



CHALLAN
MTR Form Number-6



GRN	MH016576248202526U	BARCODE			Date	20/01/2026-12:43:41		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Pooja Vijay Sargade			
Location PUNE										
Year 2025-2026 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				700.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In		Seven Hundred Rupees Only			
Total				700.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572026012024109		CPAGERIZG6	
Cheque/DD No.					Bank Date	RBI Date	20/01/2026-12:24:44		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 880302736

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : XXXXXX2939

राखत चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता देण्याच्या दस्त्यासाठी लागू नाही.



ADV. POOJA SARGADE

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FORMAT – A

(Circular No.:- 28/2021)

To

MahaRERA

Housefin Bhavan, Plot No. C-21,

E-Block, Bandra Kurla Complex,

Bandra (E), Mumbai-400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of Plot Bearing Survey No./ 115/1(P), 115/2(P), 115/3(P), 115/4(P), 115/5(P), 115/6(P), 115/7(P), 115/8(P), 115/10(P), 115/11(P), 115/12 (P), 115/13 (P), 130/2A (P) [(as per cc and old survey no. 130/B/1 as per DA)],, 130/2B (P), (being SECTOR-3 MHADA of the integrated township (ITP)) area admeasuring about 13,713.53 sq. mt. situate, lying and being at Village Bhugaon, Taluka Mulshi and District Pune ("said Property")

I have investigated the title of the said Property on the request of M/s Kakade Estate Developers Private Limited through Directors Mr. Sanjay Kakade, of the said Property to investigate the tile of Mr. Sanjay Dattatray Kakade, Mr. Ashok Gajanan Yadav, Late Mr. Shirdhar Dhondiba Dhumal Through his legal heirs Mrs. Lata Shridhar Dhumal, Mr. Shekhar Shridhar Dhumal, Mrs. Vaishali Mahesh Kokate and Smt Kanta Ranjit Nimhan, Mr Kumar Ranjit Nimhan, Kiran Ranjit Nimhan and Kaushal Ranjit Nimhan as **Owners** of the said property and M/s Kakade Estate Developers Private Limited, a company limited by shares registered under the Companies Act, 2013 having its registered office at Kakade Capital Plot No. 1205, Shirole Road, Shivajinagar, Pune, Maharashtra-411004 as **Developer** to the said property on the basis of the information and documents of title provided to us with respect to the said property by the Developer based on the following documents:





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1) Description of the Property: -

All those pieces and parcels of land Plot Bearing Survey Nos 115/1(P), 115/2(P), 115/3(P), 115/4(P), 115/5(P), 115/6(P), 115/7(P), 115/8(P), 115/10(P), 115/11(P), 115/12 (P), 115/13 (P), 130/2A (P) [(as per cc and old survey no. 130/B/1 as per DA)], 130/2B (P), (being SECTOR-3 MHADA of integrated township (ITP)) area admeasuring about 13,713.53 sq. mt., situate, lying and being at Village Bhugaon, Taluka Mulshi and District Pune is the land upon which the Project is being developed is bounded as under:

On or towards

On East side: Sr. no. 127 & 128 (P)

On West side: 18 m. wide road

On North side : Sr. no. 115(P)

On South side: Sr. no. 115(P)

for the sake of brevity and convenience, shall hereinafter be collectively referred to as the "said Property" and the said land are the subject matter of this Title certificate.

2) The documents of allotment of plot.

1. Conveyance Deed dated April 16, 2008 registered with the Office of the Sub - Registrar Mulshi at serial no.3028/2008.
2. Sale Deed dated January 31, 1997 registered with the Office of the Sub - Registrar Mulshi at serial no.575/1997
3. Sale Deed dated September 05, 1997 registered with the Office of the Sub - Registrar Mulshi at serial no.4370/1997 .
4. Sale Deed dated December 10, 2002 registered with the Office of the Sub - Registrar Mulshi at serial no.6578/2002





