

ADV. ABHAY U. KSHIRSAGAR
Advocate & Notary

Add:- S.No. 38/2/2/2, Kinara Coloney,
Nakhate Vasti, Rahatani, Pune-411017
Phone No. 8686939797

Date: 13/04/2026

FORMAT-A
(Circular No. 28/2021)

To,
Maharashtra Real Estate Regulatory Authority
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

I have been informed and requested by **Nahar Brothers Relators Pvt. Ltd.** to take the search specifically only of S. No. 45/2, 45/3, 45/4/1, 45/4/2/2, and give the search report in respect of the property mentioned below:-

- 1. DESCRIPTION OF PROPERTY:-** All that piece and parcel of Residential Land situated, lying and being at Revenue **Village – Balewadi**, Taluka – Haveli, District – Pune, within the territorial limits of Pune Municipal Corporation within the jurisdiction of Sub-Registrar of Assurances at Haveli. Hereinafter referred to as the said property.
- 2. INSTRUCTIONS:-**
Nahar Brothers Relators Pvt. Ltd. has instructed me to give search in respect of the said property. I have perused the documents submitted to me. And the search should be related only for the area of S. No. 45/2, 45/3, 45/4/1, 45/4/2/2.



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3. The following documents are produced before me for my Inspection:-

1. Copy of Sale Deed dated-24.09.1997, at Sr. no.6391/1997. (S.No.45/4/2/2)
2. Copy of Development Agreement and Power of Attorney dated- 13.04.2005
Sr.nos.2929/2005 and 2930/2005. (S.No.45/11/1 & 45/4/2/2)
3. Copy of Development Agreement and Power of Attorney dated- 06.12.2005,
Sr.No.54/2005 and 55/2005. (S.No.45/2)
4. Copy of Development Agreement and Irrevocable General Power of Attorney
dated 25.04.2005, Sr.nos.3147/2005 and 3148/2005.(S.No.45/4/2/1 & 45/4/2/2)
5. Copy of Power of Attorney dated-29.4.2005, at Sr.No.3269/2005.
(S.No.45/4/2/2)
6. Copy of Development Agreement and Irrevocable General Power of Attorney
dated-10.5.2005, Sr.nos.3475/2005 and 3476/2005. (S.No.45/3)
7. Copy of Development Agreement and Irrevocable General Power of Attorney
dated-28.09.2005, Sr.no.6142/2005 and 6143/2005. (S.No.45/3)
8. Copy of Development Agreement and Irrevocable General Power of Attorney
dated 14/10/2005 at Sr.nos.8104/2015 and 8105/2005. (S.No.45/3)
9. Copy of Power of Attorney dated-19.01.2006, at Sr.No.477/2006.
(S.No.45/4/2/2)
10. Copy of Development Agreement and Power of Attorney dated-10.10.2006,
Sr.No.7538/2006 and 7539/2006. (S.No.45/4/2/2)
11. Copy of Power of Attorney dated- 10.10.2006, Sr.No.7540/2006.
(S.No.45/4/2/2)
12. Copy of Development Rights Assignment Deed and Power of Attorney dated-
29.01.2008, Sr.No.845/08 and 846/2008. (S.No.45/2, 45/3, 45/4/2/2, 45/11/1,
45/12, 45/13, 45/10)
13. Copy of Power of Attorney dated- 01.08.2008, Sr.No.6153/2008.
(S.No.45/4/2/2)



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14. Copy of Consent Deed dated-31.07.2008, Sr.No.6621/2008. (S.No.45/4/2/2)
15. Copy of Sale Deed dated-21.02.2011, Sr.No.1691/2011. (S.No.45/3)
16. Copy of Reconveyance of Mortgage Deed dated-19.04.2011, Reg.No.3876/2011.
17. Copy of Conveyance Deed dated- 02.06.2011, Sr.No.4600/2011. (S.No.45/2, 45/3, 45/4/2/2, 45/11/1, 45/12, 45/13, 45/10)
18. Copy of Sale Deed dated-01.06.2011, Sr.No.4823/2011. (S.No.45/3)
19. Copy of Conveyance Deed dated- 03.10.2011, Sr.No.10777/2011. (S.No.45/2, 45/4/2/1, 45/4/2/2, 45/11/1, 45/13, 45/10)
20. Copy of Consent Deed and Power of Attorney dated- 22.02.2012, Sr.No.1924/2012 and 1927/2012,
21. Copy of Exchange Deed dated-26.04.2013, Sr.No.4217/2013, (S.No.45/2, 45/3, 45/4/2/2, 45/12, 45/13, 45/10)
22. Copy of Confirmation Deed and Power of Attorney dated- 23.10.2015, Sr.No.9994/2015 and 9995/2015. (S.No.45/4/2/2)
23. Copy of Agreement for Exchange Deed dated-18.11.2015, Sr.No.10735/2015, (S.No.45/2, 45/3, 45/4/2/2, 45/12)
24. Copy of Confirmation Deed dated-28.11.2013, Reg. at Sr.No.12932/2013. (S.No.45/4/1)
25. Copy of Sale Deed and Power of Attorney dated-29.01.2016, Sr.No.886/2016 and 887/2016. (S.No.45/4/2/2)
26. Copy of Sale Deed dated-18.04.2018, Sr.No.4990/2018. (S.No.45/3)
27. Copy of Agreement for sale and Power of Attorney dated- 01/02/2021, Reg.No.1225/2021 & 1226/2021 of S.No.45/2, 45/3, 45/4/1, 45/4/2/2, 45/10, 45/11/1, 45/12, 45/13.
28. Copy of Agreement for sale and Power of Attorney dated- 01/02/2021, Reg.No.1264/2021 & 1265/2021 of S.No.45/2, 45/4/2/2, 45/12, 45/13.



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29. Copy of Agreement for sale and Power of Attorney dated- 02/02/2021, Reg.No.1266/2021 & 1267/2021 of S.No.45/2, 45/3, 45/4/1, 45/4/2/2, 45/10, 45/11/1, 45/12, 45/13.
 30. Change name Certificate dated- 14.05.2007, 18.12.2007 and 21.06.2012.
 31. Copy of Sale Deed dated -08.04.2022, Reg. No.6007/2022.
 32. Joint Development Agreement and Power of Attorney dated December 24, 2021 registered at Serial No. 14451/2021 and 14452/2021.
 33. Copy of Transfer Deed dated- 18.05.2023, Sr.No.12384/2023
 34. Copy of Deed of Conveyance and Power of Attorney dated -20.07.2023, Reg. No.13577/2023 and 13578/2023. (S.No. 45/4/2/1 and 45/4/1)
 35. Copy of Deed of Conveyance and Power of Attorney dated -09.08.2023, Reg. No.13741/2023 and 13742/2023. (S.No. 45/2, 45/3, 45/4/2/1, 45/4/2/2, 45/11/1, 45/12, 45/13 and 45/4/1)
 36. Copy of Supplementary Agreement dated -23.08.2023, Reg. No.16422/2023.
 37. Copy of Sale Deed dated -06.09.2023, Reg. No.17373/2023.
 38. Copy of Lease Deed dated-21.06.2023, Reg. No. 15047/2023 (S.No.45/3)
 39. Mortgage Deed dated-25.11.2023 at Sr.No.24896/2023
 40. Release Deed dated-29.01.2024 at Sr.No.2438/2024
 41. Copy of Correction Deed No. 1722/2024, dated 30.01.2024.
 42. Copy of Release Deed dated-09.05.2023 at Sr.No.8847/2023.
 43. Copy of Sale Deed dated-09.02.2024, Sr.No.2936/2024.
 44. Copy of Hypothecation Deed dated-12.09.2023 at Sr.No.21357/2023.
 45. Copy of Index II Sale Deed dated- 11.08.2023, Sr.No.15772/2023.
 46. Copy of Commencement Certificate No. CC/5087/25 dated 27/03/2026.
4. 7/12 extract and Mutation entries are mentioned in the flow of the title of the said Land.



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5. I applied for search on 10/04/2026, in the office of Sub-Registrar, Haveli, I have carried out Computer search and search of Index II registers maintained at the office of sub-registrar, Haveli in respect of the property described in Para 1 above for the years 1996 to 2026.
6. The search was carried out on 10/04/2026, vide GRN No. **MH000579019202627P** & Receipt No. **1114978487** for **30 years**. I have taken the computerized & Manual search in the office of Sub – Registrar, Haveli No. 1 to 27 on the said date. I have come across the following entries in respect of the above said property.

7. SEARCH REPORT:-

- 1) Search report by dated- 20.10.2006, vide application No.17392/2006 Adv. Sachin Katkar for period of 1977-2006.
- 2) Search report by dated- 23.12.2010, vide Application No.13294/2010 Adv. Arun Borgaonkar for period of 1981-2010. (S.No.45/3 and 45/5)
- 3) Search report by dated- 13.07.2013, vide Application No.19874/2013 Adv. Arun Borgaonkar for period of 1984-2013. (S.No.45/4/1)
- 4) Search report by dated- 06.12.2013, vide Application No.40741/2013 Adv. Arun Borgaonkar for period of 1984-2013. (S.No.45/4/2/2)
- 5) Search report dated-23.06.2015, vide application and GRN No.MH00176833121516E, dated-23.06.2015 from Adv. Arun Dattatray Borgaonkar conducted for the year 2013 to 2015.
- 6) Search report dated-29.04.2016, vide application and GRN No.MH000539899201617E, dated-26.04.2016 from Adv. Vijay Kumbare conducted for the year 2015 to 2016.



