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PSD/24/000225 12th April, 2024.

FORMAT-A
(Circular No. 28/2021)

To,
Maha RERA
Bandra Kurla Complex,
Bandra (East),
Mumbai 400 051.

LEGAL TITLE REPORT

Sub.: Title Clearance Report with respect to all those pieces or parcels of land being Plot No. 4 admeasuring 1300.00 square meters carved out of the sanctioned layout of (i) Survey No. 128/2/4 admeasuring 1300 sq mtrs, (ii) portion admeasuring 2000 sq mtrs out of Survey No. 128/2/5, (iii) Survey No. 132 /1/1/B admeasuring 7000 sq mtrs, (iv) Survey No. 132/1/2 admeasuring 4000 sq mtrs, (v) Survey No. 132/1/3/2/1 admeasuring 2000 sq mtrs, (vi) Survey No. 132/1/3/2/2 admeasuring 4000 sq mtrs, (vii) Survey No. 132/1/4/2 admeasuring 6000 sq mtrs and (viii) Survey No. 133/1/4/2 admeasuring 3600 sq mtrs situate at village Dhayari, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune (Hereinafter referred to as "the said Property").

(A) I have the investigated the title of the said Property based on the request of **M/s. Rucha Associates**, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: 103/104, Ramsukh House, Beside Sancheti Hospital, Shivajinagar, Pune 411005 through the hands of one of its Partner Mr. Divakar Shivaji Mate and based on the following documents and information viz.

(1) Description of the said Property

All those pieces or parcels of land being Plot No. 4 admeasuring 1300 square meters carved out of the sanctioned layout of (i) Survey No. 128 Hissa No. 2/4 admeasuring 13 Ares i.e. 1300 square meters assessed at Rs. 00=26paise, (ii) portion admeasuring 20 Ares i.e. 2000 square meters out of Survey No. 128 Hissa No. 2/5 assessed at Rs. 00=80paise, (iii) Survey No. 132 Hissa No. 1/1/B admeasuring 70 Ares i.e. 7000 square meters assessed at Rs. 03=79paise, (iv) Survey No. 132 Hissa No. 1/2 admeasuring 40 Ares i.e. 4000 square meters assessed at Rs. 01=43paise, (v) Survey No. 132 Hissa No. 1/3/2/1 admeasuring 20 Ares i.e. 2000 square meters assessed at Rs. 00=40paise, (vi) Survey No. 132 Hissa No. 1/3/2/2 admeasuring 40 Ares i.e. 4000 square meters assessed at Rs. 00=92 paise, (vii) Survey No. 132 Hissa No. 1/4/2 admeasuring 60 Ares i.e. 6000 square meters assessed at Rs. 01=78paise and (viii) Survey No. 133 Hissa No. 1/4/2 admeasuring 36 Ares i.e. 3600 square meters assessed at Rs. 00=64paise situate at village Dhayari, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune and bounded as follows: -

On or towards the East : By Common Road.
On or towards the West : By Survey No. 128/2/5 (Plot No. B in the sanctioned layout).
On or towards the North : By 18 meter wide road.
On or towards the South : By land held by Mr. Hanumant Dalvi.

(2) Documents of the said Property

- 7/12 extracts for the year 1950 till date.
- All mutation entries referred to in the flow of title save and except as otherwise stated.
- All documents referred to in the flow of title save and except as otherwise stated.
- All permissions and sanctions referred to in the flow of title save and except as otherwise stated.

(3) 7/12 extract issued by Talathi, Dhayari, Pune

	Survey Nos.	Mutation Entry Nos.
1	128/2/4	2910, 3026, 3345, 5649, 5723, 5730, 5733, 5812, 6151, 7424 & 19302.
2	128/2/5	2910, 3026, 3345, 5649, 5723, 5730, 5733, 5812, 6151, 7424, 13929, 15132, 16003, 17657, 17631, 18807, 18808 & 18844.
3	132/1/1/B	1826, 2486, 2556, 2576, 3009, 3010, 3011, 3303, 3345, 4917, 5427,6008, 6079, 6599, 12975, 13468, 13999, 16141, 16363 & 18712.
4	132/1/2	4917, 6080, 9460 & 18714.
5	132/1/3/2/1	4917, 6081, 6159, 10613, 18714, 18820 & 18870.
6	132/1/3/2/2	
7	132/1/4/2	4917, 6082 & 18714.
8	133/1/4/2	1826, 2486, 2556, 2576, 3016, 3345, 4917, 5426, 6083, 6467, 11272, 12533, 12534 & 18712.

(4) Search Report for 30 years from 1994 till 2024: Issued by Mr. Rohit Walimbe, Advocate.

(B) On perusal of the above mentioned documents and other documents pertaining to the title of the said Property, I am of the opinion that the title of **M/s. Rucha Associates**, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: 103/104, Ramsukh House, Beside Sancheti Hospital, Shivajinagar, Pune 411005 through the hands of one of its Partner Mr. Divakar Shivaji Mate and **Mr. Pritamkumar Sahebrao Kamble**, Residing at: Flat No. 503, Vantage, Pan Card Club Road, Opp. Audi Showroom, Baner, Pune 411045 to the said Property is clear and marketable and without encumbrances and **M/s. Rucha Associates**, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: 103/104, Ramsukh House, Beside Sancheti Hospital, Shivajinagar, Pune 411005 through the hands of one of its Partner Mr. Divakar Shivaji Mate they have an exclusive right and authority to develop the said Property being all those pieces or parcels of land being Plot No. 4 admeasuring 1300 square meters carved out of the sanctioned layout of the said entire land (i) Survey No. 128/2/4 admeasuring 1300 sq mtrs, (ii) portion admeasuring 2000 sq mtrs out of Survey No. 128/2/5, (iii) Survey No. 132 /1/1/B admeasuring 7000 sq mtrs, (iv) Survey No. 132/1/2 admeasuring 4000 sq mtrs, (v) Survey No. 132/1/3/2/1 admeasuring 2000 sq mtrs, (vi) Survey No. 132/1/3/2/2 admeasuring

Prasanna S Darade
B.S.L., LL.B.
Advocate

4000 sq mtrs, (vii) Survey No. 132/1/4/2 admeasuring 6000 sq mtrs and (viii) Survey No. 133/1/4/2 admeasuring 3600 sq mtrs situate at village Dhayari, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune subject to obtaining the necessary permissions and sanctions.

(1) Owners of the said Entire Land:

Survey No.	Name of Owners
128/2/4 128/2/5 (Part)	**M/s. Rucha Associates**, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: 103/104, Ramsukh House, Beside Sancheti Hospital, Shivajinagar, Pune 411005 through the hands of one of its Partner Mr. Divakar Shivaji Mate.
128/2/5 (Part)	**Mr. Pritamkumar Sahebrao Kamble**, Residing at: Flat No. 503, Vantage, Pan Card Club Road, Opp. Audi Showroom, Baner, Pune 411045.
132 /1/1/B 132/1/2 132/1/3/2/1 132/1/3/2/2 132/1/4/2 133/1/4/2	**M/s. Rucha Associates**, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: 103/104, Ramsukh House, Beside Sancheti Hospital, Shivajinagar, Pune 411005 through the hands of one of its Partner Mr. Divakar Shivaji Mate.

(2) Qualifying Comments/Remarks if any: Separtely mentioned in para (3) (III) of the Flow of Title annexed hereto and marked as Annexure "1".

(C) The Report reflecting the flow of title in respect of M/s. Rucha Associates and Mr. Pritamkumar Sahebrao Kamble to the said Property is annexed hereto and marked as Annexure "1".

Dated this 12th day of April, 2024.

Prasanna S Darade
Advocate

Encl.: Annexure "1"

ANNEXURE "1"

FORMAT-A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

(1) 7/12 extract as on date of application for registration.
I have been furnished the copies of the 7/12 extracts and have perused the same.

(2) Mutation Entry Nos.

	Survey Nos.	Mutation Entry Nos.
1	128/2/4	2910, 3026, 3345, 5649, 5723, 5730, 5733, 5812, 6151, 7424 & 19302.
2	128/2/5	2910, 3026, 3345, 5649, 5723, 5730, 5733, 5812, 6151, 7424, 13929, 15132, 16003, 17657, 17631, 18807, 18808 & 18844.
3	132/1/1/B	1826, 2486, 2556, 2576, 3009, 3010, 3011, 3303, 3345, 4917, 5427,6008, 6079, 6599, 12975, 13468, 13999, 16141, 16363 & 18712.
4	132/1/2	4917, 6080, 9460 & 18714.
5	132/1/3/2/1	4917, 6081, 6159, 10613, 18714, 18820 & 18870.
6	132/1/3/2/2	
7	132/1/4/2	4917, 6082 & 18714.
8	133/1/4/2	1826, 2486, 2556, 2576, 3016, 3345, 4917, 5426, 6083, 6467, 11272, 12533, 12534, 18712.

(3) Search Report for 30 years from the year 1994 till 2024 taken from the office of the Sub Registrar Haveli No. 1 to 27, Pune

(I) Flow of Title and History

(A) It is clarified for the purposes of clarity each Survey Number along with its Hissa Numbers have separately been dealt in this report.

