property admeasuring 01 H 39 Ares bearing Survey No. 381/2B is given to the share of Smt. Muktabai Yashwant Tapkir, Shri. Shivaji Yashwant Tapkir, Shri. Akshay Shivaji Tapkir, the property admeasuring 00 H 23.20 Ares out of total property admeasuring 01 H 39 Ares bearing Survey No. 381/2B is given to the share of Shri. Kashinath Shankar Tapkir, Shri. Balasaheb Kashinath Tapkir, Shri. Pravin Balasaheb Tapkir, Shri. Mahesh Balasaheb Tapkir, Shri. Bhagvan Kashinath Tapkir, Shri. Pradip Bhagvan Tapkir, Shri. Avinash Kashinath Tapkir, Shri. Akash Avinash Tapkir, the property admeasuring 00 H 23.16 Ares out of total property admeasuring 01 H 39 Ares bearing Survey No. 381/2B is given to the share of Smt. Yamunabai Sudam Tapkir, Shri. Anil Sudam Tapkir, Shri. Subhash Sudam Tapkir, the property admeasuring 00 H 23.16 Ares out of total property admeasuring 01 H 39 Ares bearing Survey No. 381/2B is given to the share of Shri. Chhabu Shankar Tapkir, Shri. Ganesh Chhabu Tapkir & Shri. Dinesh Chhabu Tapkir. The said partition deed is executed with the consent of Smt Suman Nivrutti Saste, Smt Kamal Prabhakar Tingare, Sou Kaushalya Vilas Badade, Sou Mangal Shamrao Rajguru, Vimal Keshav Tapkir, Smt Laxmi Dattatraya Wahile, Sou Hausabai Baban Saste, Sou Suman Ratan Thorave, Sou Kalyani Mahendra Chand, Sou Reshma Shivaji Tapkir, Sou Saraswati Baburao Gavhane, Smt Sunita Uday Choudhari, Sou Sadhana Santosh Kalbhor, Sou Shubhangi Deepak Pawar, Shri Prashant Govind Potale, Shri Sagar Govind Potale, Shweta Govind Potale, Ashwini Avinash Tapkir, Sou Nanda Chandrakant Devkar,



Sou Sangeeta Amrut Bhadale, Sou Meena Eknath Ghule, Sou Rekha Rajendra Kate, Sou Laxmi Vilas Thorave, Sou Jayashree Sayaji Sakore and Sou Sanjeevani Ravindra Bhosale.

28] It appears from the copy of the Released Deed dt. 07/07/2014 that, Sou. Sadhana Santosh Kalbhor, Sou. Shubhangi Dipak Pawar, Shri. Prashant Govind Potale, Shri. Sagar Govind Potale, Shweta Govind Potale, Ashwini Avinash Tapkir have released their rights & interests in favour of Shri. Kashinath Shankar Tapkir, Shri. Balasaheb Kashinath Tapkir, Shri. Pravin Balasaheb Tapkir, Shri. Mahesh Balasaheb Tapkir, Shri. Bhagvan Kashinath Tapkir, Shri. Pradeep Bhagvan Tapkir, Shri. Avinash Kashinath Tapkir, Shri. Akash Avinash Tapkir. The said Released Deed is registered at the office of the Sub Registrar Haveli- 26, at Sr. No. 5280/2014.

29] It appears from the copy of the Release Deed dt. 07/07/2014 that, Smt. Suman Nivrutti Saste, Smt. Kamal Prabhakar Tingre, Sou. Koushalya Vials Badade, & Sou. Mangal Shamrao Rajguru have released their rights & interests in the said land bearing S. No. 381/2B in favour of Shri. Gulab Dashrath Tapkir, Shri. Nitin Gulab Tapkir, Shri. Sachin Gulab Tapkir, Smt. Geetanjali Lalasaheb Tapkir, Shri. Yogesh Lalasaheb Tapkir, Shri. Shantaram Dashrath Tapkir, Shri. Atul Shataram Tapkir, Shri. Hrushikant Shantaram Tapkir. The said Release Deed is registered at the office of the Sub Registrar Haveli- 26 at Sr. No. 5285/2014.

