

**Aancil Mani**

**Advocate**

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Date: 23<sup>rd</sup> April 2025

**FORMAT-A**  
**(Circular No. 28/2021)**

**To,**  
**MAHARERA**

**LEGAL TITLE REPORT**

**Sub:** Title Clearance Certificate with respect to Plot admeasuring **01 Hectare 05.3712 Ares i.e. 10537.12 sq. mtrs** carved out of lands bearing **Survey Nos.10/1A(P),10/1B(P), 10/1C(P), 10/1D/2(P), 10/2(P)**, lying, being and situated at **Village Punawale, Taluka Haveli, District Pune** which is within the limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, District Pune (Hereinafter referred to as the **"said Plot"**)

- 1) I have investigated the title of the said Plot owned by Paras Multispace LLP represented through its Partners (a) Mr. Rahul Raichand Kunkulol & (b) Mr. Siddharth Raichand Kunkulol, on the request of the Developer/Promoter M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani and the following documents i.e.:-

**1. DESCRIPTION OF PROPERTY:**

All that piece and parcel of land admeasuring **01 Hectare 05.3712 Ares i.e. 10537.12 sq. mtrs** carved out of lands bearing **Survey Nos.10/1A(P),10/1B(P), 10/1C(P), 10/1D/2(P), 10/2(P)**, lying, being and situated at **Village Punawale, Taluka Haveli, District Pune** which is within the limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, District Pune. Such land is bounded more particularly as under:

On or towards

North : By S. No. 10 (P);  
South : By 18 mtr DP Road;  
East : By Project of Aurigaa Realtors  
West : By Project of Paras Multispace LLP



**2. THE DOCUMENTS OF ALLOTMENT OF THE PLOT:**

**(I) Survey No.10/1A, Village Punawale:**

1. Release Deed (Without consideration) dated 18/03/2011 and registered on 18/03/2011 with the office of the Sub-Registrar of Assurances Haveli No. 15, Pune at Serial No. **2638/2011** and executed by Mrs. Kamal Prakash Chavan as the Releasor therein in favour of Mr. Ramhari Bhagwant Ovhal as the Releasee therein, in respect of the land totally admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.
2. Release Deed (Without consideration) dated 17/01/2012 and registered on 17/01/2012 with the office of the Sub-Registrar of Assurances Haveli No.13, Pune at Serial No. **528/2012** and executed by Mrs. Kisabai Prakash Khunte & Ms. Sangeeta Balu Ovhal (known after marriage as Mrs. Sangeeta Sudhir Kshirsagar) as the Releasors therein in favour of Mr. Ramhari Bhagwant Ovhal as the Releasee therein, in respect of the land totally admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.
3. Release Deed (Without consideration) dated 01/04/2011 and registered on 01/04/2011 with the office of the Sub-Registrar of Assurances Haveli No.15, Pune at Serial No. **3074/2011** and executed by Mrs. Chandrabhaga Chintaman Bhalerao as the Releasor therein in favour of Mr. Ramhari Bhagwant Ovhal as the Releasee therein, in respect of the land totally admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.
4. Release Deed (Without consideration) dated 11/07/2012 and registered on 11/07/2012 with the office of the Sub-Registrar of Assurances Haveli No.4, Pune at Serial No. **6927/2012** and executed by Mr. Bajirao Tabaji Ovhal (being the legal heir of Late Anusaya Tabaji Ovhal) as the Releasor therein in favour of Mr. Ramhari Bhagwant Ovhal as the Releasee therein, in respect of the land totally admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.
5. Release Deed (Without consideration) dated 06/01/2014 and registered on 06/01/2014 with the office of the Sub-Registrar of Assurances Haveli No.4, Pune at Serial No. **220/2014** and executed by Late Namdev Rangu Ovhal through his legal heirs viz Mr. Shantaram Namdev Ovhal & others as the Releasors therein in favour of Mr. Ramhari Bhagwant Ovhal as the Releasee therein, in respect of the land totally admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.



6. Development Agreement and Irrevocable Power of Attorney, both dated 28/12/2005 and registered on 28/12/2005 with the office of the Sub-Registrar of Assurances Haveli No. 18, Pune at Serial No. **7606/2005** and **7607/2005** respectively, executed by Mr. Ramhari Bhagwant Ovhal (for self and as HUF Karta and Manager) & others as the Land Owners/Grantors therein, with the consent of Mr. Mahesh Zhumberlal Khinvasara as the Consenting Party therein, in favour of Mr. Shyam Vipin Sanghvi as the Developer therein, in respect of the land totally admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.
7. Development Agreement and Irrevocable General Power of Attorney, both dated 20/10/2006 and registered on 02/11/2006 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial No. **7418/2006** and **7419/2006** respectively, executed by Mr. Shyam Vipin Sanghvi as the Assignor therein with the consent of Mr. Ramhari Bhagwant Ovhal (for self and as HUF Karta and Manager) and others, all represented through their duly Constituted Attorney Mr. Shyam Vipin Sanghvi as the Consenting Party No.1 therein, with the consent of Mr. Mahesh Zhumberlal Khinvasara as the Consenting Party therein No.2 therein, in favour of M/s. Nilesh Kanade Group represented through its Proprietor Mr. Nilesh Kanade as the Developer therein, in respect of the several lands at Village Punawale collectively admeasuring 456.50 Ares, including the land totally admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.
8. Agreement of Assignment and Irrevocable General Power of Attorney, both dated 02/11/2006 and registered on 02/11/2006 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial No. **7420/2006** and **7421/2006** respectively, executed by M/s. Nilesh Kanade Group represented through its Proprietor Mr. Nilesh Kanade as the Assignor therein with the consent of (i) Mr. Ramhari Bhagwant Ovhal (for self and as HUF Karta and Manager) and others, all represented through their duly Constituted Attorney M/s. Nilesh Kanade Group represented through its Proprietor Mr. Nilesh Kanade as the Consenting Party therein, in favour of M/s. Amit Enterprises represented through its Partner Mr. Kishor Govind Pate, as the Developer therein, in respect of the several lands at Village Punawale collectively admeasuring 282.34 Ares, including the land totally admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.



9. Agreement To Sell and Power of Attorney, both dated 14/09/2011 and registered on 14/09/2011 with the office of the Sub-Registrar of Assurances Haveli No. 13, Pune at Serial Nos. **7829/2011** and **7830/2011** respectively, and executed by Mr. Ramhari Bhagwant Ovhal (for self, as HUF Karta and Manager and as Natural Guardian of Miss Komal Narendra Ovhal and Master Pratik Narendra Ovhal) & others as the Land Owners therein in favour of Amit Enterprises Housing Limited represented through its Director Mr. Rajendra Govind Pate as the Purchaser therein, in respect of the land totally admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.
10. Agreement To Sell and Power of Attorney, both dated 20/06/2013 and registered on 20/06/2013 with the office of the Sub-Registrar of Assurances Haveli No.4, Pune at Serial No. **5352/2013** and **5353/2013** respectively, and executed by Mr. Kalu Sakharam Ovhal & others as the Land Owners therein in favour of Amit Enterprises Housing Limited through its Director Mr. Kishor Govind Pate as the Purchaser therein, in respect of the land admeasuring 00 Hectare 2.5 Ares carved out of land admeasuring 00 Hectare 32 Ares carved out of land admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.
11. Sale Deed dated 26/02/2014 and registered on 26/02/2014 with the office of the Sub-Registrar of Assurances Haveli No. 4, Pune at Serial No. **1932/2014** and executed by Mr. Ramhari Bhagwant Ovhal & others all through their duly constituted Attorney Amit Enterprises Housing Limited represented through its Director Mr. Kishor Govind Pate as the Land Owners therein in favour of Amit Enterprises Housing Limited represented through its Director Mr. Kishor Govind Pate as the Purchaser therein, in respect of the land totally admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.
12. Consent Deed dated 16/04/2014 registered with the office of the Sub-Registrar of Assurances Haveli No. 4, Pune at Serial No. **3516/2014** and executed by Miss Amrapali Ajay Ovhal & others in favour of Amit Enterprises Housing Limited represented through its Director Mr. Sanjeev Govind Pate, in respect of the land totally admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.
13. Sale Deed dated 15/04/2014 and registered on 15/04/2014 with the office of the Sub-Registrar of Assurances Haveli No. 4, Pune at Serial No. **3451/2014** and executed by Amit Enterprises Housing Limited, represented through its





Director Mr. Kishor Govind Pate as the Vendor therein in favour of Paras Multispace LLP through its Partner Mr. Siddharth Raichand Kunkulol as the Purchaser therein, in respect of the land totally admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.

