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FORMAT- A

(Circular No.: 28 / 2021 dated 08.03.2021)

To,
MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect land admeasuring about 4061.79 sq. mtr., out of land admeasuring about 01 H 41.64 R i.e. 14164 sq. mtr. of Gat No. 1195, land admeasuring about 0 H 80.85 R i.e. 8085 sq. mtr. out of Gat No. 1196 and land at Gat No. 1197 admeasuring about 00 H 74 R i.e. 7400 sq. mtr., at village Chikhali, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation.

I have investigated the title of the said land on the request of M/s. Namoh Builders and Developers and following documents:

1. DESCRIPTION OF THE PROPERTY:

[A] All that piece and parcel of land admeasuring about 01 H 41.64 R i.e. 14164 sq. mtr. out of Gat No. 1195 totally admeasuring about 01 H 73 R i.e. 17300 sq. mtr., at Chikhali, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as under:

On or towards East : By Gat No. 1193
On or towards South : By Gat No. 1194
On or towards West : By Gat No. 1196
On or towards North : By 24 mtrs. road

[B] All that piece and parcel of land admeasuring about 0 H 78.85 R i.e. 7885 sq. mtr., out of Gat No. 1196 totally admeasuring about 0 H 85 R i.e. 8500 sq. mtr., at Chikhali, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as under:

On or towards East : By Gat No. 1195
On or towards South : By Road and Odha
On or towards West : By Gat No. 1197
On or towards North : By 30 mtrs. road

[C] All that piece and parcel of land admeasuring about 0 H 02 R i.e. 200 sq. mtr., out of Gat No. 1196 totally admeasuring about 0 H 85 R i.e. 8500 sq. mtr., at Chikhali, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as under:

On or towards East : By property of Mr. Nivrutti More
On or towards South : By property of Mr. Vishnu More
On or towards West : By property of Mr. Shankar Mahadu More
On or towards North : By property of Mr. Vishnu Laxman More

[D] All that piece and parcel of land at Gat No. 1197 admeasuring about 00 H 74 R i.e. 7400 sq. mtr., at village Chikhali, Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as follows:

On or towards East : By Gat No. 1196
On or towards South : By Nala
On or towards West : By Gat No. 1198 Mr. Ramchandra Dagdu More
On or towards North : By 24 mtrs. wide road

(Hereinafter called and referred to as the 'said land' for the sake of brevity and convenience)



2. DOCUMENTS OF ALLOTMENT OF SAID LAND:

- 2.1 Development Agreement dated 28.09.2011, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 10516/2011 by Mr. Vasant Krushana Landage and others in favour of M/s. Namoh Builders and Developers.
- 2.2 Power of Attorney dated 28.09.2011, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 10517/2011 by Mr. Vasant Krushana Landage and others in favour of M/s. Namoh Builders and Developers.
- 2.3 Power of Attorney dated 28.09.2011, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 10518/2011 by Mr. Vasant Krushana Landage and others in favour of M/s. Namoh Builders and Developers.
- 2.4 Correction Deed dated 04.07.2012, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 6786/2012 by Mr. Vasant Krushana Landage and others in favour of M/s. Namoh Builders and Developers.
- 2.5 Supplementary Development Agreement dated 11.04.2012, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 3744/2012 by Mr. Vasant Krushana Landage and others in favour of M/s. Namoh Builders and Developers.
- 2.6 Supplementary Development Agreement dated 04.07.2012, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 6787/ 2012 by Mr. Vasant Krushana Landage and others in favour of M/s. Namoh Builders and Developers.
- 2.7 Supplementary Development Agreement dated 04.01.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 304/ 2013 by Mr. Vasant Krushana Landage and others in favour of M/s. Namoh Builders and Developers.
- 2.8 Supplementary Development Agreement dated 29.01.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 1226/2013 by Mr. Dattatray Vasant Landge and others in favour of M/s. Namoh Builders and Developers.
- 2.9 Supplementary Development Agreement dated 09.02.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 1663/ 2013 by Mr. Nivrutti Bajaba Landge and others in favour of M/s. Namoh Builders and Developers.
- 2.10 Supplementary Development Agreement dated 11.02.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 1664/ 2013 by Mrs. Shantabai Vijay Landge and others in favour of M/s. Namoh Builders and Developers.
- 2.11 Sale Deed dated 08.10.2008, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 10577/2008 by Mr. Vishnu Laxman More in favour of Mr. Genesh Ramesh More.
- 2.12 Release Deed dated 15.03.2012, which is duly registered in the office of the Sub Registrar Haveli No. 5, at serial no. 2826/2012 by Smt. Housabai Kondiba Gawade and Mrs. Bhamabai Bhiva Jaid in favour of Mr. Dagadu Laxman More and others.
- 2.13 Sale Deed 05.11.2011, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 10769/2011 by Mr. Genesh Ramesh More in favour of M/s. Namoh Builders and Developers.
- 2.14 Development Agreement dated 15.03.2011, which is duly registered in the office of the Sub Registrar Haveli No. 5, at serial no. 2836/2012 by Mr. Dagadu Laxman More and others in favour of M/s. Namoh Builders and Developers.

- 2.15 Power of Attorney dated 15.03.2011, which is duly registered in the office of the Sub Registrar Haveli No. 5, at serial no. 2837/2012 by Mr. Dagadu Laxman More and others in favour of M/s. Namoh Builders and Developers.
- 2.16 Development Agreement dated 13.02.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 1830/2013 by Smt. Gangubai Sadashiv More and others in favour of M/s. Namoh Builders and Developers.
- 2.17 Power of Attorney dated 13.02.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 1831/2013 by Smt. Gangubai Sadashiv More and others in favour of M/s. Namoh Builders and Developers.
- 2.18 Consent Deed/ Supplementary Development Agreement dated 20.03.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 3102/2013 by Mr. Sayaji Sahadu Lokhande and others in favour of M/s. Namoh Builders and Developers.
- 2.19 Power of Attorney dated 20.03.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 3103/2013 by Mr. Sayaji Sahadu Lokhande and others in favour of M/s. Namoh Builders and Developers.
- 2.20 Supplementary Agreement dated 27.05.2013, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 4551/2013 by M/s. Namoh Builder and Developers in favour of Mrs. Rupali Raju Landge and others.
- 2.21 Supplementary Agreement dated 23.05.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 3439/2014 by Mrs. Mandabai Marathe and others in favour of M/s. Namoh Builders and Developers.
- 2.22 Supplementary Agreement dated 03.10.2012, which is duly registered in the office of the Sub Registrar Haveli No. 17, Serial No. 9909/2012 by Mr. Raju Dashrath Landage and others in favour of M/s. Namoh Builders and Developers
- 2.23 Possession Receipt dated 30.09.2016, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 8117/2016 by M/s. Namoh Builder and Developers in favour of Pimpri Chinchwad Municipal Corporation.
- 2.24 Mortgage Deed dated 21.08.2018 which is duly registered in the office of Sub Registrar Haveli no. 24 at Serial No. 10892/2018 by M/s. Namoh Builders and Developers in favour of ECL Finance Ltd.
- 2.25 Supplementary Agreement dated 04.10.2017, which is duly registered in the office of Sub registrar Haveli No. 24 at serial No. 8913/2017 by M/s. Namoh Builders and Developers in favour of Mr. Sopan Narayan More.
- 2.26 Memorandum of Understanding dated 25.03.2019 by M/s. Namoh Builders and Developers in favour of Mr. Dattatraya Vasant Landge. (Notarized)
- 2.27 Deed of Release recording satisfaction of Mortgage dated 13.08.2021, which is duly registered in the office of Sub registrar Haveli No. 25, at serial No. 10507/2021 by ELC Finance Ltd. in favour of M/s. Namoh Builders and Developers. (Traced in search)
- 2.28 Indenture of Mortgage Cum Charge dated 13.08.2021, which is duly registered in the office of Sub registrar Haveli No. 25, at serial No.10516/2021 by M/s. Namoh Builders and Developers in favour of Bajaj Housing Finance Ltd. (Traced in search)
- 2.29 Indenture of Mortgage Cum Charge dated 13.08.2021, which is duly registered in the office of Sub registrar Haveli No. 25, at serial No.10517/2021 by M/s. Namoh Builders and Developers in favour of Bajaj Housing Finance Ltd. (Traced in search)