30] It appears from the copy of the Release Deed dt. 07/07/2014 that Sou. Vimal Keshav Tapkir, Smt. Laxmi Dattatray Vahile, Sou. Housabai Baban Saste & Sou. Suman Ratan Saste Suman Nivrutti Saste have released their rights & interests in the said land bearing S. No. 381/2B in favour of Shri. Dnyaneshwar Keshav Tapkir, Shri. Sandip Dnyaneshwar Tapkir, Shri. Tushar Dnyaneshwar Tapkir, Shri. Suresh Keshav Tapkir & Shri. Shri. Amit Suresh Tapkir. The



said Release Deed is registered at the office of the Sub Registrar Haveli- 26 at Sr. No. 5288/2014.

31] It appears from the copy of the Released Deed dt. 07/07/2014 that Sou. Kalyani Mahendra Chand, Sou. Reshma Shivaji Tapkir , Sou. Saraswati Baburao Gavhane, Smt. Sunita Uday Choudhary have released their rights & interests in favour of Smt. Muktabai Yashawant Tapkir, Shri. Shivaji Yashwant Tapkir, Shri. Akshay Shivaji Tapkir. The said Release Deed is registered at the office of the Sub Registrar Haveli- 26 at Sr. No. 5290/2014.

32] It appears from the copy of the Released Deed dt. 07/07/2014 that, Sou. Meena Eknath Ghule, Sou. Rekha Rajendra Kate, Sou. Laxmi Vilas Thorve, Sou. Jayashri Sayaji Sakore & Sou. Sanjivani Ravindra Bhosale has released their rights & interests in favour of Shri. Chhabu Shankar Tapkir, Shri. Ganesh Chhabu Tapkir, Shri. Dinesh Chhabu Tapkir. The said Release Deed is registered at the office of the Sub Registrar Haveli- 26 at Sr. No. 5292/2014

33] It appears from the copy of the Released Deed dt. 07/08/2014 that, Sou. Nanda Chandrakant Devkar & Sou. Sangita Amrut Bhadale has released their rights & interests in favour of Smt. Yamunabai Sudam Tapkir, Shri. Anil Sudam Tapkir & Shri. Subhash Sudam Tapkir. The said Released Deed is registered at the office of the Sub Registrar Haveli- 26, at Sr. No. 5294/2014.



34] Public Notice so as to call the objections from the public at large before, execution of the Development Agreement in respect of the property bearing Survey No. 381/2B of village Charholi Bk., Tal. Haveli, Dist. Pune by Shri Gulab Dashrath Tapkir and others in favour of Lunkad Vishwa Developers, a registered partnership firm through its partners Shri Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat was published by me in daily

'Prabhat' on 4/02/2014. No body has raised any objection to the said public notice. Public Notice so as to call the objections from the public at large before, execution of the Development Agreement in respect of the property bearing Survey No. 381/1A of village Charholi Bk., Tal. Haveli, Dist. Pune by Shri Somnath Pandurang Kate and others in favour of Lunkad Vishwa Developers, a registered partnership firm through its partners Shri Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat was published by me in daily 'Prabhat' on 10/2/2014. However M/s Vaishnavi Promoters and Developers through its partners Shri Sandip Vitthal Kate, Shri Santosh Vitthal Kate and Shri Nilesh Vitthal Kate through their Advocate Shivshankar Shinde have sent their objection dt. 20/01/2014 stating therein that, boundaries of the property mentioned in the public notice are not correct and therefore, to get the same clarified from the owners. However, thereafter, M/s Vaishnavi Promoters and Developers through its partners Shri Sandip Vitthal Kate, Shri Santosh Vitthal Kate and Shri Nilesh Vitthal Kate through their Advocate Shivshankar Shinde have withdrawn the said objection by sending the reply dt. 14/03/2014 to me, thereby stating that, the objection taken by them is withdrawn.