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5. Sale Deed dated August 04, 2006 registered with the Office of the Sub - Registrar Mulshi at serial no.5126/2006
6. Sale Deed dated July 19, 2007 registered with the Office of the Sub - Registrar Mulshi at serial no.4899/2007.
6. Development Agreement dated April 11, 2007 registered with the Office of the Sub - Registrar Mulshi at serial no. 2432/2007
7. Power of Attorney dated April 11, 2007 registered with the Office of the Sub - Registrar Mulshi at serial no. 2433/2007
8. Development Agreement dated April 11, 2007 registered with the Office of the Sub - Registrar Mulshi at serial no. 2443/2007
9. Development Agreement dated April 11, 2007 registered with the Office of the Sub - Registrar Mulshi at serial no. 2437/2007
10. Agreement for Assignment of development Rights dated March 19, 2008 registered with the Office of the Sub - Registrar Mulshi at serial no. 2340/2008
11. Power of Attorney dated March 19, 2008 registered with the Office of the Sub - Registrar Mulshi at serial no. 2341/2008
12. Agreement to Sell dated March 19, 2008 registered with the office of the Sub Registrar Mulshi at serial no. 2326/2008
13. Power of Attorney dated March 19, 2008 registered with the office of the Sub Registrar Mulshi at serial no. 2327/2008
14. Conveyance Deed dated April 16, 2008 registered with the Office of the Sub - Registrar Mulshi at serial no.3029/2008
15. Sale Deed dated June 27, 1997 registered with the office of the Sub Registrar Mulshi at serial No. 3504/1997





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16. Power of Attorney Dated June 16, 1997 to Maruti Ingawale Reg. no 3053/1997
17. Sale Deed dated November 08, 1999 registered with the office of the Sub Registrar Mushi at serial No. 4264/1999
18. Conveyance Deed dated April 16, 2008 registered with the Office of the Sub - Registrar Mulshi at serial no.3030/2008
19. Sale Deed dated December 18, 1997 registered with the office of Sub - Registrar Mulshi at serial no. 6012/1997
20. Sale Deed dated September 01, 2006 registered with the office of Sub - Registrar Mulshi at serial no. 5868/2006
21. Conveyance Deed dated April 16, 2008 registered with the Office of the Sub - Registrar Mulshi at serial no.3031/2008
22. Sale Deed dated June 08, 2006 registered with the Office of the Sub - Registrar Mulshi at serial no. 3712/2006
23. Consent letter Dated September 10, 2014 Issued by Viswas Bhise and addressed to KEDPL 105. Registered power of attorney From Vishwas Bhise to KEDPL (10212/2015)
24. Notification issued by the Government of Maharashtra bearing no. TPS no.1818/1349/CR-229/18/20(4)/UD-13 107. Notification dated 17th August, 2022 bearing no. TPS-1814/33/C.R.2 70/14/UD-13, issued by the Under Secretary to Government of the Urban Development Department
25. Letter dated 2nd August, 2022 addressed from Kakade Estates Developer Private Limited to the Office of the Collector, District Pune requested to grant a Letter of Intent on lands at Village Bhugaon.
26. Letter of Intent dated 6th April, 2023, 16 June 2023, 30th May, 2023 issued by the Collector, Pune





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27. Letter of Intent dated 28 October 2024, 28 January 2025 issued by the Collector, Pune,

28. Letter of Intent dated 13th June, 2023 issued by the Collector, Pune.

29. Letter of Intent dated 6th July, 2023 & PLU dated 10 July 2024 issued by the Collector, Pune.

30. No dues certificate Issued by Grampanchayat to i) Shridhar Dhumal, ii) Sanjay Kakade and iii) Ashok Yadav

31. Memorandum of Understanding Dated September 26, 2009 executed by and between i) Godrej Properties Limited, ii) Mr. Sanjay Kakade, iii) Kakade Estate Developers Private Limited, iv) Mr. Sarang Kale, Director of M/s. Lucifer Engineering (P) Limited and v) Lucifer Engineering (P) Limited

32. Agreement Dated March 31, 2010 executed by and between 1) Godrej Properties Limited, 2.i) Sanjay Kakade, 2.ii) Shridhar Dhumal, 2.iii) Ashok Yadav, 2.iv) Kakade Estate Developers Private Limited and 3.i) Sanjay Kakade, 3.ii) Usha Kakade, 3.iii) Kakade Retailing Private Limited, 3.iv) Kharadi Properties Private Limited 116.