(B) Survey No. 128/2/4

(a) It appears that pursuant to the Phalani in the year 1950, the said Survey No. 128/2 admeasuring 1 Acre 35 Gunthas came to the exclusive share of Mr. Pandurang Dhondiba Laigude (8 Anna) and Mr. Narayan Laxman Laigude (8 Anna) and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 2910.

(b) It appears that by Sale Deed dated 4/5/1964 registered with the office of the Sub Registrar Haveli No. 1 at serial no. 1406/1964, the said Mr. Pandurang Dhondiba Laigude, Mr. Murlidhar Pandurang Laigude, Mr. Narayan Laxman Laigude, Mr. Shripati Laxman Laigude and Mr. Ramchandra Laxman Laigude have sold and conveyed the Survey No. 128/2 unto and in favour of Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange for consideration and on certain terms and conditions. Pursuant thereto the names of the purchasers were mutated to the revenue records. The same is reflected vide mutation entry no. 3026.

(c) Mutation entry No. 3345 of village Dhayari pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village.

(d) It appears that by Sale Deed dated 27/12/1988 the said Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange with the consent of Mr. Shankar Sadu Pokale have sold and conveyed a portion admeasuring 5 Ares out of Survey No. 128/2 unto and in favour of Mr. Shivaji Shankar Pokale and Mrs. Mandakini Shivaji Pokale for consideration and on certain terms and conditions. Pursuant thereto the said Survey No 128/2 was subdivided and Survey No. 128/2/1 was retained by the original owners and Survey No. 128/2/2 was allotted to the said purchasers and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 5649. *It is clarified that the said Sale Deed dated 27/12/1988 has not been produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the notings in mutation entry no. 5649. It is clarified that the said Survey No. 128/2/2 is not the subject matter of this report.*

(e) It appears that by a Sale Deed dated 27/12/1988 registered with the office of Sub Registrar, Haveli No. 1, the said Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange have sold and conveyed a portion admeasuring 6 Ares out of Survey No. 128/2/1 unto and in favour of Mr. Hanumant Murlidhar Pokale. Pursuant thereto the said Survey No 128/2/1 was subdivided and Survey No. 128/2/1 was retained by the original owners and Survey No. 128/2/2 was allotted to the said purchasers and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 5723. *It is clarified that the said Sale Deed dated 27/12/1988 has not been produced for inspection at the the* *time of issuance of this report and the said fact has only been ascertained from the notings in mutation entry no. 5723. It is clarified that even though the said portion admeasuring 6 Ares was allotted Survey No. 128/2/2 again the said Survey No. 128/2/2 is not the subject matter of this report.*

(f) It appears that by a Sale Deed dated 26/12/1988 registered with the office of Sub Registrar, Haveli No. 1 at serial no. 18192/1988, the said Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange have sold and conveyed a portion admeasuring 13 Ares out of Survey No. 128/2/1 unto and in favour of Mr. Shantaram Sadu Pokale. Pursuant thereto the said Survey No 128/2/1 was subdivided and Survey No. 128/2/1 was retained by the original owners and Survey No. 128/2/3 was allotted to the said purchaser and his name was accordingly mutated in the revenue records vide mutation entry no. 5730.

(g) It appears that by a Sale Deed dated 26/12/1988 registered with the office of Sub Registrar Haveli No. 1 at serial no. 18198/1988, the said Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange have sold and conveyed a portion admeasuring 40 Ares out of Survey No. 128/2/1 unto and in favour of Mr. Baburao Pandurang Dange and Mr. Subhash Baburao Dange. Pursuant thereto the said Survey No 128/2/1 was subdivided and Survey No. 128/2/1 was retained by the original owners and Survey No. 128/2/4 was allotted to the said purchasers and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 5733. *It is clarified that even though the said portion admeasuring 40 Ares was allotted Survey No. 128/2/4 and the same is not the subject matter of this report.*

(h) It appears that by a Sale Deed dated 28/12/1988 registered with the office of Sub Registrar, Haveli No. 1, the said Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange have sold and conveyed a portion admeasuring 7 Ares out of Survey No. 128/2/1 unto and in favour of Mr. Bhagwan Sadu Pokale, Mrs. Nilima Sadu Pokale, Mr. Prashant Bhagwan Pokale and Mr. Harshal Bhagwan Pokale. Pursuant thereto the said Survey No 128/2/1 was subdivided and Survey No. 128/2/1 was retained by the original owners and Survey No. 128/2/5 was allotted to the said purchasers and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 5812. *It is clarified that the said Sale Deed dated 28/12/1988 has not been produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the notings in mutation entry no. 5812. It is clarified that the said Survey No. 128/2/5 is not the subject matter of this report.*

(i) It appears that by a Sale Deed dated 14/3/1991 registered with the office of Sub Registrar, Haveli No. 1 at serial no. 3822/1991, the said Mr. Shantaram Sadu Pokale has sold and conveyed a portion admeasuring 13 Ares being Survey No. 128/2/3 (now Survey No. 128/2/4) unto and in favour Ms. Sonali Prabhudayal Khandelwal through her guardian Mrs. Kamaladevi Prabhudayal Khandelwal 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. 6151.

(j) It appears that since due to sale of portions out of Survey No. 128/2, the Sub Hissa Numbers given earlier vide mutation entry no. 5649, 5723, 5730, 5733 and 5812 were wrongly entered and hence the same were corrected as under (i) Survey No. 128/2/1 allotted to Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange, (ii) Survey No. 128/2/2 allotted to Mr. Shivaji Shankar Pokale and Mrs. Mandakini Shivaji Pokale, (iii) Survey No. 128/2/3 allotted to Mr. Hanumant Murlidhar Pokale, (iv) Survey No. 128/2/4 allotted to Miss. Sonali Prabhudayal Khandelwal through Mother Mrs. Kamaladevi Prabhudayal Khandelwal, (v) Survey No. 128/2/5 allotted to Mr. Baburao Pandurang Dange and Mr. Subhash Baburao Dange and (vi) Survey No. 128/2/5 allotted to Mr. Bhagwan Sadu Pokale, Mrs. Nilima Sadu Pokale, Mr. Prashant Bhagwan Pokale and Mr. Harshal Bhagwan Pokale and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 7424.

(k) It appears that by a Deed of Sale dated 22/11/2023 registered with the office of the Sub Registrar Haveli No. 16 at serial no. 22857/2022, the said Mrs. Sonali Deepak Khandelwal along with Mrs. Kamla alias Kamladevi Prabhudayal Khandelwal with the consent Mr. Shekhar Shantaram Pokale have absolutely sold and conveyed the said Survey No. 128/2/4 unto and in favour of M/s. Rucha Associates for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 19302.

(C) Survey No. 128/2/5

(a) It appears that pursuant to the Phalani in the year 1950, the said Survey No. 128/2 admeasuring 1 Acre 35 Gunthas came to the exclusive share of Mr. Pandurang Dhondiba Laigude (8 Anna) and Mr. Narayan Laxman Laigude (8 Anna) and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 2910.

(b) It appears that by Sale Deed executed in the year 1964, the said Mr. Pandurang Dhondiba Laigude, Mr. Murlidhar Pandurang Laigude, Mr. Narayan Laxman Laigude, Mr. Shripati Laxman Laigude and Mr. Ramchandra Laxman Laigude have sold and conveyed the Survey No. 128/2 unto and in favour of Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange for consideration and on certain terms and conditions. Pursuant thereto the names of the purchasers were mutated to the revenue records. The same is reflected vide mutation entry no. 3026. *It is clarified that the said Sale Deed of the year 1964 has not been produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the notings in mutation entry no. 3026.*

(c) Mutation entry No. 3345 of village Dhayari pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village.

(d) It appears that by Sale Deed dated 27/12/1988 the said Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange with the consent of Mr. Shankar Sadu Pokale have sold and conveyed a portion admeasuring 5 Ares out of Survey No. 128/2 unto and in favour of Mr. Shivaji Shankar Pokale and Mrs. Mandakini Shivaji Pokale for consideration and on certain terms and conditions. Pursuant thereto the said Survey No 128/2 was subdivided and Survey No. 128/2/1 was retained by the original owners and Survey No. 128/2/2 was allotted to the said purchasers and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 5649. *It is clarified that the said Sale Deed dated 27/12/1988 has not been produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the notings in mutation entry no. 5649. It is clarified that the said Survey No. 128/2/2 is not the subject matter of this report.*

(e) It appears that by a Sale Deed dated 27/12/1988 registered with the office of Sub Registrar, Haveli No. 1, the said Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange have sold and conveyed a portion admeasuring 6 Ares out of Survey No. 128/2/1 unto and in favour of Mr. Hanumant Murlidhar Pokale. Pursuant thereto the said Survey No 128/2/1 was subdivided and Survey No. 128/2/1 was retained by the original owners and Survey No. 128/2/2 was allotted to the said purchasers and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 5723. *It is clarified that the said Sale Deed dated 27/12/1988 has not been produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the notings in mutation entry no. 5723. It is clarified that even though the said portion admeasuring 6 Ares was allotted Survey No. 128/2/2 again the said Survey No. 128/2/2 is not the subject matter of this report.*