35] It appears that, Shri. Gulab Dasharath Tapkir, Sou Lalita Gulab Tapkir, Shri. Nitin Gulab Tapkir, Shri. Sachin Gulab Tapkir, Smt. Gitanjali Lalasaheb Tapkir, Shri. Yogesh Lalasaheb Tapkir, Shri. Shantaram Dasharath Tapkir, Sou Jayashree Shantaram Tapkir, Shri. Atul Shantaram Tapkir, Shri. Hrishikant Shantaram Tapkir, Sou. Swati Ganesh Shinde (before marriage is Swati Gulab Tapkir), Sou. Shradhha Dattatray Bhalekar (before marriage - Shradhha Lalasaheb Tapkir), Sou. Deepa Haridas Harishachandre (before marriage- Deepa Lalasaheb Tapkir), Sou. Pooja Devidas Thite (before marriage Pooja Lalasaheb Tapkir), Sou. Urmila Vishal Rajguru (before marriage Urmila Shantaram Tapkir), Shri.



Dnyaneshwar Keshav Tapkir, Sou Shobha Dnyaneshwar Tapkir, Shri. Sandip Dnyaneshwar Tapkir, Shri. Tushar Dnyaneshwar Tapkir, Shri. Suresh Keshav Tapkir, Sou Meera Suresh Tapkir, Shri. Amit Suresh Tapkir, Smt. Muktabai Yashwant Tapkir, Shri. Shivaji Yashwant Tapkir, Sou. Asha Shivaji Tapkir, Shri. Akshay Shivaji Tapkir, Shri. Kashinath Shankar Tapkir, Shri. Balasaheb Kashinath Tapkir, Sou Shakuntala Balasaheb Tapkir, Shri. Pravin Balasaheb Tapkir, Shri. Mahesh Balasaheb Tapkir, Shri. Bhagvan Kashinath Tapkir, Sou Vimal Bhagwan Tapkir, Shri. Pradip Bhagvan Tapkir, Shri. Avinash Kashinath Tapkir, Sou Hemlata Avinash Tapkir, Shri. Akash Avinash Tapkir, Smt. Yamunabai Sudam Tapkir, Shri. Anil Sudam Tapkir, Sou Sapana Anil Tapkir, Shri. Subhash Sudam Tapkir, Sou. Aruna Subhash Tapkir, Shri. Chhabu Shankar Tapkir, Sou. Asha Chabu Tapkir, Shri. Ganesh Chhabu Tapkir, Sou. Manisha Ganesh Tapkir, Shri. Dinesh Chhabu Tapkir and Sou Ashwini Dinesh Tapkir with the consent of Smt Suman Nivrutti Saste, Smt Kamal Prabhakar Tingare, Sou Kaushalya Vilas Badade, Sou Mangal Shamrao Rajguru, Vimal Keshav Tapkir, Smt Laxmi Dattatraya Wahile, Sou Hausabai Baban Saste, Sou Suman Ratan Thorave, Sou Kalyani Mahendra Chand, Sou Reshma Shivaji Tapkir, Sou Saraswati Baburao Gavhane, Smt Sunita Uday Choudhari, Sou Sadhana Santosh Kalbhor, Sou Shubhangi Deepak Pawar, Shri Prashant Govind Potale, Shri Sagar Govind Potale, Shweta Govind Potale, Ashwini Avinash Tapkir, Sou Nanda Chandrakant Devkar, Sou Sangeeta Amrut Bhadale, Sou Meena Eknath Ghule, Sou Rekha Rajendra Kate, Sou Laxmi Vilas Thorave, Sou Jayashree Sayaji Sakore and Sou Sanjeevani Ravindra Bhosale have entrusted the rights of development of the property admeasuring 01 H 20 Ares i.e. 12000 Sq.mtrs. out of property bearing Survey No. 381/2B totally admeasuring 01 H 39 Ares in favour of M/s Lunkad Vishwa Developers, a registered partnership firm through its partners Shri Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat in