33. Registered right of way agreements granting perpetual right of way bearing registration nos. (i) 16024/2023, (ii) 15946/2023 and (iii) 15947/2023 have been executed by Kakade Green Estates Private Limited

34. Conveyance Deed dated March 04, 2025 registered with the Office of the Sub - Registrar Mulshi 2 at serial no.7007/2025.

35. Power of Attorney dated March 04, 2025 registered with the Office of the Sub - Registrar Mulshi 2 at serial no. 7008/2025

36. Conveyance Deed dated March 04, 2025 registered with the Office of the Sub - Registrar Mulshi 2 at serial no.7011/2025.





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37. Power of Attorney dated March 03, 2025 registered with the Office of the Sub - Registrar Mulshi 2 at serial no. 7013/2025

38. Development Agreement dated March 03, 2025 registered with the Office of the Sub - Registrar Mulshi 2 at serial no. 7639/2025

39. Power of Attorney dated March 03, 2025 registered with the Office of the Sub - Registrar Mulshi 2 at serial no. 7640/2025

40. Sale Deed dated June 01, 2025 registered with the Office of the Sub - Registrar Haveli – 22 at serial no.11835/2025

41. Special Irrevocable Power of Attorney dated March 04,2025 registered with the office of Sub – Registrar Mulshi 2 at serial no. 7014/2025

3) 7/12 extract issued by the Revenue Authorities in the name of owner:

- Mutation Entries reflecting on the 7/12 extract – 411, 482, 1589, 1599, 1762, 3984, 4797, 4280, 6259, 6123, 6218 & 6718 , 482, 1762, 3246, 5740, 5771, 5796, 6225, 6326, 6719 & 8224, 215, 482, 854, 873, 1762, 1889 1954, 3534 3816, 4120, 4137, 5397, 6256, 8224 & 8474, 212, 482, 1762, 3228, 5533, 6261, 6325, 6326, 7640, 7704, 8062, 8224 & 8474, 1, 482, 1762, 3246, 5740, 5771, 5796, 6256, 6325, 6326, 6719 & 8224, 482, 1589, 1762, 3544, 3984 4280, 5909, 6113, 6216 6259, 6433, 6718, 8263, 8474 & 8546, 482, 1762, 3228, 5533, 5803, 6261, 6325, 6326, 7640, 7704, 8062, 8224 & 8474, 1, 482, 1762, 3246, 5740, 5771, 5796, 6256, 6325, 6326, 6719 & 8225, 1, 482, 1762, 3228, 5803, 6261, 6325, 6326, 8062, 8225, 8474, 482, 854, 873, 1889, 1954, 3534, 4928, 5743, 4744, 5887, 6116, 6258 & 6316, 373, 829, 1448, 1450, 1626, 1985, 3433, 5348, 5978, 6062, 6256, 8226, 1, 363, 467, 767, 829, 1448, 1449, 1450, 1626, 1706, 1762, 1985, 3884, 4466, 4488, 5112, 5318, 6256, 7392 & 8226, 9935, 9978,9834,9438, 10101.

4) Search report

- Search Report dated 01.2026 for 30 years is taken at JDR Office from the year January 1992 till February 2026.





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2) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that subject to the aforesaid and the pending litigations if any, Mr. Sanjay Kakade, Mr. Ashok Yadav and Late Mr. Shridhar Dhumal through his legal heirs Smt. Lata Shridhar Dhumal , Mr. Shekhar Shridhar Dhumal and Sau. Vaishali Mahesh Kokate and Smt Kanta Ranjit Nimhan, Mr Kumar Ranjit Nimhan, Kiran Ranjit Nimhan and Kaushal Ranjit Nimhan as ("said Owners") are well and sufficiently entitled to the said property as owners thereof and M/s Kakade Estate Developers Private Limited (said Developer) has clear except the litigation and marketable development rights in respect of the said properties.