(f) It appears that by a Sale Deed dated 25/12/1988 registered with the office of Sub Registrar, Haveli No. 1 the said Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange have sold and conveyed a portion admeasuring 13 Ares out of Survey No. 128/2/1 unto and in favour of Mr. Shantaram Sadu Pokale. Pursuant thereto the said Survey No 128/2/1 was subdivided and Survey No. 128/2/1 was retained by the original owners and Survey No. 128/2/3 was allotted to the said purchaser and his name was accordingly mutated in the revenue records vide mutation entry no. 5730. *It is clarified that the said Sale Deed dated 27/12/1988 has not been produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the notings in mutation entry no. 5730. It is clarified that the said Survey No. 128/2/3 is not the subject matter of this report.*

(g) It appears that by a Sale Deed dated 26/12/1988 registered with the office of Sub Registrar Haveli No. 1 at serial no. 18198/1988, the said Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange have sold and conveyed a portion admeasuring 40 Ares out of Survey No. 128/2/1 unto and in favour of Mr. Baburao Pandurang Dange and Mr. Subhash Baburao Dange. Pursuant thereto the said Survey No 128/2/1 was subdivided and Survey No. 128/2/1 was retained by the original owners and Survey No. 128/2/4 was allotted to the said purchasers and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 5733. *It is clarified that the said portion admeasuring 40 Ares which was allotted Survey No. 128/2/4 is the subject matter of this report.*

(h) It appears that by a Sale Deed dated 28/12/1988 registered with the office of Sub Registrar, Haveli No. 1, the said Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange have sold and conveyed a portion admeasuring 7 Ares out of Survey No. 128/2/1 unto and in favour of Mr. Bhagwan Sadu Pokale, Mrs. Nilima Sadu Pokale, Mr. Prashant Bhagwan Pokale and Mr. Harshal Bhagwan Pokale. Pursuant thereto the said Survey No 128/2/1 was subdivided and Survey No. 128/2/1 was retained by the original owners and Survey No. 128/2/5 was allotted to the said purchasers and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 5812. *It is clarified that the said Sale Deed dated 28/12/1988 has not been produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the notings in mutation entry no. 5812. It is clarified that the said Survey No. 128/2/5 is not the subject matter of this report.*

(i) It appears that by a Sale Deed registered with the office of Sub Registrar, Haveli No. 1, the said Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange have sold and conveyed a portion admeasuring 7 Ares out of Survey No. 128/2/1 unto and in favour Survey No. 128/2/5 allotted to Mr. Bhagwan Sadu Pokale, Mrs. Nilima Sadu Pokale. Pursuant thereto the said Survey No 128/2/1 was subdivided and Survey No. 128/2/1 was retained by the original owners and Survey No. 128/2/5 was allotted to the said purchasers and their names were accordingly mutated in the revenue records vide mutation entry no. 6151.

(j) It appears that since due to sale of portions out of Survey No. 128/2, the Sub Hissa Numbers given earlier vide mutation entry no. 5649, 5723, 5730, 5733 and 5812 were wrongly entered and hence the same were corrected as under (i) Survey No. 128/2/1 allotted to Smt. Sonabai Sadu Pokale and Smt. Phulabai Baburao Dange, (ii) Survey No. 128/2/2 allotted to Mr. Shivaji Shankar Pokale and Mrs. Mandakini Shivaji Pokale, (iii) Survey No. 128/2/3 allotted to Mr. Hanumant Murlidhar Pokale, (iv) Survey No. 128/2/4 allotted to Miss. Sonali Prabhudayal Khandelwal through Mother Mrs. Kamladevi Prabhudayal Khandelwal, (v) Survey No. 128/2/5 allotted to Mr. Baburao Pandurang Dange and Mr. Subhash Baburao Dange and (vi) Survey No. 128/2/6 allotted to Mr. Bhagwan Sadu Pokale, Mrs. Nilima

Sadu Pokale, Mr. Prashant Bhagwan Pokale and Mr. Harshal Bhagwan Pokale and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 7424.

(k) It appears that by an unregistered Visar Pavati/Agreement to Sale dated 17/8/2004, the said Mr. Baburao Pandurang Dange and Mr. Subhash Baburao Dange agreed to sell a portion admeasuring 20 Ares carved out of Survey No. 128/2/5 unto and in favour of Mr. Devendra Pandurang Avhad and Mr. Mahesh Ramesh Umardand for consideration and on certain terms and conditions.

(l) It appears that by a Development Agreement dated 28/1/2005 registered with the office of Sub Registrar Haveli No. 16 at serial no. 680/2005, the said Mr. Baburao Pandurang Dange, Mr. Subhash Baburao Dange with the consent of Mr. Devendra Pandurang Avhad and Mr. Mahesh Ramesh Umardand have granted the exclusive development rights and authority to develop a portion admeasuring 20 Ares out of Survey No. 128/2/5 unto and in favour of Mr. Ganesh Dnyanoba Pokale for consideration and on certain terms and conditions.

(m) It appears that by a Development Agreement dated 27/7/2005 registered with the office of Sub Registrar Haveli No. 16, at serial no. 5353/2005 the said Mr. Ganesh Dnyanoba Pokale, Mr. Baburao Pandurang Dange, Mr. Subhash Baburao Dange with the consent of Mr. Devendra Pandurang Avhad and Mr. Mahesh Ramesh Umardand have assigned and transferred the development rights in respect of a portion admeasuring 20 Ares out of Survey No. 128/2/5 unto and in favour of Mr. Nilesh Suresh Deshpande and Mrs. Pornima Nilesh Deshpande for consideration and on certain terms and conditions. In pursuance to the said Development Agreement, the said Mr. Ganesh Dnyanoba Pokale, Mr. Baburao Pandurang Dange, Mr. Subhash Baburao Dange have executed a Power of Attorney dated 27/7/2005 registered with the office of Sub Registrar Haveli No. 16, at serial no. 5354/2005 in favour of Mr. Nilesh Suresh Deshpande interalia vesting in him with several powers and authorities in respect of the said portion admeasuring 20 Ares out of Survey No. 128/2/5.

(n) It appears that the said Mr. Baburao Pandurang Dange expired intestate on 19/9/2005 and his son Mr. Subhash Baburao Dange expired on 2/11/2010 leaving behind their legal heirs namely (i) Ms. Malati Baburao Dange - daughter, (ii) Mr. Rupesh Subhash Dange -grandson, (iii) Mr. Suraj Subhash Dange - grandson, (iv) Mr. Ganesh Subhash Dange - grandson and (v) Smt. Thaku Subhash Dange - widow of predeceased son. Pursuant thereto the names of the said legal heirs were mutated in the revenue records vide mutation entry no. 13923.

(o) It appears that by a Sale Deed dated 3/12/2013 registered with the office of Sub Registrar Haveli No. 13 at serial no. 7579/2013, the said Ms. Malati Baburao Dange, Mr. Rupesh Subhash Dange, Mr. Ganesh Subhash Dange, Smt. Thaku Subhash Dange, Mr. Suraj Subhash Dange and Ms. Sonal Subhash Dange along with Mr. Nilesh Suresh Deshpande and Mrs. Pornima Nilesh Deshpande have sold and conveyed a portion admeasuring 20 Ares out of Survey No. 128/2/5 unto and in favour of Sumeru Buildcon Private Limited through its Directors Mr. Vijay Arvind Raykar, Mr. Shrikant Vishnu Shete and Mr. Paresh Ramji Poladiya 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. 15132.

(p) By a Deed of Mortgage dated 12/3/2015 registered with the office of Sub Registrar Haveli No. 16 at serial no. 2150/2015, the said Sumeru Buildcon Private Limited have mortgaged the said portion admeasuring 20 Ares out of Survey No. 128/2/5 in favour of Purnavadi Nagrik Sahakari Bank Ltd., Beed and had obtained a loan to the tune of Rs. 3,00,00,000/-. Pursuant thereto the charge of the said bank was mutated in the revenue records vide mutation entry no. 16003. The said Sumeru Buildcon Private Limited had repaid the said entire loan and pursuant to the Letter issued by the said bank bearing no. PNSB/21/83/2020/21, the charge of the said bank was deleted from the revenue records vide mutation entry no. 17657.

(q) It appears that by a Deed of Mortgage dated 14/8/2020 registered with the office of Sub Registrar Haveli No. 13 at serial no. 6650/2020, the said Sumeru Buildcon Private Limited have mortgaged the said portion admeasuring 20 Ares out of Survey No. 128/2/5 in favour of Baramati Sahakari Bank Ltd. and had obtained a loan to the tune of Rs. 2,50,00,000/-. Pursuant thereto the charge of the said bank was mutated in the revenue records vide mutation entry no. 17631. It appears that the said Sumeru Buildcon Private Limited had repaid the said entire loan and pursuant to by two separate Deed of Reconveyance both dated 17/10/2022 registered with the office of the Sub Registrar Haveli No. 16 at serial no. 18134/2022 and 18135/2022, the said Baramati Sahakari Bank Ltd. has released and relinquished its charge over the said Survey No. 128/2/5. Pursuant thereto the charge of the said bank was deleted from the revenue records. The same is reflected vide mutation entry no. 18844.

(r) It appears that by a Deed of Sale dated 19/10/2022 registered with the office of the Sub Registrar Haveli No. 16 at serial no. 18224/2022, the said Sumeru Buildcon Private Limited, through the hands of its Directors Mr. Vijay Arvind Raykar, Mr. Shrikant Vishnu Shete, and Mr. Paresh Ramji Poladiya has absolutely sold and conveyed a portion admeasuring 10 Ares out of the said Survey No. 128/2/5 unto and in favour of M/s. Rucha Associates through its partner Mr. Divakar Shivaji Mate 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. 18807.