- 2.30 Deed of Reconveyance of Mortgaged Property dated 09.05.2023, which is duly registered in the office of Sub registrar Haveli No. 18, at serial No. 8936/2023 by Bajaj Housing Finance Ltd. in favour of M/s. Namoh Builders and Developers. (Traced in search).
- 2.31 Deed of Reconveyance of Mortgaged Property dated 09.05.2023, which is duly registered in the office of Sub registrar Haveli No. 18, at serial No. 8937/2023 by Bajaj Housing Finance Ltd. in favour of M/s. Namoh Builders and Developers. (Traced in search)
- 2.32 Lease Deed dated 20.07.2023, which is duly registered in the office of Sub registrar Haveli No. 24, at serial No.15490/2023 on 21.07.2023 by M/s. Namoh Builders and Developers in favour of MSEDCL. (Traced in search)
- 2.33 Lease Deed dated 20.07.2023, which is duly registered in the office of Sub registrar Haveli No. 24, at serial No.15491/2023 on 21.07.2023 by M/s. Namoh Builders and Developers in favour of MSEDCL. (Traced in search)
- 2.34 Possession Deed dated 22.01.2024, which is duly registered in the office of Sub registrar Haveli No. 26 at serial No. 1520/2024 on 24.01.2024 by M/s. Namoh Builders and Developers in favour of Mrs. Suman Anna Thorve.
- 2.35 Possession Deed dated 23.01.2024, which is duly registered in the office of Sub registrar Haveli No. 26 at serial No. 1522/2024 on 24.01.2024 by M/s. Namoh Builders and Developers in favour of Mrs. Shantabai Vijay Landage and Mr. Raju Dashrath Landage.
- 2.36 Possession Deed dated 23.01.2024, which is duly registered in the office of Sub registrar Haveli No. 26 at serial No. 1521/2024 on 24.01.2024 by M/s. Namoh Builders and Developers in favour of Mrs. Kamal Abbasaheb Tapkir.
- 2.37 Possession Deed dated 23.01.2024, which is duly registered in the office of Sub registrar Haveli No. 26 at serial No. 1523/2024 on 24.01.2024 by M/s. Namoh Builders and Developers in favour of Mr. Raju Dashrath Landage.
- 2.38 Possession Deed, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12494/2024 by M/s. Namoh Builders and Developers in favour of Mr. Sopan Narayan More.
- 2.39 Commencement Certificate No. BP/CHIKHALI/29/2012 dated 24.12.2012, Revised Commencement Certificate No. BP/CHIKHALI/44/2013 dated 27.11.2013, Commencement Certificate No. BP./CHIKHALI/24/2024 dated 11.03.2024 & Revised Commencement Certificate No. BP/CHIKHALI/146/2024 dated 18.10.2024 issued by Pimpri Chinchwad Municipal Corporation.
- 2.40 N. A. Order dated 20.03.2013, in case no. PMH/NA/SR/1131/2012 issued by Collector.
- 2.41 N. A. Order dated 02.04.2014, in case no. PMH/NA/SR/989/2013 issued by Collector.
- 2.42 Environment Clearance Certificate dated 03.12.2016, bearing no. SEAC-III-2014/C.R.26/TC-3 issued by Member secretary, SEIAA.
3. Search report for 30 years from 1995 till 2025.
4. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that M/s. Namoh Builders and Developers has partly acquired development rights and partly became absolute owner of said land i.e. land admeasuring about 4061.79 sq.mtr., out of land admeasuring about 01 H 41.64 R i.e. 1041.64 sq. mtr. of Gat No. 1195, land admeasuring about 0 H 80.85 R i.e. 8085 sq. mtr. out of Gat No. 1196 and land at Gat No. 1197 admeasuring about 00 H 74 R i.e. 7400 sq. mtr. and the title of the said land is clear, marketable and except the encumbrances mentioned in the Annexure.

5. **OWNER/PROMOTER OF THE LAND:**

The said land is owned by following owners:

Gat No. 1195 : Mr. Vasant Krishna alias Kisan Landge, Mrs. Lilabai Vasant Landge, Mr. Dattatraya Vasant Landge, Mrs. Namrata Dattatraya Landge, Mr. Om Dattatrya Landge, Miss. Sheha Dattatrya Landge, Mrs. Sangita Ramesh Yadav, Mrs. Vanita Keshav Tavare, Smt. Chhabubai Dashrath landge, Smt. Shantabai Vijay Landge, Miss. Ashwini Vijay Landge, Miss. Priyanka Vijay Landge, Mr. Raju Dashrath Landge, Mrs. Rupali Raju Landge, Mr. Sidhrath Raju Landge, Mr. Pranav Raju Landge, Mrs. Suman Ananasaheb Thorve, Mrs. Vimal Gitaram Murhe, Mrs. Kamal Abasaheb Tapkir, Mrs. Sharada Arjun Karwande, Smt. Champabai Bajaba Landge, Mr. Namdev Bajaba Landge, Mr. Nivrutti Bajaba Landge, Mr. Anjali Nivrutti Landge, Mrs. Prerna Nivrutti Landge, Miss. Saloni Nivrutti Landge, Mrs. Nandabai Nilkanth Pinjan and Mrs. Mandabai Gulab Marathe.

