

- 12) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of a portion admeasuring 1000 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune.

(II)

Land admeasuring 300 sq.mtrs bearing Survey No.53 Hissa No.2, Baner, Taluka Haveli, District Pune.

- 1) One Shripati Maruti Bhujbal and Chintu Maruti Bhujbal were the owners of all that piece and parcel of land or ground then admeasuring Three Gunthas bearing Survey No.53 Hissa No.2, Village Baner, Taluka Haveli, District Pune.
- 2) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.2 was shown to be "Hectares 00=03 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 3) The said Shripati Maruti Bhujbal died intestate on 08.09.1970, leaving behind him, as his only heirs and next-of-kin, his wife, Sonabai Shripati Bhujbal, his three sons namely, Shankar, Ramchandra and Bhagwant Shripati Bhujbal and his five married daughters namely, Jijabai Murlidhar Borate, Muktabai Raghu Alhat, Rakhamabai Shivaji Borate, Raheebai Pandurang Gaikwad and Jaibai Baburao Aaher. Only the names of the said Shankar Shripati Bhujbal, Ramchandra Shripati Bhujbal and Bhagwant Shripati Bhujbal were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.2, Baner as the holders of the share of the said Late Shripati Maruti Bhujbal earlier held by him vide Mutation Entry No.1751 dated 08.10.1973 as the said married daughters of the Late Maruti Bhujbal released their rights in the said Land.
- 4) Vide a Deed of Sale dated 11.08.1995 (duly registered under Serial No.7106 of 1995 with the Sub-Registrar, Haveli IV, Pune) the said Chintu Maruti Bhujbal and the said heirs of the said Late Shripati Maruti Bhujbal assigned, transferred, assured and conveyed the said land bearing Survey No.53 Hissa No.2, Baner, Pune to/in favour of the said Babul Rustum Pathan. The name of the said Babul Rustum Pathan was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.2, Baner, Pune as the holder thereof vide Mutation Entry No.7268 dated 06.04.1996.
- 5) Vide the said Agreement for Development dated 19.05.2010 (duly registered under Serial No.3701 of 2010 with the Sub-Registrar,

Haveli XV, Pune) executed by and between, interalia, the said Babul Rustum Pathan of the One Part and the said Satyam Developers of the Other Part, the said Babul Rustum Pathan granted rights of development of the said land bearing Survey No.53 Hissa No.2, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.

- 6) One of the married daughters of the late Shripati Maruti Bhujbal, Jijabai Murlidhar Borate, and through her, her son, Sopan Murlidhar Borate, and her daughters, Shakuntala Bharat Tamhane, Muktabai Raghu Alhat, Rakhmabai Shivaji Borate, Jijabai aka Jaibai Baburao Aher and Rahibai Ashru Jagtap, claimed to have undivided shares in the lands bearing Survey Nos.53/1, 53/2, 53/5, 53/ 11/1, 54/2, 54/9, 54/11, 54/12, 55/4, 91/1, 91/3, 93/1, 209/2 and 213/1, Village Baner, Taluka Haveli, District Pune. By a Document styled as "BECHENPATRA" dated 01.09.2012 (registered under Serial No.8519 of 2012 with the Sub-Registrar, Haveli XVI, Pune), the said heirs of the late Jijabai Murlidhar Borate purported to transfer their said undivided share in the said land to/in favour of Shivajirao aka Shahajirao Ganpatrao More and Ravindra Genba Hargude. The said M/s Satyam Developers and the persons/ parties who had acquired portions out of, interalia, the said lands filed a Suit (bearing Special Civil Suit No.703 of 2013) in the Court of the Civil Judge, Senior Division, Pune at Pune against the said heirs of late Jijabai Murlidhar Borate and the said Shivaji Ganpat More and Ravindra Genba Hargude seeking a Declaration from the said Hon'ble Court that the said "BECHENPATRA" dated 01.09.2012 was illegal, null and void ab-initio and for other reliefs. An amicable settlement was arrived at by and between the Contesting Parties to the said Suit as a result whereof the Contesting Defendant Nos.1 to 7 in the said Suit surrendered/ relinquished all and whatsoever their claim, right, title or interest in, interalia, the said lands and a Consent Decree was passed by the said Hon'ble Court. Accordingly, all Orders passed by the concerned Revenue Authorities pursuant to Application made by the heirs of the late Jijabai Murlidhar Borate to have their names entered in the Revenue Record pertaining to, interalia, the said lands as holders of an undivided shares therein became inoperative and the effect of the said Consent Decree in the said Special Civil Suit No.703 of 2013 was given effect in the Revenue Record.
- 7) Vide the said Deed of Sale dated 28.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5496 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar,