Owners of the land :-

Survey Number	Owner of the Land	Developer of the Land
115/1(P),	1. Mr. Sanjay Kakade, 2. Mr. Ashok Yadav 3. Late Mr. Shridhar Dhumal through his legal heirs i) Smt. Lata Shridhar Dhumal, ii) Mr. Shekhar Shridhar Dhumal ii) Sau. Vaishali Mahesh Kokate	M/s Kakade Estate Developers Private Limited
115/2(P),		
115/3(P),		
115/5(P),		
115/6(P),		
115/7(P),		
115/8(P),		
115/11(P),		
115/12(P),		
115/13(P),		





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130/2A(P) (old 130/B/1) ,		
130/2B(P),		
115/4(P), 115/10(P),	1. Smt Kanta Ranjit Nimhan, 2. Mr Kumar Ranjit Nimhan, 3. Mr Kiran Ranjit Nimhan 4. Mr Kaushal Ranjit Nimhan	

3) The report reflecting the flow of the title of the M/s Kakade Estate Developers Private Limited (Developer) in respect of the said property is enclosed herewith as "Annexure A" hereto.

Encl: Annexure

Dated this _7th day of February 2026.



Pooja Sargade
Advocate

ADV. POOJA SARGADE



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FORMAT – A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 extract or property card issued by the Revenue Authorities in the name of Owners

2) Mutation Entry No :- 411, 482, 1589, 1599, 1762, 3984, 4797, 4280, 6259, 6123, 6218 & 6718 , 482, 1762, 3246, 5740, 5771, 5796, 6225, 6326, 6719 & 8224, 215, 482, 854, 873, 1762, 1889 1954, 3534 3816, 4120, 4137, 5397, 6256, 8224 & 8474, 212, 482, 1762, 3228, 5533, 6261, 6325, 6326, 7640, 7704, 8062, 8224 & 8474, 1, 482, 1762, 3246, 5740, 5771, 5796, 6256, 6325, 6326, 6719 & 8224, 482, 1589, 1762, 3544, 3984 4280, 5909, 6113, 6216 6259, 6433, 6718, 8263, 8474 & 8546, 482, 1762, 3228, 5533, 5803, 6261, 6325, 6326, 7640, 7704, 8062, 8224 & 8474, 1, 482, 1762, 3246, 5740, 5771, 5796, 6256, 6325, 6326, 6719 & 8225, 1, 482, 1762, 3228, 5803, 6261, 6325, 6326, 8062, 8225, 8474, 482, 854, 873, 1889, 1954, 3534, 4928, 5743, 4744, 5887, 6116, 6258 & 6316, 373, 829, 1448, 1450, 1626, 1985, 3433, 5348, 5978, 6062, 6256, 8226, 1, 363, 467, 767, 829, 1448, 1449, 1450, 1626, 1706, 1762, 1985, 3884, 4466, 4488, 5112, 5318, 6256, 7392 & 8226, 9935, 9978, 9834, 9438, 10101.

3) Search Report dated 01.2026 for 30 years is taken at JDR Office from the year January 1992 till February 2026

a. By and under the Conveyance Deed dated April 16, 2008 registered with the Office of the Sub - Registrar Mulshi at serial no.3028/2008 ("Conveyance Deed 1") executed between (1) Mr. Rajendra Vishwanath Jadhav ("Vendor No. 1"), (2) Mr. Vijay Moreshwar Bhise ("Vendor No. 2"), (3) Mr. Vishwas Vijay Bhise ("Vendor No. 3"), (4) Mr. Ranjit Buawaji Nimhan ("Vendor No. 4"), (5) Mr. Hitendra Patel ("Vendor No. 5"), (6) Mr. Khandu Ghare through the hands of their Constituted Attorney (i) Mr. Ranjit Nimhan and / or (ii) Mr. Dhirajlal Hansalia ("Vendor No. 6") and (7a) Shri Kisan Sitaram Ghare, (7b) Mrs. Laxmibai Kisan Ghare, (7c) Shri. Navnath Kisan Ghare, (7d) Shri. Shyam Kisan Ghare and (7e) Sou. Reshma Prakash Pasalkar ("Vendor Nos. 7(a) to 7(e)"), collectively referred to as ("Vendors 1") and (1) Niraj Kumar Developers Private Limited ("Consenting Party No. 1") and (2) M/s. Poona Infrastructure ("Consenting Party No. 2"), collectively referred to