Gat No. 1196: Mr. Dagadu Laxman More, Mrs. Shankutala Dagadu More, Mr. Gitaram Dagadu More, Mrs. Laxmibai Gitaram More, Mr. Rushikesh Gitaram More, Mrs. Tejeshree Pravin Newale, Mrs. Chandrabhaga Nathu More, Smt. Sarika Sunil More, Mr. Saurabh Sunil More, Miss. Sakashi Sunil More, Mr. Gorakshanath Nathu More, Mrs. Dhanshree Gorakshanath More, Mr. Shivam Gorakshanath More, Mrs. Sangita Baba Gawade, Mrs. Manda Sanjay Bahirat, Mr. Nivruti Laxman More, Mr. Laxmibai Nivruti More, Mr. Anil Nivruti More, Mrs. Priya Anil More, Miss. Sayali Anil More, Mr. Om Anil More, Mr. Nil Anil More, Mrs. Jaya Rajendra Salunke, Mrs. Vaishali Sanjay Kunjir, Mrs. Rupali Sachin Kokate, Smt. Hausabai Kondiba Gawade, Mr. Baban Laxman More, Mr. Krishna Hiranman More, Mr. Prakash Baban More, Mrs. Shilpa Prakash More, Mrs. Sonam Pramod Choudhari, Mrs. Nilam Santosh Gade, Smt. Latabai Vishnu More, Miss. Tanaya Vishnu More, Mr. Ananda Vishnu More, Mr. Balasaheb Laxman More and M/s. Namoh Builders and Developers.

Gat No. 1197: Smt. Gangubai Sadashiv More, Mr. Balasaheb Sadashiv More, Mrs. Sunanda Balasaheb More, Mr. Chetan alias Sheetal Balasaheb More, Mrs. Reshma Dilip Taware, Mr. Pandurang Sadashiv More, Mrs. Pooja Pandurang More, Mr. Prashant Pandurang More, Mrs. Priyanka Rohidas Gaikwad, Mr. Jalidher Sadashiv More, Mrs. Sangita Jalindhar More, Mr. Akshay Jalidher More, Mrs. Aruna Manohar Gaikwad, Mrs. Anjana Sanjay Kalokhe, Smt. Parubai Narayan More, Mr. Kaluram Narayan More, Mrs. Ratnamala Kaluram More, Mr. Ashok Kaluram More, Mrs. Sarika Ganesh Newale, Mr. Sopan Narayan More, Mrs. Sangita Sopan More, Mr. Rohit Sopan More, Mrs. Sindhubai Kisan Rakshe, Mrs. Shushila Ekanath Shelake, Mrs. Alka Suresh Nanekar, Smt. Lilabai Mahadu More, Mr. Shankar Mahadu More, Mrs. Asha Shankar More, Miss. Nutan Shankar More, Smt. Jayashree Machindra More forself and as guardian of Miss. Komal Jayashree More, Miss. Kajal Jayashree More, Mrs. Sangita Vasant Dumbare Mrs. Indabai Aananda Bhalekar, Mr. Sayaji Sahadu Lokhande and Mrs. Mangal Ragunath Kolekar.

6. The report reflecting the flow of the title of the M/s. Namoh Builders and Developers on the said land is enclosed herewith as annexure.

Date: 03.01.2025



SWAPNIL AGARWAL
Advocate

Swapnil Agarwal

Advocate

Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

FORMAT- A
(Circular No.: 28 / 2021 dated 08.03.2021)

1. FLOW OF TITLE OF THE SAID LAND:

Gat no. 1195 admeasuring about 01 H 41.64 R i.e. 14164 sq. mtr.

- 1.1 That aforesaid land belonged to Mr. Rama Ranu More prior to year 1941.
- 1.2 That thereafter the said Mr. Rama Ranu More sold the aforesaid land to Mr. Dhondiba Narayan Pingale, vide Sale Deed dated 08.05.1941. In furtherance of the same his name was mutated on 7/12 Extract of said land, vide **Mutation Entry No. 1519**.
- 1.3 That thereafter the said Mr. Dhondiba Narayan Pingale died on 06.08.1942, leaving behind him Mr. Krishna Dhondiba Pingale (Son) and Mr. Vishwanath Dhondiba Pingale (Son) as his legal heirs. In furtherance of the same their name were mutated on 7/12 Extract of aforesaid land, vide **Mutation Entry No. 1555**.
- 1.4 That thereafter the said Mr. Krishna Dhondiba Pingale and Mr. Vishwanath Dhondiba Pingale sold the aforesaid land to Mr. Bhiku Ganpati Bhosale, vide Sale Deed dated 28.11.1963. In furtherance of the same his name was mutated on 7/12 Extract of aforesaid land, vide **Mutation Entry No. 3073**.
- 1.5 That thereafter the said Mr. Bhiku Ganpati Bhosale sold the aforesaid land to Mr. Bajaba Dynaba Landge, Mr. Dasrath Dynaba Landge and Mr. Vasant Kisan Landge, vide Sale Deed dated 24.05.1964. In furtherance of the same their names were mutated on 7/12 Extract of aforesaid land, vide **Mutation Entry No. 3074**.
- 1.6 That the out of aforesaid owners Mr. Dashrath Genu Landge died on 08.11.1985, leaving behind him Mr. Vijay Dashrath Landge (Son), Mr. Raju Dashrath Landge (Son), Mrs. Vimal Gitaram Murhe (Daughter), Mr. Kamal Abasaheb Tapkir (Daughter), Mrs. Suman Anandrao Thorave (Daughter), Mrs. Sharada Arjun Karvande (Daughter) and Smt. Chabubai Dashrath Landge (Widow) as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of aforesaid land, vide **Mutation Entry No. 1023**.
- 1.7 That as per order of Tahsildar, Pune 17.03.1987 remark of acquisition of land as per land Acquisition Act 1962 was recorded on Gat No. 1195 was recorded in respect of 9.36R accordingly vide **Mutation Entry No. 1417**.
- 1.8 That thereafter the out of aforesaid owners Mr. Bajaba Dynaba Landge died on 08.03.2009, leaving behind him Smt. Champabai Bajaba Landge (Widow), Mr. Maruti Bajaba Landge (Son), Mr. Namdev Bajaba Landge (Son) and Mr. Nivruti Bajaba Landge (Son), Smt. Nandabai Nilkanth Pinjan (Daughter) and Mrs. Mandabai Gulab Marathe (Daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of aforesaid land, vide **Mutation Entry No. 18463**.
- 1.9 That thereafter the out of aforesaid owners Mr. Vijay Dashrath Landge died on 19.06.2006, leaving behind him Smt. Shantabai Vijay Landge (widow), Miss. Ashwini Vijay Landge (Daughter) and Miss. Priyanka Vijay Landge (Daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of aforesaid land, vide **Mutation Entry No. 20530**.