14. Consent Deed dated 16/03/2016 and registered on 16/03/2016 with the office of the Sub-Registrar of Assurances Haveli No.2, Pune at Serial No. **2167/2016** and executed by Mr. Sachin Narendra Ovhal (being the legal heir of Late Mr. Narendra Bhagwant Ovhal) in favour of Amit Enterprises Housing Limited, represented through its Director Mr. Kishor Govind Pate in respect of the land totally admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.
15. **Order dated 14/12/2016** by Hon'ble Sub-Divisional Officer, Mulshi in case No. RTS/A/SR/159/2014 being the appeal filed by Mr. Sahebrao Tabaji Ovhal (Appellant) against Mr. Ramhari Bhagwant Ovhal & others.
16. Index-II of the Consent Deed dated 07/01/2017 registered with the office of the Sub-Registrar of Assurances Haveli No. 4, Pune at Serial No. **152/2017** and executed by (1) Mr. Pratik Narendra Ovhal & another, in respect of the land totally admeasuring 00 Hectare 49 Ares bearing Survey No. 10/1A, Village Punawale.
17. Development Agreement and Power of Attorney, both dated 28/03/2025 and registered on 28/03/2025 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial Nos. **7601/2025** and **7602/2025** respectively and executed by Paras Multispace LLP through its Designated Partner Mr. Siddharth Raichand Kunkulol as the Land Owner therein in favour of M/s. Aurigaa Realtors through its Partner Mr. Vinod Premchand Chandwani as the Developer therein.
18. The public notices dated 11/04/2025 published in Indian Express and Prabhat by Adv. Deepali Hule.
19. No Objection Certificate dated 21/04/2025 by Adv. Deepali Hule.
20. 30 years Index-II Search Report dated 09/03/2025 of the land bearing Survey No.10/1A, Village Punawale issued by Adv. Jaya Narawade.



**(II) Survey No.10/1B, Village Punawale:**

1. Release Deed (Without consideration) dated 11/12/2006 and registered on 11/12/2006 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial No. **8301/2006** and executed by Mrs. Asha Sudhakar Bhalerao as the Releasor therein in favour of Mr. Kisan Chunnilal Ovhal as the Releasee therein, in respect of the land totally admeasuring 00 Hectare 56 Ares bearing Survey No. 10/1B, Village Punawale.
2. Release Deed (Without consideration) dated 15/09/2012 and registered on 15/09/2012 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial No. **10897/2012** and executed by ) Miss Suman Tukaram Ovhal as the Releasor therein in favour of Mr. Atmaram Tukaram Ovhal as the Releasee therein, in respect of the land totally admeasuring 00 Hectare 56 Ares bearing Survey No. 10/1B, Village Punawale & another land.
3. Development Agreement and Irrevocable Power of Attorney, both dated 28/12/2005 and registered on 28/12/2005 with the office of the Sub-Registrar of Assurances Haveli No. 18, Pune at Serial No. **7612/2005** and **7613/2005** respectively, executed by Mr. Atmaram Tukaram Ovhal & others as the Land Owners/Grantors therein, with the consent of Mr. Mahesh Zhumberlal Khinvasara as the Consenting Party therein, in favour of Mr. Shyam Vipin Sanghvi as the Developer therein, in respect of the land totally admeasuring 00 Hectare 56 Ares bearing Survey No. 10/1B, Village Punawale.
4. Development Agreement and Irrevocable General Power of Attorney, both dated 20/10/2006 and registered on 02/11/2006 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial No. **7418/2006** and **7419/2006** respectively, executed by Mr. Shyam Vipin Sanghvi as the Assignor therein with the consent of Mr. Atmaram Tukaram Ovhal & others, all represented through their duly Constituted Attorney Mr. Shyam Vipin Sanghvi as the Consenting Party No.1 therein, with the consent of Mr. Mahesh Zhumberlal Khinvasara as the Consenting Party therein No.2 therein, in favour of M/s. Nilesh Kanade Group represented through its Proprietor Mr. Nilesh Kanade as the Developer therein, in respect of the several lands at Village Punawale collectively admeasuring 456.50 Ares, including the land totally



admeasuring 00 Hectare 56 Ares bearing Survey No. 10/1B, Village Punawale.

5. Agreement of Assignment and Irrevocable General Power of Attorney, both dated 02/11/2006 and registered on 02/11/2006 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial No. **7420/2006** and **7421/2006** respectively, executed by M/s. Nilesh Kanade Group represented through its Proprietor Mr. Nilesh Kanade as the Assignor therein with the consent of Mr. Atmaram Tukaram Ovhal & others, all represented through their duly Constituted Attorney M/s. Nilesh Kanade Group represented through its Proprietor Mr. Nilesh Kanade as the Consenting Party therein, in favour of M/s. Amit Enterprises represented through its Partner Mr. Kishor Govind Pate, as the Developer therein, in respect of the several lands at Village Punawale collectively admeasuring 282.34 Ares, including the land totally admeasuring 00 Hectare 56 Ares bearing Survey No. 10/1B, Village Punawale.
6. Agreement To Sell and Power of Attorney, both dated 13/09/2011 and registered on 13/09/2011 with the office of the Sub-Registrar of Assurances Haveli No. 13, Pune at Serial Nos. **7797/2011** and **7798/2011** respectively, and executed by Mr. Atmaram Tukaram Ovhal & others, as the Land Owners therein in favour of Amit Enterprises Housing Limited represented through its Director Mr. Rajendra Govind Pate as the Purchaser therein, in respect of the land totally admeasuring 00 Hectare 56 Ares bearing Survey No. 10/1B, Village Punawale.
7. Deed of Confirmation dated 15/09/2012 and registered on 18/09/2012 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial No. **10896/2012** and executed by Mr. Atmaram Tukaram Ovhal & others in favour of M/s. Nilesh Kanade Group represented through its Proprietor Mr. Nilesh Kanade, in respect of the land totally admeasuring 00 Hectare 56 Ares bearing Survey No. 10/1B, Village Punawale.
8. Sale Deed dated 24/12/2013 and registered on 24/12/2013 with the office of the Sub-Registrar of Assurances Haveli No. 4, Pune at Serial No. **11171/2013** and executed by (i) Mr. Atmaram Tukaram Ovhal & others, all through their duly constituted Attorney Mr. Kishor Govind Pate, as the Land Owners therein in favour of Amit Enterprises Housing Limited represented through its Director Mr. Kishor Govind Pate as the Purchaser therein,



in respect of the land totally admeasuring 00 Hectare 56 Ares bearing Survey No. 10/1B, Village Punawale.

9. Sale Deed dated 28/02/2014 and registered on 28/02/2014 with the office of the Sub-Registrar of Assurances Haveli No. 4, Pune at Serial No. **1984/2014** and executed by Amit Enterprises Housing Limited, represented through its Director Mr. Kishor Govind Pate as the Vendor therein in favour of Paras Multispace LLP through its Partners (a) Mr. Rahul Raichand Kunkulol & (b) Mr. Siddharth Raichand Kunkulol as the Purchasers therein, in respect of the land totally admeasuring 00 Hectare 56 Ares bearing Survey No. 10/1B, Village Punawale.
10. Deed of Confirmation dated 16/07/2014 and registered on 16/07/2014 with the office of the Sub-Registrar of Assurances Haveli No. 4, Pune at Serial No. **6538/2014** and executed by Mr. Atmaram Tukaram Ovhal & others with the consent of M/s. Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade in favour of Amit Enterprises Housing Limited, represented through its Director Mr. Sanjeev Govind Pate, in respect of the land totally admeasuring 00 Hectare 56 Ares bearing Survey No. 10/1B, Village Punawale.
11. Development Agreement and Power of Attorney, both dated 28/03/2025 and registered on 28/03/2025 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial Nos. **7601/2025** and **7602/2025** respectively and executed by Paras Multispace LLP through its Designated Partner Mr. Siddharth Raichand Kunkulol as the Land Owner therein in favour of M/s. Aurigaa Realtors through its Partner Mr. Vinod Premchand Chandwani as the Developer therein.
12. The public notices dated 11/04/2025 published in Indian Express and Prabhat by Adv. Deepali Hule.
13. No Objection Certificate dated 21/04/2025 by Adv. Deepali Hule.
14. 30 years Index-II Search Report dated 09/03/2025 of the land bearing Survey No.10/1B, Village Punawale issued by Adv. Jaya Narawade.