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as ("Consenting Parties") and (1) Mr. Sanjay Dattatraya Kakade, (2) Mr. Shridhar Dondiba Dhumal and (3) Mr. Ashok Gajanan Yadav, collectively referred to as ("Purchasers") and the aforesaid Vendors transferred the following land parcels to the aforesaid Purchasers for consideration and for the terms and conditions stated therein. Further, the following Survey Nos. form part of Conveyance Deed 1.

Survey Nos.	Subject area/ Area acquired (in Ares)	Subject area/ Area acquired (in Sq. mtrs)
115/2	331	33,100
115/3	121	12,100
115/6	10	1,000
115/11	24	2400
130/B/1 (New 130/2/A)	715.58	71,558
130/2B	115.42	11,542

It appears from the recitals of Conveyance Deed 1 that –

- (i) It appears that, by and under the Sale Deed dated January 31, 1997 registered with the Office of the Sub - Registrar Mulshi at serial no.575/1997, Vendor No.1 became the owner of or well and sufficiently entitled and seized and possessed of piece and parcel of land admeasuring 3 Hectares and 57.79 Ares carved out of Survey no.130/B/1 (New 130/2/A) total admeasuring 7 hectares 15.58 Ares I have perused the akarband in this regard, reflecting the change of Survey no. 130/B/1 to Survey no. 130/2/A. (The subject matter being 130/2/A which was previously 130/B/1)
- (ii) By and under the Sale Deed dated December 10, 2002 registered with the Office of the Sub - Registrar Mulshi at serial no. 6578/2002, executed by and between i) Balu Shankar Shedge, ii) Uttam Shankar





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Shedge, iii) Gangubai Shankar Shedge and iv) Muktabai Shankar Shedge therein referred to as vendors and Vendor No.3 herein as the purchaser therein, the vendors therein sold, transferred and conveyed all the piece and parcel of land admeasuring 3 Hectares 57.79 Ares carved out of bearing Survey no. 130/B/1 (New 130/2/A) total admeasuring 7 Hectares in favour of Vendor No. 3 for the consideration and the terms and conditions stated therein.

- (iii) By and under the Sale Deed dated September 05, 1997 registered with the Office of the Sub - Registrar Mulshi at serial no.4370/1997, executed by and between Khushaba Keshav Khanekar through his Power of Attorney, Suryakant Baburao Gaikwad, therein referred to as vendors and Vendor No.3 herein, referred to as purchaser therein, vendors therein sold, transferred and conveyed all the piece and parcel of land bearing Survey no.115/3 admeasuring 1 hectare 21 Ares for the consideration and the terms and conditions stated therein.
- (iv) By and under the Sale Deed dated August 04, 2006 registered with the Office of the Sub - Registrar Mulshi at serial no.5126/2006 executed by and between Vikram Shewale as the vendor therein and Vendor No.5 herein as the purchaser therein, the vendor therein sold, transferred and conveyed all the piece and parcel of lands bearing Survey no.115/2 admeasuring 3 Hectare 31 Ares Survey no.115/6 admeasuring 10 Ares, Survey no.115/11 admeasuring 24 Ares, along with other survey nos. in favour of Vendor No.4 for consideration and on the terms and conditions stated therein.
- (v) By and under the Sale Deed dated July 19, 2007 registered with the Office of the Sub - Registrar Mulshi at serial no.4899/2007 executed by and between Vijay Mirkute as the vendor therein, Hiten Patel as the Consenting Party therein and Vendor No.4 herein as the purchaser therein, the vendor therein sold, transferred and conveyed all the piece and parcel of lands bearing Survey No. 130/2B admeasuring 1 Hecter 15.42 Ares in favour of Vendor No. 4 for consideration and on the terms and conditions stated therein.