- 1.10 That thereafter the said Mr. Vasant Krishna alias Kisan Landge, Mrs. Lilabai Vasant Landge, Mr. Dattatraya Vasant Landge, Mrs. Namrata Dattatraya Landge, Mr. Om Dattatrya Landge, Miss. Sheha Dattatrya Landge, Mrs. Sangita Ramesh Yadav, Mrs. Vanita Keshav Tavare, Smt. Chhabubai Dashrath Landge, Smt. Shantabai Vijay Landge, Miss. Ashwini Vijay Landge, Miss. Priyanka Vijay Landge, Mr. Raju Dashrath Landge, Mrs. Rupali Raju Landge, Mr. Sidhrath Raju Landge, Mr. Pranav Raju Landge, Mrs. Suman Ananasaheb Thorve, Mrs. Vimal Gitaram Murhe, Mrs. Kamal Abasaheb Tapkir, Mrs. Sharada Arjun Karwande, Smt. Champabai Bajaba Landge, Mr. Namdev Bajaba Landge, Mr. Nivrutti Bajaba Landge, Mr. Anjali Nivrutti Landge, Mrs. Prerna Nivrutti Landge, Miss. Saloni Nivrutti Landge, Mrs. Nandabai Nilkanth Pinjan, Mrs. Mandabai Gulab Marathe with consent of Mr. Maruti Bajaba Landge, Mrs. Mangal Maruti Landge, Mr. Pravin Maruti Landge assigned development rights of aforesaid land in favour of M/s. Namoh Builder and Developers vide Development Agreement dated 28.09.2011, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 10516/2011 and Power of Attorney dated 28.09.2011, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 10517/2011, Power of Attorney dated 28.09.2011, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 10518/2011 read with Correction Deed dated 04.07.2012, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 6786/2012, Supplementary Agreement dated 03.10.2012, which is duly registered in the office of the Sub Registrar Haveli No. 17, Serial No. 9909/2012 and Supplementary Agreement dated 23.05.2014, which is duly registered in the office of the Sub Registrar Haveli No. 18, Serial No. 3439/2014.
- 1.11 That in consideration of aforesaid Development Agreement dated 28.09.2011 the said M/s. Namoh Builder and Developers agreed to allot 67367 sq. ft constructed area in favour of aforesaid land owner within 36 months from the date of Commencement Certificate i.e. 27.11.2016. Hence extensions of completion needs to be obtained from the land owners. Moreover, the aforesaid construction is not yet allotted to Mr. Raju Dashrath Landge, Mrs. Rupali Raju Landge, Mrs. Chhabubai Dashrath Landge, Mrs. Suman Annasaheb Thorave, Mrs. Kamal Abasaheb Tapkir, Mrs. Vimal Gitaram Gurhe, Mrs. Sharda Arjun Karwande, Mrs. Namdev Bajaba Landge, Mr. Nivrutti Bajaba Landge and Mrs. Nanda Nilkanth Pinjan.
- 1.12 That thereafter the said M/s. Namoh Builders and Developers due to change in consideration in the aforesaid Development Agreement and Confirmation of flats allotted to Mr. Dattatraya Vasant Landge, Mr. Nivrutti Bajaba Landge and others vide Supplementary Development Agreements dated 11.04.2012, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 3744/2012.
- 1.13 That thereafter the said M/s. Namoh Builders and Developers due to change in consideration in the aforesaid Development Agreement and Confirmation of flats allotted to Mr. Dattatraya Vasant Landge, Mr. Raju Dashrath Landge, Mrs. Shantabai Vijay Landge and others vide Supplementary Development Agreements dated 04.07.2012, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6787/2012.
- 1.14 That thereafter the said M/s. Namoh Builders and Developers due to change in consideration in the aforesaid Development Agreement and Confirmation of flats allotted to Mr. Dattatraya Vasant Landge vide Supplementary Development Agreements dated 04.01.2013, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 304/2013.
- 1.15 That in consideration of the aforesaid Development Agreement dated 15.03.2011 the said M/s. Namoh Builders and Developers allotted Flat Nos. 801 & 802 in Wing No. C in favour of Mr. Dattatray Vasant Landge, Flat No. 803 in Wing No. C in favour of Mrs. Sangita Ramesh Yadav Flat No. 804 in Wing No. C in favour of Mrs. Vanita Keshav Tavare, Flat No. 805 in wing No. C in favour of Mr. Vasant Landge, Flat Nos. 806, 807 & 808 in wing No. C in favour of Mr. Dattatray Vasant Landge, Flat Nos. 101, 102, 103, 104, 201, 202 in wing No. D in favour of Mrs. Namrata Dattatray Landge, Flat Nos. 203, 204 in wing No. D in favour of Mr. Vasant Landge, Flat No. 301 in wing no. D in favour of Mr. Dattatray Vasant Landge, Flat Nos. 302, 303 & 304 in wing no. D in favour of Mr. Vasant Landge, Flat Nos. 701, 702, 703, 704 in Wing No. D & Shop No. 3 in wing No. A in favour of Mr. Dattatray Vasant Landge vide Supplementary Agreement dated

01.02.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 1226/2013.

- 1.16 That in consideration in the aforesaid Development Agreement dated 15.03.2011 the said M/s. Namoh Builder and Developers allotted Flat Nos. 601, 602, 603, 801, 201, 202 & 203 in Wing D to Mrs. Shantabai Vijay Landge vide Supplementary Agreement dated 13.02.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 1664/2013;
 - 1.17 That in consideration in the aforesaid Development Agreement dated 15.03.2011 the said M/s. Namoh Builder and Developers allotted Flat Nos. 101, 107, 401, 406, 407 & 408 in Wing C to Mr. Nivrutti Bajaba Landge vide Supplementary Agreement dated 09.02.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 1663/2013;
 - 1.18 That in consideration of the aforesaid Development Agreement dated 28.09.2011 the said M/s. Namoh Builders and Developers allotted Flat Nos. D-501, D-502, D-503, D-504, D-604 in building No. 1 & C-603 in building no. 2 in favour of Mrs. Rupali Raju Landge, Flat No. C-205 in favour of Smt. Chhabubai Dashrath Landge Flat No. C-203 in favour of Mrs. Suman Ananasaheb Thorve, Flat No. C-206 in favour of Mrs. Kamal Abasaheb Tapkir, Flat No. C-103 in favour of Mrs. Vimal Gitaram Murhe, Flat No. C-306 in building no. 2 in favour of Mrs. Sharada Arjun Karwande vide Supplementary Agreement dated 27.05.2013, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 4551/2013.
 - 1.19 That thereafter instead of commercial shop, M/s. Namoh Builders and Developers agreed to pay monetary consideration to Mr. Dattatraya Vasant Landge vide Memorandum of Understanding dated 25.03.2019. (Notarized)
 - 1.20 That in consideration in the aforesaid Development Agreement dated 28.09.2011 the said M/s. Namoh Builder and Developers allotted flat no. C-206 on 2nd floor to Mrs. Kamal Abasaheb Tapkir vide Possession Receipt 23.01.2024, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 1521/2024 on 24.01.2024.
 - 1.21 That thereafter the said Smt. Chhabubai Dasrath Landge died on 08.02.2022 That according to the WILL dated 31.01.2022, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 899/2022 of Late Smt. Chhabubai Dasrath Landge the Flat No. 205 on 2nd floor, C Building in Shine City Project was bequeathed in favour of Mrs. Shantabai Vijay Landge, & Mr. Raju Dasrath Landge. However aforesaid Will not provided for my verification.
 - 1.22 That in consideration in the aforesaid Development Agreement dated 28.09.2011 the said M/s. Namoh Builder and Developers allotted flat no. C-205 on 2nd floor to Mr. Raju Dashrath Landge and Mrs. Shantabai Vijay Landge vide Possession Receipt 23.01.2024, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 1522/2024 on 24.01.2024.
- Gat no. 1196 admeasuring about 80.85 R i.e. 8085 sq. mtr.**
- 1.23 That the aforesaid land belonged to Mr. Laxman Bala More prior to year 1969.
 - 1.24 That thereafter the said Mr. Laxman Bala More died on 07.05.1985, leaving behind him Smt. Gitabai Laxman More (Widow), Mr. Dagadu Laxman More (Son), Mr. Nathu Laxman More (Son), Mr. Nivrutti Laxman More (Son), Mr. Baban Laxman More (Son), Mr. Balu Laxman More (Son), Mr. Vishnu Laxman More (Son), Smt. Hausabai Kondiba Gawade (Daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of aforesaid land, vide **Mutation Entry No. 832.**
 - 1.25 That thereafter the said Mr. Vishnu Laxman More with consent of Mrs. Lata Vishnu More, Mr. Subhas Ranaba Sabale and Mrs. Sharada Subhas Sabale sold the land admeasuring about 2 R out of aforesaid land to Mr. Genesh Ramesh More, vide Sale Deed dated 08.10.2008, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 10577/2008. In