Haveli XI , Pune) the said Dr.Babul Rustumkhan Pathan (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed inter-alia, the said land bearing Survey No.53 Hissa No.2, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.2, Baner, Pune as the holder of the said portion admeasuring 300 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

- 8) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said land bearing Survey No.53 Hissa No.2, Baner, Pune.

(III)

Portion admeasuring 200 sq.mtrs out of land bearing Survey No.53 Hissa No.3, Baner, Taluka Haveli, District Pune.

- 1) One Hari ChimANJI (Chimna) Wadkar was the owner of all that piece and parcel of land or ground then admeasuring Three Gunthas bearing Survey No.53 Hissa No.3, Village Baner, Taluka Haveli, District Pune.
- 2) The said Hari ChimANJI (Chimna) Wadkar died intestate in Pune on 17.01.1950 leaving behind him his only heirs and next-of-kin, his three sons namely, Baburao, Rambhau and Narayan Hari Wadkar. The names of the said heirs of the said Late Hari ChimANJI (Chima) Wadkar were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner as the holders thereof vide Mutation Entry No.992 dated 16.03.1950.
- 3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.3 was shown to be "Hectares 00=03 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 4) The said Baburao Hari Wadkar died intestate on 15.07.1979, leaving behind him his only heirs and next-of-kin, his son namely, Sayaji Baburao Wadkar and his three married daughters namely, Hausabai Sitaram Dalvi, Geetabai Dattoba Wazarkar and Sitabai Maruti Karade. Only the name of the said Sayaji Baburao Wadkar was entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner as the holder of the share earlier held by the said

Late Baburao Hari Wadkar therein vide Mutation Entry No.2018 dated 30.10.1980 as the said married daughters of the Late Baburao Hari Wadkar released their rights in the said Land.

4(a) The said Sayaji Baburao Wadkar died intestate on 31.08.2006, leaving behind him his only heirs and next-of-kin, his widow namely, Malubai Sayaji Wadkar, his son namely, Dynaneshwar Sayaji Wadkar and his four married daughters namely, Chaya Balasaheb Wazarkar, Shalan Rajendra Borade, Sarika Santosh Walke and Mangal Kiran Pawar. The names of the said heirs of the said Late Sayaji Baburao Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner as the holders of the share earlier held by the said Late Sayaji Baburao Wadkar therein vide Mutation Entry No.18617 dated 06.01.2012.

4(b) Vide two Separate Deeds of Sale dated 10.04.2012 and 18.01.2013 (duly registered under Serial Nos.3181 of 2012 and 471 of 2013 with the Sub-Registrars Haveli IX and XXIII , Pune respectively) the said heirs of the said Late Sayaji Baburao Wadkar assigned, transferred, assured and conveyed their said holding admeasuring 100 sq.mtrs out of the said land bearing Survey No.53 Hissa No.3, Baner, Pune to/in favour of the said M/s.Aawishkar Developers. The name of the said M/s.Aawishkar Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holder of the said portion admeasuring 100 sq.mtrs thereof vide Mutation Entry Nos.18760 and 19312 dated 11.04.2012 and 06.03.2013 respectively.

4(c) Vide a Deed of Sale dated 02.03.2016 (duly registered under Serial No.2185 of 2016 with the Sub-Registrar, Haveli XI , Pune) the said M/s.Aawishkar Developers assigned, transferred, assured and conveyed inter-alia, the said portion admeasuring 100 sq.mtrs out of the said land bearing Survey No.53 Hissa No.3, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holder of the said portion admeasuring 100 sq.mtrs thereof vide Mutation Entry No.20733 dated 05.05.2016.