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- (vi) By and under the Development Agreement dated April 11, 2007 registered with the Office of the Sub - Registrar Mulshi at serial no. 2432/2007 in respect of Survey no. 130/B/1 (New 130/2/A) from the subject property and other survey nos., Vendor No. 1 herein granted the Development rights and the authority to develop the said Land to Consenting Party No. 1 herein for consideration and on the terms and conditions stated therein. Vendor No. 1 executed a Power of Attorney dated April 11, 2007 registered with the Office of the Sub - Registrar Mulshi at serial no. 2433/2007 whereby Vendor No. 1 granted powers to Consenting Party No. 1 to perform various acts, deeds and things in relation to the development of the said Land. Subsequently, vide a Deed of Cancellation dated March 19, 2008 registered with the Office of the Sub - Registrar Mulshi at serial no. 2314/2008, Vendor No. 1 and Consenting Party No. 1 by mutual consent cancelled and terminated the Development Agreement dated April 11, 2007 registered with the Office of the Sub - Registrar Mulshi at serial no. 2432/2007 and Power of Attorney dated April 11, 2007 registered with the Office of the Sub - Registrar Mulshi at serial no. 2433/2007 in respect of the said Land..
- (vii) By and under the Development Agreement dated April 11, 2007 registered with the Office of the Sub - Registrar Mulshi at serial no. 2443/2007 in respect of Survey no. 115/3, , Survey no. 115/B/1, from the subject property and other Survey nos, Vendor No. 3 herein granted the Development rights and the authority to develop the said Land to Consenting Party No. 1 herein for consideration and on the terms and conditions stated therein. Vendor No. 3 executed a Power of Attorney dated April 11, 2007 registered with the Office of the Sub - Registrar Mulshi at serial no. 2444/2007 whereby Vendor No. 3 granted powers to Consenting Party No. 1 to perform various acts, deeds and things in relation to the development of the said Land.
- (viii) By and under the Development Agreement dated April 11, 2007 registered with the Office of the Sub - Registrar Mulshi at serial no. 2437/2007 in respect of Survey No. 115/2, Survey no. 115/6, Survey no. 115/11 from the subject property and other Survey nos, , Vendor No. 5 herein granted the Development rights and the authority to





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develop the said Land to Consenting Party No. 1 herein for consideration and on the terms and conditions stated therein. Vendor No. 5 executed a Power of Attorney dated April 11, 2007 registered with the Office of the Sub - Registrar Mulshi at serial no. 2438/2007 whereby Vendor No. 5 granted powers to Consenting Party No. 1 to perform various acts, deeds and things in relation to the development of the said Land.

(ix) By and under the Agreement for Assignment of development Rights dated March 19, 2008 registered with the Office of the Sub - Registrar Mulshi at serial no. 2340/2008 executed by and between Consenting Party No. 1 (as the Transferor therein) and Consenting Party No. 2 (as the Transferee therein) and Vendor Nos. 3 to 6 (as the Owners therein). Consenting Party No. 1, with the consent and confirmation of Vendor Nos. 3 to 6 have transferred the exclusive development rights and authority pertaining to said Survey no. 115/3, Survey no. 130/B/1 (New 130/2/A) , Survey no. 130/2B, Survey no. 115/2, Survey no. 115/6, Survey no. 115/11 from the subject property and other Survey nos unto and in favour of Consenting Party No. 2. In pursuance of this Agreement, Vendor Nos. 3 to 6 and Consenting Party No. 1 have executed a Power of Attorney dated March 19, 2008 registered with the Office of the Sub - Registrar Mulshi at serial no. 2341/2008 interalia vesting in them with several powers and authorities to develop the said Land.