furtherance of the same his name was mutated on 7/12 Extract of aforesaid land, vide **Mutation Entry No. 17375.**

- 1.26 That thereafter the said Mr. Vishnu Laxman More died 03.07.2010, leaving behind him Smt. Lata Vishnu More (Widow), Mrs. Tanaya Vishnu More (Daughter) and Mr. Ananda Vishnu More (Son). In furtherance of the same their names were mutated on 7/12 Extract of aforesaid land, vide **Mutation Entry No. 20223.**
- 1.27 That thereafter the said Smt. Housabai Kondiba Gawade and Mrs. Bhamabai Bhiva Jaid released their right, title and interest in the aforesaid land in favour of Mr. Dagadu Laxman More, Mr. Nathu Laxman More, Mr. Nivrutti Laxman More, Mr. Baban Laxman More, Mr. Balu Laxman More, Smt. Lata Vishnu More, Mrs. Tanaya Vishnu More and Mr. Ananda Vishnu More, vide Release Deed dated 15.03.2012, which is duly registered in the office of the Sub Registrar Haveli No. 5, at serial no. 2826/2012. In furtherance of the same name of Smt. Housabai Kondiba Gawade and Mrs. Bhamabai Bhiva Jaid deleted from 7/12 Extract of aforesaid land, vide **Mutation Entry No. 23462.**
- 1.28 That thereafter the said Mr. Genesh Ramesh More sold land admeasuring about 2R out of aforesaid land to M/s. Namoh Builders and Developers, vide Sale Deed 05.11.2011, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 10769/2011. In furtherance of the same its name was mutated on 7/12 Extract of aforesaid land, vide **Mutation Entry No. 23717.**
- 1.29 That thereafter the said Mr. Nathu Laxman More died on 01.04.2012, leaving behind him Smt. Chandrabhaga Nathu More (Widow), Mr. Gorakshnath Nathu More (Son), Mr. Sunil Nathu More (Son) (died on 30.03.2008), Smt. Sarika Sunil More (Daughter in law), Mr. Saurabh Sunil More (Grand Son), Miss. Sakshi Sunil More (Grand Daughter), Mrs. Sangita Babasaheb Gawade (Daughter) and Mrs. Manda Sanjay Bahirat (Daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of aforesaid land, vide **Mutation Entry No. 23846.**
- 1.30 That thereafter the said Mr. Dagadu Laxman More, Mrs. Shankutala Dagadu More, Mr. Gitaram Dagadu More, Mrs. Laxmibai Gitaram More, Mr. Rushikesh Gitaram More, Mrs. Tejeshree Pravin Newale, Mr. Nathu Laxman More, Mrs. Chandrabhaga Nathu More, Smt. Sarika Sunil More, Mr. Saurabh Sunil More, Miss. Sakshi Sunil More, Mr. Gorakshanath Nathu More, Mrs. Dhanshree Gorakshanath More, Mr. Shivam Gorakshanath More, Mrs. Sangita Baba Gawade, Mrs. Manda Sanjay Bahirat, Mr. Nivruti Laxman More, Mr. Laxmibai Nivruti More, Mr. Anil Nivruti More, Mrs. Priya Anil More, Miss. Sayali Anil More, Mr. Om Anil More, Mr. Nil Anil More, Mrs. Jaya Rajendra Salunke, Mrs. Vaishali Sanjay Kunjir, Mrs. Rupali Sachin Kokate, Smt. Hausabai Kondiba Gawade, Mr. Baban Laxman More, Mr. Krishna Hiranman More, Mr. Prakash Baban More, Mrs. Shilpa Prakash More, Mrs. Sonam Pramod Choudhari, Mrs. Nilam Santosh Gade, Smt. Latabai Vishnu More, Miss. Tanaya Vishnu More, Mr. Ananda Vishnu More and Mr. Balasaheb Laxman More assigned development rights of aforesaid land in favour of M/s. Namoh Builder and Developers, vide Development Agreement dated 15.03.2011, which is duly registered in the office of the Sub Registrar Haveli No. 5, at serial no. 2836/2012 and Power of Attorney dated 15.03.2011, which is duly registered in the office of the Sub Registrar Haveli No. 5, at serial no. 2837/2012 read with and Supplementary Agreement dated 15.02.2015 (Notary). That the said Smt. Gitabai Laxman More died prior to the aforesaid Development Agreement accordingly her name was deleted from the 7/12 extract. However, her legal heirs are made party to aforesaid transaction.
- 1.31 That in consideration of aforesaid Development Agreement dated 28.09.2011 the said M/s. Namoh Builder and Developers agreed to allot 40960 sq. ft constructed area in favour of aforesaid land owner within 42 months from the date of execution of aforesaid Development Agreement i.e 15.09.2014. Hence extension of completion needs to be obtained from the land owners. Moreover the aforesaid area is not yet allotted to land owners.

Gat No. 1197 admeasuring about 74 R i.e. 7400 sq. mtr.