(s) It appears that by a Deed of Sale dated 19/10/2022 registered with the office of the Sub Registrar Haveli No. 16 at serial no. 18225/2022, the said Sumeru Buildcon Private Limited, through the hands of its Directors Mr. Vijay Arvind Raykar, Mr. Shrikant Vishnu Shete, and Mr. Paresh Ramji Poladiya has absolutely sold and conveyed a portion admeasuring 10 Ares out of the said Survey No. 128/2/5 unto and in favour of Mr. Pritamkumar Sahebrao Kamble 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. 18808.

(t) It appears that by a Development Agreement dated 05/03/2024 registered with the office of the Sub Registrar Haveli No. 16 at serial no. 5158/2024, Mr. Pritamkumar Sahebrao Kamble has granted the exclusive development rights and authority to develop the portion admeasuring 10 Ares out of the said Survey No. 128/2/5 unto and in favour M/s. Rucha Associates through its partner Mr. Divakar Shivaji Mate for consideration and on certain terms and conditions. In pursuance to the Development Agreement dated 05/03/2024, the said Mr. Pritamkumar Sahebrao Kamble has executed a Power of Attorney dated 05/03/2024 registered with the office of the Sub Registrar Haveli No. 16 at serial no. 5159/2024 in favour of the partner and nominee of M/s. Rucha Associates interalia vesting in him with several powers and authorities to develop the portion admeasuring 10 Ares out of the said Survey No. 128/2/5.

(D) Common flow of Survey No. 132

(a) It appears that one Shrimant Malojirao Vayankatrao Raje Ghorpade was the owner of the land bearing Survey no. 132 prior to the year 1931.

(b) It appears that the said Shrimant Malojirao Vayankatrao Raje Ghorpade expired intestate on 14/11/1937 leaving behind his legal heir and son Mr. Raja Bhairao Singhji Malojirao Raje Ghorpade minor through his mother Smt. Parvatidevi Ghorpade Region Ranisaheb Sansthan Mudhol. Pursuant to an Order passed in RTS.SR/21 dated 14/02/1938 by the Hon'ble Mamlatdar, the names of the said legal heir was mutated in the revenue records. The same is reflected vide mutation entry no. 1826.

(c) It appears that by a Deed of Partition dated 12/01/1953 the said Mr. Rajesaheb Bhairao Singhji Malojirao Raje Ghorpade has conveyed and transferred the said Survey No. 132 unto and in favour of Smt. Parvatidevi Ghorpade region Ranisaheb Sansthan Mudhol for consideration of Rs 40,000. Pursuant thereto the name of Smt. Parvatidevi Ghorpade was mutated to the revenue records. The same is reflected vide mutation entry no. 2486.

(d) It appears that on the coming into force of The Bombay Personal Inams Abolition Act, 1952 on 1/8/1953, the said Survey No. 132 being Inam Land was converted to Khasla land and the assessment thereto was fixed and mutated in the revenue records. The same is reflected vide mutation entry no. 2556.

(e) It appears that one Mr. Ramchandra Dagadoba Dalvi (14 Acres 1 Guntha), Mr. Bhagu Sadhu Pokale (5 Acres) and Mr. Shankar Tukaram Chakankar (3 Acres) were tenants in the said Survey No. 132 and pursuant thereto the names of the said tenants were mutated in the revenue records. The same is reflected vide mutation entry no. 2576.

(f) It appears that pursuant to the inquiry under section 32G of The Bombay Tenancy and Agricultural Lands Act, 1948, the said pursuant to the Order passed by the Agricultural Land Tribunal bearing No. ALT/Dhayari/276-53 dated 3/2/1964, the said Mr. Shankar Tukaram Chakankar was declared as tenant purchaser and the purchase price of Rs. 775/- was fixed to be paid in 12 installments. Pursuant thereto the name of the tenant was mutated in the kabjedar column and the name of the original owner was mutated in the other rights column. The same is reflected vide mutation entry no. 3009.

(g) It appears that pursuant to the inquiry under section 32G of The Bombay Tenancy and Agricultural Lands Act, 1948, the said pursuant to the Order passed by the Agricultural Land Tribunal bearing No. ALT/Dhayari/276-43 dated 3/2/1964, the said Mr. Ramchandra Dagadoba Dalvi was declared as tenant purchaser and the purchase price of Rs. 2720/- was fixed to be paid in 12 installments. Pursuant thereto the name of the tenant was mutated in the kabjedar column and the name of the original owner was mutated in the other rights column and the said Survey No. 132/1 was allotted to the said tenant purchaser. The same is reflected vide mutation entry no. 3010.

(h) It appears that pursuant to the inquiry under section 32G of The Bombay Tenancy and Agricultural Lands Act, 1948, the said pursuant to the Order passed by the Agricultural Land Tribunal bearing No. ALT/Dhayari/276-43 dated 3/2/1964, the said Mr. Bhagu Sadhu Pokale was declared as tenant purchaser and the purchase price of Rs. 1600/- was fixed to be paid in 12 installments. Pursuant thereto the name of the tenant was mutated in the kabjedar column and the name of the original owner was mutated in the other rights column> The same is reflected vide mutation entry no. 3011.

(i) It appears that the said Mr. Ramchandra Dagadoba Dalvi had obtained an ekkrar loan to the tune of Rs. 2500/- on 29/5/1968 from Nande Vivid Karyakari Seva Society and pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 3303.

(j) Mutation entry No. 3345 of village Dhayari pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village.

(k) It appears that the said Mr. Ramchandra Dagadoba Dalvi and others partitioned the said Survey No. 132/1 and other lands under section 85 of The Maharashtra Land Revenue Code, 1966 and pursuant to the Order passed by the Tahasildar in Vatap Case No. THNo/108/1984 dated 2/2/1985 read with Correction dated 24/10/1985, the said Survey No. 132/1 was subdivided and Survey No. 132/1/1 was allotted to Mr. Ramchandra Dagadoba Dalvi, Survey No. 132/1/2 was allotted to Mr. Dattatraya Ramchandra Dalvi, Survey No. 132/1/3 was allotted to Mr. Ulhas Ramchandra Dalvi and Survey No. 132/1/4 was allotted to Mr. Bharat Ramchandra Dalvi and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 4917.

(l) It appears that the said Mr. Ramchandra Dagadoba Dalvi had paid the entire purchase price and pursuant thereto the necessary Sale Certificate under section 32 M of The Bombay Tenancy and Agricultural Lands Act, 1948 was issued bearing No. ALT/Dhayari/276-43 dated 21/3/1977 and pursuant thereto the name of the said original owner Smt. Parvatidevi Ghorpade region Ranisaheb Sansthan Mudhol appearing in the other rights column was deleted and the remark of section 43 of The Bombay Tenancy and Agricultural Lands Act, 1948 was mutated in the revenue records. The same is reflected vide mutation entry no. 5427.

(m) It appears that the said Mr. Ramchandra Dagadoba Dalvi had obtained an ekkrar loan to the tune of Rs. 50,000/- on 24/11/1990 from Nande Vivid Karyakari Seva Society and pursuant thereto the charge of the said society was mutated in the revenue records vide mutation entry no. 6008.

(E) Survey No. 132 Hissa No. 1/1B total admeasuring 70 Ares assessed at Rs.03=79paise

(a) It appears that the said Mr. Ramchandra Dagadoba Dalvi and others partitioned the said Survey No. 132/1 and other lands under section 85 of The Maharashtra Land Revenue Code, 1966 and pursuant to the Order passed by the Tahasildar in Vatap Case No. THNo/108/1984 dated 2/2/1985 read with Correction dated 24/10/1985, the said Survey No. 132/1 was subdivided and Survey No. 132/1/1 was allotted to Mr. Ramchandra Dagadoba Dalvi, Survey No. 132/1/2 was allotted to Mr. Dattatraya Ramchandra Dalvi, Survey No. 132/1/3 was allotted to Mr. Ulhas Ramchandra Dalvi and Survey No. 132/1/4 was allotted to Mr. Bharat Ramchandra Dalvi and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 4917.

(b) It appears that on obtaining the prior permission bearing No. 43/SR/33/90 dated 4/10/1990 from the Sub Divisional Officer, Haveli, Pune under section 43 of The Bombay Tenancy and Agricultural Lands Act, 1948, by a Sale Deed dated 30/10/1990 registered with the office of Sub Registrar Haveli No. 1 at serial no. 13667/1990 the said Mr. Ramchandra Dagadoba Dalvi has sold and conveyed a portion of land admeasuring 70 Ares out of Survey No. 132/1/1 unto and in favour of Mr. Ashok Siddheshwar Chakankar and Mr. Babu Bandu Alman for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 132/1/1 was sub divided and Survey No. 132/1/1A was allotted to Mr. Ramchandra Dagadoba Dalvi and Survey No. 132/1/1B was allotted to the said purchasers and their names are accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 6079.

(c) It appears that the said Mr. Babu Bandu Alman preferred an application that the area held by Mr. Babu Bandu Alman and Mr. Ashok Siddheshwar Chakankar was left out to mentioned in the 7/12 extract and the area held by them being Mr. Babu Bandu Alman - 60 Ares and Mr. Ashok Siddheshwar Chakankar - 10 Ares be mutated in the revenue records. Accordingly, the area held by the said Mr. Babu Bandu Alman and Mr. Ashok Siddheshwar Chakankar were mutated in the revenue records. The same is reflected vide mutation entry no. 6599.