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- 7) Search Report dated- 06.12.2016, application on 05.12.2016 vide GRN No. MAH006492567201617E by Adv. Vijay Kumbare for period of 2004-2016. (S.No.45/2, 45/3, 45/4/2/2, 45/4/1)
- 8) Search Report dated- 06.12.2016, application on 05.12.2016 vide GRN No. MAH006492567201617E by Adv. Vijay Kumbare for period of 2004-2016. (S.No.45/2, 45/3, 45/4/2/2, 45/4/1)
- 9) Search report by dated- 06.12.2016 vide GRN No.MH006492567201617E Adv.Vijay Kumbre for period of 2013 to 2016. (S.No.45/4/2/2)
- 10) Search report dated-08.07.2017 vide application and GRN No.MH003296095201718E, dated-08.07.2017 from Adv. Vijay Kumbare conducted for the year 2016 to 2017.
- 11) Search Report dated-13.03.2018, application on 13.03.2018 vide GRN No. MH011758768201718E by Adv. Vijay Kumbare for period of 2017 to 2018.
- 12) Search report dated-24.09.2018, vide application and GRN No.MH006440543201819E, dated-24.09.2018 from Adv. Vijay Kumbare conducted for the month of 13.03.2018 to September, 2018.
- 13) Search Report dated- 15.04.2019, vide GRN No. MH000476148201920E by Adv. Vijay Kumbare for period of March-2018 to April-2019.
- 14) Search Report dated-14.11.2019, vide GRN No. MH008294055201920E by Adv. Vijay Kumbare for period of April-2019 to November-2019.
- 15) Search Report dated 22.06.2020 and 17.08.2021 from Month of January - 2020 to August, 2021.
- 16) Search Report dated 19.04.2022 from Month of August, 2021 to April- 2022.
- 17) Search Report dated 11.04.2023 from Month of October, 2022 to April- 2023.
- 18) Search report by dated-24.04.2024, vide GRN No.MH000421409202324E Adv. Vijay Kumbre from Month of April, 2023 to 24.04.2024.



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On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Land. I am of the opinion that the title of following owner i.e. **Nahar Brothers Realtors Pvt. Ltd.** is clear, marketable and without any encumbrances.

8. Owner of the said land: Nahar Brothers Realtors Pvt. Ltd.

Qualifying comments/remarks if any- Nahar Brothers Realtors Pvt. Ltd. are entitled to develop the said land as per the rules and regulations prescribed by the relevant statute. This title opinion is furnished accordingly. The report reflecting the flow of the title of the owners on the said land is enclosed herewith as annexure.

9. Litigations if any. : No litigation.

ABHAY UDHAVRAO KSHIRSAGAR
MAH/4268/2009 B.Com., LL.B.
ADVOCATE & NOTARY
S. No. 38/2/2, Ingale Niwas, Kinara Colony,
Opp. Nakhate Petroleum, Nr. Thopate Lawns,
Rahatani, Pune-411 017.
Mobile : 9545595114



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FORMAT-A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1) HISTORY OF S.NO.45/2:-

- i. On perusal of mutation entry bearing no.227, dated-22/07/1927, it appears that, Vishnu Ramji Balwadkar purchased the land bearing S.No.45/2 from Ramji Kondaji Balwadkar vide sale deed dated 02/06/1927.
- ii. On perusal of mutation entry bearing no.621, dated 15.03.1955, it appears that, Late Vishnu Ramji Balwadkar died on 10.02.1955, leaving behind his legal heir's son- Baburao, Waman and Nivrutti and name of Baburao Vishnu Balwadkar was mutated as a HUF of the family on the 7/12 extract of the said land.
- iii. On perusal of mutation entry bearing no.675, dated-15.03.1958, it appears that, Partition between co-owners Baburao Vishnu Balwadkar, Nivrutti Vishnu Balwadkar and Waman Vishnu Balwadkar and said land allotted to Mr. Baburao Vishnu Balwadkar and therefore name of Baburao Vishnu Balwadkar was mutated on the said land.
- iv. On perusal of Mutation Entry, No. 770, dated: 12.05.1969, it appears that, in accordance with the Maharashtra State Weights and Measurement Act 1958 and Indian Coinage Act 1955, the properties coming under village Balewadi have been converted into Metric System.
- v. On perusal of mutation entry bearing No.2508, dated-14.08.1992, it appears that, Late Baburao Vishnu Balwadkar died on 13.07.1992, leaving behind his legal heir son- Ramchandra Baburao Balwadkar as only legal heir and therefore his name was mutated on the said land.



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- vi. On perusal of **Development Agreement and Power of Attorney** dated- 06.12.2004, it appears that, Ramchandra Baburao Balwadkar and others transferred their development rights of said land admeasuring area 00 Hector 76 R in favour of Pankaj Real Estates Projects Pvt. Ltd. by Development Agreement and Power of Attorney dated-06.12.2004, which is registered in the Office of Sub Registrar Haveli No.15 at **Sr.No.54/2004 and 55/2004**.
- vii. On perusal of **Joint Venture Agreement** dated- 20.10.2006, it appears that, Pankaj Real Estates Projects Pvt. Ltd. has transferred their development rights of said land admeasuring area 00 Hector 76 R in favour of Eiffel Infocity Pvt. Ltd. (Eiffel Developers and Realtors Ltd.) by Joint Venture Agreement dated- 20.10.2006, which is registered in the Office of Sub Registrar Haveli at **Sr.No.7934/06**.
- viii. On perusal of **Developments Rights Assignment Deed and Power of Attorney** dated- 29.01.2008, it appears that, Ramchandra Baburao Balwadkar and others and Pankaj Real Estates Projects Pvt. Ltd. transferred their development rights of said land admeasuring area 00 Hector 76 R in favour of Eiffel Developers and Realtors Ltd. by Developments Rights Assignment Deed and Power of Attorney dated-29.01.2008, which is registered in the Office of Sub Registrar Haveli at **Sr.No.845/08 and 846/2008**.
- ix. On perusal of Mutation Entry No.7118, dated-18.07.2011, as per Conveyance Deed dated- 02.06.2011, it appears that, Ramchandra Baburao Balwadkar and others through their Power of Attorney holder Eiffel Developers and Realtors Ltd. and others sold their said land admeasuring area 00 Hector 14.69 R to Nahar Homes LLP. by Conveyance Deed dated-02.06.2011, which is registered in the Office of Sub Registrar Haveli No.13 at **Sr.No.4600/2011** and therefore



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name of the Purchaser Nahar Homes LLP. is mutated on the land bearing S.No.45/2.

- x. On perusal of Mutation Entry No.7246, dated- 18.11.2011, as per Conveyance Deed dated- 03.10.2011, it appears that, Ramchandra Baburao Balwadkar and others through their Power of Attorney holder Pankaj Real Estate Projects Pvt. Ltd. through their Power of Attorney holder Eiffel Developers and Realtors Ltd. sold their said land admeasuring area 00 Hector 61.31 R to Eiffel Developers and Realtors Ltd. by Conveyance Deed dated-03.10.2011, which is registered in the Office of Sub Registrar Haveli No.17 at **Sr.No.10777/2011** and therefore name of the Purchaser Eiffel Developers and Realtors Ltd. is mutated on the land bearing S.No.45/2.
- xi. On perusal of **Exchange Deed** dated-26.04.2013, it appears that, Xrbia Developers Ltd. transferred their land bearing S.No.45/2 area admeasuring 85.89 sq. mtrs. to Nahar Homes LLP. vide Exchange deed **Sr.No.4217/2013**, dated-26.04.2013.
- xii. On perusal of Mutation Entry No.8908, dated- 06.08.2018, the said mutation entry is cancelled by Circle Officer because of technical problem, as per Agreement for Exchange Deed dated-18.11.2015, it appears that, Nahar Homes LLP. transferred their land bearing S.No.45/2 area admeasuring 196.24 Sq. mtrs. to Eiffel Landmarks Pvt. Ltd. vide Agreement for Exchange deed at **Sr.No.10735/2015**, dated-18.11.2015 and therefore name of Eiffel Landmarks Pvt. Ltd. is mutated on the land bearing S.No.45/2.
- xiii. According to Confirmation Deed to Exchange Deed dated 20.01.2020, it appears that, Nahar Homes LLP has exchanged their land admeasuring area 1149 Sq. mtrs. with Eiffel Landmarks Pvt. Ltd. by Agreement to Exchange Deed and Power of Attorney dated- 18.11.2015, Reg.No.10735/2015 and 10736/2015, the



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said transaction has been confirmed by the both the parties by Confirmation Deed dated 20.01.2020, Reg. No.1285/2020. (S.No.45/2)