- 1.32 That the land at Gat No. 1197, Chikhali belonged to Mr. Rama Bala More prior to year 1971.
- 1.33 That thereafter the said Mr. Rama alias Ramu Bala More died on 15.05.1985, leaving behind him Smt. Tanhubai Ramu More (widow), Mr. Narayan Ramu More (son), Mr. Sadashiv Ramu More (son), Mr. Mahadu Ramu More (son), Mrs. Sakhubai Sahadu Lokhande (daughter), Mrs. Indabai Aananda Bhalekar as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of said land, vide Mutation Entry No. 841. That thereafter the said Smt. Tanhubai Ramu More died leaving behind her aforesaid legal heirs.
- 1.34 That out of aforesaid owners Mr. Mahadu Ramu More died on 13.06.1986, leaving behind him Smt. Lilabai Mahadu More (widow), Mr. Shankar Mahadu More (son), Late. Machindra Mahadu More (son), Smt. Jayashree Machindra More, Miss. Komal Machindra More, Miss. Kajal Machindra More and Mrs. Sangita Vasant Dumbare as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of said land, vide **Mutation Entry No. 12469.**
- 1.35 That out of aforesaid owners Mrs. Sakhubai Sahadu Lokhande died on 10.11.1983 and Mr. Sahadu Shankar Lokhande (husband of Mrs. Sakhubai Sahadu Lokhande) died on 05.09.1998, leaving behind them Mr. Sayaji Sahadu Lokhande (son) and Mrs. Mangal Raghunath Kolekar (daughter) as their legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of said land, vide **Mutation Entry No. 23627.**
- 1.36 That out of aforesaid owners Mr. Sadashiv Ramu More died on 07.08.1990, leaving behind him Smt. Gangubai Sadashiv More (widow), Mr. Balasaheb Sadashiv More (son), Mr. Pandurang Sadashiv More (son), Mr. Jalidher Sadashiv More (son), Mrs. Aruna Manohar Gaikwad (daughter), Mrs. Anjana Sanjay Kalokhe (daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of said land, vide **Mutation Entry No. 2202.**
- 1.37 That out of aforesaid owners Mr. Narayan Ramu More died on 01.05.2001, leaving behind him Smt. Parubai Narayan More (widow), Mr. Kaluram Narayan More (son), Mr. Sopan Narayan More (son), Mrs. Sindhubai Kisan Rakshe (daughter), Mrs. Shushila Ekanath Shelake (daughter) and Mrs. Alka Suresh Nanekar (daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of said land, vide **Mutation Entry No. 12109.**
- 1.38 That thereafter the said Smt. Gangubai Sadashiv More, Mr. Balasaheb Sadashiv More, Mrs. Sunanda Balasaheb More, Mr. Chetan alias Sheetal Balasaheb More, Mrs. Reshma Dilip Taware, Mr. Pandurang Sadashiv More, Mrs. Pooja Pandurang More, Mr. Prashant Pandurang More, Mrs. Priyanka Rohidas Gaikwad, Mr. Jalidher Sadashiv More, Mrs. Sangita Jalidher More, Mr. Akshay Jalidher More, Mrs. Aruna Manohar Gaikwad, Mrs. Anjana Sanjay Kalokhe, Smt. Parubai Narayan More, Mr. Kaluram Narayan More, Mrs. Ratnamala Kaluram More, Mr. Ashok Kaluram More, Mrs. Sarika Ganesh Newale, Mr. Sopan Narayan More, Mrs. Sangita Sopan More, Mr. Rohit Sopan More, Mrs. Sindhubai Kisan Rakshe, Mrs. Shushila Ekanath Shelake, Mrs. Alka Suresh Nanekar, Smt. Lilabai Mahadu More, Mr. Shankar Mahadu More, Mrs. Asha Shankar More, Miss. Nutan Shankar More, Smt. Jayashree Machindra More forself and as guardian of Ms. Komal Machindra More and Ms. Kajal Machindra More, Mrs. Sangita Vasant Dumbare and Mrs. Indabai Aananda Bhalekar assigned development rights of said land in favour of M/s. Namoh Builders and Developers, vide Development Agreement dated 13.02.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 1830/2013 and Power of Attorney dated 13.02.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 1831/2013.
- 1.39 That thereafter the said Mr. Sayaji Sahadu Lokhande and Mrs. Mangal Raghunath Kolekar confirmed the aforesaid Development Agreement dated 13.02.2013 and Power of Attorney dated 13.02.2013, vide Consent Deed/ Supplementary Development Agreement dated 20.03.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 3102/2013 and Power of Attorney dated 20.03.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 3103/2013.

- 1.40 That in consideration of the aforesaid Development Agreement dated 13.02.2013 the said M/s. Namoh Builders and Developers agreed to allot 36886 sq. ft. in favour of aforesaid land owners within 36 months from the date of NA i.e 02.04.2017. Hence extension of completion needs to be obtained from the land owners. Moreover the aforesaid area is not yet allotted to land owners.
- 1.41 That in the aforesaid manner M/s. Namoh Builders and Developers acquired development rights of said land.
- 1.42 That M/s. Namoh Builder and Developers have handed over land admeasuring about 3478.2 sq. mtrs. to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 30.09.2016, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 8117/2016.
- 1.43 That in consideration of aforesaid Development Agreement the said M/s. Namoh Builders and Developers allotted the Flat No. E 706 in the Wing E constructed on the said land to Mr. Sopan Narayan More vide Supplementary Agreement dated 04.10.2017, which is duly registered in the office of Sub registrar Haveli No. 24 at serial No. 8913/2017.
- 1.44 That the said M/s. Namoh Builders and Developers availed loan from ECL Finance Ltd. by creating charge over the said land vide Mortgage Deed dated 21.08.2018 which is duly registered in the office of Sub Registrar Haveli no. 24 at Serial No. 10892/2018. That the aforesaid loan was repaid and accordingly ECL Finance Ltd. released its charge over the said land vide Deed of Release recording satisfaction of Mortgage dated 13.08.2021, which is duly registered in the office of Sub registrar Haveli No. 25, at serial No. 10507/2021 (Traced in search)
- 1.45 That thereafter the said M/s. Namoh Builders and Developers availed loan from Bajaj Housing Finance Ltd. by creating charge over the said land alongwith Unsold Units of Shine City -Phase III i.e. Flat Nos. 101, 305, 502, 701, 702, 801, 906, 1003, 1004, 1101, 1102, 1106 in Wing No. G, Flat Nos. 101 to 104, 201 to 204, 301 to 304, 401, 501, 601, 602, 701, 803, 804, 901, 1001, 1002, 1101, 1102, 1104, 1201, 1202, 1203, 1204 in Wing No. D & Receivable of Project - Sold Unit i.e. Flat Nos. 101 to 108, 201, 202, 204, 205, 206, 301 to 308, 401, 402, 404, 405, 501, 502, 505, 506, 507, 508, 601, 602, 605, 606, 607, 608, 701 to 708, 801, 802, 805, 806, 901, 902, 903, 904, 905, 906, 907, 908, 1001 to 1008 & 1101 to 1108 in Wing No. G, in Shine City Phase III, vide Mortgage Deed dated 13.08.2021, which is duly registered in the office of Sub Registrar Haveli No. 25, at Serial No. 10516/2021. (Traced in Search) That the aforesaid loan has been repaid and accordingly Bajaj Housing Finance Ltd. has released its charge over the said land alongwith Unsold Units of Shine City -Phase III i.e. Flat Nos. 101, 305, 502, 701, 702, 801, 906, 1003, 1004, 1101, 1102, 1106 in Wing No. G, Flat Nos. 101 to 104, 201 to 204, 301 to 304, 401, 501, 601, 602, 701, 803, 804, 901, 1001, 1002, 1101, 1102, 1104, 1201, 1202, 1203, 1204 in Wing No. D & Receivable of Project - Sold Unit i.e. Flat Nos. 101 to 108, 201, 202, 204, 205, 206, 301 to 308, 401, 402, 404, 405, 501, 502, 505, 506, 507, 508, 601, 602, 605, 606, 607, 608, 701 to 708, 801, 802, 805, 806, 901, 902, 903, 904, 905, 906, 907, 908, 1001 to 1008 & 1101 to 1108 in Wing No. G, in Shine City Phase III, vide Deed of Reconveyance of Mortgaged Property dated 09.05.2023, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 8937/2023 (Traced in Search).
- 1.46 That thereafter the said M/s. Namoh Builders and Developers availed loan from Bajaj Housing Finance Ltd. by creating charge over the said land alongwith Unsold Units of Shine City -Phase IV i.e. Flat Nos. 101, 102, 105, 106, 202, 205, 206, 301, 302, 305, 306, 308, 401, 402, 406, 408, 506, 602, 701, 702, 705, 706, 708, 801, 802, 805, 806, 807, 808, 901, 902, 903, 905, 906, 908, 1001, 1002, 1003, 1007, 1101, 1102, 1103, 1105, 1106, 1107, 1108 in Wing No. H & Flat Nos. 101 to 108, 201 to 208, 301 to 308, 401 to 408, 501 to 508, 601 to 608, 701 to 708, 801 to 808, 901 to 908, 1001 to 1008, 1101 to 1108 in Wing I, Receivable of Project - Sold Unit i.e. Flat Nos. 103, 104, 303, 304, 307, 404, 405, 407, 501, 502, 504, 505, 507, 508, 601, 603, 604, 605, 606, 607, 703, 904, 907, 1004, 1006, 1008, 1104 in Wing No. H, vide Mortgage Deed dated 13.08.2021, which is duly registered in the office of Sub Registrar Haveli No. 25, at Serial No.