- 5) The said Narayan Hari Wadkar died intestate on 05.06.1981, leaving behind him his only heirs and next-of-kin, his three sons namely, Maruti, Dynaneshwar and Vithal Narayan Wadkar and his six married daughters namely, Mamta Pandurang Borate, Kantabai Dattatray Dange, Suman Malhari Modak, Vimal Baban marne, Kamal Popat Veer and Mangal Murlidhar Chondhe. Only the names of the



said Maruti, Dynaneshwar and Vithal Narayan Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner as the holders of the share earlier held by the said Late Narayan Hari Wadkar therein vide Mutation Entry No.2155 dated 01.09.1982.

- 6) The said Rama Hari Wadkar died intestate on 17.06.1992, leaving behind him his only heirs and next-of-kin, his two sons namely, Balkrishna and Kisan Rama Wadkar and his two married daughters namely, Manubai Bhagwan Kotwal and Janabai Shivaji Walke. The names of the said heirs of the said Late Rama Hari Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holders of the share earlier held by the said Late Rama Hari Wadkar therein vide Mutation Entry No.5790 dated 05.11.1992.

6(a) Vide the said Deed of Release dated 06.08.1993 (duly registered under Serial No.3096 of 1993 with the Sub-Registrar, Haveli IV, Pune) the said Manubai Bhagwan Kotwal and Janabai Shivaji Walke released all and whatsoever their right, title and interest in the said land bearing Survey No.53 Hissa No.3, Baner, Pune to/in favour of their brothers namely, the said Balkrishna and Kisan Rama Wadkar. The names of the said Manubai Bhagwan Kotwal and Janabai Shivaji Walke were deleted from the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holders of the share therein vide Mutation Entry No.6282 dated 30.03.1994.

6(b) The said Balkrishna Rama Wadkar died intestate on 06.03.2004, leaving behind him his only heirs and next-of-kin, his widow namely, Kausalyabai Balkrishna Wadkar, his two sons namely, Sachin and Sanjay Balkrishna Wadkar and his married daughter namely, Savita Sanjay Kale. The names of the said heirs of the said Late Balkrishna Rama Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holders of the share earlier held by the said Late Balkrishna Rama Wadkar therein vide Mutation Entry No.18570 dated 20.12.2011.

6(c) Vide a Deed of Sale dated 20.06.2012 (duly registered under Serial No.4275 of 2012 with the Sub-Registrar, Haveli XII, Pune) the said heirs of the said Late Balkrishna Rama Wadkar assigned, transferred, assured and conveyed their said holding admeasuring 50 sq.mtrs out of the said land bearing Survey No.53 Hissa No.3, Baner, Pune to/in favour of the said M/s.Aawishkar Developers.

6(d) Vide a Deed of Sale dated 17.02.2012 (duly registered under Serial No.1145 of 2012 with the Sub-Registrar, Haveli XII, Pune) the said Kisan Rama Wadkar assigned, transferred, assured and conveyed his holding admeasuring 50 sq.mtrs out of the said land bearing Survey No.53 Hissa No.3, Baner, Pune to/in favour of the said M/s.Aawishkar Developers. The name of the said M/s.Aawishkar Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holder of the said portion admeasuring 50 sq.mtrs thereof vide Mutation Entry No.18762 dated 11.04.2012.

6(e) Vide the said Deed of Sale dated 02.03.2016 (duly registered under Serial No.2185 of 2016 with the Sub-Registrar, Haveli XI, Pune) the said M/s.Aawishkar Developers assigned, transferred, assured and conveyed inter-alia, the said portions admeasuring 50 sq.mtrs and 50 sq.mtrs out of the said land bearing Survey No.53 Hissa No.3, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holder of the said portion admeasuring in the aggregate 100 sq.mtrs thereof vide Mutation Entry No.20733 dated 05.05.2016.

- 7) Vide the said Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Satyam Developers assigned, transferred, assured and conveyed, inter-alia, their said holding admeasuring 200 sq.mtrs out of the said land bearing Survey No.53 Hissa No.3, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.3, Baner, Pune as the holder of the said portion admeasuring 200 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 8) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said portion admeasuring 200 sq.mtrs out of the said land bearing Survey No.53 Hissa No.3, Baner, Pune.

(IV)

Land admeasuring 900 sq.mtrs bearing Survey No.53 Hissa No.4, Baner, Taluka Haveli, District Pune.