(d) It appears that pursuant to the Order passed by the Sub Divisional Officer in RTS/A/160/2009 the areas as mutated vide mutation entry no. 6599 was ordered to be deleted and only names were ordered to be retained in the 7/12 extract. Pursuant thereto the areas as mentioned vide mutation entry no. 6599 were deleted from the revenue records. The same is reflected vide mutation entry no. 12975.

(e) It appears that by a Sale Deed dated 31/12/2009 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 62/2010, the said Mr. Ashok Siddheshwar Chakankar with the consent of Mr. Babu Bandu Alman has sold and conveyed a portion admeasuring 10 Ares owned by him out of Survey No. 132/1/1B unto and in favour of Mr. Rupak Balwant Gaikwad 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. 13468.

(f) It appears that in pursuance to the Compromise dated 7/3/2011 in Regular Civil Suit No. 2/2011 and in terms of the said Sale Deed dated 31/12/2009, the area held by Mr. Babu Bandu Alman - 60 Ares and Mr. Rupak Balwant Gaikwad - 10 Ares were mutated in the revenue records. The same is reflected vide mutation entry no. 13999.

(g) It appears that by a Gift Deed dated 17/3/2016 registered with the office of the Sub Registrar Haveli No. 2 at serial no. 2225/2016, the said Mr. Babu Bandu Alman has with the consent of Mr. Rupak Balwant Gaikwad conveyed and transferred by way of gift the portion admeasuring 60 Ares out of Survey No. 132/1/1B unto and in favour of his two sons namely Mr. Shailendra Baburao Alman and Mr. Amol Baburao Alman on certain terms and conditions. Pursuant thereto the names of Mr. Shailendra Baburao

Alman and Mr. Amol Baburao Alman were mutated in the revenue records. The same is reflected vide mutation entry no. 16141.

(h) It appears that the said Mr. Babu Bandu Alman expired on 31/5/2017 leaving behind his Last Will and Testament dated 23/6/2014 registered with the office of the Sub Registrar at serial no. 3600/2014 whereby he had bequeathed the said portion admeasuring 60 Ares out of Survey No. 132/1/1B unto and in favour of his two sons namely Mr. Shailendra Baburao Alman and Mr. Amol Baburao Alman absolutely and forever. In pursuance to the said Gift Deed dated 17/3/2016 read with the Last Will and Testament dated 23/6/2014, the area admeasuring 30 Ares each held by Mr. Shailendra Baburao Alman and Mr. Amol Baburao Alman was mutated in the revenue records. The same is reflected vide mutation entry no. 16363.

(i) It appears that by a Deed of Sale dated 7/9/2022 registered with the office of the Sub Registrar Haveli No. 1 at serial no. 17973/2022, the said Mr. Rupak Balwant Gaikwad, Mr. Shailendra Baburao Alman, Mr. Amol Baburao Alman, Mrs. Indumati Baburao Alman and Mrs. Sunanda Baburao Alman have absolutely sold and conveyed unto and in favour of M/s. Rucha Associates through the hands of one of its Partner Mr. Divakar Shivaji Mate the said Survey No. 132/1/1B and 133/1/4/2 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. 18712.

(F) Survey No. 132 Hissa No. 1/2 total admeasuring 40 Ares assessed at Rs.01=43paise.

(a) It appears that the said Mr. Ramchandra Dagadoba Dalvi and others partitioned the said Survey No. 132/1 and other lands under section 85 of The Maharashtra Land Revenue Code, 1966 and pursuant to the Order passed by the Tahasildar in Vatap Case No. THNo/108/1984 dated 2/2/1985 read with Correction dated 24/10/1985, the said Survey No. 132/1 was subdivided and Survey No. 132/1/1 was allotted to Mr. Ramchandra Dagadoba Dalvi, Survey No. 132/1/2 was allotted to Mr. Dattatraya Ramchandra Dalvi, Survey No. 132/1/3 was allotted to Mr. Ulhas Ramchandra Dalvi and Survey No. 132/1/4 was allotted to Mr. Bharat Ramchandra Dalvi and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 4917.

(b) It appears that on obtaining the prior permission bearing number 43/SR/32/90 dated 4/10/1990 from the Sub Divisional Officer, Haveli, Pune under section 43 of The Bombay Tenancy and Agricultural Lands Act, 1948, by a Sale Deed dated 30/10/1990 registered with the office of Sub Registrar Haveli No. 1 at serial no. 13597/1990 the said Mr. Dattatraya Ramchandra Dalvi has sold and conveyed Survey No. 132/1/2 admeasuring 40 Ares unto and in favour of Mrs. Ushadevi Bhagwan Tonge 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. 6080.

(c) It appears that by a Sale Deed dated 20/11/1996 registered with the office of Sub Registrar Haveli No. 1 at serial no. 10556/1999 (old no. 11070/1996) the said Mrs. Ushadevi Bhagwan Tonge has sold and conveyed Survey No. 132/1/2 admeasuring 40 Ares unto and in favour of Mrs. Shashikala Ravindra Raykar, Mr. Deepak Changdev Raut, Mr. Mukesh Gopal Patel and Mrs. Usha Vasant Chavan 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. 9460.

(d) It appears that by a Deed of Sale dated 7/9/2022 registered with the office of the Sub Registrar Haveli No. 1 at serial no. 17973/2022, the said Mrs. Shashikala Ravindra Raykar, Mr. Deepak Changdev Raut, Mrs. Lata Vasant Chavan, Mr. Mukesh Gopal Patel, Mr. Bhagwanrao Appasaheb Tonge Patil and Mr. Chandrashekhar Baburao More have with the consent and confirmation of Valay Constructions Private Limited through the hands of its Director Mr. Bhagwanrao Appasaheb Tonge Patil and Sumeru Gagan Vastu Nirman LLP, through the hands of its partners Mr. Vijay Arvind Raykar, Mr. Shrikant Vishnu Shete and Mr. Ajay Ravindra Raykar have absolutely sold and conveyed unto and in favour of M/s. Rucha Associates through the hands of one of its Partner Mr. Divakar Shivaji Mate the said Survey Nos. 132/1/2, 132/1/3/2/1 and 132/1/4/2 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. 18714.

(G) Survey No. 132 Hissa No. 1/3/2/1 total admeasuring 20 Ares assessed at Rs.00=40paise, AND

(H) Survey No. 132 Hissa No. 1/3/2/2 total admeasuring 40 Ares assessed at Rs.00=92paise

(a) It appears that the said Mr. Ramchandra Dagadoba Dalvi and others partitioned the said Survey No. 132/1 and other lands under section 85 of The Maharashtra Land Revenue Code, 1966 and pursuant to the Order passed by the Tahasildar in Vatap Case No. THNo/108/1984 dated 2/2/1985 read with Correction dated 24/10/1985, the said Survey No. 132/1 was subdivided and Survey No. 132/1/1 was allotted to Mr. Ramchandra Dagadoba Dalvi, Survey No. 132/1/2 was allotted to Mr. Dattatraya Ramchandra Dalvi, Survey No. 132/1/3 was allotted to Mr. Ulhas Ramchandra Dalvi and Survey No. 132/1/4 was allotted to Mr. Bharat Ramchandra Dalvi and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 4917.

(b) It appears that on obtaining the prior permission bearing number 43/SR/30/90 dated 4/10/1990 from the Sub Divisional Officer, Haveli, Pune under section 43 of The Bombay Tenancy and

Agricultural Lands Act, 1948, by a Sale Deed dated 30/10/1990 registered with the office of Sub Registrar Haveli No. 1 at serial no. 13669/1990 the said Mr. Ulhas Ramchandra Dalvi has sold and conveyed a portion admeasuring 60 Ares out of Survey No. 132/1/3 total admeasuring 1 Hectare 60 Ares unto and in favour of Mr. Vishwanath Apparao Tonge for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 132/1/3 was subdivided and Survey No. 132/1/3/1 was allotted to the original owner and Survey No. 132/1/3/2 was allotted to the said purchaser and their names were accordingly was mutated in the revenue records. The same is reflected vide mutation entry no. 6081.

(c) It appears that by a Sale Deed dated 20/5/1991 registered with the office of Sub Registrar Haveli No. 1 at serial no. 4104/1991 the said Mr. Vishwanath Apparao Tonge has sold and conveyed a portion admeasuring 40 Ares out of Survey No. 132/1/3/2 total admeasuring 60 Ares unto and in favour of Mrs. Pravina Bharat Wayse for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 132/1/3/2 was subdivided and Survey No. 132/1/3/2/1 was allotted to the original owner and Survey No. 132/1/3/2/2 was allotted to the said purchaser and their names were accordingly was mutated in the revenue records. The same is reflected vide mutation entry no. 6159.

(d) It appears that the said Mr. Vishwanath Apparao Tonge expired on 8/5/2001 leaving behind is Last Will and Testament dated 27/2/2001whereby he bequeathed the said Survey No. 132/1/3/2/1 unto and in favour of Mr. Bhagwan Apparao Tonge (Patil) absolutely and forever. Pursuant thereto the name of the said Mr. Bhagwan Apparao Tonge (Patil) was mutated in the revenue records vide mutation entry no. 10613.