- 10517/2021. That the aforesaid loan has been repaid and accordingly Bajaj Housing Finance Ltd. has released its charge over the said land alongwith Unsold Units of Shine City -Phase IV i.e. Flat Nos. 101, 102, 105, 106, 202, 205, 206, 301, 302, 305, 306, 308, 401, 402, 406, 408, 506, 602, 701, 702, 705, 706, 708, 801, 802, 805, 806, 807, 808, 901, 902, 903, 905, 906, 908, 1001, 1002, 1003, 1007, 1101, 1102, 1103, 1105, 1106, 1107, 1108 in Wing No. H & Flat Nos. 101 to 108, 201 to 208, 301 to 308, 401 to 408, 501 to 508, 601 to 608, 701 to 708, 801 to 808, 901 to 908, 1001 to 1008, 1101 to 1108 in Wing I, Receivable of Project – Sold Unit i.e. Flat Nos. 103, 104, 303, 304, 307, 404, 405, 407, 501, 502, 504, 505, 507, 508, 601, 603, 604, 605, 606, 607, 703, 904, 907, 1004, 1006, 1008, 1104 in Wing No. H in Shine City Phase IV, vide Deed of Reconveyance of Mortgaged Property dated 09.05.2023, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 8936/2023 (Traced in Search)
- 1.47 That thereafter the said M/s. Namoh Builders and Developers allotted the land admeasuring about 50 sq. mtrs. out of Gat Nos. 1195, 1196 & 1197 to MSEDCL vide Lease Deed dated 20.07.2023 which is duly registered in the office of the Sub Registrar Haveli no. 24 at serial no. 15490/2023 on 21.07.2023. (Traced in Search)
- 1.48 That thereafter the said M/s. Namoh Builders and Developers allotted the land admeasuring about 50 sq. mtrs. out of Gat Nos. 1195, 1196 & 1197 to MSEDCL vide Lease Deed dated 20.07.2023, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 15491/2023 on 21.07.2023 (Traced in Search)
- 1.49 That thereafter the said Late. Pamabai Dasrath Landge alias Vimal Gitaram Murhe died on 15.08.2021 That according to the WILL dated 06.07.2021, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 9093/2021 of Late. Pamabai Dasrath Landge alias Vimal Gitaram Murhe the Flat No. 103 on 1st floor, C Building in Shine City Project was bequeathed in favour of Mr. Raju Dasrath Landge. However aforesaid Will not provided for my verification.
- 1.50 That in consideration of the aforesaid Development Agreement dated 13.02.2013 at Serial No. 1830/2013 the said M/s. Namoh Builders and Developers allotted Flat No. 404 on the 4th floor Building No. H in Shine City Phase IV in favour of Mr. Sopan Narayan More, vide Possession Deed dated 05.06.2024, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12494/2024. (Traced in Search)
- 1.51 That in consideration of the aforesaid Development Agreement dated 28.09.2011 at Serial No. 10516/2011 the said M/s. Namoh Builders and Developers allotted Flat No. 206 on the 2nd floor Building No. C in Shine City in favour of Mrs. Kamal Abasaheb Tapkir, vide Possession Deed dated 23.01.2024, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 1521/2024. (Traced in Search)
- 1.52 That in consideration of the aforesaid Development Agreement dated 28.09.2011 at Serial No. 10516/2011 the said M/s. Namoh Builders and Developers allotted Flat No. 203 on the 2nd floor Building No. C in Shine City in favour of Mrs. Suman Anna Thorve, vide Possession Deed dated 22.01.2024, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 1520/2024. (Traced in Search)
- 1.53 That in consideration of the aforesaid Development Agreement dated 28.09.2011 at Serial No. 10516/2011 the said M/s. Namoh Builders and Developers allotted Flat No. 103 on the 1st floor Building No. C in Shine City in favour of Late. Pamabai Dasrath Landge alias Vimal Gitaram Murhe through their legal heirs Mr. Raju Dasrath Landge, vide Possession Deed dated 22.01.2024, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 1523/2024. (Traced in Search)
- 1.54 That in consideration of the aforesaid Development Agreement the said M/s. Namoh Builders and Developers allotted Flat No. 603 on the 6th floor Building No. G in Shine City Phase III in favour of Mr. Prakash Baban More, vide Supplementary Agreement dated 02.12.2020, which is duly registered in the office of Sub Registrar at Serial No. 13808/2020.