- 1) One Hari ChimANJI (Chimna) Wadkar was the owner of all that piece and parcel of land or ground then admeasuring Nine Gunthas bearing Survey No.53 Hissa No.4, Village Baner, Taluka Haveli, District Pune.
- 2) The said Hari ChimANJI (Chimna) Wadkar died intestate in Pune on 17.01.1950 leaving behind him his only heirs and next-of-kin, his three sons namely, Baburao, Rambhau and Narayan Hari Wadkar. The names of the said heirs of the said Late Hari ChimANJI (Chima) Wadkar were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner as the holders thereof vide Mutation Entry No.992 dated 16.03.1950.
- 3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.4 was shown to be "Hectares 00=09 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 4) The said Baburao Hari Wadkar died intestate on 15.07.1979, leaving behind him his only heirs and next-of-kin, his son namely, Sayaji Baburao Wadkar and his three married daughters namely, Hausabai Sitaram Dalvi, Geetabai Dattoba Wazarkar and Sitabai Maruti Karade. Only the name of the said Sayaji Baburao Wadkar was entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner as the holder of the share earlier held by the said Late Baburao Hari Wadkar therein vide Mutation Entry No.2018 dated 30.10.1980 as the said married daughters of the Late Baburao Hari Wadkar released their rights in the said Land.
- 5) The said Narayan Hari Wadkar died intestate on 05.06.1981, leaving behind him his only heirs and next-of-kin, his three sons namely, Maruti, Dynaneshwar and Vithal Narayan Wadkar and his six married daughters namely, Mamta Pandurang Borate, Kantabai Dattatray Dange, Suman Malhari Modak, Vimal Baban marne, Kamal Popat Veer and Mangal Murlidhar Chondhe. Only the names of the said Maruti, Dynaneshwar and Vithal Narayan Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner as the holders of the share earlier held by the said Late Narayan Hari Wadkar therein vide Mutation Entry No.2155 dated 01.09.1982.
- 6) The said Rama Hari Wadkar died intestate on 17.06.1992, leaving behind him his only heirs and next-of-kin, his two sons namely,

Balkrishna and Kisan Rama Wadkar and his two married daughters namely, Manubai Bhagwan Kotwal and Janabai Shivaji Walke. The names of the said heirs of the said Late Rama Hari Wadkar were entered on the VII/XX Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holders of the share earlier held by the said Late Rama Hari Wadkar therein vide Mutation Entry No.5790 dated 05.11.1992.

- 6(a)** Vide the said Deed of Release dated 06.08.1993 (duly registered under Serial No.3096 of 1993 with the Sub-Registrar, Haveli IV, Pune) the said Manubai Bhagwan Kotwal and Janabai Shivaji Walke released all and whatsoever their right, title and interest in the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of their brothers namely, the said Balkrishna and Kisan Rama Wadkar. The names of the said Manubai Bhagwan Kotwal and Janabai Shivaji Walke were deleted from the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holders of the share therein vide Mutation Entry No.6282 dated 30.03.1994.
- 7) Vide a Deed of Sale dated 03.08.1995 (duly registered under Serial No.6873 of 1995 with the Sub-Registrar, Haveli IV, Pune) the said heirs of the said Baburao, Narayan and Rama Hari Wadkar (by the hands of their duly constituted attorney, Babul Rustum Pathan) assigned, transferred, assured and conveyed a portion admeasuring 566 sq.mtrs of the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of Seema Sandeep Lohade and Sandeep Punamchand Lohade. The names of the said Seema Sandeep Lohade and Another were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holders of the said portion admeasuring 566 sq.mtrs thereof vide Mutation Entry No.7412 dated 07.07.1996.
- 8) Vide a Deed of Sale dated 29.10.1996 (duly registered under Serial No.7745 of 1996 with the Sub-Registrar, Haveli IV, Pune) the said heirs of the said Baburao, Narayan and Rama Hari Wadkar (by the hands of their duly constituted attorney, Babul Rustum Pathan) assigned, transferred, assured and conveyed the remaining portion admeasuring 334 sq.mtrs out of the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of the said Babul Rustum Pathan. The name of the said Babul Rustum Pathan was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holder of the said portion admeasuring 334 sq.mtrs thereof vide Mutation Entry No.8038 dated 07.02.1997.