(e) It appears that by a Deed of Sale dated 7/9/2022 registered with the office of the Sub Registrar Haveli No. 1 at serial no. 17973/2022, the said Mrs. Shashikala Ravindra Raykar, Mr. Deepak Changdev Raut, Mrs. Lata Vasant Chavan, Mr. Mukesh Gopal Patel, Mr. Bhagwanrao Appasaheb Tonge Patil and Mr. Chandrashekhar Baburao More have with the consent and confirmation of Valay Constructions Private Limited through the hands of its Director Mr. Bhagwanrao Appasaheb Tonge Patil and Sumeru Gagan Vastu Nirman LLP, through the hands of its partners Mr. Vijay Arvind Raykar, Mr. Shrikant Vishnu Shete and Mr. Ajay Ravindra Raykar have absolutely sold and conveyed unto and in favour of M/s. Rucha Associates through the hands of one of its Partner Mr. Divakar Shivaji Mate the said Survey Nos. 132/1/2, 132/1/3/2/1 and 132/1/4/2 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. 18714.

(f) It appears that by a Sale Deed dated 18/11/2022 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 18295/2022, the said Mrs. Pravina Bharat Wayse has absolutely sold and conveyed unto and in favour of Valay Constructions Private Limited through the hands of its Director Mr. Nikhil Bhagwanrao Tonge the said Survey No. 132/1/3/2/2 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. 18820.

(g) It appears that by an Agreement to Sell dated 21/11/2022 registered with the office of the Sub Registrar Haveli No. 20 at serial no. 17730/2022, the said Valay Constructions Private Limited through the hands of its Director Mr. Nikhil Bhagwanrao Tonge have agreed to absolutely sell and convey unto and in favour of M/s. Rucha Associates through the hands of one of its Partner Mr. Divakar Shivaji Mate the said Survey No. 132/1/3/2/2 for consideration and on certain terms and conditions. In pursuance to the said Agreement to Sell, the said Valay Constructions Private Limited through the hands of its Director Mr. Nikhil Bhagwanrao Tonge have executed a Power of Attorney dated 21/11/2022 registered with the office of the Sub Registrar Haveli No. 20 at serial no. 17731/2022 in favour of the partner and nominee M/s. Rucha Associates interalia vesting in him with several powers and authorities pertaining to the said Survey No. 132/1/3/2/2.

(h) It appears that in pursuance to the said Agreement to Sell dated 21/11/2022 by a Deed of Sale dated 19/1/2023 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 1214/2023, the said Valay Constructions Private Limited through the hands of its Director Mr. Nikhil Bhagwanrao Tonge have absolutely sold and conveyed unto and in favour of M/s. Rucha Associates through the hands of one of its Partner Mr. Divakar Shivaji Mate the said Survey No. 132/1/3/2/2 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. 18870.

(I) Survey No. 132 Hissa No. 1/4/2 total admeasuring 60 Ares assessed at Rs.01=78paise

(a) It appears that the said Mr. Ramchandra Dagadoba Dalvi and others partitioned the said Survey No. 132/1 and other lands under section 85 of The Maharashtra Land Revenue Code, 1966 and pursuant to the Order passed by the Tahasildar in Vatap Case No. THNo/108/1984 dated 2/2/1985 read with Correction dated 24/10/1985, the said Survey No. 132/1 was subdivided and Survey No. 132/1/1 was allotted to Mr. Ramchandra Dagadoba Dalvi, Survey No. 132/1/2 was allotted to Mr. Dattatraya Ramchandra Dalvi, Survey No. 132/1/3 was allotted to Mr. Ulhas Ramchandra Dalvi and Survey No. 132/1/4 was allotted to Mr. Bharat Ramchandra Dalvi and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 4917.

(b) It appears that on obtaining the prior permission bearing number 43/SR/29/90 dated 4/10/1990 from the Sub Divisional Officer, Haveli, Pune under section 43 of The Bombay Tenancy and Agricultural Lands Act, 1948, by a Sale Deed dated 30/10/1990 registered with the office of Sub Registrar Haveli No. 1 at serial no. 13668/1990 the said Mr. Bharat Ramchandra Dalvi has sold and conveyed a portion admeasuring 60 Ares out of Survey No. 132/1/4 total admeasuring 1 Hectare 60 Ares unto and in favour of Mr. Chandrashekhar Baburao More for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 132/1/4 was subdivided and Survey No. 132/1/4/1 was allotted to the original owner and Survey No. 132/1/4/2 was allotted to the said purchaser and their names were accordingly was mutated in the revenue records. The same is reflected vide mutation entry no. 6082.

(c) It appears that by a Deed of Sale dated 7/9/2022 registered with the office of the Sub Registrar Haveli No. 1 at serial no. 17973/2022, the said Mrs. Shashikala Ravindra Raykar, Mr. Deepak Changdev Raut, Mrs. Lata Vasant Chavan, Mr. Mukesh Gopal Patel, Mr. Bhagwanrao Appasaheb Tonge Patil and Mr. Chandrashekhar Baburao More have with the consent and confirmation of Valay Constructions Private Limited through the hands of its Director Mr. Bhagwanrao Appasaheb Tonge Patil and Sumeru Gagan Vastu Nirman LLP, through the hands of its partners Mr. Vijay Arvind Raykar, Mr. Shrikant Vishnu Shete and Mr. Ajay Ravindra Raykar have absolutely sold and conveyed unto and in favour of M/s. Rucha Associates through the hands of one of its Partner Mr. Divakar Shivaji Mate the said Survey Nos. 132/1/2, 132/1/3/2/1 and 132/1/4/2 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. 18714.

(J) Survey No. 133 Hissa No. 1/4/2 total admeasuring 36 Ares assessed at Rs.00=64 paise

(a) It appears that one Shrimant Malojirao Vayankatrao Raje Ghorpade was the owner of the land bearing Survey no. 133 prior to the year 1931.

(b) It appears that the said Shrimant Malojirao Vayankatrao Raje Ghorpade expired intestate on 14/11/1937 leaving behind his legal heir and son Mr. Raja Bhairao Singhji Malojirao Raje Ghorpade minor through his mother Smt. Parvatidevi Ghorpade Region Ranisaheb Sansthan Mudhol. Pursuant to an Order passed in RTS.SR/21 dated 14/02/1938 by the Hon'ble Mamlatdar the names of his legal heir was mutated in the revenue records. The same is reflected vide mutation entry no. 1826.

(c) It appears that by a Deed of Partition dated 12/01/1953 the said Mr. Rajesaheb Bhairao Singhji Malojirao Raje Ghorpade has conveyed and transferred the said Survey No. 132 unto and in favour of Smt. Parvatidevi Ghorpade region Ranisaheb Sansthan Mudhol for consideration of Rs 40,000. Pursuant thereto the name of Smt. Parvatidevi Ghorpade was mutated to the revenue records. The same is reflected vide mutation entry no. 2486.

(d) It appears that on the coming into force The Bombay Personal Inams Abolition Act, 1952 on 1/8/1953, the said Survey No. 132 being Inam Land was converted to Khasla land and the assessment thereto was fixed and mutated in the revenue records. The same is reflected vide mutation entry no. 2556.

(e) It appears that one Mr. Ramchandra Dagdoba Dalvi was a tenant in the said Survey No. 133 and pursuant thereto the name of the said tenant was mutated in the revenue records. The same is reflected vide mutation entry no. 2576.

(f) It appears that pursuant to the inquiry under section 32G of The Bombay Tenancy and Agricultural Lands Act, 1948, the said pursuant to the Order passed by the Agricultural Land Tribunal bearing No. ALT/Dhayari/278-432 dated 21/3/1964, the said Mr. Ramchandra Dagdoba Dalvi was declared as tenant purchaser and the purchase price of Rs. 1475/- was fixed to be paid in 12 installments. Pursuant thereto the name of the tenant was mutated in the kabjedar column and the name of the original owner was mutated in the other rights column in the revenue records. The same is reflected vide mutation entry no. 3016.

(g) Mutation entry No. 3345 of village Dhayari pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village.

(h) It appears that the said Mr. Ramchandra Dagdoba Dalvi and others partitioned the said Survey No. 133/1 and other lands under section 85 of The Maharashtra Land Revenue Code, 1966 and pursuant to the Order passed by the Tahasildar in Vatap Case No. THNo/108/1984 dated 2/2/1985 read with Correction dated 24/10/1985, the said Survey No. 133/1 was subdivided and Survey No. 133/1/1 was allotted to Mr. Sambhaji Ramchandra Dalvi, Survey No. 133/1/2 was allotted to Mr. Shivaji Ramchandra Dalvi, Survey No. 133/1/3 was allotted to Mr. Balasaheb Ramchandra Dalvi and Survey No. 134/1/4 was allotted to Mrs. Shantabai Ramchandra Dalvi and their names were accordingly mutated in the revenue records vide mutation entry no. 4917.

(i) It appears that the said Mr. Ramchandra Dagdoba Dalvi had paid the entire purchase price and pursuant thereto the necessary Sale Certificate under section 32 M was issued bearing No. ALT/Dhayari/278-432 dated 21/2/1977 and pursuant thereto the name of the said original owner Smt. Parvatidevi Ghorpade region Ranisaheb Sansthan Mudhol appearing in the other rights column was deleted and the remark of section 43 of The Bombay Tenancy and Agricultural Lands Act, 1948 was mutated in the revenue records. The same is reflected vide mutation entry no. 5426.