terms of consideration to be received by the owners to the extent of 64620 sq.ft. Carpet constructed area to be received as mentioned in the agreement and have executed the development agreement which is registered in the office of Sub Registrar Haveli No. 26 at Serial No. 5274/2014 on 07/08/2014. It further appears that, said Shri. Gulab Dashrath Tapkir and others have also executed an irrevocable power of attorney in favour of Lunkad Vishwa Developers, a registered partnership firm through its partners Shri Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat which is also registered in the office of Sub Registrar Haveli No. 18 at Serial No. 5275/2014 on 07/08/2014. It further appears that, by virtue of the said development agreement, Smt Yamunabai Sudam Tapkir, Shri Anil Sudam Tapkir, Mrs Sapana Anil Tapkir, Shri Subhash Sudam Tapkir and Mrs Aruna Subhah Tapkir have also entrusted the rights of development of the property admeasuring 00 H 03.16 Ares out of the property admeasuring 00 H 19 Ares out of the total property admeasuring 01 H 39 Ares which came to their share as per the partition deed as above in terms of consideration to be received by them to the extent of 1386 sq.ft. Carpet residential and 308 Sq.ft. Carpet commercial constructed area to be received as mentioned in the development agreement.

36] It is further informed that, said Shri Dhananjay Mukund Tajane and others have filed a complaint against the owners of land bearing Survey No. 381/1A, Survey No. 381/2B i.e. Said Property-B and Survey No. 381/3 of village Charholi Bk. thereby seeking cancellation of measurement map bearing No. 8450/2014, 8451/2014 and 8449/2014 issued by the competent authority. It appears that, the Assistant Inspector of Land Records by its order dt. 30/09/2015 reject the said complaint and observed that, owners of Survey No. 381/1A, Survey No. 381/2B i.e. Said Property-B and Survey No. 381/3 of village Charholi Bk. are in possession of their



respective lands since 50 to 60 years and measurement map is issued to them as per the possession and further observed that, owners of land bearing Survey No. 381/1B are at liberty to get the measurement map of their owned land by following due procedure.

37] It appears that, thereafter, said Shri Dhananjay Mukund Tajane and others have preferred appeal against the said order dt. 30/09/2015 before Superintendent of Land Records bearing appeal No. 3982/2015. It appears that, the Superintendent Inspector of Land Records by its order dt. 17/02/2016 has rejected the said appeal and observed that, old Survey No. 430 is divided into Survey No. 430/1, 430/2, 430/3, 430/4, 430/5, 430/6 and 430/7 as per the phalani dt. 26/08/1934 and mutation entry to that effect bearing No. 1902 and therefore, land bearing Survey No. 430 is divided into various pot hissa and therefore, the order passed by the Assistant Inspector of Land Records dt. 30/09/2015 is confirmed.

38] It is further informed that, said owners Shri Dhananjay Mukund Tajane and other have further preferred appeal against the said order of District Inspector of Land Records dt. 17/02/2016 before the Additional Director of Land Records bearing Appeal No. 38/2016. It appears that, the District Inspector of Land Records by its order dt. 28/11/2016 is pleased to reject the Application for Stay filed in the said Appeal No. 38/2016.