**(III) Survey No.10/1C, Village Punawale:**

1. Agreement and its supporting Irrevocable Power of Attorney, both dated 25/05/2016 and registered on 25/05/2016,





with the office of the Sub-Registrar of Assurances Haveli No.8, Pune at Serial No. **4389/2016** and **4390/2016** respectively, and executed by Mr. Atmaram Tukaram Ovhal & others as the Land Owners therein in favour of M/s. Amit Residential Ventures LLP through its Partner Mr. Kishor Govind Pate as the Purchaser therein, in respect of the land admeasuring 00 Hectare 09 Ares carved out of the land totally admeasuring 00 Hectare 48 Ares bearing Survey No. 10/1C, Village Punawale.

2. Assignment Deed dated 31/12/2020 and registered on 05/03/2021, with the office of the Sub-Registrar of Assurances Haveli No.17, Pune at Serial No. **3476/2021** and its supporting Irrevocable Power of Attorney dated 31/05/2021 and registered on 31/05/2021, with the office of the Sub-Registrar of Assurances Haveli No.18, Pune at Serial No. **8316/2021** and executed by M/s. Amit Residential Ventures LLP through its Designated Partner Mr. Kishor Govind Pate as the Assignor No.1 therein along with Mr. Atmaram Tukaram Ovhal & others, all through their duly constituted Attorney M/s. Amit Residential Ventures LLP through its Designated Partner Mr. Kishor Govind Pate as the Land Owners/Assignor No.2 therein with the consent of M/s. Amit Enterprises Housing Limited through its Partner Mr. Kishor Govind Pate as the Consenting Party therein in favour of M/s. Esvee Dream Homes LLP represented through its Designated Partners (a) Mr. Satish Bhimsen Agarwal and (b) Mr. Vinod Premchand Chandwani, as the Assignees therein, in respect of the land admeasuring 00 Hectare 09 Ares carved out of the land totally admeasuring 00 Hectare 48 Ares bearing Survey No. 10/1C, Village Punawale.
3. Deed of Confirmation dated 17/09/2021 and registered on 04/10/2021 with the office of the Sub-Registrar of Assurances Haveli No.25, Pune at Serial No. **12188/2021** and executed by Mr. Atmaram Tukaram Ovhal (for self and as HUF Karta and Manager) & his family members in favour of M/s. Esvee Dream Homes LLP represented through its Designated Partners (a) Mr. Satish Bhimsen Agarwal and (b) Mr. Vinod Premchand Chandwani, in respect of the land admeasuring 00 Hectare 09 Ares carved out of the land totally admeasuring 00 Hectare 48 Ares bearing Survey No. 10/1C, Village Punawale.
4. Deed of Confirmation dated 22/10/2021 and registered on 26/10/2021 with the office of the Sub-Registrar of Assurances Haveli No.24, Pune at Serial No. **15642/2021**



and executed by Miss Shweta Sanjay Ovhal & 2 others (being the family members of Mr. Atmaram Tukaram Ovhal) in favour of M/s. Esvee Dream Homes LLP represented through its Designated Partners (a) Mr. Satish Bhimsen Agarwal and (b) Mr. Vinod Premchand Chandwani, in respect of the land admeasuring 00 Hectare 09 Ares carved out of the land totally admeasuring 00 Hectare 48 Ares bearing Survey No. 10/1C, Village Punawale.

5. Sale Deed dated 08/01/2025 and registered on 08/01/2025 with the office of the Sub-Registrar of Assurances Haveli No. 24, Pune at Serial No. **866/2025** and executed by Mr. Atmaram Tukaram Ovhal & his family members through their duly constituted Attorney M/s. Amit Residential Ventures LLP through its Designated Partner Mr. Kishor Govind Pate through its duly constituted Attorney M/s. Esvee Dream Homes LLP represented through its Designated Partners (a) Mr. Satish Bhimsen Agarwal and (b) Mr. Vinod Premchand Chandwani as the Vendors therein with the consent of M/s. Amit Residential Ventures LLP through its Designated Partner Mr. Kishor Govind Pate through its duly constituted Attorney M/s. Esvee Dream Homes LLP represented through its Designated Partners (a) Mr. Satish Bhimsen Agarwal and (b) Mr. Vinod Premchand Chandwani as the Consenting Party therein, in favour of M/s. Esvee Dream Homes LLP represented through its Designated Partners (a) Mr. Satish Bhimsen Agarwal and (b) Mr. Vinod Premchand Chandwani as the Purchaser therein, it appears that the said Vendors with the consent of the Consenting Party therein sold, transferred and conveyed the land admeasuring 00 Hectare 09 Ares carved out of the land totally admeasuring 00 Hectare 48 Ares bearing Survey No. 10/1C, Village Punawale.
6. Development Agreement dated 22/04/2015 and registered on 22/04/2015 with the office of the Sub-Registrar of Assurances Haveli No. 4, Pune at Serial No. 3593/2015, executed by Mr. Sitaram Kashinath Sinalkar as the Land Owner/Grantor therein with the consent of Mrs. Sushila Sitaram Sinalkar & others in favour of Mr. Chetan Hushar Bhujbal and Mr. Aakash Bhimaji Vanshiv as the Developer therein in respect of the land admeasuring 00 Hectare 07 Ares carved out of the land bearing Survey No. 10/1C, Village Punawale.
7. Sale Deed dated 31/03/2021 and registered on 19/05/2021 with the office of the Sub-Registrar of



Assurances Haveli No. 14, Pune at Serial No. 6323/2021, and executed by Mr. Sitaram Kashinath Sinalkar as the Vendor therein with the consent of Mrs. Sushila Sitaram Sinalkar & others as the Consenting Party therein, in favour of M/s. Essen Landmarks through its Partner Mr. Satish Bhimsen Agarwal as the Purchaser therein, in respect of the land admeasuring 00 Hectare 07 Ares carved out of the land bearing Survey No. 10/1C, Village Punawale.

8. Development Agreement and Power of Attorney, both dated 24/04/2006 and registered on 24/04/2006 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial No. **2877/2006** and **2878/2006** respectively, executed by Mr. Sitaram Kashinath Sinalkar & others as the Grantors therein in favour of M/s. Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade, as the Developer therein in respect of the land admeasuring 00 Hectare 30 Ares carved out of the land totally 00 Hectare 48 Ares bearing Survey No. 10/1C, Village Punawale.
9. Sale Deed dated 23/05/2014 and registered on 23/05/2014 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial No. **4775/2014** and executed by Mr. Sitaram Kashinath Sinalkar & others through their Constituted Attorney M/s. Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade through Constituted Attorney Mr. Kishor Govind Pate, as the Vendors therein in favour of M/s. Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade as the Purchaser therein, in respect of the land admeasuring 00 Hectare 1.97 Ares out of land admeasuring 00 Hectare 30 Ares out of land bearing Survey No. 10/1C, Village Punawale.
10. Deed of Exchange dated 30/03/2015 and registered on 20/03/2015 with the office of the Sub-Registrar of Assurances Haveli No.4, Pune at Serial No. **3892/2015** and executed between M/s. Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade as the First Party therein and M/s. Amit Enterprises Housing Limited through its Director Mr. Kishor Govind Pate as the Second Party therein.
11. Sale Deed dated 31/12/2020 and registered on 17/03/2021 with the office of the Sub-Registrar of Assurances Haveli No. 17, Pune at Serial No. **3398/2021** and executed by M/s. Amit Enterprises Housing Limited through its Director Mr. Kishor Govind Pate as the Vendor therein in favour of (1) M/s. Esvee Dream Homes LLP



represented through its Partners (a) Mr. Vinod Premchand Chandwani and (b) Mr. Satish Bhimsen Agarwal and (2) M/s. Essen Landmarks represented through its Partner Mr. Satish Bhimsen Agarwal as the Purchasers therein, in respect of the several lands mentioned therein including the land admeasuring 00 Hectare 1.97 Ares carved out of the land bearing Survey No.10/1C, Village Punawale.

