

whom the same was registered			
24.07.1995 6597 of 1995 Haveli - IV, Pune	450	Monika Sahani	7262
24.07.1995 6598 of 1995 Haveli - IV, Pune	535	Salim Dildar Pathan	7264
24.07.1995 6599 of 1995 Haveli - IV, Pune	147	Dr.Babul Pathan	7265
23.06.1995 5705 of 1995 Haveli - IV, Pune	475	Rajiv S. Bhaman	8026
23.06.1995 5707 of 1995 Haveli - IV, Pune	457	Rajiv S. Bhaman	8027
12.06.1995 5206 of 1995 Haveli - IV, Pune	453	Rajendra Sudhakar Kulkarni and Sayali Rajendra Kulkarni	8030
12.06.1995 5207 of 1995 Haveli - IV, Pune	372	Col. Sharad Bijur	8031
12.06.1995 5205 of 1995 Haveli - IV, Pune	454	Dr.Narahari Vitthal Kulkarni	8029
23.06.1995 5706 of 1995 Haveli - IV, Pune	457	Malvika J. Sinha and J. A. Sinha	8028

- 8) Vide a Deed of Sale dated 04.05.2010 (duly registered under Serial No.3292 of 2010 with the Sub-Registrar, haveli XV, Pune) the said Rajendra Sudhakar Kulkarni and Sayali Rajendra Kulkarni assigned, transferred, assured and conveyed their said holding admeasuring 453 sq.mtrs out of the said land bearing Survey No.54 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.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 453 sq.mtrs thereof vide Mutation Entry No.17409 dated 21.08.2010.
- 9) 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 his said holding admeasuring 147 sq.mtrs out of the said land bearing Survey No.54 Hissa No.8, 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) Vide an Agreement for Development dated 29.09.2010 (duly registered under Serial No.7229 of 2010 with the Sub-Registrar, Haveli XV, Pune) executed by and between the said Col. Sharad Bijur of the One Part and the said Satyam Developers of the Other Part, the said Col. Sharad Bijur granted rights of development of his said holding admeasuring 372 sq.mtrs out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.
- 11) Vide a Deed of Sale dated 31.03.2018 (duly registered under Serial No.4286 of 2018 with the Sub-Registrar, haveli XIX, Pune) the said Col. Sharad Bijur assigned, transferred, assured and conveyed his holding admeasuring 372 sq.mtrs out of the said land bearing Survey No.54 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.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 372 sq.mtrs thereof vide Mutation Entry No.21682.
- 12) Vide a Deed of Sale dated 25.11.2010 (duly registered under Serial No.8613 of 2010 with the Sub-Registrar, haveli XV, Pune) the said Narahari Vitthal Kulkarni assigned, transferred, assured and conveyed his said holding admeasuring 454 sq.mtrs out of the said land bearing Survey No.54 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.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 454 sq.mtrs thereof vide Mutation Entry No.17775.
- 13) 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, its portions admeasuring 907 sq.mtrs. out of

the said land bearing Survey No.54 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.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 907 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

- 14) Vide the said Deed of Sale dated 29.11.2017 (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 Pathan assigned, transferred, assured and conveyed, his portion admeasuring 147 sq.mtrs. out of the said land bearing Survey No.54 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.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 147 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 15) Vide a Deed of Sale dated 08.09.2018 (duly registered under Serial No.14088 of 2018 with the Sub-Registrar, Haveli XXV , Pune) the said Salim Dildar Pathan assigned, transferred, assured and conveyed his said holding admeasuring 535 sq.mtrs. out of the said land bearing Survey No.54 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.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 535 sq.mtrs thereof vide Mutation Entry No.22001 dated 15.01.2019.
- 16) Vide a Deed of Sale dated 29.10.2018 (duly registered under Serial No.15534 of 2018 with the Sub-Registrar, Haveli XI , Pune) the said Malvika J. Sinha and Another assigned, transferred, assured and conveyed their said holdings admeasuring 457 sq.mtrs. out of the said land bearing Survey No.54 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.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 457 sq.mtrs thereof vide Mutation Entry No.21999 dated 08.01.2019.