(x) By and under an Agreement to Sell dated March 19, 2008 registered with the office of the Sub Registrar Mulshi at serial no. 2326/2008, Vendor No. 1 agreed to absolutely sell, convey and transfer unto and in favour of the partner, Mr. Dhirajlal Gordhandas Hansalia, of Consenting Party No. 2 the said Survey no. 130/B/1 (New 130/2/A) from the Subject property along with other Survey nos for consideration and on certain terms and conditions stated therein. In pursuance to this Agreement to Sell, Vendor No. 1 also executed in favour of Consenting Party No. 2 a Power of Attorney dated March 19, 2008 registered with the office of the Sub Registrar Mulshi at serial no. 2327/2008 interalia





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vesting in him with various powers and authorities in respect of the said Land.

- (xi) The aforesaid Development Agreements, Agreement to Sale, Agreement for Sell cum Development Agreement, Agreement for Assignment of Development Rights and Powers of Attorney shall herein after be collectively referred to as "the said Agreements and Powers of Attorney" for sake of convenience and brevity. Further, said Survey no.s 115/2, Survey no. 115/3, Survey no. 115/6, Survey no. 115/11, Survey no. 130/B/1 (New 130/2/A) , Survey no. 130/2B shall be collectively referred to as "Property No. 1".
- (xii) In light of the above, by and under the Conveyance Deed 1, the Vendors 1 with the confirmation of the Consenting Parties, granted, sold, conveyed, transferred and assured unto the Purchasers Property No. 1 from the subject property along with other Survey nos. for consideration of INR 84,43,60,000/- (Rupees Eighty Four Crores Forty Three Lakhs Sixty Thousand Only) and the receipt of which has been admitted and acknowledged by the Vendors 1 and Consenting Parties and the Vendors 1 and Consenting Parties accepted, released and discharged the Purchasers therefrom.

b. By and under the Conveyance Deed dated April 16, 2008 registered with the Office of the Sub - Registrar Mulshi at serial no.3029/2008 ("Conveyance Deed 2") executed between (1) Mrs. Dhanashree Vishwas Bhise ("Vendor No. 8") and (2) Mr. Vishwas Vijay Bhise ("Vendor No. 3") collectively referred to as ("Vendors 2") and (1) Niraj Kumar Developers Private Limited ("Consenting Party No. 1" as defined above) and (2) M/s. Poona Infrastructure ("Consenting Party No. 2" as defined above), collectively referred to as ("Consenting Parties" as defined above) and (1) Mr. Sanjay Dattatraya Kakade, (2) Mr. Shridhar Dondiba Dhumal and (3) Mr. Ashok Gajanan Yadav, collectively referred to as ("Purchasers") and the aforesaid Vendors 2 transferred the following land parcels to the aforesaid Purchasers for consideration and on the terms and conditions stated therein.





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Further, the following Survey Nos. from the subject property along with other survey nos. form part of Conveyance Deed 2:

Survey Nos.	Subject area/ Area acquired (in Ares)	Subject area/ Area acquired (in Sq. mtrs)
115/1	212	21,200
115/7	41	4,100

It appears from the recitals of Conveyance Deed 2 that –

- (i) By and under a Sale Deed dated June 27, 1997 registered with the office of the Sub Registrar Mulshi at serial No. 3504/1997 executed by and between i) Surekha Pawar, ii) Bapurao Pawar, iii) Vishwanath Pawar, iv) Dattatraye Thombre, v) Sunanda Dighe, vi) Leela Thombre, vii) Shalam Kakade, viii) Suryakant Gaikwad, ix) Chintamani Mengde and x) Kailas Shankar Kamble through their Power of Attorney Suresh Maruti Ingawale, therein referred to as vendors and Vendor No. 3 herein referred to as purchaser therein, the vendors therein sold, transferred and conveyed all the piece and parcel of land bearing Survey No. 115/1 in total admeasuring 2 Hectare 12 Ares from the subject property along with other survey nos. in favour of Vendor No.3 for consideration and on certain terms and conditions stated therein.
- (ii) By and under a Sale Deed dated November 08, 1999 registered with the office of the Sub Registrar Mushhi at serial No. 4264/1999, executed by and between i) Sudhir Bhide, ii) Sudha Choughule and iii) Vidhyadar Sarfare as the vendors therein and Vendor No. 3 as the purchaser therein, the vendors therein sold, transferred and conveyed all that piece or parcel of land bearing Survey No. 115/7 total admeasuring 41 Ares in favour of Vendor No.3 for consideration and on certain terms and conditions stated therein.