39] It appears that, thereafter, said Lunkad Vishwa Developers through its partner Shri Ravindra Ramanlal Lunkad has got sanctioned to the layout of amalgamation of property bearing Survey No. 381/1A admeasuring 00 H 94 Ares and Survey No. 381/2B admeasuring 01 H 23.16 Ares from the Pimpri Chinchwad Municipal Corporation vide commencement certificate No. B.P./layout/Charholi/15/2015 dt. 6/10/2015 and also got the

building plans of the proposed building to be constructed on the said property described in the schedule hereinabove written from the Pimpri Chinchwad Municipal Corporation on the terms and conditions mentioned therein vide commencement certificate bearing No. B.P./Charholi/12/2016 dated 13/05/2016 and revised plans sanctioned vide commencement certificate No. B.P./Charholi/28/2017 dt. 13/9/2017 and revised plans sanctioned vide commencement certificate No. B.P./Charholi/29/2018 dt. 4/7/2018 and also got the permission u/s 44 of Maharashtra Land Revenue Code from the Sub Divisional Officer, Sub Division, Pune for using said land for non-agricultural purpose vide PCMC/sanad/SR/180/2015 dated 18/03/2016 in respect of the said property as per the terms and conditions mentioned therein.

40] It appears that, thereafter, on 13/05/2016 the owners of the land bearing Survey No. 381/2B of village Charholi Bk. Shri. Gulab Dasharath Tapkir and others have executed a Supplementary Agreement to the said Development Agreement dt. 7/8/2014 and have agreed to get allotted the residential flats in all the buildings to be constructed on the said land bearing Survey No. 381/1A and Survey No. 381/2B which are amalgamated as per the sanctioned layout and further authorized the developer M/s Lunkad Vishwa Developers to deliver the possession of the said flats to the owners within a period of 60 months from the date of sanctioned plans by the Pimpri Chinchwad Municipal Corporation. The said Supplementary Agreement is registered in the office of Sub Registrar Haveli No. 26 at Serial No. 4295/2016 on 13/05/2016.

41] It further appears that, the owners of land bearing Survey No. 381/1A Shri Somnath Pandurang Kate, Shri Vishal Bacchuram Kate and Shri Tukaram Baban Gawali have executed a Supplementary Agreement to the said Development Agreement and accordingly the term of sharing of gross sale proceed is modified



since the Survey No. 381/1A and Survey No. 381/2B which are amalgamated as per the sanctioned layout the owners of land bearing Survey No. 381/1A admeasuring 00 H 94 Ares are entitled for share in gross sale proceeds to the extent of 17% of the entire property. The said Supplementary Agreement is registered in the office of Sub Registrar Haveli No. 11 at Serial No. 9305/2016 on 26/10/2016.

42] It appears that, Shri Bhagwan Baburao Pathare, Shri Kantaram Maruti Pathare and Shri Kailash Bhikoba Patahre have filed a Special Civil Suit bearing No. 1437/2015 in the court of Civil Judge Senior Division, Pune against Shri Somnath Pandurang Kate, Shri Vishal Bacchuram Kate and Shri Tukaram Baban Gawali and 98 others for Declaration and Permanent Injunction and further that, the sale deeds dt. 30/10/2012, 30/01/2013 and 07/07/2014 are not binding on them i.e. Shri Bhagwan Baburao Pathare, Shri Kantaram Maruti Pathare and Shri Kailash Bhikoba Patahre as well as on Mrs Lilabai Baban Pathare and others. It further appears that, said Shri Bhagwan Baburao Pathare, Shri Kantaram Maruti Pathare and Shri Kailash Bhikoba Patahre have registered a notice of lis pendency which is registered in the office of Sub Registrar Haveli No. 14 at Serial No. 5561/2016 on 27/07/2016. It further appears that, Shri Bhagwan Baburao Pathare, Shri Kantaram Maruti Pathare and Shri Kailash Bhikoba Patahre have not claimed any relief in respect of Joint Development Agreement dt. 7/7/2014 which is executed by Shri Somnath Pandurang Kate and others in favour of M/s Lunkad Vishwa Developers. It is further informed that, the owners of land bearing Survey No. 381/1A admeasuring 00 H 94 Ares i.e. Shri Somnath Pandurang Kate, Shri Vishal Bacchuram Kate and Shri Tukaram Baban Gawali have appeared in the said suit and have filed their reply and written statement along with the application for rejection of plaint and same is pending for hearing.