- xiv. On perusal of **Agreement for Sale and Power of Attorney** dated- 01.02.2021, it appears that, Xrbia Developers Ltd. and with the consent of Shivshankar Dnyanoba Balwadkar and others has agreed to transferred their rights of land bearing 1) S.No. 45/2, admeasuring area 2559.40 Sq. Mtr., 2) S.No. 45/3, admeasuring area 2380.54 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 926.66 Sq. Mtr., 4) S.No. 45/11/1, admeasuring area 1575.52 Sq. Mtr., 5) S.No. 45/10, admeasuring area 1391.36 Sq. Mtr., 6) S.No. 45/12, admeasuring area 622.23 Sq. Mtr., 7) S.No. 45/13, admeasuring area 383.52 Sq. Mtr. and 8) S.No. 45/4/1, admeasuring area 1128.53 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1225/2021 and 1226/2021.**
- xv. On perusal of **Agreement for Sale and Power of Attorney** dated- 01.02.2021, it appears that, Eiffel Landmarks Pvt. Ltd. and with the consent of Nahar Homes LLP has agreed to transferred their rights of land bearing 1) S.No.45/2, admeasuring area 196.24 Sq. Mtr., 2) S.No. 45/4/2/2, admeasuring area 109.08 Sq. Mtr., 3) S.No. 45/12, admeasuring area 377.05 Sq. Mtr. and 4) S.No. 45/13, admeasuring area 298.24 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1264/2021 and 1265/2021.**
- xvi. On perusal of **Agreement for Sale and Power of Attorney** dated- 02.02.2021, it appears that, Nahar Homes LLP has agreed to transferred their rights of sanction Layout Plot No. 4 land bearing 1) S.No. 45/2, admeasuring area 568.83



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Sq. Mtr., 2) S.No. 45/3, admeasuring area 344.75 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 157.14 Sq. Mtr., 4) S.No. 45/4/1, admeasuring area 159.26 Sq. Mtr. 5) S.No. 45/10, admeasuring area 263.06 Sq. Mtr., 6) S.No. 45/11/1, admeasuring area 261.56 Sq. Mtr., 7) S.No. 45/12, admeasuring area 141.25 Sq. Mtr., 8) S.No. 45/13, admeasuring area 156.58 Sq. Mtr. and 8) S.No. 45/14/1, admeasuring area 55.99 Sq. Mtr., and area of High-Density Housing land bearing 1) S.No. 45/2, admeasuring area 463.71 Sq. Mtr., 2) S.No. 45/3, admeasuring area 239.63 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 52.03 Sq. Mtr. and 4) S.No. 45/4/1, admeasuring area 54.15 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-02.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1266/2021 and 1267/2021.**

- xvii. According to Sale Deed dated -08.04.2022, it appears that, **NAHAR HOMES LLP** has sold total admeasuring area 2917.94 Sq. mtrs. to Purchaser **NAHAR BROTHERS REALTORS PRIVATE LIMITED** which was agreed to sale by Agreement to Sale dated 02.02.2021, Reg. No. 1266/2021 by Sale dated-08.04.2022, which is registered in the office of Sub Registrar Haveli No.4 at Reg. No.6007/2022.

2) HISTORY OF S.NO.45/3:-

- i. On perusal of mutation entry bearing no.193, it appears that, Late Gopala Sadu Balwadkar died leaving behind his legal heir son- Bhagu Gopala Balwadkar and therefore name of Bhagu Gopala Balwadkar was mutated on the said land.
- ii. On perusal of mutation entry bearing no.457, dated-20.03.1946, it appears that, Late Bhaguji Gopala Balwadkar died leaving behind his legal heir real cousin



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brother Bhau Hari Balwadkar and Gangaram Vithu Balwadkar and name of Bhau Hari Balwadkar mutated as a HUF on the said land.

- iii. On perusal of mutation entry bearing no.735, dated -26.02.1965, it appears that, there was suit bearing no.55/1962 before Civil Judge Senior Division, Pune the appeal against the order in said suit bearing no.771/1963 and afterwards there was settlement between the parties and accordingly partition has been effected among co-owners of the land and as per the partition the land bearing S.No.45/3 has been allotted to Bhau Hari Balwadkar, Sahadu Hari Balwadkar and Gangaram Vithoba Balwadkar.
- iv. On perusal of mutation entry bearing no.760, dated-23.11.1965, it appears that, Late Sahadu Hari Balwadkar died on 1/10/1965, leaving behind his legal heir's son-Mahatu Sahadu Balwadkar and daughters- Anjanabai Bahiroba Vajarkar and Shantabai Sahadu Balwadkar.
- v. On perusal of Mutation entry bearing no.1148, dated-17.07.1986, it appears that, Shri Namdev Bhau Balwadkar filed an application that his father Bhau Hari Balwadkar died on 10/10/1977, leaving behind his legal heir's son-Dattoba, Namdev, daughters- Sulochanabai Sadashiv Kedari, Samitrabai Bhiwa Sakhare and Battasabai Govind Bhondve. As per statement of daughters releasing their rights from the said land and therefore name of Sulochanabai Sadashiv Kedari, Samitrabai Bhiwa Sakhare and Battasabai Govind Bhondve were not mutated on the said land.
- vi. On perusal of Mutation entry bearing no.1483, dated- 20.05.1988, it appears that, Late Gangaram Vitthu Balwadkar died on 03.04.1984, leaving behind his legal heir's son- Baburao, Ramdas, daughter Muktabai Sonba Ghogare, Fulabai



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Dattoba Pathare, dead brother- Shivram Vitthu Balwadkar, Shankar Vitthu Balwadkar.

- vii. On perusal of Mutation entry bearing no.1498, dated 23/5/1988 it appears that, Late Shivram Vitthu Balwadkar died on 19/10/1963, leaving behind his legal heir's son-Laxman, Sopan, daughter Chandrabahga Raghunath Waghire, Anjanabai Kundlik Kolekar and widow Anandabai Shivram Balwadkar.
- viii. On perusal of Mutation entry bearing no.1618, dated 8/10/1988 it appears that, Shankar Vithoba Balwadkar died on 11/08/1988, leaving behind his legal heir's son-Manohar, Dinkar, Nivrutti, Nanasaheb, daughter- Sindhubai Murlidhar Devkar, Laxmibai Parasuram Devkar and **Mrs.Shobha Martand More**.
- ix. On perusal of Mutation entry bearing no.3511, dated- 24.10.1997, it appears that, Release Deed dated-22.09.1997, Sulochanabai Sadashiv Kedari, Samitrabai Bhiwa Sakhare and Battasabai Govind Bhondve were release their right of the said land in favour of Dattoba Bhau Balwadkar and Namdev Bhau Balwadkar by **Release Deed dated-22.09.1997**, which is registered in the Office of Sub Registrar Haveli at **Sr.No.6342/1997**.
- x. On perusal of Mutation entry no.4680, dated-16.8.2000, it appears that, Late Dattoba Bhausaheb Balwadkar died on 9/12/1999, leaving behind his legal heir's son-Rajaram Dattu Balwadkar, wife- Sonabai Dattu Balwadkar and daughter- Radhabai Govind Godambe.
- xi. On perusal of Mutation entry bearing no.4894, dated 8/7/2001, it appears that, Late Baburao Gangaram Balwadkar died on 19.03.2001 and his wife Late Ulhasabai Baburao Balwadkar died on 20.03.2000, leaving behind their legal



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heir's son- Dnyanoba, daughter- Suman Arun Ghogare, Krusnabai Shantaram Pathare.

- xii. On perusal of Mutation entry bearing no.5202 dated 10/02/2003 it appears that, Shantabai Sadhu Balwadkar, Sangeeta Hanumantrao Kadam, Anjanabai Bahiru Bajarkar, Sunanda Pandharinath Tambe released all their rights, title interest in the said land in favour of Mahadu Sadhu Balwadkar by Release Deed dated 26/09/1997, which is registered in the Office of Sub Registrar Haveli No.4 at Sr.No.6448/1997.
- xiii. On perusal of Mutation entry bearing no.5524 dated 30/03/2005 it appears that, Late Fulabai Dattoba Pathare died on 21/08/1995 leaving behind her legal heir's son Shantram Dattoba Pathare and Laxman Dattoba Pathare.
- xiv. On perusal of **Development Agreement and Power of Attorney** dated-10.05.2005, Landowner Shri. Mahadu Sahadu Balwadkar and others transferred their development rights vide Development Agreement and Irrevocable General Power of Attorney dated-10.5.2005, in respect of the said land bearing Survey No.45/3(part), an area admeasuring 00 Hectares 28.5 R, in favour of Pankaj Real Estate Projects Pvt. Ltd. which documents have been registered at **Sr.nos.3475/2005 and 3476/2005**, in the office of the Sub-Registrar, Haveli no.15, Pune.
- xv. On perusal of Mutation entry bearing no.5617 dated 09.09.2005, it appears that, Muktabai Sonba Ghogare, Late Fulabai Dattoba Pathare legal heir's Laxman Dattoba Pathare and Shantaram Dattoba Pathare released all their rights, title interest in the said land in favour of Ramdas Gangaram Balwadkar and



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Dnyanoba Baburao Balwadkar by Release Deed dated 02.02.2005, which is registered in the Office of Sub Registrar Haveli at **Sr.No.893/2005**.