(j) It appears that on obtaining the prior permission bearing number 43/SR/31/90 dated 4/10/1990 from the Sub Divisional Officer, Haveli, Pune under section 43 of The Bombay Tenancy and Agricultural Lands Act, 1948, by a Sale Deed dated 31/10/1990 registered with the office of Sub Registrar Haveli No. 1 at serial no. 13670/1990 the said Mrs. Shantabai Ramchandra Dalvi has sold and conveyed a portion of land admeasuring 36 Ares out of Survey No. 133/1/4 unto and in favour of Mr. Dattatraya Kondiba Chakankar and Mr. Sudam Mahadeo Chakankar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 133/1/4 was sub divided and Survey No. 132/1/3/1 was allotted to Mrs. Shantabai Ramchandra Dalvi and Survey No. 133/1/4/2 was allotted to the said purchasers and their names are accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 6083.

(k) It appears that by a Sale Deed dated 20/5/1991 registered with the office of Sub Registrar Haveli No. 1 at serial no. 8038/1991 the said Mr. Dattatraya Kondiba Chakankar and Mr. Sudam Mahadeo Chakankar have sold and conveyed the said Survey No. 133/1/4/2 unto and in favour of Mr. Bujgauda Paigauda Patil and Mr. Rajshekhar Siddeshwar Chadchankar for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records along with the remark of section 84C of the Maharashtra Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 6467. Pursuant to the Order bearing No. 84C/SR/232/05 dated 4/4/2005 passed by the Awwal Karkoon, Tenancy Branch, it was held that the transaction under the Sale Deed dated 20/5/1991 is legal and hence the remark of section 84C was deleted from the revenue records. The same is reflected vide mutation entry no. 11272.

(l) It appears that by a Gift Deed dated 26/5/2008 registered with the office of Sub Registrar Haveli No. 13 at serial no. 3569/2008 the said Mr. Bujgauda Paigauda Patil with the consent of Mr. Rajshekhar Siddeshwar Chadchankar has conveyed and transferred by way of gift a portion admeasuring 30 Ares out of Survey No. 133/1/4/2 unto and in favour of Mrs. Indumati Baburao Alman and Mrs. Sunanda Baburao Alman on certain terms and conditions. Pursuant thereto the names of the said Mrs. Indumati Baburao Alman and Mrs. Sunanda Baburao Alman were mutated in the revenue records. The same is reflected vide mutation entry no. 12533.

(m) It appears that by a Sale Deed dated 26/5/2008 registered with the office of Sub Registrar Haveli No. 13 at serial no. 3568/2008 the said Mr. Rajshekhar Siddeshwar Chadchankar with the consent of Mr. Bujgauda Paigauda Patil has sold and conveyed a portion admeasuring 6 Ares out of Survey No. 133/1/4/2 unto and in favour of Mrs. Indumati Baburao Alman and Mrs. Sunanda Baburao Alman 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. 12534.

(n) It appears that by a Deed of Sale dated 7/9/2022 registered with the office of the Sub Registrar Haveli No. 1 at serial no. 17973/2022, the said Mr. Rupak Balwant Gaikwad, Mr. Shailendra Baburao Alman, Mr. Amol Baburao Alman, Mrs. Indumati Baburao Alman and Mrs. Sunanda Baburao Alman have absolutely sold and conveyed unto and in favour of M/s. Rucha Associates through the hands of one of its Partner Mr. Divakar Shivaji Mate the said Survey No. 132/1/1B and 133/1/4/2 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. 18712.

(II) **<u>Amalgamation and Sub Division and Sanction of Plans and Permission for Non Agricultural Use.</u>**

(a) The area statement of area under 12 meter road widening, 18 meter road widening and under EP-59 i.e. D & MH Reservation are as under

Survey No.	Area as per 7/12 extract	12 meter road widening area	18 meter road widening area	Reservation	Net Plot Area
128/2/4	1300.00	0.00	0.00	0.00	1300.00
128/2/5	2000.00	0.00	0.00	0.00	2000.00
132/1/1B	7000.00	45.72	3261.90	1145.00	2547.38
132/1/2	4000.00	5.23	0.00	0.00	3994.77
132/1/3/2/1	2000.00	23.93	0.00	0.00	1976.07
132/1/3/2/2	4000.00	43.39	0.00	855.00	3101.61
132/1/4/2	6000.00	49.92	0.00	0.00	5950.09
133/1/4/2	3600.00	0.00	0.00	0.00	3600.00
TOTAL	29900	168.19	3261.9	2000	24469.92

(b) M/s. Rucha Associates and Mr. Pritamkumar S. Kamble had submitted a plan for amalgamation of Survey Nos. 128/2/5, 132/1/1B, 132/1/2, 132/1/3/2/1, 132/1/3/2/2, 132/1/4/2 and 133/1/4/2 total admeasuring 28600 square meters and which included the portions of land under road widening and EP-59 reservation and the same were sanctioned by Pune Municipal Corporation vide Commencement Certificate No. CC/2978/22 dated 09/02/2023.

(c) Pursuant thereto vide Order bearing No. MU/UCCPR-20/SEC/3-11/437 dated 27/3/2023 passed by the Commissioner, Pune Municipal Corporation, the reservation on the Survey Nos. 128/2/5, 132/1/1B, 132/1/2, 132/1/3/2/1, 132/1/3/2/2, 132/1/4/2 and 133/1/4/2 was shifted from its current position to an area admeasuring 2000 square meters, more particularly being Survey No. 128/2/5.

(d) M/s. Rucha Associates and Mr. Pritamkumar S. Kamble had submitted a plan for Land Division of Survey Nos. 128/2/5, 132/1/1B, 132/1/2, 132/1/3/2/1, 132/1/3/2/2, 132/1/4/2 and 133/1/4/2 total admeasuring 28600 square meters and the same was sanctioned by Pune Municipal Corporation vide Commencement Certificate No. CC/0042/23 dated 06/04/2023 and the said portion admeasuring 28600 square meters was sub divided in to Plot - A admeasuring 26600 square meters including area under road widening and Plot – B admeasuring 2000 square meters being land under EP-59 reservation.

(e) M/s. Rucha Associates and Mr. Pritamkumar S. Kamble had submitted a building plan for sanction of buildings on Plot – A admeasuring 26600 square meters out of the sanctioned layout of Survey Nos. 128/2/5, 132/1/1B, 132/1/2, 132/1/3/2/1, 132/1/3/2/2, 132/1/4/2 and 133/1/4/2 and the same was sanctioned by Pune Municipal Corporation vide Commencement Certificate No. CC/1512/23 dated 26/09/2023.

(f) M/s. Rucha Associates and Mr. Pritamkumar S. Kamble had submitted a plan for amalgamation and Land Division of Plot – A admeasuring 26600 square meters out of the sanctioned layout of Survey Nos. 128/2/5, 132/1/1B, 132/1/2, 132/1/3/2/1, 132/1/3/2/2, 132/1/4/2 and 133/1/4/2 and Survey No. 128/2/4 admeasuring 1300 square meters and the same was sanctioned by Pune Municipal Corporation vide Commencement Certificate No. CC/2572/23 dated 15/01/2024 and revised vide Commencement Certificate No. CC/0069/24 dated 03/04/2023 thereby forming the following plots, viz.

- (i) Plot No. 1 admeasuring 3469.84 square meters.
- (ii) Plot No. 2 admeasuring 5981.66 square meters.
- (iii) Plot No. 3 admeasuring 10047.77 square meters.
- (iv) Plot No. 4 admeasuring 1300.00 square meters.
- (v) Open Space admeasuring 2447.00 square meters.
- (vi) Amenity Space admeasuring 1223.64 square meters.

(g) M/s. Rucha Associates and Mr. Pritamkumar S. Kamble had submitted a plan for Land Division and Layout of Building and Proposed Building on Plot No. 2 out of the sanctioned layout of Survey Nos. 128/2/4, 128/2/5, 132/1/1B, 132/1/2, 132/1/3/2/1, 132/1/3/2/2, 132/1/4/2 and 133/1/4/2 and the same was sanctioned by Pune Municipal Corporation vide Commencement Certificate No. CC/2947/24 dated 20/02/2024 and revised vide Commencement Certificate No. CC/0131/24 dated 10/04/2023 thereby forming 19 separate Plots bearing Plot Nos. 1 to 19 and bungalow structure being sanctioned on each plot and having its own buildable potential as per the sanctioned plans.

(h) M/s. Rucha Associates and Mr. Pritamkumar S. Kamble had submitted a plan for Land Division and Layout of Building and Proposed Building on Plot No. 3 out of the sanctioned layout of Survey Nos. 128/2/4, 128/2/5, 132/1/1B, 132/1/2, 132/1/3/2/1, 132/1/3/2/2, 132/1/4/2 and 133/1/4/2 and the same was sanctioned by Pune Municipal Corporation vide Commencement Certificate No. CC/2948/24 dated 20/02/2024 and revised vide Commencement Certificate No. CC/0130/24 dated 10/04/2023 thereby forming 19 separate Plots bearing Plot Nos. 20 to 50 and bungalow structure being sanctioned on each plot and having its own buildable potential as per the sanctioned plans.