43] It appears that, Pimpri Chinchwad Municipal Corporation has sanctioned the amalgamation layout in respect of area admeasuring 00 Hectare, 94 Ares, carved out of Survey No. 381, Hissa No. 1A and an area admeasuring 01 Hectare, 23.16 Ares, out of Survey No. 381, Hissa No. 2B of village Charholi Bk. vide No. BP/Layout/Charholi/15/2015 on 06/10/2015.

44] It appears that, M/s Lunkad Vishwa Developers has obtained the permission to use the said lands i.e. Survey No. 381/1A admeasuring 00 H 94 Ares and Survey No. 381/2B admeasuring 01 H 23.16 Ares for non-agricultural purpose from the Collector (Revenue Branch), Pune vide Order No. PCMC/Sanad/SR/180/2015.

45] It appears that, the layout of the lands bearing Survey No. 381/1A admeasuring 00 H 94 Ares and land bearing Survey No. 381/2B admeasuring 01 H 23.16 Ares which were amalgamated and sanctioned by the Pimpri Chinchwad Municipal Corporation has been sub-divided and both lands bearing Survey No. 381/1A admeasuring 00 H 94 Ares and land bearing Survey No. 381/2B admeasuring 01 H 23.16 Ares have been restored to the original situation as per their respective measurement map bearing No. M.R. 8450 and 8451. Accordingly, the land bearing Survey No. 381/1A admeasuring 00 H 94 Ares and land bearing Survey No. 381/2B admeasuring 01 H 23.16 Ares are separated from sanctioned amalgamation layout dt. 06/10/2015 and sub-divided from the said sanctioned amalgamation layout. It appears that, this sub-division of layout is sanctioned vide No. B.P./Layout/Charholi/20/2017 dt. 24/07/2017. It further appears that, as per this sub-division plan the land bearing Survey No. 381/1A admeasuring 00 H 94 Ares i.e. 9400 sq.mtrs. is divided into three parts i.e. Plot No. A admeasuring 2500 sq.mtrs., Plot No. B admeasuring 4400 sq.mtrs. and Plot No. C admeasuring 2500 sq.mtrs. It further appears that, Plot No. A is inclusive of portion



admeasuring 540 sq.mtrs. which is under road reservation and building plans for the building A is sanctioned on plot admeasuring 1960 sq.mtrs.

46] It appears that, Shri Somnath Pandurang Kate, Shri Vishal Bacchuram Kate and Shri Tukaram Baban Gawali have sold and conveyed the property admeasuring 00 H 50 Ares i.e. 5000 sq.mtrs. out of property admeasuring 00 H 94 Ares out of Survey No. 381/1A of village Charholi Bk. being Plot No. A admeasuring 2500 sq.mtrs. and Plot No. C admeasuring 2500 sq.mtrs. in favour of Lunkad Vishwa Developers, a partnership firm through its partners Shri Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat by virtue of a registered Sale Deed dt. 16/08/2017 which is registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 9204/2017 on 16/08/2017. As a result of this Sale Deed, name of Lunkad Vishwa Developers, a partnership firm through its partners Shri Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat has been mutated in the 7/12 extract of this property admeasuring 5000 sq.mtrs. i.e. 00 H 50 Ares vide mutation entry No. 18777.

47] It is informed that, M/s Lunkad Vishwa Developers having purchased the said Property bearing Plot No. A out of Survey No. 381/1A has completed the construction of the building on this Plot No. A and has also conveyed the building and the land in favour of Shivpuram Co-operative Housing Society Ltd. by virtue of Conveyance Deed dt. 23/12/2020 which is registered in the office of Sub Registrar Haveli No. 26 at Serial No. 14705/2020.