- xvi. On perusal of **Development Agreement and Power of Attorney** dated-28.09.2005, Landowners Smt.Sonabai Dattooba Balwadkar and others transferred their development rights vide Development Agreement and Irrevocable General Power of Attorney dated-28.09.2005, in respect of the said land bearing Survey No.45/3 (part), an area admeasuring 00 Hectares 14.25 R, in favour of Pankaj Real Estate Projects Pvt. Ltd., which documents have been registered at **Sr.nos.6142/2005 and 6143/2005**, in the office of the Sub-Registrar, Haveli no.15, Pune.
- xvii. On perusal of Mutation entry bearing no.5718, dated 17/01/2006, it appears that, Late Namdev Bhau Balwadkar died on 8/07/2005, leaving behind his legal heir's widow Laxmibai, daughter- Manda Bharat Kedari, Kalpana Dnyaneshwar Sakhare.
- xviii. On perusal of **Development Agreement and Power of Attorney** dated-14.10.2005, Landowners Smt. Laxmibai Namdeo Balwadkar, Mrs. Manda Bharat Kedari and Mrs. Kalpana Dnyeshwar Sakhare has transferred their Developments rights by Development Agreement and Irrevocable General Power of Attorney dated 14/10/2005, in respect of the said land bearing Survey No.45/3(part), an area admeasuring 00 Hectares 14.25 R in favour of Pankaj Real Estate Projects Pvt. Ltd., which documents have been registered 28/12/2015 at **Sr.No.8104/2015 and 8105/2015**, in the office of the Sub-Registrar, Haveli no.15, Pune.



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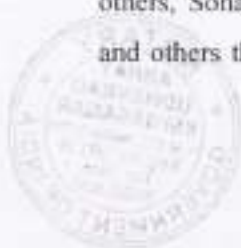
- xix. On perusal of **Joint Venture Agreement** dated- 20.10.2006, it appears that, Pankaj Real Estates Projects Pvt. Ltd. has transferred their development rights of said land admeasuring area 00 Hector 57 R in favour of Eiffel Infocity Pvt. Ltd. (Eiffel Developers and Realtors Ltd.) by Joint Venture Agreement dated- 20.10.2006, which is registered in the Office of Sub Registrar Haveli at **Sr.No.7934/06.**
- xx. On perusal of **Developments Rights Assignment Deed and Power of Attorney** dated- 29.01.2008, it appears that, Pankaj Real Estates Projects Pvt. Ltd. with the consent of Mahatu Sahadu Balwadkar and others, Sonabai Dattoba Balwadkar and others, Laxmibai Namdev Balwadkar and others transferred their development rights of said land admeasuring area 00 Hector 57 R in favour of Eiffel Developers and Realtors Ltd. by Developments Rights Assignment Deed and Power of Attorney dated-29.01.2008, which is registered in the Office of Sub Registrar Haveli at **Sr.No.845/08 and 846/2008.**
- xxi. On perusal of Mutation entry bearing no.6450, dated 28.04.2009, it appears that, Late Ramdas Gangaram Balwadkar died on 23.12.2008, leaving behind his legal heir's wife-Sitabai Ramdas Balwadkar, son-Tukaram Ramdas Balwadkar, Pandurang Ramdas Balwadkar, daughter- Sunita Suresh Kedari and Savita Sambhaji Gavari.
- xxii. On perusal of Mutation entry bearing no.6761, dated 13.08.2010, it appears that, Late Laxman Shivram Balwadkar died on 28.03.2010, leaving behind his legal heir's wife- Kalavati Laxman Balwadkar, son- Vilas Laxman Balwadkar, Somnath Laxman Balwadkar, daughters- Ranjana Maruti Salunkhe, Sindhu Manohar Ghojge and Seeta Anil Waghere.



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- xxiii. On perusal of mutation entry bearing no. **6961**, dated 15.01.2011, it appears that, Late Manoj Shankar Balwadkar died on 09.08.2009, leaving behind his legal heir's wife-Sulochana Manohar Balwadkar, Son-Shivaji Manohar Balwadkar, Son-Tanaji Manohar Balwadkar, Son-Sambhaji Manohar Balwadkar, Son-Netaji Manohar Balwadkar, Son-Dhanaji Manohar Balwadkar and daughter Kalpana Kantram Pathare.
- xxiv. On perusal of mutation entry bearing no. **7002**, dated 04.03.2011, it appears that, Vilas Laxman Balwadkar for self and as a guardian of Anuradha and Aniket, Smt. Kalabai Laxman Balwadkar, Rohini Vilas Balwadkar, Somnath Laxman Balwadkar for self and as a guardian of Shrawani and Prem, Geeta alias Mohini Somnath Balwadkar has sold their land area admeasuring 00 Hector 4.78 R to D.S. Kulkarni Developers by **Sale Deed** dated-21.02.2011, which is registered in the Office of Sub Registrar Haveli at Sr.No.**1691/2011**.
- xxv. On perusal of Mutation Entry No.**7118**, dated-18.07.2011, as per Conveyance Deed dated- 02.06.2011, it appears that, Mahatu Sahadu Balwadkar and others, Sonabai Dattoba Balwadkar and others, Laxmibai Namdev Balwadkar and others through their Power of Attorney holder Eiffel Developers and Realtors Ltd. and others sold their said land admeasuring area 00 Hector 15.7 R to Nahar Homes LLP. by **Conveyance Deed** dated-02.06.2011, which is registered in the Office of Sub Registrar Haveli No.13 at Sr.No.**4600/2011** and therefore name of the Purchaser Nahar Homes LLP. is mutated on the land bearing S.No.45/3.
- xxvi. On perusal of Mutation Entry No.**7246**, dated- 18.11.2011, as per Conveyance Deed dated-03.10.2011, it appears that, Shri. Mahatu Sahadu Balwadkar and others, Sonabai Dattoba Balwadkar and others, Laxmibai Namdev Balwadkar and others through their Power of Attorney holder Pankaj Real Estate Projects



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Pvt. Ltd. through their Power of Attorney holder Eiffel Developers and Realtors Ltd. sold their said land admeasuring area 00 Hecter 41.3 R to Eiffel Developers and Realtors Ltd. by **Conveyance Deed** dated-03.10.2011, which is registered in the Office of Sub Registrar Haveli No.17 at **Sr.No.10777/2011** and therefore name of the Purchaser Eiffel Developers and Realtors Ltd. is mutated on the land bearing S.No.45/3.

- xxvii. On perusal of **Exchange Deed** dated-26.04.2013, it appears that, Nahar Homes LLP. transferred their land bearing S.No.45/3 area admeasuring 306.24 Sq.mtrs. to Xrbia Developers Ltd. vide **Exchange deed Sr.No.4217/2013**, dated-26.04.2013.
- xxviii. On perusal of Mutation Entry No.8174, dated- 06.07.2015, it appears that, as per Sale Deed dated 01.06.2011, it appears that, Mr. Sopan Shivram Balwadkar and others has sold their land area admeasuring 00 Hecter 14.49 R to Eiffel Landmarks Pvt. Ltd. by **Sale Deed** dated-01.06.2011, which is registered in the Office of Sub Registrar Haveli No.15 at **Sr.No.4823/2011** and therefore name of the Purchaser Eiffel Landmarks Pvt. Ltd. is mutated on the land bearing S.No.45/3.
- xxix. On perusal of Mutation Entry No.8908, dated- 06.08.2018, the said mutation entry is cancelled by Circle Officer because technical problem, it appears that, as per Agreement for Exchange Deed dated-18.11.2015, it appears that, Nahar Homes LLP. transferred their land bearing S.No.45/3 area admeasuring 168.35 Sq.mtrs. to Eiffel Landmarks Pvt. Ltd. vide Agreement for **Exchange deed Sr.No.10735/2015**, dated-18.11.2015 and therefore name of Eiffel Landmarks Pvt. Ltd.



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- xxx. On perusal of **Sale Deed** dated-25.10.2016, it appears that, D.S. Kulkarni Developers Ltd. has sold their land admeasuring area 00 Hecter 4.78 R to Xrbia Developers Ltd. by Sale Deed dated-25.10.2016, which is registered in the office of Sub Registrar Haveli No.13 at **Sr.No.7885/2016. (s.No.45/3)**
- xxxi. According to **Conveyance Deed** dated- 08.12.2016, it appears that, Nahar Homes LLP. has transferred their amenities space area admeasuring area 2599.62 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.3 area admeasuring 347.87 Sq.mtr., 2)Survey No.45, Hissa No.4/2/2 area admeasuring 254.40 Sq.mtr., 3)Survey No.45, Hissa No.4/1 area admeasuring 307.42 Sq.mtr., 4)Survey No.45, Hissa No.10 area admeasuring 587.28 Sq.mtr. 5)Survey No.45, Hissa No.11/1 area admeasuring 535.63 Sq.mtr. 6)Survey No.45, Hissa No.12 area admeasuring 285.43 Sq.mtr. 7)Survey No.45, Hissa No.13 area admeasuring 281.59 Sq.mtr. and for 12 Meter D.P. Road admeasuring area 283.23 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.2 area admeasuring 72.04 Sq.mtr. 2)Survey No.45, Hissa No.3 area admeasuring 100.68 Sq.mtr. 3)Survey No.45, Hissa No.4/2/2 area admeasuring 49.72 Sq.mtr. 4)Survey No.45, Hissa No.4/1 area admeasuring 60.79 Sq.mtr. and for 30 mtrs. D.P. Road admeasuring area 795.98 sq.mtrs. from land bearing Survey No.45, Hissa No.5, all total admeasuring area 3678.83 sq.mtrs. to **Pune Municipal Corporation** by Conveyance Deed dated-08.12.2016 which is registered in the Office of Sub Registrar Haveli-16 at **Sr.No.9643/2016.**
- xxxii. On perusal **Sale Deed and Power of Attorney** dated-18.04.2018, it appears that, landowner Dnyanoba Baburao Balwadkar and others has sold their land admeasuring area 00 Hecter 4.75 R to Xrbia Developers Ltd. by Sale Deed and Power of Attorney dated-18.04.2018, which is registered in the office of Sub Registrar Haveli No.15 at **Sr.No.4990/2018 and 4991/2018.**