(i) M/s. Rucha Associates and Mr. Pritamkumar S. Kamble had submitted a plan for Proposed Building on Plot No. 4 (LIG Building) out of the sanctioned layout of Survey Nos. 128/2/4, 128/2/5, 132/1/1B, 132/1/2, 132/1/3/2/1, 132/1/3/2/2, 132/1/4/2 and 133/1/4/2 and the same was sanctioned by Pune Municipal Corporation vide Commencement Certificate No. CC/2946/24 dated 20/02/2024 and revised vide Commencement Certificate No. CC/0129/24 dated 10/04/2023 and the said building having LIG tenements as per the sanctioned plans.

(j) By an order bearing no. NA/SR/304/2023 dated 15/9/2023 passed by Hon'ble Tahsildar, Haveli, Pune, a portion admeasuring 23169.92 square meters out of Survey Nos. 128/2/5, 132/1/1B, 132/1/2, 132/1/3/2/1, 132/1/3/2/2, 132/1/4/2 and 133/1/4/2 has been permitted to be used for non agricultural purpose.

(k) By an order bearing no. NA/SR/40/2024 dated 01/02/2024 passed by Hon'ble Tahsildar, Haveli, Pune, a portion admeasuring 1299.99 square meters out of Survey No. 128/2/4 has been permitted to be used for non agricultural purpose

(III) Qualifying Comments/Remarks

(a) I have caused online searches to be carries out in the Index II registers available in the office of the Sub Registrar Haveli Nos. 1 to 27 through my associate Mr. Rohit Walimbe, Advocate from the year 1994 till date. I am informed by Mr. Rohit Walimbe, Advocate that from the available records during the searches, save and except as herein before stated, he has not come across any entry evidencing any encumbrances of whatsoever nature in and upon the said Property.

(b) It is further clarified that prior to the acquisition of the said Entire Land by my clients, I had caused to be published the following public notices and the details whereof are as follows:-

Name of Newspapers	Date of Public Notice	Date of Publication	Survey Nos.
Daily Prabhat, Daily Sakaal Today and Daily Lokmat	8/6/2022	10/6/2022	Portion admeasuring 20 Ares out of Survey No. 128/2/5, Survey No. 132/1/2, Survey No. 132/1/3/2/1, Survey No. 132/1/3/2/2 and Survey No. 132/1/4/2.
Daily Prabhat, Daily Sakaal Today and Daily Lokmat	28/6/2022	30/6/2022	Survey No. 132/1/1B and Survey No. 133/1/4/2
Daily Prabhat	12/8/2023	13/8/2023	Survey No. 128/2/4

It is clarified that I have not received any objections or claims to the aforesaid public notices, till date, save and except as stated hereunder.

In response to the said Public Notice dated 12/8/2023 pertaining to Survey No. 128/2/4, the undersigned had received one Objection dated 14/8/2023 from Mr. Swapnil Subhash Mate (Patil) on behalf of his client Mr. Shekhar Shantaram Pokale interalia informing as regards the Regular Civil Suit No. 1019/2007 filed by Mr. Shekhar Shantaram Pokale against Mrs. Sonali Deepak Khandelwal and others before the Civil Judge Senior Division, Pune. It is clarified that the said Mr. Shekhar Shantaram Pokale has consented and confirmed the contents of the Deed of Sale dated 22/11/2023 registered with the office of the Sub Registrar Haveli No. 16 at serial no. 22857/2022 in favour of M/s. Rucha Associates and has also accepted consideration thereunder. Furthermore the said Mr. Shekhar Shantaram Pokale has also filed the compromise purshis at Exh. 56 and withdrawal purshis at Exh. 56 in RCS No. 1019/2007 and pursuant thereto the Hon'ble Court has vide its Order passed below Exh. 1 dismissed the said suit as withdrawn. In light of the aforesaid the said objection does not survive.

(c) It is clarified that at the specific instructions of my clients, I have not issued any public notice calling for objections and/or claims for the purposes of issuance of this Report.

(d) It is clarified that mutation entry no. 13926 appearing on the 7/12 extract of Survey No. 128/2/5 appears to have been wrongly mutated. It is clarified that the mutation entry nos. 16104 and 16613 are pertaining to corrections being made in the computerized 7/12 extracts pursuant to the orders passed by the Tahasildar, Pune.

(e) It is clarified that this report is based on the searches carried out at the office of the Sub Registrar of Assurances and on the documents and revenue records produced before for my inspection and certain information supplied to me by my clients. It is clarified that I have not conducted any litigation searches in respect of the said Property.

(f) Certain documents/ correspondence, mutation entries are not made available to me and hence I have assumed and relied on the other documents and/or link facts and/or notings on 7/12 extract to arrive at a conclusion which can be presumed to be correct unless proved or a new entry is lawfully substituted therefor.

(g) 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 Property is ascertained on the basis of perusal of the village records maintained by the Revenue Department and of which the copies were 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.

(h) 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 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 Property 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 Property thereof on the basis of the documents made available and information provided to me by my clients and (iv) boundaries of the said Property on the basis of documents and information provided to me by my clients.

(i) It is further clarified that since my scope of work does not include considering aspects within the domain of an architect or surveyor, I have not carried out any physical inspection of the said Property nor have commented on its zoning and development aspects, etc. thereof. Further I am not certifying the boundaries of the said Property nor am I qualified to express my opinion on physical identification of the said Property.

This Title Report is based on the provisions of the law as applicable and prevailing as on date and the facts of the matter which is derived from documents perused and information provided and as I understand them to be. My understanding is based upon and limited to the information and documents provided to me and any variance of facts or of law may cause a corresponding change in my Title Report.

(4) Any other relevant title
Not Applicable

(5) Litigations
As per the available records and as informed by my clients that there are no litigations in respect of the said Property.

Dated this 12th day of April, 2024.

Prasanna S Darade
Advocate

D:\My Documents\rucha group\keystone\title\RERA\rera report Plot No. 4 (12-4-2024).doc

CHALLAN

MTR Form Number-6

GRN MH013392386202223E	**BARCODE**	**Date** 07/01/2023-14:20:55	**Form ID**

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	**Full Name**	Adv Rohit M Walimbe
Location	PUNE		
Year	2022-2023 From 01/01/1994 To 07/01/2023	**Flat/Block No.**	

Account Head Details	Amount In Rs.		
		Premises/Building	
0030072201 SEARCH FEE	2250.00	**Road/Street**	Dhayari
		Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 4 1
		Remarks (If Any)	Search Fee for 30 Years of S No 128 S No 132 And S No 133 Village Dhayari Tal Haveli Pune
		Amount In Words	Two Thousand Two Hundred Fifty Rupees Only
Total	2,250.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		Bank CIN	Ref. No.	69103332023010713104 2786440200
Cheque/DD No.		Bank Date	RBI Date	07/01/2023-14:22:16 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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागु नाही.

CHALLAN

MTR Form Number-6

GRN	MH008422308202324E	BARCODE		Date	21/09/2023-16:04:02	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	**Full Name**	Adv Rohit Walimbe
Location	PUNE		
Year	2023-2024 From 01/01/2023 To 21/09/2023	**Flat/Block No.**	

Account Head Details	**Amount In Rs.**		
		Premises/Building	
0030072201 SEARCH FEE	25.00	**Road/Street**	Dhayari
		Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 4 1
		Remarks (If Any)	
		Search Fee for 30 years of S No 128 S No 132 S No 133 Village Dhayari Taluka Haveli Dist Pune	
		Amount In Words	Twenty Five Rupees Only
Total	25.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023092117076	2829649628
Cheque/DD No.		Bank Date	RBI Date	21/09/2023-16:05:12	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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 21-09-2023 04:05:24

CHALLAN
MTR Form Number-6

GRN MH017407882202324E	BARCODE	Date 15/03/2024-14:38:21	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	**Full Name**	Adv Rohit Walimbe
Location	PUNE		
Year	2023-2024 From 22/09/2023 To 15/03/2024	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	150.00	**Road/Street**	Dhayari
		Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 4 1
		Remarks (If Any)	
		Search fee for 2 years of S No 128 S No 132 And S No 133 Village Dhayari Taluka Haveli Dist Pune	
		Amount In Words	One Hundred Fifty Rupees Only
Total	150.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		Bank CIN	Ref. No.	69103332024031517114 2858873626
Cheque/DD No.		Bank Date	RBI Date	15/03/2024-14:41:01 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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 15-03-2024 02:41:12

CHALLAN

MTR Form Number-6

GRN MH000508970202425E	**BARCODE**	**Date** 11/04/2024-18:54:42	**Form ID**

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	**Full Name**	Adv Rohit Walimbe
Location	PUNE		
Year	2024-2025 From 16/03/2024 To 11/04/2024	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	75.00	**Road/Street**	Dhayari
		Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 4 1
		Remarks (If Any)	
		Search Fee for 1 year of S. No. 128, S.No. 132 and S.No. 133 Village Dhayari, Pune	
		Amount In Words	Seventy Five Rupees Only
Total	75.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		Bank CIN / Ref. No.	69103332024041115074	2863718328
Cheque/DD No.		Bank Date / RBI Date	11/04/2024-18:55:54	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. : 9552857481

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सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 11-04-2024 06:56:05