48] It appears from the copy of the Supplementary Agreement dt. 22/07/2021 that, Shri. Chabu Shankar Tapkir & others requested to deduct 195 sq.ft carpet area from total carpet area admeasuring 10770 sq.ft carpet instead of monetary consideration paid by the M/s Lunkas Vishwa Developers to Shri. Chabu Shankar Tapkir &



others and Shri. Chabu Shankar Tapkir & others executd supplymentary agreement in favour of M/s Lunkas Vishwa Developers through its partner Shri. Ravindra Ramanlal Lunkad and Shri. Sanjay Dhanraj Gatagat. The said Supplymetary Agreement is registered at the office of the Sub Registrar Haveli- 26, at Sr. No. 10042/2021.

49] It appears that, except Shri. Dnyaneshwar Keshav Tapkir, Sou Shobha Dnyaneshwar Tapkir, Shri. Sandip Dnyaneshwar Tapkir, Shri. Tushar Dnyaneshwar Tapkir, Shri. Suresh Keshav Tapkir, Sou Meera Suresh Tapkir, Shri. Amit Suresh Tapkir who are the owners of the land admeasuring 00 H 20 Ares out of land admeasuring 01 H 20 Ares out of total land admeasuring 01 H 39 Ares of village Charholi bk. , Taluka Haveli Dist. Pune the other owners namely Shri. Gulab Dasharath Tapkir, Sou Lalita Gulab Tapkir, Shri. Sachin Gulab Tapkir, Smt. Gitanjali Lalasaheb Tapkir, Shri. Yogesh Lalasaheb Tapkir, Shri. Shantaram Dasharath Tapkir, Sou Jayashree Shantaram Tapkir, Shri. Atul Shantaram Tapkir, Shri. Hrishikant Shantaram Tapkir, Sou. Swati Ganesh Shinde (before marriage is Swati Gulab Tapkir), Sou. Shradhha Dattatray Bhalekar (before marriage - Shradhha Lalasaheb Tapkir), Sou. Deepa Haridas Harishachandre (before marriage- Deepa Lalasaheb Tapkir), Sou. Pooja Devidas Thite (before marriage Pooja Lalasaheb Tapkir), Sou. Urmila Vishal Rajguru (before marriage Urmila Shantaram Tapkir), Shri. Nitin Gulab Tapkir, Shri. Shivaji Yashwant Tapkir, Sou. Asha Shivaji Tapkir, Shri. Akshay Shivaji Tapkir, Shri. Kashinath Shankar Tapkir, Shri. Balasaheb Kashinath Tapkir, Sou Shakuntala Balasaheb Tapkir, Shri. Pravin Balasaheb Tapkir, Shri. Mahesh Balasaheb Tapkir, Shri. Bhagvan Kashinath Tapkir, Sou Vimal Bhagwan Tapkir, Shri. Pradip Bhagvan Tapkir, Shri. Avinash Kashinath Tapkir, Sou Hemlata Avinash Tapkir, Shri. Akash Avinash Tapkir, Smt. Yamunabai Sudam Tapkir, Shri. Anil Sudam Tapkir, Sou Sapana Anil Tapkir, Shri. Subhash Sudam Tapkir, Sou.



Aruna Subhash Tapkir, Shri. Chhabu Shankar Tapkir, Shri. Ganesh Chhabu Tapkir, Sou. Manisha Ganesh Tapkir, Shri. Dinesh Chhabu Tapkir and Sou. Ashwini Dinesh Tapkir have executed a Confirmation Deed dt. 10/11/2022 in favour of M/s Lunkad Vishwa Developers through its Partners Mr Ravindra Ramanlal Lunkad and Mr Sanjay Dhanraj Gatagat and thereby confirmed the Development Agreement and Power of Attorney in respect of their owned land admeasuring 01 H 00 Ares out of the land admeasuring 01 H 20 Ares and further confirmed the delivery of possession of their consideration being constructed area to be given as per the agreed terms of Confirmation Deed. This Confirmation Deed is registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 20415/2022 on 10/11/2022. It further appears that, the area admeasuring 00 H 3.16 Ares is excluded from the subject property i.e. the said Property 01 H 20 Ares out of Survey No. 381/2B of village Charholi bk. Tal. Haveli, Dist Pune.