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- xxxiii. On perusal of **Exchange Deed** dated-29.11.2018, it appears that, Smt. Sitabai Ramdas Balwadkar and others has transferred their land bearing S.No.45/3 area admeasuring 498 sq.mtrs. to Xrbia Developers Ltd. vide Exchange deed **Sr.No.16328/2018**.
- xxxiv. According to Confirmation Deed to Exchange Deed dated 20.01.2020, it appears that, Nahar Homes LLP has exchanged their land admeasuring area 1149 Sq.mtrs. with Eiffel Landmarks Pvt. Ltd. by Agreement to Exchange Deed and Power of Attorney dated- 18.11.2015, Reg.No.10735/2015 and 10736/2015, the said transaction has been confirmed by the both the parties by Confirmation Deed dated 20.01.2020, Reg. No.1285/2020.(S.No.45/3)
- xxxv. On perusal of **Agreement for Sale and Power of Attorney** dated- 01.02.2021, it appears that, Xrbia Developers Ltd. and with the consent of Shivshankar Dnyanoba Balwadkar and others has agreed to transferred their rights of land bearing 1) S.No. 45/2, admeasuring area 2559.40 Sq. Mtr., 2) S.No. 45/3, admeasuring area 2380.54 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 926.66 Sq. Mtr., 4) S.No. 45/11/1, admeasuring area 1575.52 Sq. Mtr., 5) S.No. 45/10, admeasuring area 1391.36 Sq. Mtr., 6) S.No. 45/12, admeasuring area 622.23 Sq. Mtr., 7) S.No. 45/13, admeasuring area 383.52 Sq. Mtr. and 8) S.No. 45/4/1, admeasuring area 1128.53 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1225/2021 and 1226/2021**.
- xxxvi. On perusal of **Agreement for Sale and Power of Attorney** dated- 02.02.2021, it appears that, Nahar Homes LLP has agreed to transferred their rights of sanction Layout Plot No. 4 land bearing 1) S.No. 45/2, admeasuring area 568.83 Sq. Mtr., 2) S.No. 45/3, admeasuring area 344.75 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 157.14 Sq. Mtr., 4) S.No. 45/4/1, admeasuring area 159.26 Sq.



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Mtr. 5) S.No. 45/10, admeasuring area 263.06 Sq. Mtr., 6) S.No. 45/11/1, admeasuring area 261.56 Sq. Mtr., 7) S.No. 45/12, admeasuring area 141.25 Sq. Mtr., 8) S.No. 45/13, admeasuring area 156.58 Sq. Mtr. and 8) S.No. 45/14/1, admeasuring area 55.99 Sq. Mtr., and area of High Density Housing land bearing 1) S.No. 45/2, admeasuring area 463.71 Sq. Mtr., 2) S.No. 45/3, admeasuring area 239.63 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 52.03 Sq. Mtr. and 4) S.No. 45/4/1, admeasuring area 54.15 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-02.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at Sr.No.1266/2021 and 1267/2021.

xxxvii. According to Sale Deed dated -08.04.2022, it appears that, **NAHAR HOMES LLP** has sold total admeasuring area 2917.94 Sq.mtrs. to Purchaser **NAHAR BROTHERS REALTORS PRIVATE LIMITED** which was agreed to sale by Agreement to Sale dated 02.02.2021, Reg. No. 1266/2021 by Sale dated-08.04.2022, which is registered in the office of Sub Registrar Haveli No.4 at Reg. No.6007/2022.

3) HISTORY OF S.NO.45/4/2:-

- i. On personal of Mutation entry No.390, dated-15.06.1941, it appears that, Mr. Ganpat Gopala Balwadkar died on 6/04/1940, leaving behind his legal heir's sons- Tukaram and Barku Ganpat Balwadkar and grandson- Yashwant Kushaba represented by his mother Anusya. Accordingly, the effect was given to the record of rights of the said land, Aanewari to the extent of 1/3rd each was also recorded.



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- ii. On personal of Mutation entry No.781, dated-06.01.1970, it appears that, Late Barku Ganpat Balwadkar died on 07/08/1966, leaving behind his legal heir's sons-Babu Barku Balwadkar, Damu Barku Balwadkar, Gajanan Barku Balwadkar and Kashinath Barku Balwadkar, two married daughters-Mrs. Lahanubai Shripati Dalvi and Mrs. Gangubai Sopan Sakure. Accordingly, the effect was given to the record of rights of the said land.
- iii. On personal of Mutation entry No.842, dated-01.01.1974, it appears that, Late Tukaram Ganpat Balwadkar died on year 1966, leaving behind his legal heir's sons- Mr. Bhiku, Bandu, Raghu and Bahiru Tukaram Balwadkar and married daughter-Mrs. Mathubai Bajirao Wable and Sundrabai Bhausaheb Urit, the other daughter Sundrabai Urit expired prior to 1966, i.e. during the life time of the father and therefore, her name was not recorded. Accordingly, the effect was given to the record of rights of the said land.
- iv. On personal of Mutation entry No.843, dated-01.01.1974, it appears that, That the above said owners mutually confirmed partition and actual independent and separate cultivation which took place earlier for a considerable period of time. In the said partition, Survey no.45/4, was divided into three parts i.e. Survey no.45/4/1, admeasuring 01 Acre 08 Gunthas, allotted to the share of Babu Barku Balwadkar, Survey no.45/4/2/1, admeasuring 24 R allotted to the share of Bhika Tukaram Balwadkar and Survey no. 45/4/2/2, admeasuring 00 Hectares 24 R was allotted to share of Mr. Bandu Tukaram Balwadkar.
- v. On perusal of **Sale Deed** dated-24.09.1997, Mr. Bandu Tukaram Balwadkar and others sold out a separated piece of land admeasuring 00 Hectare 06 R from and out of the land bearing Survey no.45/4/2/2 to Mr. Kishor Srirang Saikar by way of Sale Deed, dated 24.09.1997, which document has been



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registered in the office of the Sub-Registrar, Haveli no.4, Pune at **Sr. no.6391/1997.**

- vi. On perusal of mutation entry bearing no.4679, dated 16/08/2000, it appears that, Late Bandu Tukaram Balwadkar died on 24/04/1998, leaving behind his legal heir's son- Jayram Bandu Balwadkar, Vitthal Bandu Balwadkar, daughter-Janabai Vishwanath Urit, widow Andabai and therefore their names were mutated on the said land.
- vii. On perusal of **Development Agreement and Power of Attorney** dated-13.04.2005, it appears that, Mr. Kishor Srirang Saikar has transferred his development rights by Development Agreement and Irrevocable General Power of Attorney dated 13.04.2005, in respect of the said land bearing Survey No.45/4/2/2 an area admeasuring 00 Hectares 06 R in favour of Pankaj Real Estate Projects Pvt. Ltd. which documents have been registered in the office of the Sub-Registrar, Haveli no.15, Pune at **Sr.No.2929/2005 and 2930/2005.**
- viii. On perusal of **Power of Attorney** dated-29.4.2005, it appears that, Jayram Bandu Balwadkar, Vitthal Bandu Balwadkar and Smt. Janabai Vishwanath Urit transferred their rights of said land to Mr. Subhash Laxman Kadam by Power of Attorney dated-29.04.2005, which is registered in the Office of Sub Registrar Haveli No.15, at **Sr.No.3269/2005.**
- ix. On perusal of **Power of Attorney** dated-19.01.2006, it appears that, Vitthal Bandu Balwadkar and others transferred their right of said land to Subhash Kadam and Associates Proprietor Subhash Laxman Kadam by Power of Attorney dated-19.01.2006 which is registered in the office of Sub Registrar Haveli No.15 at **Sr.No.477/2006.**