12. Agreement of Assignment and Power of Attorney, both dated 26/04/2006 and registered on 26/04/2006 with the office of the Sub-Registrar of Assurances Haveli No.19, Pune at Serial No. **2926/2006** and **2927/2006** respectively, executed by the said M/s. Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade as the Assignor therein with the consent of Mr. Sitaram Kashinath Sinalkar & others through their Constituted Attorney M/s. Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade as the Consenting Party therein in favour of M/s. Amit Enterprises through its Partner Mr. Kishor Govind Pate as the Assignee therein, in respect of the land admeasuring 00 Hectare 28.03 Ares out of land admeasuring 00 Hectare 30 Ares out of land bearing Survey No. 10/1C, Village Punawale.
13. Sale Deed dated 24/12/2013 and registered on 24/12/2013 with the office of the Sub-Registrar of Assurances Haveli No. 4, Pune at Serial No. **11170/2013** and executed by Mr. Sitaram Kashinath Sinalkar & others through their Constituted Attorney M/s. Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade through Constituted Attorney Mr. Kishor Govind Pate, as the Vendors therein with the consent of M/s. Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade through Constituted Attorney Mr. Kishor Govind Pate as the Consenting Party therein in favour of M/s. Amit Enterprises Housing Limited through its Director Mr. Kishor Govind Pate as the Purchaser therein, in respect of the land admeasuring 00 Hectare 28.03 Ares out of land admeasuring 00 Hectare 30 Ares out of land bearing Survey No. 10/1C, Village Punawale.
14. Correction Deed dated 19/03/2014 and registered on 19/03/2014 with the office of the Sub-Registrar of Assurances Haveli No. 4, Pune at Serial No. **2582/2014** and executed by Mr. Sitaram Kashinath Sinalkar & others through their Constituted Attorney M/s. Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade through Constituted Attorney Mr. Kishor Govind Pate, as





the Vendors therein with the consent of M/s. Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade through Constituted Attorney Mr. Kishor Govind Pate as the Consenting Party therein in favour of M/s. Amit Enterprises Housing Limited through its Director Mr. Kishor Govind Pate as the Purchaser therein, in respect of the land admeasuring 00 Hectare 28.03 Ares out of land admeasuring 00 Hectare 30 Ares out of land bearing Survey No. 10/1C, Village Punawale.

15. Sale Deed and Power of Attorney, both dated 19/03/2014 and registered on 19/03/2014 with the office of the Sub-Registrar of Assurances Haveli No. 4, Pune at Serial No. **2583/2014 & 2584/2014** respectively and executed by M/s. Amit Enterprises Housing Limited through its Director Mr. Kishor Govind Pate as the Vendor/Grantor therein in favour of Paras Multispace LLP through its Partners (1) Mr. Rahul Raichand Kunkulol (2) Mr. Siddharth Raichand Kunkulol, as the Purchaser/Attorney therein, in respect of the land admeasuring 00 Hectare 28.03 Ares out of land admeasuring 00 Hectare 30 Ares out of land bearing Survey No. 10/1C, Village Punawale, it appears that the said Vendor M/s. Amit Enterprises Housing Limited sold, transferred and conveyed the land admeasuring 00 H 28.03 R out of land admeasuring 00 Hectare 30 Ares out of land bearing Survey No. 10/1C, Village Punawale.
16. Deed of Exchange dated 03/07/2023 and registered on 28/07/2023 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial No. **13175/2023** and executed between M/s. Essen Landmarks represented through its Partners (a) Mr. Vinod Premchand Chandwani and (b) Mr. Satish Bhimsen Agarwal as the First Party therein and Paras Multispace LLP represented through its Designated Partner Mr. Rahul Raichand Kunkulol as the Second Party therein.
17. Development Agreement and Power of Attorney, both dated 28/03/2025 and registered on 28/03/2025 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial Nos. **7601/2025** and **7602/2025** respectively and executed by Paras Multispace LLP through its Designated Partner Mr. Siddharth Raichand Kunkulol as the Land Owner therein in favour of M/s. Aurigaa Realtors through its Partner Mr. Vinod Premchand Chandwani as the Developer therein.
18. The public notices dated 11/01/2025 published in Indian Express and Prabhat by Adv. Deepali Hule.



No Objection Certificate dated 21/04/2025 by Adv. Deepali Hule.

19. 30 years Index-II Search Report dated 09/03/2025 of the land bearing Survey No.10/1C, Village Punawale issued by Adv. Jaya Narawade.
20. Order dated 22/04/2025 by Hon'ble Tehsildar Mulshi in case No. HaNo/SR/155/216/2025.

**(IV) Survey No.10/1D/2, Village Punawale**

1. Development Agreement dated 17/10/2006 registered on 14/12/2006 with the office of the Sub-Registrar of Assurances Haveli No. 11, Pune at Serial No. **7125/2006** and executed by Mr. Balasaheb Maruti Tajane & others as the Land Owners/Grantors therein in favour of M/s. Nilesh Kanade Group represented through its Sole Proprietor Mr. Nilesh Satish Kanade as the Developer/Grantee therein, in respect of land totally admeasuring 00 Hectare 31.50 Ares bearing Survey No. 10/1D/2, Village Punawale.
2. Irrevocable Power of Attorney dated 17/10/2006 registered on 14/12/2006 with the office of the Sub-Registrar of Assurances Haveli No. 11, Pune at Serial No. **7126/2006** and executed by Mr. Balasaheb Maruti Tajane & others as the Land Owners/Grantors therein in favour of M/s. Nilesh Kanade Group represented through its Sole Proprietor Mr. Nilesh Satish Kanade as the Developer/Grantee therein, in respect of land totally admeasuring 00 Hectare 31.50 Ares bearing Survey No. 10/1D/2, Village Punawale.
3. Sale Deed dated 03/06/2013 registered on 05/06/2013 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial No. **7060/2013** and executed by Mr. Balasaheb Maruti Tajane & others as the Vendors therein (all represented by their duly constituted Attorney M/s. Nilesh Kanade Group represented through its Sole Proprietor Mr. Nilesh Satish Kanade) in favour of M/s. Nilesh Kanade Group represented through its Sole Proprietor Mr. Nilesh Satish Kanade in respect of the land totally admeasuring 00 Hectare 31.50 Ares bearing Survey No. 10/1D/2, Village Punawale.
4. Sale Deed dated 31/03/2017 registered on 31/03/2017 with the office of the Sub-Registrar of Assurances Haveli No. 17, Pune at Serial No. **2306/2017** and executed by M/s. Nilesh Kanade Group represented through its Sole Proprietor Mr. Nilesh Satish Kanade as the Vendor therein in favour of M/s. Essen Landmarks represented through its Partner Mr. Satish Bhimsen Agarwal, in respect of the land totally admeasuring 00 Hectare 31.50 Ares bearing Survey No. 10/1D/2, Village Punawale.