50] It appears that, Pimpri Chinchwad Municipal Corporation has sanctioned the building plans for the proposed construction of the property bearing Plot No. C out of Survey No. 381/1A admeasuring 00 H 25 Ares and Survey No. 381/2B admeasuring 01 H 20 Ares of village Charholi bk., Pune vide Commencement Certificate No. B.P./Charoli/71/2023 dt. 30/05/2023.

IV. SCRUTINY OF ENCUMBRANCES

Upon my instructions my colleague, Advocate Saurabh Katariya and Advocate Vaishnavi Kalbhor have taken search of Said Property described herein above in the Offices of Sub-Registrar for the last 30 years i.e. from 1993 to 2023 (both years inclusive) and also taken online search on the website: grm.maharashtra.gov.in after payment of government fees on 14/07/2023 vide receipt GRN No MH005216786202324E. As such from the record made available for inspection no entry other than mentioned above was found



than above stated documents, no encumbrances and / or defect in title was located to them. However, this Title Investigation Report is restricted to the records made available to me for search and in the condition they were made available and documents made available to me for issuing title investigation report.

V. CERTIFICATE OF TITLE

From the verification of the above documents as referred in the present report and which are made available to me by M/s Lunkad Vishwa Developers, through its partners Shri Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat and also on the basis of search of Index II registers available and online search of Index II in respect of the Said Property as aforesaid, I am of the opinion that, M/s Lunkad Vishwa Developers, through its partners Shri Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat is the owner of land bearing Survey No. 381/1A admeasuring 00 H 25 Ares out of Plot no. C and out of total land admeasuring 01 H 32 Ares and Yamunabai Sudam Tapkir, Shri. Anil Sudam Tapkir, Shri. Subhash Sudam Tapkir, Shri. Kashinath Shankar Tapkir, Chabu Shankar Tapkir, Shri Dnyaneshwar Keshav Tapkir, Shri. Suresh Keshav Tapkir, Shri Shivaji Yashwant Tapkir, Muktabai Yashwant Tapkir, Shri. Shantaram Dashrath Tapkir, Shri. Gulab Dashrath Tapkir, Shraddha Dattatray Bhalekar, Geetanjali Lalasaheb Tapkir, Yogesh Lalasaheb Tapkir, Puja Devidas Thite and Deepa Haridas Harishchandre are the owners of land bearing Survey No. 381/2B admeasuring 01 H 20 Ares out of total land admeasuring 01 H 39 Ares of village Charholi Bk., Taluka Haveli, Dist. Pune and subject to the above mentioned Regular Civil Suit No. 240/2014 pending in the court of Civil Judge Junior Division, Pimpri in reference to the land bearing Survey No. 381/2B and Special Civil suit No. 1437/2015 pening in the court of Civil Judge Senior Division, Pune and RTS appeal No. 38/2016 pending in the court of Additional Director of Land Records, Pune in reference to the land bearing Survey No. 381/1A and Survey No. 381/2B and also subject to the



consideration as mentioned in the Development Agreements and Supplementary Development Agreement and Confirmation Deed agreed to be given to the owners and their family members as per Development Agreement as above M/s Lunkad Vishwa Developers, through its partners Shri Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat is entitled to develop the said property bearing Plot No. C out of Survey No. 381/1A admeasuring 00 H 25 Ares and Survey No. 381/2B admeasuring 01 H 20 Ares particularly described in the Schedule A and B herein above written and which are totally admeasuring 01 H 45 Ares as per the plans sanctioned by Pimpri Chinchwad Municipal Corporation.

This Search and Title Investigation Report is issued on this 24th AUGUST 2023.

For Pankaj Bhandari Associates



Pankaj Bhandari
Advocate