9. Vide a Deed of Sale dated 24.01.2011 (duly registered under Serial No.749 of 2011 with the Sub-Registrar, Haveli XV, Pune) the said Seema Sandeep Lohade and Another assigned, transferred, assured and conveyed the said portion admeasuring 566 sq.mtrs out of the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holder of the said portion admeasuring 566 sq.mtrs thereof vide Mutation Entry No.17882 dated 01.03.2011.
- 9.(a) Vide the said Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Haveli XI , Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI , Pune) the said Satyam Developers assigned, transferred, assured and conveyed, interalia, their said holding admeasuring 566 sq.mtrs out of the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holder of the said portion admeasuring 566 sq.mtrs thereof vide Mutation Entry No.21987 dated 29.11.2018.
10. Vide the said Agreement for Development dated 19.05.2010 (duly registered under Serial No.3701 of 2010 with the Sub-Registrar, Haveli XV, Pune) executed by and between the said Babul Rustum Pathan of the One Part and the said Satyam Developers of the Other Part, the said Babul Rustum Pathan granted rights of development of inter-alia, the said portion admeasuring 334 sq.mtrs out of the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.
- 10.(a) Vide the said Deed of Sale dated 28.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5496 of 2019 with the Sub-Registrar, Haveli XI , Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Dr.Babul Rustumkhan Pathan (with the

consent of the said Satyam Developers) assigned, transferred, assured and conveyed inter-alia, his said holding admeasuring 334 sq.mtrs out of the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holder of the said portion admeasuring 334 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

11. In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said land bearing Survey No.53 Hissa No.4, Baner, Pune.

(V)

Land admeasuring 2300 sq.mtrs bearing Survey No.53 Hissa No.8, Baner, Taluka Haveli, District Pune.

- 1) The Chinchwad Deosthan Trust, a Public Charitable Trust registered under the provisions of the Bombay Public Trusts Act, 1950 was the owner of land then admeasuring 23 (Twenty Three) Gunthas bearing Survey No.53 Hissa No.8, Village Baner, Taluka Haveli, District Pune.
- 2) The name of one Tukaram Bahiru Tapkeer had been entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner as an "Agricultural Tenant" thereof. However, In view of the fact that the Owner of the said land bearing Survey No.53 Hissa No.8, Baner, Pune was a Public Charitable Trust, it was held by the Tahsildar and Agricultural Lands Tribunal, Haveli that the provisions of Sections 32 to 32 R of the Bombay Tenancy and Agricultural Lands Act, 1948 are not applicable to the said Land. Such Order of the Tahsildar and Agricultural Lands Tribunal was given effect to vide Mutation Entry No.1454 dated 15.07.1965 by entry of a remark to that effect in the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.53 Hissa No.8, Baner, Pune.
- 3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.8 was shown to be "Hectares 00=23 Ares" vide Mutation Entry No.1576 dated 15.07.1970.



- 4) Vide a Deed of Sale dated 9.01.1973 (duly Registered under Serial No.176 of 1973 with the Sub-Registrar Haveli I, Pune) made by and between the said Chinchwad Deosthan Trust through its Trustees of the One Part and Sahebrao Tukaram Tapkeer of the Other Part, the said Trustees of the said Trust assigned, transferred, assured and conveyed, inter-alia, the said land bearing Survey No.53 Hissa No.8, Baner to the said Sahebrao Tukaram Tapkeer absolutely. The name of the said Sahebrao Tukaram Tapkeer was entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder thereof vide Mutation Entry No.2013 dated 15.09.1980 read with Mutation Entry Nos.3469 dated 13.01.1988 and 4517 dated 21.08.1989.
- 5) In or around the year 1981, a partition of certain lands in Village Baner held by the said Sahebrao Tapkeer and his brothers was effected under the provisions of Section 85 of the Maharashtra Land Revenue Code, 1966 and, on such partition, the said land bearing Survey No.53 Hissa No.8, Baner came to the share of the said Sahebrao Tukaram Tapkeer. Effect of the said partition was given effect to on the VII/XII Extract pertaining to, inter-alia, the land bearing Survey No.53 Hissa No.8, Baner vide Mutation Entry No.2033 dated 20.02.1981.
- 6) Vide a Deed of Sale dated 17.11.1984, the said Sahebrao Tukaram Tapkeer assigned, transferred, assured and conveyed the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of Bajirao Tukaram Tapkeer. The name of the said Bajirao Tukaram Tapkeer was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of thereof vide Mutation Entry No.2670 dated 19.05.1985.
- 7) Vide two separate Deeds of Sale dated 27.04.1995 (duly registered under Serial Nos.3851 and 3853 of 1995 with the Sub-Registrar, Haveli IV, Pune), the said Bajirao Tukaram Tapkeer assigned, transferred, assured and conveyed portions admeasuring 460 sq.mtrs each out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of Dr.Madhukar Pralhad Dandare and Dr.Kunda Madhukar Dandare. The names of the said Dr.Madhukar Pralhad Dandare and Another were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holders of a portion admeasuring in the aggregate 920 sq.mtrs thereof vide Mutation Entry Nos.7001 and 7004 both dated both 05.09.1995.
- 8) Vide a Deed of Sale dated 12.06.1995 (duly registered under Serial No.3852 and of 1995 with the Sub-Registrar, Haveli IV, Pune), the said Bajirao Tukaram Tapkeer assigned, transferred, assured and conveyed