5. Compromise Decree dated 22/04/2018 (Exhibit 39) in the civil case bearing RCS No. 123/2017 filed by Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade (as the Plaintiff therein) against Ramhari Bhagwant Ovhal & others (as the Defendants therein), in respect of the suit lands therein bearing Survey No. 10/1D/1 and Survey No. 10/1D/2, Village Punawale.
6. Consent Deed dated 21/02/2018 registered in the office of the Sub-Registrar of Assurances Haveli No.18, Pune at Serial No. **2057/2018**, by Mr. Ramhari Bhagwant Ovhal & his family members along with M/s. Nilesh Kanade Group represented through Proprietor Mr. Nilesh Satish Kanade in favour of M/s. Essen Landmarks through its Partner Mr. Satish Bhimsen Agarwal in respect of the land totally admeasuring 00 Hectare 31.50 Ares bearing Survey No. 10/1D/2, Village Punawale.
7. Deed of Consent dated 22/05/2018 registered on 22/05/2018 with the office of the Sub-Registrar of Assurances Haveli No.18, Pune at Serial No. **6390/2018** by Vithoba alias Vitthal Narayan Mote & his family members alongwith the said M/s. Nilesh Kanade Group represented through its Sole Proprietor Mr. Nilesh Satish Kanade in favour of M/s. Essen Landmarks through its Partner Mr. Satish Bhimsen Agarwal in respect of the land totally admeasuring 00 Hectare 31.50 Ares bearing Survey No. 10/1D/2, Village Punawale.
8. Consent Deed dated 08/03/2019 registered in the office of the Sub-Registrar of Assurances Haveli No.18, Pune at Serial No. **3750/2019**, by the Legal heirs of Vitthal Bhangare i.e. Mr. Digambar Vitthal Bhangare and family members along with M/s. Nilesh Kanade Group represented through Proprietor Mr. Nilesh Satish Kanade, in favour of M/s. Essen Landmarks through its Partner Mr. Satish Bhimsen Agarwal in respect of the land totally admeasuring 00 Hectare 31.50 Ares bearing Survey No. 10/1D/2, Village Punawale.
9. Consent Deed dated 19/09/2024 registered in the office of the Sub-Registrar of Assurances Haveli No.5, Pune at Serial No. **21433/2024**, by Sopan Yamaji Tajane through his Power of Attorney Holder M/s. Nilesh Kanade Group represented through Proprietor Mr. Nilesh Satish Kanade represented through Power of Attorney Holder M/s. Essen Landmarks through its Partner Mr. Satish Bhimsen Agarwal in favour of M/s. Essen Landmarks through its Partner Mr. Satish Bhimsen Agarwal in respect of the land totally



admeasuring 00 Hectare 31.50 Ares bearing Survey No. 10/1D/2, Village Punawale.

10. Exchange Deed dated 15/10/2024 registered on 15/10/2024 with the office of the Sub-Registrar of Assurances Haveli No. 5, Pune at Serial No. **23635/2024** and executed by M/s. Essen Landmarks represented through its Partners (a) Mr. Satish Bhimsen Agarwal & (b) Mr. Vinod Premchand Chandwani, as the First Party therein in favour of Paras Multispace LLP represented through its Partner Mr. Rahul Raichand Kunkulol as the Second Party therein.
11. Development Agreement and Power of Attorney, both dated 28/03/2025 and registered on 28/03/2025 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial Nos. **7601/2025** and **7602/2025** respectively and executed by Paras Multispace LLP through its Designated Partner Mr. Siddharth Raichand Kunkulol as the Land Owner therein in favour of M/s. Aurigaa Realtors through its Partner Mr. Vinod Premchand Chandwani as the Developer therein.
12. The public notices dated 11/04/2025 published in Indian Express and Prabhat by Adv. Deepali Hule.
13. No Objection Certificate dated 21/04/2025 by Adv. Deepali Hule.
14. 30 years Index-II Search Report dated 09/03/2025 of the land bearing Survey No.10/1D/2, Village Punawale issued by Adv. Jaya Narawade.

**(V) Survey No.10/2, Village Punawale**

1. Irrevocable General Power of Attorney dated 28/10/2005 by Mr. Subhash Laxman Ovhal & others in favour of Mr. Maruti Dhondiba Pavale, registered at the office of the Sub-Registrar of Assurances Haveli No.18, Pune at Serial No. **6545/2005**.
2. Development Agreement & Irrevocable General Power of Attorney, both dated 20/12/2005 registered at the office of the Sub-Registrar of Assurances Haveli No.19, Pune at Serial No.**4869/2005** and **4870/2005** respectively and executed by the legal heirs of Late Mr. Laxman Ovhal viz Mr. Popat Laxman Ovhal & others, all through their power of attorney holder Mr. Maruti Dhondiba Pavale with consent of Mr. Deepak Maruti Pavale in favour of the Nilesh Kanade Group through its authorized person Mr. Rahul Ajit Joshi, in respect of the land admeasuring 00 Hectare 2.5 Ares carved





out of land admeasuring 00 Hectare 22.5 Ares carved out of the land bearing Survey No.10/2, Village Punawale.

3. Deed of Confirmation dated 24/08/2012, registered at the office of the Sub-Registrar of Assurances Haveli No.4, Pune at Serial No. **10000/2012** executed by the legal heirs of Late Mr. Laxman Ovhal viz Mr. Popat Laxman Ovhal & others in favour of the Nilesh Kanade Group through its authorized person Mr. Rahul Ajit Joshi.
4. Supplementary Agreement dated 15/05/2006 registered with the office of the Sub-Registrar of Assurances Haveli No.19, Pune at Serial No. 3643/2006 executed by Mr. Popat Laxman Ovhal & others through their Power of Attorney Holder Mr. Maruti Dhondiba Pavale.
5. Development Agreement dated 28/12/2005 registered in the office of the Sub-Registrar of Assurances Haveli No.18, Pune at Serial No. **7614/2005**, executed by Mr. Mohan Bhausaheb Ovhal & others in respect of the land admeasuring 00 Hectare 17.50 Ares carved out of the land admeasuring 00 Hectare 25.25 Ares carved out of the land bearing Survey No.10/2, Village Punawale in favour of Mr. Shyam Vipin Sanghvi.
6. Irrevocable General Power of Attorney dated 16/06/2005 in favour of Mrs. Usha Mohan Oval, which is registered in the office of the Sub-Registrar of Assurances Haveli-14 at Serial No. **4050/2005**.
7. Development Agreement & General Power of Attorney, both dated 13/03/2006 registered in the office of the Sub-Registrar of Assurances Haveli-19 at Serial No. **1859/2006 and 1860/2006** respectively executed by Mr. Kisan Dashrath Ovhal & others in favour of the Nilesh Kanade Group through Mr. Nilesh Satish Kanade in respect of land admeasuring 00 Hectare 12.5 Are out of Survey No. 10/2, Village Punawale.
8. Sale permission bearing No. PTE/Watan/SR/223/2012 dated 31/12/2014 issued by the office of the District Collector, Pune for the lands at Village Punawale bearing Survey No. 10/2 (area 29.14 R) and Survey No. 10/25 (area 5R).
9. Supplementary Agreement dated 04/04/2013 executed by Mr. Suresh Kisan Ovhal & others.
10. General Power of Attorney dated 28/02/2006 registered in the office of the Sub-Registrar of Assurances Haveli-19 at



Serial No. **1501/2006** executed by Mr. Nilesh Satish Kanade in favour of Mr. Rahul Ajit Joshi.