- 17) Vide a Deed of Gift dated 02.01.2019 (duly registered under Serial No.80 of 2019 with the Sub-Registrar, Haveli XI, Pune), the said Rajiv S. Bhavan assigned, transferred, assured and conveyed (as an by way of a Gift) his said holding admeasuring 932 sq.mtrs. out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of Santosh S. Bhavan. The name of said Santosh S. Bhavan is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 932 sq.mtrs thereof vide Mutation Entry No.22007 dated 08.01.2019.
- 18) Vide a Deed of Sale dated 02.01.2019 (duly registered under Serial No.81 of 2019 with the Sub-Registrar, Haveli XI , Pune) the said Santosh S. Bhavan assigned, transferred, assured and conveyed her said holding admeasuring 932 sq.mtrs. out of the said land bearing Survey No.54 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 yet to be entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 932 sq.mtrs thereof.
- 19) Vide a Deed of Sale dated 05.04.2019 (duly registered under Serial No.5490 of 2019 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 14.07.2023 (duly registered under Serial No.14196 of 2023 with the Sub-Registrar, Haveli XIX, Pune), the said Satyam Developers assigned, transferred, assured and conveyed the said portions admeasuring 372 sq.mtrs. out of the said land bearing Survey No.54 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 yet to be entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 372 sq.mtrs thereof.
- 20) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said portion admeasuring in the aggregate 3350 sq.mtrs out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune.
- 21) 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.54 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.

(VII)**Land admeasuring 3500 sq.mtrs bearing Survey No.54 Hissa No.9, Baner, aluka 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 Thirty Five Gunthas bearing Survey No.54 Hissa No.9, Village Baner, Taluka Haveli, District Pune.
- 2) The name of one Sadashiv Waman Bhat was entered in the "Other Rights" column of the VII/XII Extract in respect of the said land bearing Survey No.54 Hissa No.9, 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.9 was shown to be "Hectares 00=35 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 4) 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 Jagtap) 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.54 Hissa No.9, 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.
- 5) Vide the following Deeds of Sale executed by the said Chintu Maruti Bhujbal and the said heirs of the said Late Shripati Maruti Bhujbal, certain portions out of the said land admeasuring Hectares 00=35



Ares bearing Survey No.54 Hissa No.9, Baner, Pune 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 whom the same was registered	Area in (sq.mtrs)	Name of the Purchaser/s	Mutation Entry No.
11.08.1995 7105 of 1995 Haveli - IV, Pune	496	Jaidev Vasudevan Nair	8076
11.08.1995 7103 of 1995 Haveli - IV, Pune	496	Smruti Balkrishna Kopikar	7413
11.08.1995 7104 of 1995 Haveli - IV, Pune	496	Koranchat Jaishankar Nair	7414
07.12.1996 8571 of 1996 Haveli - IV, Pune (Chintu Bhujbal and Others by the hands of their duly constituted attorney, Babul Rustum Pathan)	512	Shamim Gulab Pathan	8066
07.12.1996 8569 of 1996 Haveli - IV, Pune (Chintu Bhujbal and Others by the hands of their duly constituted attorney, Babul Rustum Pathan)	509	Babul Rustum Pathan	8064
07.12.1996 8570 of 1996 Haveli - IV, Pune	991	Abdul Samad Inamdar	8065

- 6) Vide a Deed of Sale dated 07.10.2009 (duly registered under Serial No.4775 of 2009 with the Sub-Registrar, haveli XIX, Pune) the said Smruti Balkrishna Kopikar assigned, transferred, assured and conveyed her said holding admeasuring 496 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, 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.54 Hissa No.9, Baner, Pune as the holder of the said portion admeasuring 496 sq.mtrs thereof vide Mutation Entry No.17076 dated 05.06.2010.
- 7) Vide a Deed of Sale dated 20.11.2009 (duly registered under Serial No.7291 of 2009 with the Sub-Registrar, haveli XV, Pune) the said Koranchat Jaishankar Nair assigned, transferred, assured and conveyed his said holding admeasuring 496 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, 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.54 Hissa No.9, Baner, Pune as the holder of the said portion admeasuring 496 sq.mtrs thereof vide Mutation Entry No.17089 dated 05.06.2010.
- 8) Vide an Agreement for Development dated 08.03.2010 (duly registered under Serial No.2018 of 2010 with the Sub-Registrar, Haveli XII, Pune) executed by and between the said Jaidev Vasudevan Nair of the One Part and the said Satyam Developers of the Other Part, the said Jaidev vasudevan Nair granted rights of development of his said holding admeasuring 496 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.
- 9) 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 his said holding admeasuring 509 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, 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) Vide a Deed of Sale dated 20.05.2011 (duly registered under Serial No.4491 of 2011 with the Sub-Registrar, haveli XV, Pune) the said Shamin Gulab Pathan assigned, transferred, assured and conveyed her said holding admeasuring 512 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, 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.54 Hissa No.9, Baner,



Pune as the holder of the said portion admeasuring 512 sq.mtrs thereof vide Mutation Entry No.18538 dated 15.12.2011.