a portion admeasuring 460 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of Anil Omsharan Sahani and Indira Anil Sahani. The names of the said Anil Omsharan Sahani and Another were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holders of the said portion admeasuring 460 sq.mtrs thereof vide Mutation Entry Nos.7003 dated 05.09.1995.

- 9) Vide a Deed of Sale dated 24.07.1995 (duly registered under Serial No.6596 and of 1995 with the Sub-Registrar, Haveli IV, Pune), the said Bajirao Tukaram Tapkeer assigned, transfered, assured and conveyed a portion admeasuring 920 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of Shagufta Babul Pathan. The name of the said Shagufta Babul Pathan was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 920 sq.mtrs thereof vide Mutation Entry Nos.7293 dated 09.04.1996.
- 10) Vide an Agreement for Development dated 21.12.2005 (duly registered under Serial No.25 of 2005 with the Sub-Registrar, Haveli XV, Pune) made by and between the said Anil Omsharan Sahani and Indira Anil Sahani of the One Part and Ratnaprabhakar Sudhakar Patil of the Other Part the said Anil Omsharan Sahani and Another granted rights of development of their said holdings admeasuring 460 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Ratnaprabhakar Sudhakar Patil at or for the consideration and on the terms and conditions therein contained.
- 11) Vide two separate Agreements for Development both dated 22.01.2008 (duly registered under Serial Nos.566 and 568 of 2008 with the Sub-Registrar, Haveli XIX, Pune) made by and between the said Dr.Madhukar Pralhad Dandare and Dr.Kunda Madhukar Dandare of the One Part and the said Satyam Developers of the Other Part the said Dr.Madhukar Pralhad Dandare and Another granted rights of development of their said holding admeasuring 920 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions therein contained.
- 12) Vide a Deed of Sale dated 27.10.2010 (duly registered under Serial No.7933 and of 2010 with the Sub-Registrar, Haveli XV, Pune), the said Anil Omsharan Sahani and Indira Anil Sahani (with the consent of the said Ratnaprabhakar Sudhakar Patil) assigned, transfered, assured and conveyed their said holdings admeasuring 460 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the



said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 460 sq.mtrs thereof vide Mutation Entry No.17643 dated 19.11.2010.

- 13)Vide a Deed of Exchange dated 17.05.2017 (duly registered under Serial No.4478 of 2017 with the Sub-Registrar, Haveli XV, Pune), the said Shagufta Babul Pathan assigned, transferred, assured and conveyed (as and by way of exchange) her said holding admeasuring 920 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers. The name of Satyam of Developers is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 920 sq.mtrs thereof vide Mutation Entry No.21188 dated 04.08.2017.
- 14)Vide a Deed of Sale dated 12.06.2017 (duly registered under Serial No.4605 of 2017 with the Sub-Registrar, Haveli XI , Pune), the said Dr.Madhukar Pralhad Dandere and Another (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed their said holdings admeasuring 920 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 920 sq.mtrs thereof vide Mutation Entry No.21665 dated 31.05.2018.
- 15)Vide the said Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Haveli XI , Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI , Pune) the said Satyam Developers assigned, transferred, assured and conveyed, interalia, a portion admeasuring 1380 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 1380 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