11. Agreement of Assignment & Irrevocable General Power of Attorney both dated 12/04/2006 registered in the office of the Sub-Registrar of Assurances Haveli-19 at Serial No. **2624/2006** & **2625/2006** respectively executed by Nilesh Kanade Group with consent of Mr. Kisan Dashrath Ovhal & others through their Power of Attorney Holder Mr. Nilesh Satish Kanade in favour of M/s. Amit Enterprises through its partner Mr. Kishor Govind Pate in respect of land admeasuring 00 Hectare 8.36 Are (from and out of an area of 00 Hectare 12.5 Are in Survey No.10/2, Village Punawale.
12. Development Agreement & Irrevocable General Power of Attorney both dated 31/01/2006 registered in the office of the Joint Sub Registrar of Assurances Haveli-19 at Serial No. **725/2006** & **726/2006** respectively executed by the legal heirs of Mr. Bhima Rama Ovhal namely Mrs. Sushila Bhima Ovhal & others with consent of Mr. Dipak Maruti Pavale in favour of Nilesh Kanade Group in respect of land admeasuring 00 Hectare 2.5 Are out of 00 Hectare 25.25 Are out of Survey No. 10/2, Village Punawale.
13. Supplementary Agreement dated 15/09/2006 registered in the office of the Sub-Registrar of Assurances Haveli-19 at Serial No. **6391/2006** by Sushila Bhima Ovhal & others.
14. Development Agreement dated 28/12/2005 registered in the office of the Sub-Registrar of Assurances Haveli-19 at Serial No. **7614/2005** executed by Mr. Mohan Bhausahab Ovhal & others in favour of Mr. Shyam Vipin Sanghvi in respect of the land admeasuring 00 Hectare 17.5 Are out of Survey No. 10/2, Village Punawale.
15. Index II of Assignment of Development Rights dated 12/06/2006 registered in the office of the Sub-Registrar of Assurances Haveli-19 at Serial No. 4109/2006 read with the Power of Attorney Serial No. **4110/2006**, executed by Pallavi Mohan Ovhal & other in favour of the Nilesh Kanade Group through its proprietor Mr. Nilesh Satish Kanade in respect of land admeasuring 00 Hectare 12.5 Ares in Survey No. 10/2, Village Punawale.
16. Agreement dated 20/10/2006 registered in the office of the Sub-Registrar of Assurances Haveli-18 at Serial No. **7418/2006** executed by Mr. Shyam Vipin Sanghvi with consent of Mr. Mohan Bhausahab Ovhal & others in Survey No. 10/2 admeasuring 17 Are in favour of the Nilesh Kanade Group through its proprietor Mr. Nilesh Satish Kanade.



17. Copy of Deed of Confirmation dated 01/08/2012 registered in the office of the Sub-Registrar of Assurances Haveli-19 at Serial No. **9015/2012** executed by Mr. Mohan Bhausahab Ovhal & others in favour of the Nilesh Kanade Group for their share admeasuring 00 Hectare 17.5 Ares out of Survey No. 10/2, Village Punawale.
18. Agreement of Assignment dated 02/10/2006 and Irrevocable General Power of Attorney dated 28/02/2006 registered in the office of the Sub-Registrar of Assurances Haveli-19 at Serial No. **7420/2006** and **7421/2006** respectively executed by Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade with consent of Mr. Mohan Bhau Ovhal & others in favour of M/s. Amit Enterprises in respect of land admeasuring 00 Hectare 17 Ares out of Survey No. 10/2, Village Punawale.
19. Agreement of Sale & General Power of Attorney, both dated 23/09/2011 registered in the office of Sub Registrar Haveli 13 at Serial No. **8073/2011 & 8074/2011** respectively executed by Mr. Mohan Bhau Ovhal & others in favour of M/s. Amit Enterprises in respect of land admeasuring 00 Hectare 5 Ares, out of Survey No. 10/2, Village Punawale.
20. Correction Deed dated 28/02/2012 registered in the office of the Sub-Registrar of Assurances Haveli-4 at Serial No. **1940/2012** executed by Mr. Mohan Bhau Ovhal & others in favour of M/s. Amit Enterprises.
21. Release Deed dated 24/08/2012 registered in the office of the Sub-Registrar of Assurances Haveli-19 at Serial No. **10001/2012** executed by Mrs. Nanda Shivaji Kamble and Mrs. Suman Ravindra Chavan in favour of Mr. Popat Laxman Ovhal, Mr. Ramesh Laxman Ovhal, and Mrs. Nirmala Subhash Ovhal legal heir of Mr. Subhash Laxman Ovhal in respect of land admeasuring 00 Hectare 22.5 Are in Survey No. 10/2, Village Punawale.
22. Release Deed dated 01/08/2012 registered in the office of the Sub-Registrar of Assurances Haveli-19 at Serial No. **9016/2012** executed by Mrs. Shakuntala Aravind Gaikwad, Mrs. Indubai Damodar Gaikwad, Mrs. Kamalabai Maruti Ghogare, and Mrs. Radhabai Vitthal Jekate in favour of Mr. Mohan Bhau Ovhal in respect of land admeasuring 00 Hectare 12.5 Are in Survey No. 10/2, Village Punawale.
23. Sale Deed dated 24/12/2012 registered in the office of the Sub-Registrar of Assurances Haveli-4 at Serial No. **11795/2012** executed by Mr. Mohan Bhau Ovhal &



others in favour of Mr. Prashant Akaram Gaikwad in respect of land admeasuring 00 Hectare 5 Are out of Survey No. 10/2, Village Punawale.

24. Agreement of Sale dated 16/12/2014 registered in the office of the Sub-Registrar of Assurances Haveli-4 at Serial No **11241/2014** executed by Mr. Prashant Akaram Gaikwad in favour of Mr. Umesh Vishnu Borage and Mr. Umesh Baban Khanekar in respect of land admeasuring 00 Hectare 05 Ares out of S. No. 10/2, Village Punawale.
25. Agreement of Sale & General Power of Attorney, both dated 16/12/2014 registered in the office of the Sub-Registrar of Assurances Haveli-4 at Serial No. **11242/2014** & **11243/2014** executed by Mr. Umesh Vishnu Borage and Mr. Umesh Baban Khanekar with consent of Mr. Prashant Akaram Gaikwad in favour of M/s. Amit Residential Ventures LLP in respect of land admeasuring 00 Hectare 05 Ares out of Survey No. 10/2, Village Punawale .
26. Sale Deed dated 22/12/2015 registered at the Office of Sub-Registrar of Assurances Haveli-4 at Serial No. **14983/2015** executed by Mr. Umesh Vishnu Borage and Mr. Umesh Baban Khanekar with consent of Mr. Prashant Akaram Gaikwad in favour of M/s. Amit Residential Ventures LLP in respect of land admeasuring 00 Hectare 5 Ares out of Survey No. 10/2, Village Punawale.
27. Confirmation Deed dated 18/12/2015 registered in the office of the Sub-Registrar of Assurances Haveli-4 at Serial No. **2093/2015** executed by Sneha Hemant Kesarkar in favour of Mr. Prashant Akaram Gaikwad.
28. Release Deed dated 04/04/2013 registered in the office of the Sub-Registrar of Assurances Haveli-19 at Serial No. **4601/2013** executed by Mrs. Sundarabai/Sunder Shripati Gaikwad and Mrs. Vimal Digambar Chabukswar in favour of Mr. Suresh Kisan Ovhal and Mr. Shashikant Kisan Ovhal in respect of the lands bearing S. Nos. 10/2 and 10/25 of Village Punawale.
29. Supplementary Agreement dated 24/05/2013 registered in the office of the Sub-Registrar of Assurances Haveli-19 at Serial No. **6638/2013** executed by Mrs. Tarabai Pandurang Gaikwad.
30. Agreement of Sale & General Power of Attorney both dated 06/02/2014 registered in the office of the Sub-Registrar of Assurances Haveli-4 at Serial No. **1388/2014** & **1389/2014** respectively executed by the legal heirs of Mr. Mohan Bhau





Ovhal i.e. (1) Mrs. Sneha Hemant Kesarkar and Priya/Pallavi Mohan Ovhal in favour of Amit Enterprises Housing Limited through its Director Mr. Kishor Govind Pate in respect of land admeasuring 00 Hectare 25.25 Are out of land totally admeasuring 01 Hectare 01 Ares bearing Survey No. 10/2, Village Punawale.