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- x. On perusal of **Development Agreement and Power of Attorney** dated- 10.10.2006, it appears that, Subhash Kadam and Associates Proprietor Subhash Laxman Kadam and others transferred their development rights of said land admeasuring area 00 Hector 16 R to Mr. Rahul Rasiklal Nahar by Development Agreement and Power of Attorney dated-10.10.2006, which is registered in the office of Sub Registrar Haveli No.20 at **Sr.No.7538/2006 and 7539/2006.**
- xi. On perusal of **Power of Attorney** dated-10.10.2006, it appears that, Subhash Laxman Kadam transferred his right of said land to Mr. Rahul Rasiklal Nahar by Power of Attorney dated-10.10.2006 which is registered in the office of Sub Registrar Haveli No.20 at **Sr.No.7540/2006.**
- xii. On perusal of **Joint Venture Agreement** dated- 20.10.2006, it appears that, Pankaj Real Estates Projects Pvt. Ltd. has transferred their development rights of said land admeasuring area 00 Hector 06 R in favour of Eiffel Infocity Pvt. Ltd. (Eiffel Developers and Realtors Ltd.) by Joint Venture Agreement dated- 20.10.2006, which is registered in the Office of Sub Registrar Haveli at **Sr.No.7934/06.**
- xiii. On perusal of **Developments Rights Assignment Deed and Power of Attorney** dated- 29.01.2008, it appears that, Pankaj Real Estates Projects Pvt. Ltd. with the consent of Kishor Shrirang Saikar and Vitthal Bandu Balwadkar and others transferred their development rights of said land admeasuring area 00 Hector 22 R in favour of Eiffel Developers and Realtors Ltd. by Developments Rights Assignment Deed and Power of Attorney dated- 29.01.2008, which is registered in the Office of Sub Registrar Haveli at **Sr.No.845/08 and 846/2008.**



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- xiv. On perusal of **Consent Deed** dated-31.07.2008, it appears that, Suryakant Bajirao Wabale son of Muthubai Bajirao Wabale has given his consent to deed and documents registered in the office of Sub Registrar Haveli No.15 and 19 at Sr.No.3147/2005, 7556/2005, 512/2005 and 845/2005 by Consent Deed dated-31.07.2008 which is registered in the office of Sub Registrar Haveli No.20 at **Sr.No.6621/2008**.
- xv. On perusal of **Power of Attorney** dated- 01.08.2008, it appears that, Shivaji Vishwanath Urit and others transferred their right of said land in favour of Mr. Rahul Rasiklal Nahar by Power of Attorney dated-01.08.2008, which is registered in the Office of Sub Registrar Haveli No.9 at **Sr.No.6153/2008**.
- xvi. On perusal of Mutation Entry No.7118, dated-18.07.2011, as per Conveyance Deed dated- 02.06.2011, it appears that, Kishor Shrirang Saikar, Vitthal Bandu Balwadkar and others through their Power of Attorney holder Eiffel Developers and Realtors Ltd. and others sold their said land admeasuring area 00 Hecter 6.76 R to Nahar Homes LLP. by **Conveyance Deed** dated-02.06.2011, which is registered in the Office of Sub Registrar Haveli No.13 at **Sr.No.4600/2011** and therefore name of the Purchaser Nahar Homes LLP. is mutated on the land bearing S.No.45/4/2/2.
- xvii. On perusal of Mutation Entry No.7246, dated- 18.11.2011, as per Conveyance Deed dated- 03.10.2011, it appears that, Vitthal Bandu Balwadkar and others through their Power of Attorney holder Pankaj Real Estate Projects Pvt. Ltd. through their Power of Attorney holder Eiffel Developers and Realtors Ltd. sold their said land admeasuring area 00 Hecter 15.24 R to Eiffel Developers and Realtors Ltd. by **Conveyance Deed** dated-03.10.2011, which is registered in the Office of Sub Registrar Haveli No.17 at **Sr.No.10777/2011** and



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therefore name of the Purchaser Eiffel Developers and Realtors Ltd. is mutated on the land bearing S.No.45/4/2/2.

- xviii. On perusal of **Exchange Deed** dated-26.04.2013, it appears that, Xrbia Developers Ltd. transferred their land bearing S.No.45/4/2/2 area admeasuring 220.35 sq.mtrs. to Nahar Homes LLP. vide Exchange deed **Sr.No.4217/2013**, dated-26.04.2013.
- xix. On perusal of **Confirmation Deed and Power of Attorney** dated-23.10.2015, it appears that, Vitthal Bandu Balwadkar and others given consent to deeds and documents registered in the office of Sub Registrar Haveli No.15 and 20 registered at Sr.No.476/2006, 477/2006, 7538/2006, 7539/2006, 7540/2006, 8820/2015 and 8821/2015 to Mr. Rahul Rasiklal Nahar by Confirmation Deed and Power of Attorney dated-23.10.2015, which is registered in the Office of Sub Registrar Haveli No.15 at **Sr.No.9994/2015 and 9995/2015**.
- xx. On perusal of Mutation entry No.8295, dated- 31.12.2015, it appears that, By Sale Deed and Power of Attorney dated-19.09.2015, Vitthal Bandu Balwadkar and others through their power of attorney holder Subhash Kadam and Associates Proprietor Subhash Laxman Kadam sold their said land admeasuring area 00 Hector 16 R to Mr. Rahul Rasiklal Nahar by **Sale Deed and Power of Attorney** dated-19.09.2015, which is registered in the Office of Sub Registrar Haveli No.15 at **Sr.No.8820/2015 and 8821/2015**.
- xxi. On perusal of Mutation entry No.8328, dated- 05.02.2016, it appears that, By Sale Deed and Power of Attorney dated-29.01.2016, Jayram Bandu Balwadkar and others sold their said land admeasuring area 00 Hector 8 R to Mr. Rahul Rasiklal Nahar by **Sale Deed and Power of Attorney** dated-29.01.2016,



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which is registered in the Office of Sub Registrar Haveli No.15 at
Sr.No.886/2016 and 887/2016.

- xxii. On perusal of **Mutation entry No. 8908, dated 29/08/2018**, this mutation entry is cancelled by Circle Officer. Agreement to Exchange Deed and Power of Attorney dated-18.11.2015, it appears that, Eiffel Landmark Pvt. Ltd. agreed to transfer their land bearing S.No.45/5, admeasuring area 12367.83 Sq.ft. i.e. 1149 Sq. Mtrs. to Nahar Homes LLP. and Nahar Homes LLP. agreed to transfer their land bearing S.No.45/13(p) admeasuring area 3210.36 Sq. ft. i.e. 298.24 Sq. Mtrs. and S.No.45/12(p) admeasuring area 4058.67 Sq. ft. i.e. 377.05 Sq. Mtrs. and S.No.45/4/2/2 admeasuring area 1174.15 Sq.ft. i.e. 109.08 Sq. Mtrs. by Agreement to Exchange Deed and Power of Attorney dated-18.11.2015 which is registered in the Office of Sub Registrar Haveli No.15 at Sr.No.10735/2015 and 10736/2015, dated- 18.11.2015.
- xxiii. According to **Conveyance Deed** dated- 08.12.2016, it appears that, Nahar Homes LLP. has transferred their amenities space area admeasuring area 2599.62 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.3 area admeasuring 347.87 Sq.mtr., 2)Survey No.45, Hissa No.4/2/2 area admeasuring 254.40 Sq.mtr., 3)Survey No.45, Hissa No.4/1 area admeasuring 307.42 Sq.mtr., 4)Survey No.45, Hissa No.10 area admeasuring 587.28 Sq.mtr. 5)Survey No.45, Hissa No.11/1 area admeasuring 535.63 Sq.mtr. 6)Survey No.45, Hissa No.12 area admeasuring 285.43 Sq.mtr. 7)Survey No.45, Hissa No.13 area admeasuring 281.59 Sq.mtr. and for 12 Meter D.P. Road admeasuring area 283.23 sq.mtrs. from land bearing 1)Survey No.45, Hissa No.2 area admeasuring 72.04 Sq.mtr. 2)Survey No.45, Hissa No.3 area admeasuring 100.68 Sq.mtr. 3)Survey No.45, Hissa No.4/2/2 area admeasuring 49.72 Sq.mtr. 4)Survey No.45, Hissa No.4/1 area admeasuring 60.79 Sq.mtr. and for 30 mtrs. D.P. Road admeasuring area 795.98 sq.mtrs. from land



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bearing Survey No.45, Hissa No.5, all total admeasuring area 3678.83 sq.mtrs. to **Pune Municipal Corporation** by Conveyance Deed dated-08.12.2016 which is registered in the Office of Sub Registrar Haveli-16 at Sr.No.9643/2016.