- 16) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said land bearing Survey No.53 Hissa No.8, Baner, Pune.
- 17) One Mukunda Tukaram Tapkir has filed a Suit (bearing Regular Civil Suit No.1112 of 2022) in the Court of the Civil Judge, Senior Division, Pune at Pune praying for a Declaration that the said Plaintiff has an undivided one-sixth share in, inter-alia, the land bearing Survey No.53 Hissa No.8, Baner and for incidental reliefs. The said Regency Aawishkar Sarsan Developers LLP has been made one of the Defendants in the said Suit. The said Regency Aawishkar Sarsan Developers LLP has made Application under Order 7 Rule 11 of the Code of the Civil Procedure, 1908 for rejection of the Plaint on the ground that no cause of action has been made out by the said Plaintiff in the said Suit. The said Application is pending hearing and disposal by the said Hon'ble.

(VI)**Portion admeasuring 3350 sq.mtrs out of land bearing Survey No.54 Hissa No.8, Baner, Taluka Haveli, District Pune.**

- 1) The Chinchwad Deosthan Trust, a Public Charitable Trust registered under the provisions of the Bombay Public Trusts Act, 1950 was the owner of land then admeasuring 38 (Thirty Eight) Gunthas bearing Survey No.54 Hissa No.8, Village Baner, Taluka Haveli, District Pune.
- 2) The name of one Tukaram Bahiru Tapkeer had been entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner as an "Agricultural Tenant" thereof. However, In view of the fact that the Owner of the said land bearing Survey No.54 Hissa No.8, Baner, Pune was a Public Charitable Trust, it was held by the Tahsildar and Agricultural Lands Tribunal, Haveli that the provisions of Sections 32 to 32 R of the Bombay Tenancy and Agricultural Lands Act, 1948 are not applicable to the said Land. Such Order of the Tahsildar and Agricultural Lands Tribunal was given effect to vide Mutation Entry No.1454 dated 15.07.1965 by entry of a remark to that effect in the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.54 Hissa No.8, Baner, Pune.
- 3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.54



Hissa No.8 was shown to be "Hectares 00=38 Ares" vide Mutation Entry No.1576 dated 15.07.1970.

- 4) Vide a Deed of Sale dated 9.01.1973 (duly Registered under Serial No.176 of 1973 with the Sub-Registrar Haveli I, Pune) made by and between the said Chinchwad Deosthan Trust through its Trustees of the One Part and Sahebrao Tukaram Tapkeer of the Other Part, the said Trustees of the said Trust assigned, transferred, assured and conveyed, inter-alia, the said land bearing Survey No.54 Hissa No.8, Baner to the said Sahebrao Tukaram Tapkeer absolutely. The name of the said Sahebrao Tukaram Tapkeer was entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder thereof vide Mutation Entry No.2013 dated 15.09.1980 read with Mutation Entry Nos.3469 dated 13.01.1988 and 4517 dated 21.08.1989.
- 5) In or around the year 1981, a partition of certain lands in Village Baner held by the said Sahebrao Tapkeer and his brothers was effected under the provisions of Section 85 of the Maharashtra Land Revenue Code, 1966 and, on such partition, the said land bearing Survey No.54 Hissa No.8, Baner came to the share of the said Mukunda Tukaram Tapkeer. Effect of the said partition was given effect to on the VII/XII Extract pertaining to, inter-alia, the land bearing Survey No.54 Hissa No.8, Baner vide Mutation Entry No.2033 dated 20.03.1981.
- 6) Vide Deed of Sale dated 13.03.1988 (duly registered under Serial No.4049 of 1988 with the Sub-Registrar, Haveli IV , Pune) the said Mukunda Tukaram Tapkeer assigned, transferred, assured and conveyed the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of Bajirao Tukaram Tapkeer. The name of the said Bajirao Tukaram Tapkeer was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder thereof vide Mutation Entry No.4778 dated 06.06.1990.
- 7) Vide the following Deeds of Sale executed by the said Bajirao Tukaram Tapkeer, certain portions out of the said land admeasuring Hectares 00=38 Ares bearing Survey No.54 Hissa No.8, Baner were alienated for consideration to following persons from time to time, details of all such Deeds of Sale are as follows:-

Date of Deed of Sale, its Registration No. and the Sub-Registrar with	Area in (sq.mtrs)	Name of the Purchaser/s	Mutation Entry No.