31. Sale Deed dated 18/02/2015 registered at the Office of Sub-Registrar of Assurances Haveli-4 at Sr. No. **2090/2015** executed by the legal heirs of Mr. Mohan Bhau Ovhal namely Mrs. Usha Mohan Ovhal & others with consent of Mrs. Sunanda Hero Marwadi through Power of Attorney holder Amit Enterprises Housing Limited through Director Mr. Kishor Govind Pate in favour of Amit Enterprises Housing Limited in respect of land admeasuring 00 Hectare 20.25 Are out of Survey No. 10/2, Village Punawale.
32. Deed of Assignment & Irrevocable General Power of Attorney, both dated 18/02/2014 registered in the office of the Sub-Registrar of Assurances Haveli-4 at Serial No. **1712/2014 & 1713/2014** respectively executed by Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade & others in favour of Amit Enterprises Housing Limited through its Director Mr. Kishor Govind Pate in respect of land admeasuring 00 Hectare 6.88 Are from and out of land totally admeasuring 01 Hectare 01 Ares bearing Survey No. 10/2, Village Punawale.
33. Sale Deed and Power of Attorney, both dated 12/03/2015 registered in the office of the Sub-Registrar of Assurances Haveli-19 at Serial No. **2510/2015 & 2511/2015** respectively executed by Mrs. Sushila Bhima Ovhal and Mrs. Tarabai Pandurang Gaikwad in favour of Nilesh Kanade Group, through its proprietor Mr. Nilesh Satish Kanade in respect of land admeasuring 00 Hectare 25 Are out of land totally admeasuring 01 Hectare 01 Ares bearing Survey No. 10/2, Village Punawale.
34. Correction Deed Dated 19/10/2016 bearing registration No. **8868/2016** executed by Mrs. Sushila Bhima Ovhal and Mrs. Tarabai Pandurang Gaikwad in favour of Nilesh Kanade Group, through its proprietor Mr. Nilesh Satish Kanade
35. Complaint in Special Civil Suit No. 391/2011 in the Court of Civil Judge Senior Division, Pune filed by Nilesh Kanade Group against M/s Amit Enterprises for recession, damages and injunction.
36. Complaint in Special Civil Suit No. 832/2011 in the Court of Civil Judge Senior Division, Pune filed by M/s Amit Enterprises



Housing Limited against Mr. Nilesh Satish Kanade for damages and permanent injunction.

37. Consent Terms dated 10/02/2014 in Special Civil Suit No. 832/2011.
38. Order dated 30/06/2016 disposing off the suit, passed in Special Civil Suit No. 832/2011.
39. Sale Deed & Power of Attorney both dated 07/07/2016 registered in the office of the Sub-Registrar of Assurances Haveli-25 at Serial No. **5633/2016 & 5634/2016** executed by Usha Mohan Ovhal in favour of Nilesh Kanade Group, in respect of land admeasuring 00 Hectare 2.5 Are from Survey No. 10/2, Village Punawale.
40. Sale Deed & Power of Attorney both dated 01/06/2016 registered in the office of the Sub-Registrar of Assurances Haveli-25 at Serial No. **4196/2016 & 4197/2016** respectively, executed by Mr. Ramesh Laxman Ovhal, Mrs. Suman Ramesh Ovhal, Deepika Vijay Jagtap, Virag Ramesh Ovhal, Shubhada Sachin Karnbale, Pratibha Ramesh Ovhal, Ritesh Ramesh Ovhal in favour of Nilesh Kanade Group in respect of the land admeasuring 00 Hectare 7.5 Ares out of Survey No. 10/2, Village Punawale.
41. Sale Deed & Power of Attorney both dated 08/06/2016 registered in the office of the Sub-Registrar of Assurances Haveli-25 at Serial No. **4365/2016 & 4366/2016** executed by Nirmala Subhash Ovhal & others in favour of Nilesh Kanade Group in respect of land admeasuring 00 Hectare 7.5 Are out of Survey No. 10/2, Village Punawale.
42. Sale Deed dated 29/03/2016 registered in the office of the Sub-Registrar of Assurances Haveli-18 at Serial No. **2816/2016** executed by Nilesh Kanade Group through its partner Nilesh Satish Kanade in favour of M/s. Essen Landmarks through its partner Satish Bhimsen Agarwal in respect of land admeasuring 1050 Sq. Mtrs. out of Survey No. 10/2, Village Punawale.
43. Sale Deed & Power of Attorney both dated 12/04/2017 registered in the office of the Sub-Registrar of Assurances Haveli-17 at Serial No. **2564/2017 & 2565/2017** respectively executed by Mrs. Asha Popat Ovhal & others in favour of Nilesh Kanade Group in favour of land admeasuring 0 Hectare 6 Ares out of S.No. 10/2, Village Punawale.



44. Sale Deed dated 31/12/2020 registered in the office of the Sub-Registrar of Assurances Haveli-17 at Serial No. **3806/2021** executed by Mr. Popat Laxman Ovhal & others with the consent of Nilesh Kanade Group & others in favour of i) M/s. Esvee Dream Homes LLP through its partners Mr. Satish Bhimsen Agarwal and Vinod Premchand Chandwani, ii) M/s. Essen Landmarks through its partner partners Mr. Satish Bhimsen Agarwal in respect of land admeasuring 00 Hectare 6.88 Ares out of Survey No. 10/2, Village Punawale.
45. Sale Deed dated 31/12/2020 registered in the office of the Sub-Registrar of Assurances Haveli- 17 at Serial No. **3764/2021** executed by Amit Residential Venture LLP through its partner Mr. Kishor Govind Pate with consent of Amit Enterprises Housing Limited through its director Mr. Kishor Govind Pate in favour of M/s. Esvee Dream Homes LLP through its partner Mr. Satish Bhimsen Agarwal and Mr. Vinod Premchand Chandwani in respect of land admeasuring 00 Hectare 05 Ares out of Survey No. 10/2, Village Punawale.
46. Sale Deed dated 10/02/2020 registered in the office of the Sub-Registrar of Assurances Haveli-2 at Serial No. **1315/2020** executed by Nilesh Kanade Group through its partner Nilesh Satish Kanade in favour of M/s. Essen Landmarks through its partner Satish Bhimsen Agarwal in respect of land admeasuring 00 Hectare 04.14 Are out of Survey No. 10/2, Village Punawale.
47. Sale Deed dated 30/06/2021 registered in the office of the Sub-Registrar of Assurances Haveli No.6, Pune at Serial No. **1750/2021** executed by Nilesh Kanade Group through its partner Nilesh Satish Kanade in favour of M/s. Essen Landmarks through its partner Satish Bhimsen Agarwal in respect of land admeasuring 00 Hectare 10 Are out of Survey No. 10/2, Village Punawale.
48. Sale Deed & Power of Attorney both dated 31/03/2017 registered in the office of the Sub-Registrar of Assurances Haveli-17 at Serial No. **2306/2017** & **2307/2017** respectively executed by Nilesh Kanade Group through its partner Nilesh Satish Kanade in favour of M/s. Essen Landmarks through its partner Satish Bhimsen Agarwal in respect of land admeasuring 00 Hectare 20.7462 Are out of Survey No. 10/2, Village Punawale.
49. Agreement to Sale & Power of Attorney both dated 31/03/2017 registered in the office of the Sub-Registrar of



Assurances Haveli-17 at Serial No. **2302/2017** & **2303/2017** respectively, executed by Mr. Kisan Dashrath Ovhal & others with consent of Nilesh Kanade Group through its proprietor Nilesh Kanade in favour of M/s. Essen Landmarks through its partner Mr. Satish Bhimsen Agarwal in respect of land admeasuring 00 Hectare 1.683 Are out of Survey No. 10/2, Village Punawale.

50. Agreement to Sale and the Power of attorney both dated 09/09/2021 registered in the office of the Sub-Registrar of Assurances Haveli-20 at Serial No. **11771/2021** & **11772/2021** respectively and executed by Mrs. Kalavati Suresh Ovhal and others in favour of M/s. Essen Landmarks through its partner Mr. Satish Bhimsen Agarwal in respect of land admeasuring 00 Hectare 06.25 Are out of Survey No. 10/2, Village Punawale.
51. Agreement to Sale dated 25/05/2021 registered in the office of the Sub-Registrar of Assurances Haveli-1 at Serial No. **6289/2021** executed by Santosh Popat Ovhal and others in favour of M/s. Essen Landmarks through its partner Mr. Satish Bhimsen Agarwal in respect of land admeasuring 00 Hectare 6.0126 Are out of Survey No. 10/2, Village Punawale.
52. Assignment Deed dated 31/12/2020 registered in the office of the Sub-Registrar of Assurances Haveli-1 at Serial No. **3799/2021** executed by (A) Amit Enterprises Housing Limited through its Director Mr. Kishor Govind Pate, (B) Mr. Kisan Dashrath Ovhal & others, (C) Nilesh Kanade Group through its Proprietor Mr. Nilesh Satish Kanade through their Power of Attorney Holder Amit Enterprises Housing Limited through its Director Mr. Kishor Govind Pate in favour of (1) M/s. Esvee Dream House LLP through its partner Mr. Satish Bhimsen Agarwal & Mr Vinod Chandwani and (2) M/s. Essen Landmarks through its partner Mr. Satish Bhimsen Agarwal in respect of land admeasuring 00 Hectare 8.36 Are out of Survey No. 10/2, Village Punawale.
53. Exchange Deed dated 15/10/2024 registered on 15/10/2024 with the office of the Sub-Registrar of Assurances Haveli No. 5, Pune at Serial No. **23635/2024** and executed by M/s. Essen Landmarks represented through its Partners (a) Mr. Satish Bhimsen Agarwal & (b) Mr. Vinod Premchand Chandwani, as the First Party therein in favour of Paras Multispace LLP represented through its Partner Mr. Rahul Raichand Kunkulol as the Second Party therein.