- xxiv. According to Confirmation Deed to Exchange Deed dated 20.01.2020, it appears that, Nahar Homes LLP has exchanged their land admeasuring area 1149 Sq.mtrs. with Eiffel Landmarks Pvt. Ltd. by Agreement to Exchange Deed and Power of Attorney dated- 18.11.2015, Reg.No.10735/2015 and 10736/2015, the said transaction has been confirmed by the both the parties by Confirmation Deed dated 20.01.2020, Reg. No.1285/2020.(S.No.45/4/2/2).
- xxv. On perusal of **Agreement for Sale and Power of Attorney** dated- 01.02.2021, it appears that, Xrbia Developers Ltd. and with the consent of Shivshankar Dnyanoba Balwadkar and others has agreed to transferred their rights of land bearing 1) S.No. 45/2, admeasuring area 2559.40 Sq. Mtr., 2) S.No.45/3, admeasuring area 2380.54 Sq. Mtr., 3)S.No. **45/4/2/2**, admeasuring area 926.66 Sq. Mtr., 4) S.No. 45/11/1, admeasuring area 1575.52 Sq. Mtr., 5) S.No. 45/10, admeasuring area 1391.36 Sq. Mtr., 6) S.No. 45/12, admeasuring area 622.23 Sq. Mtr., 7) S.No. 45/13, admeasuring area 383.52 Sq. Mtr. and 8) S.No. 45/4/1, admeasuring area 1128.53 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated- 01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1225/2021 and 1226/2021**.
- xxvi. On perusal of **Agreement for Sale and Power of Attorney** dated- 01.02.2021, it appears that, Eiffel Landmarks Pvt. Ltd. and with the consent of Nahar Homes LLP has agreed to transferred their rights of land bearing 1) S.No.45/2, admeasuring area 196.24 Sq. Mtr., 2) S.No. 45/4/2/2, admeasuring area 109.08



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Sq. Mtr., 3) S.No. 45/12, admeasuring area 377.05 Sq. Mtr. and 4) S.No. 45/13, admeasuring area 298.24 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1264/2021 and 1265/2021.**

xxvii. On perusal of **Agreement for Sale and Power of Attorney** dated- 02.02.2021, it appears that, Nahar Homes LLP has agreed to transferred their rights of sanction Layout Plot No. 4 land bearing 1) S.No. 45/2, admeasuring area 568.83 Sq. Mtr., 2) S.No. 45/3, admeasuring area 344.75 Sq. Mtr., 3) S.No.45/4/2/2, admeasuring area 157.14 Sq. Mtr., 4) S.No. 45/4/1, admeasuring area 159.26 Sq. Mtr. 5) S.No. 45/10, admeasuring area 263.06 Sq. Mtr., 6) S.No. 45/11/1, admeasuring area 261.56 Sq. Mtr., 7) S.No. 45/12, admeasuring area 141.25 Sq. Mtr., 8) S.No. 45/13, admeasuring area 156.58 Sq. Mtr. and 8) S.No. 45/14/1, admeasuring area 55.99 Sq. Mtr., and area of High Density Housing land bearing 1) S.No. 45/2, admeasuring area 463.71 Sq. Mtr., 2) S.No. 45/3, admeasuring area 239.63 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 52.03 Sq. Mtr. and 4) S.No. 45/4/1, admeasuring area 54.15 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-02.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1266/2021 and 1267/2021.**

xxviii. According to Sale Deed dated -08.04.2022, it appears that, **NAHAR HOMES LLP** has sold total admeasuring area 2917.94 Sq.mtrs. to Purchaser **NAHAR BROTHERS REALTORS PRIVATE LIMITED** which was agreed to sale by Agreement to Sale dated 02.02.2021, Reg. No. 1266/2021 by Sale dated-08.04.2022, which is registered in the office of Sub Registrar Haveli No.4 at Reg. No.6007/2022.



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4) HISTORY OF S.NO.45/1:-

- i. On perusal of Mutation Entry bearing No.390, dated- 15.05.1941, it appears that Late Ganpat Gopala Balwadkar died on 06.04.2040 leaving behind his legal heir's Son- Tukaram Ganpat Balwadkar, Barku Ganpat Balwadkar, Grandson Yashwant Kushaba Balwadkar and therefore their names were mutated on the said land.
- ii. On perusal of Mutation Entry bearing No.781, dated- 06.01.1970, it appears that Late Barku Ganpat Balwadkar died on 07.08.1966 leaving behind his legal heir's Son- Babu Barku Balwadkar, Damu Barku Balwadkar, Gajanan Barku Balwadkar, Kashinath Barku Balwadkar, Daughter- Lahanubai Shripati Dalvi, Gangubai Sopan Sakure and therefore the name of his legal heir's were mutated on the said land.
- iii. On perusal of Mutation Entry bearing No.783, dated- 06.01.1970, it appears that Late Shripati Tukaram Balwadkar died leaving behind his legal heir's Son- Bajirao Shripati Balwadkar and wife-Yashodabai Shripati Balwadkar and therefore their names were mutated on the said land.
- iv. On perusal of Mutation Entry bearing No.842, dated- 01.01.1974, it appears that Late Tukaram Ganpat Balwadkar died in the year 1969 leaving behind his legal heir's Son- Bhiku Tukaram Balwadkar, Bandu Tukaram Balwadkar, Raghu Tukaram Balwadkar, Bahiru Tukaram Balwadkar and Daughters- Mathubai Bajirao Wabale, Sundarabai Bhausaheb Bhurit and therefore their names were mutated on the said land.



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- v. On perusal of Mutation Entry bearing No.843, dated- 01.01.1974, it appears that, partition between co-owners namely Yashwant Kushaba Balwadkar, Babu Barku Balwadkar, Bhika Tukaram Balwadkar, Bandu Tukaram Balwadkar, Bahiru Tukaram Balwadkar, Raghu Tukaram Balwadkar and said land is allotted to Babu Barku Balwadkar and therefore name of Babu Barku Balwadkar is mutated on the said land and name of others co-owners were deleted from the said land.
- vi. On perusal of Mutation Entry bearing No.2666, dated- 01.10.1993, it appears that, Late Baburao Barku Balwadkar died on 15.09.1993 leaving behind his legal heir's Wife- Sakhubai Baburao Balwadkar, sons-Chintaman Baburao Balwadkar, Bhausaheb Baburao Balwadkar, Daughter-Sou. Bhimabai Mahadu Gawali, Late Gajarabai Baburao Balwadkar and therefore their names were mutated on the said land.
- vii. On perusal of Mutation Entry bearing No.5567, dated- 11.06.2005, it appears that, Late Drupadabai alias Lahanubai Shripati Dalvi died on 02.09.1984 leaving behind her legal heir son- Shri Chintaman Shripati Dalvi and therefore his name is mutated on the said land.
- viii. On perusal of Mutation Entry bearing No.5875, dated- 11.09.2006, it appears that, by Release Deed dated- 08.09.2006, Gangubai Sopan Sakure Release her said land rights in the favour of the other co-owners namely Vishnu Kashinath Balwadkar, Chintaman Baburao Balwadkar, Bhausaheb Baburao Balwadkar, Ramdas Damu Balwadkar, Dattatray Damu Balwadkar, Suresh Damu Balwadkar, Sunil Damu Balwadkar, Machindra Gajanan Balwadkar, Anil Kashinath Balwadkar, Laxman Gajanan Balwadkar by Release Deed dated-



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08.09.2006, Sr.No.6455/2006 and therefore name of Gangubai Sopan Sakure is deleted from the said land.

- ix. On perusal of Mutation Entry bearing No.7483, dated- 01.08.2012, it appears that, by Release Deed dated- 23.07.2012, Chintaman Shripati Dalvi Released his said land rights in the favour of other co-owners namely Laxman Gajanan Balwadkar, Chintaman Baburao Balwadkar, Ramdas Damu Balwadkar, Anil Kashinath Balwadkar by Release Deed dated- 23.07.2012, Sr.No.6409/2012 and therefore name of Chintaman Shripati Dalvi is deleted from the said land.
- x. On perusal of Mutation Entry No.8176, dated- 08.06.2015, it appears that, Sakhubai Baburao Balwadkar, Chintaman Baburao Balwadkar, Shobhana Chintaman Balwadkar, Sou. Alka Chintaman Balwadkar, Gayatri Kishore Bodke, Rohidas Chintaman Balwadkar, Bhausaheb Baburao Balwadkar, Mangal Bhausaheb Balwadkar, Somnath Bhausaheb Balwadkar, Gauri Bhausaheb Balwadkar, Bhimabai Mahadu Gawali, Parubai Damu Balwadkar, Ramdas Damu Balwadkar, Rupesh Ramdas Balwadkar, Durga Ramdas Balwadkar, Trupti Manoj Taras, Priti Ramdas Balwadkar, Dattatraya Damu Balwadkar, Akash Dattatraya Balwadkar, Shivani Dattatraya Balwadkar, Sunita Dattatraya Balwadkar, Suchita Prashant Vedhe, Suresh Damu Balwadkar, Akshda Suresh Balwadkar, Sandesh Suresh Balwadkar, Anjana Suresh Balwadkar, Sunil Damu Balwadkar, Sahil Sunil Balwadkar, Tanmay Sunil Balwadkar, Swati Sunil Balwadkar, Nanda Dashrath Bhintade, Chandrabhaga Arun Vedhe, Tarabai Gajanan Balwadkar, Laxman Gajanan Balwadkar, Pratiksha Laxman Balwadkar, Tulsabai Laxman Balwadkar, Pragati Dhanjay Lonkar, Adinath Laxman Balwadkar, Machindra Gajanan Balwadkar, Akshay Machindra Balwadkar, Ankita Machindra Balwadkar, Sangeeta Machindra Balwadkar, Ashwini Machindra Balwadkar, Janabai Kashinath Balwadkar, Anil Kashinath



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Balwadkar, Harshada Anil Balwadkar, Ajinkya Anil Balwadkar, Sunanda Anil Balwadkar, Vishnu Kashinath Balwadkar, Jay Vishnu Balwadkar, Sunita Vishnu Balwadkar, Vanita Raghunath Dhankude and Onkar Balasaheb Dabhade sold their land bearing S.No.45/4/1 admeasuring area 00 Hector 48.5 R to Xrbia Developers Ltd. by **Sale Deed and Power of Attorney** dated-28.11.2013, which is registered in the office of Sub Registrar Haveli No.19 at **Sr.No.12255/2013 and 12257/2013.**