- 11) 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 in the aggregate 1504 sq.mtrs. out of the said land bearing Survey No.54 Hissa No.9, 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.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 1054 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 12)Vide a Deed of Sale dated 24.07.2017 (duly registered under Serial No.6578 of 2017 with the Sub-Registrar, Haveli XI , Pune) the said Jaydeo Vasudevan Nair (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed, interalia, his said holding admeasuring 496 sq.mtrs. out of the said land bearing Survey No.54 Hissa No.9, 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.54 Hissa No.9, Baner, Pune as the holder of the said portion admeasuring 496 sq.mtrs thereof vide Mutation Entry No.21667 dated 01.06.2018.
- 13)Vide a 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) and further read with a Deed of Confirmation thereto dated 01.08.2023 (duly registered under Serial No.14195 of 2023 with the Sub-Registrar, Haveli XIX, Pune) the said Dr.Babul Pathan (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed, interalia, his said holding admeasuring 509 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, 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.54 Hissa No.9, Baner, Pune

as the holder of the said portion admeasuring 509 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

14)Vide a Deed of Sale dated 05.12.2018 (duly registered under Serial No.17098 of 2018 with the Sub-Registrar, Haveli XI, Pune) the said Abdul Samad Inamdar assigned, transferred, assured and conveyed his said holding admeasuring 991 sq.mtrs out of the said land bearing Survey No.54 Hissa No.9, 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.54 Hissa No.9, Baner, Pune as the holder of the said portion admeasuring 991 sq.mtrs thereof vide Mutation Entry No.21997 dated 06.01.2019.

15)In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said land admeasuring 3500 sq.mtrs bearing Survey No.54 Hissa No.9, Baner, Pune.

(VIII)

Land admeasuring 9800 sq.mtrs bearing Survey No.54 Hissa No.10, 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.54 Hissa No.10, 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.54 Hissa No.10, 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.54 Hissa No.10 was shown to be "Hectares 00=98 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.54 Hissa No.10, 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.54 Hissa No.10, 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.54 Hissa No.10, 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 a Deed of Release dated 06.08.1993 (duly registered under Serial No.3096 of 1993 with the Sub-Registrar, Haveli, 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.54 Hissa No.10, 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.54 Hissa No.10, Baner, Pune as the holders of the share therein vide Mutation Entry No.6282 dated 30.03.1994.
- 7) Vide the following Deeds of Sale executed by the said heirs of the said Baburao, Narayan and Rama Hari Wadkar, the said land bearing Survey No.54 Hissa No.10, Baner, Pune 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 whom the same was registered	Area in (sq.mtrs)	Name of the Purchaser/s	Mutation Entry No.
01.07.1995 6004 of 1995 Haveli - IV, Pune	516	Pravir P. Malhotra	7267
Registered on 01.07.1995 6003 of 1995 Haveli - IV, Pune	530	Rama Pravir Malhotra	7266
29.06.1995 6005 of 1995 Haveli - IV, Pune	466	Sujata Jayant Kolhatkar	7855
20.07.1995 6548 of 1995 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	363	Rani Chandu Matai and Karuna Chandu Matai	7445 7295 21086 21204
21.07.1995 6550 of 1995 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	466	Koranchath Unnikrishnan	7294
21.07.1995 8693 of 1996 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	627	Vijay Koranchath Nair	8016
21.07.1995	472	Jaikishan Vasudeo	8017