54. Development Agreement and Power of Attorney, both dated 28/03/2025 and registered on 28/03/2025 with the office of the Sub-Registrar of Assurances Haveli No. 19, Pune at Serial Nos. **7601/2025** and **7602/2025** respectively and executed by Paras Multispace LLP through its Designated Partner Mr. Siddharth Raichand Kunkulol as the Land Owner therein in favour of M/s. Aurigaa Realtors through its Partner Mr. Vinod Premchand Chandwani as the Developer therein.
55. The public notices dated 11/04/2025 published in Indian Express and Prabhat by Adv. Deepali Hule and No Objection Certificate dated 21/04/2025 by Adv. Deepali Hule.
56. 30 years Index-II Search Report dated 09/03/2025 of the land bearing Survey No.10/2, Village Punawale issued by Adv. Jaya Narawade.

**3. 7/12 EXTRACTS AND MUTATION ENTRIES:**

- i. 7/12 extracts of the land bearing Survey No. 10/1A, Village Punawale for the years 1940/1941 to 1952/1953, 1953/1954 to 1964/1965, 1965/1966 to 1978/1979, 1979/1980 to 1991/1992, 1992/1993 to 1999/2000, 2000/2001 to 2006/2007, 2008/2009, 2009/2010, 2010/2011 to 2013/2014, 2014/2015 to 2020/2021, 2015/2016 to 2022/2023 (digital copy downloaded on 07/04/2025).
- ii. Mutation Entries bearing Nos. 231, 268, 298, 386, 459, 548, 558, 589, 683, 693, 720, 760, 931, 1119, 1020, 1028, 1220, 1756, 1960, 2451, 4059, 4060, 4075, 4399, 4443, 4505, 4599, 4853 related to Survey No. 10/1A, Village Punawale.
- iii. 7/12 extracts of the land bearing Survey No. 10/1B, Village Punawale for the years 1940/1941 to 1952/1953, 1953/1954 to 1964/1965, 1965/1966 to 1985/1986, 1986/1987 to 1991/1992, 1992/1993 to 1999/2000, 2000/2001 to 2009/2010, 2010/2011, 2010/2011 to 2012/2013, 2010/2011 to 2013/2014, 2017/2018 to 2019/2020, 2016/2017 to 2022/2023 (digital copy downloaded on 07/04/2025).
- iv. Mutation Entries bearing Nos. 231, 460, 549, 683, 693, 720, 726, 762, 931, 943, 1028, 2885, 4074, 4208, 4540, 4613, 4853 related to Survey No. 10/1B, Village Punawale.
- v. 7/12 extracts of the land bearing Survey No. 10/1C, Village Punawale for the years 1936/1937 to 1939/1940, 1940/1941 to 1952/1953, 1953/1954 to 1964/1965, 1965/1966 to 1978/1979, 1979/1980 to 1991/1992, 1992/1993 to 1999/2000, 2000/2001 to 2009/2010, 2010/2011, 2010/2011 to 2012/2013, 2010/2011 to 2013/2014, 2015 to 2016, 2017/2018 to 2019/2020,

2016/2017 to 2022/2023 (digital copy downloaded on 07/04/2025).

- vi. Mutation Entries bearing Nos.231, 265, 460, 549, 683, 693, 720, 762, 931, 943, 1028, 1143, 1519, 1566, 3547, 4171, 4268, 4412, 4503, 4609, 4984,5568, 5657, 6096,6433 related to Survey No. 10/1C, Village Punawale.
- vii. 7/12 extracts of the land bearing Survey No. 10/1D/2, Village Punawale for the years 1936/1937 to 1939/1940, 1940/1941 to 1952/1953, 1953/1954 to 1964/1965, 1965/1966 to 1978/1979, 1979/1980 to 1991/1992, 1992/1993 to 1999/2000, 1997/1998 to 1999/2000, 2000/2001 to 2009/2010, 2010/2011, 2010/2011 to 2012/2013, 2010/2011 to 2013/2014, 2015/2016 to 2019/2020, 2016/2017 to 2022/2023 (digital copy downloaded on 07/04/2025).
- viii. Mutation Entries bearing Nos. 231,266,388,461,541,561,574,683, 693,720,727,759,909, 911, 912, 913, 914, 1566,1756,1757,2151, 2603,4325,4854,5756,6344,6453 related to Survey No. 10/1D/2, Village Punawale.
- ix. 7/12 extracts of the land bearing Survey No. 10/2, Village Punawale for the years 1930 to 1939, 1940/1941 to 1952/1953, 1953/1954 to 1968/1969, 1965/1966 to 1975/1976, 1980/1981 to 1991/1992, 1992/1993 to 1999/2000, 2000/2001 to 2009/2010, 2001/2002 to 2016/2017, 2017/2018 to 2019/2020, 2016/2017 to 2022/2023 (digital copy downloaded on 07/04/2025).
- x. Mutation Entries bearing Nos. 261, 550, 683, 693, 720, 909, 931, 1028, 1115, 1566, 1923, 2736, 2739, 2884, 3255, 3359, 3605, 3607, 4220,4224,4286,4305 related to Survey No. 10/2, Village Punawale.

**4. SEARCH REPORT FOR 30 YEARS:**

Five Index-II Search Reports, all dated 09/03/2025, issued by Adv. Jaya B. Narawade alongwith their respective Original Search Receipts/Challan/Pavti, in respect of the five lands bearing Survey Nos. 10/1A, 10/1B, 10/1C, 10/1D/2,10/2 at Village Punawale, Taluka Mulshi, District Pune.

- 2) On perusal of the above mentioned documents relating to the title of the said Property I am of the opinion that the title of the Land Owner Paras Multispace LLP represented through its Partners (a) Mr. Rahul Raichand Kunkulol & (b) Mr. Siddharth Raichand Kunkulol, to the said Property is clean, marketable and without encumbrances and that the development rights of Promoter/Developer M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani, to the said Property is clean, marketable and without encumbrances.



**Owner of the land:** Paras Multispace LLP represented through its Partners (a) Mr. Rahul Raichand Kunkulol & (b) Mr. Siddharth Raichand Kunkulol.

**Development Rights Holder:** M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani.

1) All that piece and parcel of land admeasuring **01 Hectare 05.3712 Ares i.e. 10537.12 sq. mtrs** carved out of lands bearing **Survey Nos. 10/1A(P), 10/1B(P), 10/1C(P), 10/1D/2(P), 10/2(P)**, lying, being and situated at **Village Punawale, Taluka Haveli, District Pune** which is within the limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, District Pune. Such land is bounded more particularly as under:

On or towards

North : By S. No. 10 (P);  
South : By 18 mtr DP Road;  
East : By Project of Aurigaa Realtors  
West : By Project of Paras Multispace LLP

2) Not Applicable.

3) Not Applicable.

4) Qualifying comments/remarks, if any:- None

3) The report, reflecting the flow of the title of the Owner Paras Multispace LLP represented through its Partners (a) Mr. Rahul Raichand Kunkulol & (b) Mr. Siddharth Raichand Kunkulol, to the said Plot is clean, marketable and without encumbrances and so also the development rights of Promoter/Developer M/s. Aurigaa Realtors represented through its Partner Mr. Vinod Premchand Chandwani to the said Plot, is enclosed herewith as annexure.

Date: 23<sup>rd</sup> April 2025.

*Aancil Mani*

**Adv. Aancil Mani**