- xi. On perusal of **Confirmation Deed** dated-28.11.2013, **Reg. at Sr.No.12932/2013**, it appears that, Bhausaheb Baburao Balwadkar has given consent for his share of admeasuring area 00 Hector 4 R and Sale Deed and Power of Attorney dated-28.11.2013, Reg.No.12255/2013 and 12257/2013 which is registered between Xrbia Developers Ltd. and Sakhubai Baburao Balwadkar and others.
- xii. On perusal **Mutation entry No. 8907, dated 28/08/2018**, this mutation entry is cancelled by Circle Officer. As per Agreement to Exchange Deed and Power of Attorney dated-18.11.2015, it appears that, Xrbia Developers Ltd. agreed to transfer their land bearing S.No.45/4/1, admeasuring area 7437.92 Sq.ft. i.e. 691 Sq. Mtrs. to Nahar Homes LLP. and Nahar Homes LLP. agreed to transfer their land bearing S.No.45/10(p) admeasuring area 1070.05 Sq. ft. i.e. 99.41 Sq. Mtrs. and S.No.45/11/1 admeasuring area 6367.87 Sq. ft. i.e. 591.58 Sq. Mtrs. by Agreement to Exchange Deed and Power of Attorney dated- 18.11.2015 which is registered in the Office of Sub Registrar Haveli No.15 at **Sr.No.10732/2015 and 10733/2015**, dated- 18.11.2015.
- xiii. According to **Conveyance Deed** dated- 08.12.2016, it appears that, Nahar Homes LLP. has transferred their amenities space area admeasuring area



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2599.62 sq.mtrs. from land bearing 1) Survey No.45, Hissa No.3 area admeasuring 347.87 Sq.mtr., 2) Survey No.45, Hissa No.4/2/2 area admeasuring 254.40 Sq.mtr., 3) Survey No.45, Hissa No.4/1 area admeasuring 307.42 Sq.mtr., 4) Survey No.45, Hissa No.10 area admeasuring 587.28 Sq.mtr. 5) Survey No.45, Hissa No.11/1 area admeasuring 535.63 Sq.mtr. 6) Survey No.45, Hissa No.12 area admeasuring 285.43 Sq.mtr. 7) Survey No.45, Hissa No.13 area admeasuring 281.59 Sq.mtr. and for 12 Meter D.P. Road admeasuring area 283.23 sq.mtrs. from land bearing 1) Survey No.45, Hissa No.2 area admeasuring 72.04 Sq.mtr. 2) Survey No.45, Hissa No.3 area admeasuring 100.68 Sq.mtr. 3) Survey No.45, Hissa No.4/2/2 area admeasuring 49.72 Sq.mtr. 4) Survey No.45, Hissa No.4/1 area admeasuring 60.79 Sq.mtr. and for 30 mtrs. D.P. Road admeasuring area 795.98 sq.mtrs. from land bearing Survey No.45, Hissa No.5, all total admeasuring area 3678.83 sq.mtrs. to **Pune Municipal Corporation** by Conveyance Deed dated-08.12.2016 which is registered in the Office of Sub Registrar Haveli-16 at Sr.No.9643/2016.

- xiv. According to Confirmation Deed to Exchange Deed dated 20.01.2020, it appears that, Nahar Homes LLP has exchanged their land admeasuring area 691 Sq.mtrs. with Xrbia Developers Ltd. by Agreement to Exchange Deed and Power of Attorney dated- 18.11.2015, Reg.No.10732/2015 and 10733/2015, the said transaction has been confirmed by the both the parties by Confirmation Deed dated 20.01.2020, Reg. No. 1286/2020. (S.No.45/4/1).
- xv. On perusal of **Agreement for Sale and Power of Attorney** dated- 01.02.2021, it appears that, Xrbia Developers Ltd. and with the consent of Shivshankar Dnyanoba Balwadkar and others has agreed to transferred their rights of land bearing 1) S.No. 45/2, admeasuring area 2559.40 Sq. Mtr., 2) S.No. 45/3, admeasuring area 2380.54 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 926.66



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Sq. Mtr., 4) S.No. 45/11/1, admeasuring area 1575.52 Sq. Mtr., 5) S.No. 45/10, admeasuring area 1391.36 Sq. Mtr., 6) S.No. 45/12, admeasuring area 622.23 Sq. Mtr., 7) S.No. 45/13, admeasuring area 383.52 Sq. Mtr. and 8) S.No. 45/4/1, admeasuring area 1128.53 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-01.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1225/2021 and 1226/2021.**

- xvi. On perusal of **Agreement for Sale and Power of Attorney** dated- 02.02.2021, it appears that, Nahar Homes LLP has agreed to transferred their rights of sanction Layout Plot No. 4 land bearing 1) S.No. 45/2, admeasuring area 568.83 Sq. Mtr., 2) S.No. 45/3, admeasuring area 344.75 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 157.14 Sq. Mtr., 4) S.No. 45/4/1, admeasuring area 159.26 Sq. Mtr. 5) S.No. 45/10, admeasuring area 263.06 Sq. Mtr., 6) S.No. 45/11/1, admeasuring area 261.56 Sq. Mtr., 7) S.No. 45/12, admeasuring area 141.25 Sq. Mtr., 8) S.No. 45/13, admeasuring area 156.58 Sq. Mtr. and 8) S.No. 45/14/1, admeasuring area 55.99 Sq. Mtr., and area of High Density Housing land bearing 1) S.No. 45/2, admeasuring area 463.71 Sq. Mtr., 2) S.No. 45/3, admeasuring area 239.63 Sq. Mtr., 3) S.No. 45/4/2/2, admeasuring area 52.03 Sq. Mtr. and 4) S.No. 45/4/1, admeasuring area 54.15 Sq. Mtr. in favour of Nahar Brothers Realtors Pvt. Ltd. by Agreement for sale and Power of Attorney dated-02.02.2021, which is registered in the Office of Sub Registrar Haveli No.1 at **Sr.No.1266/2021 and 1267/2021.**

- xvii. According to Sale Deed dated -08.04.2022, it appears that, **NAHAR HOMES LLP** has sold total admeasuring area 2917.94 Sq.mtrs. to Purchaser **NAHAR BROTHERS REALTORS PRIVATE LIMITED** which was agreed to sale by Agreement to Sale dated 02.02.2021, Reg. No. 1266/2021 by Sale dated-



08.04.2022, which is registered in the office of Sub Registrar Haveli No.4 at
Reg. No.6007/2022.

5. DOCUMENTS

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation entries of said Land.
- 3) Search report for 30 years from 1996 to 2026 taken from Sub-Registrar office at Haveli.
- 4) Any other relevant title
 - i. Public Notice dated-03.03.2008 and No Objection Certificate dated-20.03.2008 of Adv. R.N. Gambhire which is published in daily "Prabhat" news paper. (S.No.45/3)
 - ii. Public Notice dated-15.02.2011 and No Objection Certificate dated-01.03.2011 of Adv. Neelima Pandit which is published in daily "Kesari" news paper. (S.No.45/12, 45/2, 45/3, 45/4/2/1 and 45/4/2/2)
 - iii. Public Notice dated-27.04.2013 and No Objection Certificate dated-10.05.2013 of Adv. Naresh Pol which is published in daily "Kesari" news paper. (S.No.45/4/1)
 - iv. Public Notice dated-02.02.2019 and No Objection Certificate dated-10.02.2019 of Adv. Daulat Raut which is published in daily "Kesari" news paper. (S.No.45/3)
6. The Present owner Nahar Brothers Relators Pvt. Ltd. was not sold land to anyone till date. Nahar Brothers Relators Pvt. Ltd.name was shown on the 7/12 area in Survey No. 45/2, 45/3, 45/4/1, 45/4/2/2 vide Mutation Entry No. 10521 and Mutation Entry No. 10268. By virtue of Commencement Certificate No. CC/5087/25 dated 27/03/2026, Nahar Brothers Relators Pvt. Ltd. obtained sanction from the Pune Municipal Corporation with respect to said property.



7. I have taken the computer search for the duration 30 Years of the said land in the sub – registrar office, Haveli. However, except the entries mentioned above, I do not come across any other entries of Sale, Lease, Lien, Mortgage any kind of Transfer Charge, etc, or any encumbrances in the abovementioned entries, the search is based upon the data which was available in Computerized Search. If later on any documents found apart from these data available in the abovementioned sub registrar the responsibility doesn't lie on the side of Advocate.

8. **Conclusion:-** On relying upon the documents, submitted to me of the said open land, I have not come across any other registered agreements or deeds of the said property executed by **Nahar Brothers Relators Pvt. Ltd.** till today as per the papers and entries available at Sub Registrar office, Haveli and papers submitted to me. In my view the said land Survey No. S.No. 45/2, 45/3, 45/4/1, 45/4/2/2 area admeasuring 00 Hectare 13.73 Ares i.e. 1373 Sq. Mtrs. is free from all the encumbrances and the title of **Nahar Brothers Relators Pvt. Ltd.** Hence this search report given on 13th April 2026 under my signature. This search report is made as per available document and information given by client

9. **Litigations if any. : No litigation.**

Hence this Search Report.



ADVOCATE

ABHAY UDHAVRAO KSHIRSAGAR
MAH/4268/2009 B.Com., LL.B

ADVOCATE & NOTARY

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