2. **OTHER TRANSACTION:**

That according to Mutation Entry No. 3342 charge of Chikhali Vikas Society of Rs.50,000/- is mutated on 7/12 extract of Gat No. 1197. However the aforesaid loan is nominal, hence Indemnity can be taken from the Developer for the same.

3. **POSSESSION:**

It appears from the documentary records that the said land is owned by following owners :

Gat No. 1195 : Mr. Vasant Krishna alias Kisan Landge, Mrs. Lilabai Vasant Landge, Mr. Dattatraya Vasant Landge, Mrs. Namrata Dattatraya Landge, Mr. Om Dattatrya Landge, Miss. Sheha Dattatrya Landge, Mrs. Sangita Ramesh Yadav, Mrs. Vanita Keshav Tavare, Smt. Chhabubai Dashrath landge, Smt. Shantabai Vijay Landge, Miss. Ashwini Vijay Landge, Miss. Priyanka Vijay Landge, Mr. Raju Dashrath Landge, Mrs. Rupali Raju Landge, Mr. Sidhrath Raju Landge, Mr. Pranav Raju Landge, Mrs. Suman Ananasaheb Thorve, Mrs. Vimal Gitaram Murhe, Mrs. Kamal Abasaheb Tapkir, Mrs. Sharada Arjun Karwande, Smt. Champabai Bajaba Landge, Mr. Namdev Bajaba Landge, Mr. Nivrutti Bajaba Landge, Mr. Anjali Nivrutti Landge, Mrs. Purna Nivrutti Landge, Miss. Saloni Nivrutti Landge, Mrs. Nandabai Nilkanth Pinjan, Mrs. Mandabai Gulab Marathe.

Gat No. 1196: Mr. Dagadu Laxman More, Mrs. Shankutala Dagadu More, Mr. Gitaram Dagadu More, Mrs. Laxmibai Gitaram More, Mr. Rushikesh Gitaram More, Mrs. Tejeshree Pravin Newale, Mrs. Chandrabhaga Nathu More, Smt. Sarika Sunil More, Mr. Saurabh Sunil More, Miss. Sakashi Sunil More, Mr. Gorakshanath Nathu More, Mrs. Dhanshree Gorakshanath More, Mr. Shivam Gorakshanath More, Mrs. Sangita Baba Gawade, Mrs. Manda Sanjay Bahirat, Mr. Nivruti Laxman More, Mr. Laxmibai Nivruti More, Mr. Anil Nivruti More, Mrs. Priya Anil More, Miss. Sayali Anil More, Mr. Om Anil More, Mr. Nil Anil More, Mrs. Jaya Rajendra Salunke, Mrs. Vaishali Sanjay Kunjir, Mrs. Rupali Sachin Kokate, Smt. Hausabai Kondiba Gawade, Mr. Baban Laxman More, Mr. Krishna Hiranman More, Mr. Prakash Baban More, Mrs. Shilpa Prakash More, Mrs. Sonam Pramod Choudhari, Mrs. Nilam Santosh Gade, Smt. Latabai Vishnu More, Miss. Tanaya Vishnu More, Mr. Ananda Vishnu More, Mr. Balasaheb Laxman More and M/s. Namoh Builders and Developers.

Gat No. 1197: Smt. Gangubai Sadashiv More, Mr. Balasaheb Sadashiv More, Mrs. Sunanda Balasaheb More, Mr. Chetan alias Sheetal Balasaheb More, Mrs. Reshma Dilip Taware, Mr. Pandurang Sadashiv More, Mrs. Pooja Pandurang More, Mr. Prashant Pandurang More, Mrs. Priyanka Rohidas Gaikwad, Mr. Jalidher Sadashiv More, Mrs. Sangita Jalindhar More, Mr. Akshay Jalidher More, Mrs. Aruna Manohar Gaikwad, Mrs. Anjana Sanjay Kalokhe, Smt. Parubai Narayan More, Mr. Kaluram Narayan More, Mrs. Ratnamala Kaluram More, Mr. Ashok Kaluram More, Mrs. Sarika Ganesh Newale, Mr. Sopan Narayan More, Mrs. Sangita Sopan More, Mr. Rohit Sopan More, Mrs. Sindhubai Kisan Rakshe, Mrs. Shushila Ekanath Shelake, Mrs. Alka Suresh Nanekar, Smt. Lilabai Mahadu More, Mr. Shankar Mahadu More, Mrs. Asha Shankar More, Miss. Nutan Shankar More, Smt. Jayashree Machindra More forself and as guardian of Miss. Komal Jayashree More, Miss. Kajal Jayashree More, Mrs. Sangita Vasant Dumbare Mrs. Indabai Aananda Bhalekar, Mr. Sayaji Sahadu Lokhande and Mrs. Mangal Ragunath Kolekar.

are having true and legal possession of the said property and Present Developer i.e. M/s. Namoh Builders and Developers is having License possession for the purpose of Development of the said property.

4. **ENVIRONMENTAL CLEARANCE CERTIFICATE:**

That the Environment Department & MS, SEIAA issued Environmental Clearance Certificate dated 03.12.2016, bearing no. SEAC-III-2014/C.R.26/TC-3 in favour of M/s. Namoh Builders and Developers in respect of the said Entire Land (Project Shine City) on the terms and conditions enumerated therein.

5. **RERA REGISTRATION CERTIFICATE:**

- 5.1 That the aforesaid project is registered under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority bearing Certificate No. P52100013445 on 07.10.2017 in respect of D, F & G Buildings valid upto 30.06.2021.
- 5.2 That the aforesaid project is registered under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority bearing Certificate No. P52100024175 dated 08.09.2021 in respect of H, I & J Buildings valid upto 30.12.2025.

6. **SANCTION PLAN:**

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide Commencement Certificate No. BP/CHIKHALI/29/2012 dated 24.12.2012, Revised Commencement Certificate No. BP/CHIKHALI/44/2013 dated 27.11.2013 Revised commencement certificate No. 11.03.2024, dated BP./CHIKHALI/24/2024 & Revised Commencement Certificate No. BP/CHIKHALI/146/2024 dated 18.10.2024. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

7. **N. A. PERMISSION:**

That the Collector, Pune granted permission for the Non Agricultural use of the said land, vide its Order dated 20.03.2013, in case no. PMH/NA/SR/1131/2012 and 02.04.2014, in case no. PMH/NA/SR/989/2013.

8. **ENCUMBRANCES:**

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Namoh Builders and Developers has partly acquired development rights and partly became absolute owner of said land i.e. land admeasuring about 4061.79 sq.mtr., out of land admeasuring about 01 H 41.64 R i.e. 1041.64 sq. mtr. bearing Gat No. 1195, land admeasuring about 0 H 80.85 R i.e. 8085 sq. mtr. out of Gat No. 1196 and Gat No. 1197 admeasuring about 00 H 74 R i.e. 7400 sq. mtr. and the title of the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

9. **Litigation if any : Nil**

10. **NOTE:** This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 03.01.2025.



SWAPNIL AGARWAL
Advocate