6549 of 1995 Haveli - IV, Pune		Koranchath	
21.07.1995 6547 of 1995 Haveli - IV, Pune	436	Dr.Jayagauri Shashtri and Lata Krishnamurthy	7444
20.07.1995 6546 of 1995 Haveli - IV, Pune	574	Dr. Mohan Shrikrishna Sali	7443
03.08.1995 6872 of 1995 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	585	Vandana Sandeep Shirodkar and Rajshree Rajesh Shirodkar	7410
02.09.1995 8085 of 1995 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	629	Anjali Kevalramani and Karuna Kevalramani	7411
29.10.1996 7749 of 1996 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	649	Mandar Sunil Savant	8091
29.10.1996 7748 of 1996 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	649	Mayura Sunil Savant Mayura Sunil Savant vide Gift Deed dated 30.12.2010 registered under Serial No.851 of 2010 with the Sub-Registrar, Haveli XIX, Pune gifted to her	8090 17196

		husband Sunil Balkrishna Savant	
29.10.1996 7747 of 1996 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	561	Shamim Gulab Pathan	8089
29.10.1996 7746 of 1996 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	743	Rizwan Gulab Pathan	8088
06.12.1996 8572 of 1996 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	1012	Shahista Harun Shaikh	8067
29.12.1996 7050s of 1995 Haveli - IV, Pune (Owners by the hands of their duly constituted attorney, Babul Rustum Pathan)	522	Babul Rustum Pathan	8092

- 8) Vide the following Deeds of Sale, the said Satyam Developers purchased the holdings of the Owners (mentioned hereinbelow) out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune, details of all such Deeds of Sale are as follows:-

Date of Deed of Sale, its Registration No. and the Sub-	Area in (sq.mtrs)	Name of the Owner/s	Mutation Entry No.
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Registrar with whom the same was registered			
02.08.2008 5470 of 2008 Haveli VII, Pune But Pagging of the same is done as 5670	363	Rani Chandru Matai and karuna Chandru Matai	15998 21204
20.11.2009 7283 of 2009 Haveli XV, Pune	466	Koranchath Unnikrishnan	18242
20.11.2009 7289 of 2009 Haveli XV, Pune	472	Jaikishen Vasudevan Koranchath	21824?
07.05.2010 4174 of 2010 Haveli XIX, Pune	649	Sunil Balkrishna Savant	17410
16.12.2010 9245 of 2010 Haveli XV, Pune	585 (but wrongly mentioned as 629 in the Deed of Sale)	Vandana Sandeep Shirodkar and Rajashree Rajesh Shirodkar	17773
28.01.2011 883 of 2011 Haveli XV, Pune	743	Rizwan Gulab Pathan	18241
26.04.2011 3739 of 2011 Haveli XV, Pune	516	Pravir P. Malhotra	18018
26.04.2011 3743 of 2011 Haveli XV, Pune	530	Rama Pravir Malhotra	
19.09.2011 7906 of 2011 Haveli XV, Pune	561	Shamin Gulab Pathan	18541
12.10.2011 8439 of 2011 Haveli XV, Pune	436	Jayagauri Shashtri and Lata Krishnamurthy	18679
01.12.2011 9620 of 2011 Haveli XV, Pune	649	Mandar Sunil Savant Through Power of Attorney holder, Babul Rustum Pathan	18680
28.08.2015	629	Anjali Ramesh	20475 ?

8085 of 2015 Haveli XIX, Pune		Kewalramani and karuna Ramesh Kewalramani	
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- 9) Vide the following Agreements for Development, the said Satyam Developers acquired rights of development of the Owners (mentioned hereinbelow) out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune, details of all such Agreements for Development are as follows:-

Date of Agreement/s, its Registration No. and the Sub-Registrar with whom the same was registered	Area in (sq.mtrs)	Name of the Owner/s
23.01.2008 630 of 2008 Haveli XIX, Pune	574	Dr.Mohan Sali
01.02.2008 904 of 2008 Haveli XIX, Pune	466	Sujata Jayant Kolhatkar
22.02.2008 1564 of 2008 Haveli XIX, Pune	530	Shahista Harun Shaikh
01.04.2008 2552 of 2008 Haveli XIX, Pune	482	Shahista Harun Shaikh
08.03.2010 2020 of 2010 Haveli XII, Pune	627	Vijay Koranchath Nair
19.05.2010 3701 of 2010 Haveli - XV, Pune	522	Babul Rustum Pathan

- 10) Vide a Deed of Sale dated 12.06.2017 (duly registered under Serial No.4607 of 2017 with the Sub-Registrar, Haveli XI , Pune) read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI , Pune) and further read with a Deed of Confirmation thereto dated 14.07.2023 (duly registered under Serial No.14194 of 2023 with the Sub-Registrar, Haveli XIX, Pune), the said Dr.Mohan Sali (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed his said holding admeasuring 574 sq.mtrs out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency