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(iii) The aforesaid Sale Deeds herein after be collectively referred to as "the said Agreements" for sake of convenience and brevity. Further, said Survey no.s 115/1, Survey no. 115/6 shall be collectively referred to as "Property No. 2".

(iv) In light of the above, by and under the Conveyance Deed 2, the Vendors 2 with the confirmation of the Consenting Parties, granted, sold, conveyed, transferred and assured unto the Purchasers Property No. 2 from the subject property along with other Survey nos, for consideration of INR 15,51,60,000/- (Rupees Fifteen Crores Fifty One Lakhs Sixty Thousand Only) and the receipt of which has been admitted and acknowledged by the Vendors 2 and Consenting Parties and the Vendors 2 and Consenting Parties accepted, released and discharged the Purchasers therefrom.

c. By and under the Conveyance Deed dated April 16, 2008 registered with the Office of the Sub - Registrar Mulshi at serial no.3030/2008 ("Conveyance Deed 3") executed between (1) Mr. Vishwas Vijay Bhise ("Vendor No. 3") and (2) Mr. Ranjit Buawaji Nimhan ("Vendor No. 4") collectively referred to as "Vendors 3" and (1) Niraj Kumar Developers Private Limited ("Consenting Party No. 1" as defined above) and (2) M/s. Poona Infrastructure ("Consenting Party No. 2" as defined above), collectively referred to as ("Consenting Parties") and (1) Mr. Sanjay Dattatraya Kakade, (2) Mr. Shridhar Dondiba Dhumal and (3) Mr. Ashok Gajanan Yadav, collectively referred to as ("Purchasers") and the aforesaid Vendors 3 transferred the following land parcels to the aforesaid Purchasers for consideration and on certain terms and conditions as stated therein. Further, the following Survey Nos. from the subject property along with other survey nos. form part of Conveyance Deed 3:

Survey Nos.	Subject area/ Area acquired (in Ares)	Subject area/ Area acquired (in Sq. mtrs)





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115/5	79	7,900
115/8	20	2,000
115/12	6	600

It appears from the recitals of Conveyance Deed 3 that –

- (i) By and under the Sale Deed dated December 18, 1997 registered with the office of Sub – Registrar Mulshi at serial no. 6012/1997, executed by and between i) Ratanrao Ingawale, ii) Ramchandra Ingawale, iii) Subhash Ingawale, iv) Subhash Ingawale, v) Gulab Ingwale, vi) Tarabai Ingawale, vii) Bajirao Ingawale, viii) Raju Ingawale, ix) Prakash Ingawale, x) Manoj Ingawale, xi) Sunil Ingawale and xii) Nandabai Ovhole through their Power of Attorney, Mr. Suryakant Baburao Gaikwad, as vendors therein and Vendor No. 3 therein as purchaser therein, the vendors therein sold, transferred and conveyed all the piece and parcel of land bearing Survey No. 115/5 total admeasuring 79 Ares in favour of Vendor No.3 for consideration and on terms and conditions stated therein. .
- (ii) By and under the Sale Deed dated September 01, 2006 registered with the office of Sub – Registrar Mulshi at serial no. 5868/2006, executed by and between i) Ratan Ingwale, ii) Ramchandra Ingawale, iii) Subhash Ingawale, iv) Gulab Ingwale, v) Tarabai Ingawale, vi) Bajirao Ingawale, vii) Namdeo Ingawale, viii) Prakash Ingawale, ix) Manoj Ingawale and x) Nandabai Ovhole therein referred to as the vendors and Vendor No. 4 herein as the purchaser therein, vendors therein sold, transferred and conveyed all the piece and parcel of land bearing Survey No. 115/8 total admeasuring 20 Ares Survey No. 115/12 total admeasuring 6 Ares from the subject property along with other survey nos. in favour of Vendor No.4 for consideration and on terms and conditions stated therein.
- (iii) The aforesaid Sale Deeds herein after be collectively referred to as “the said Agreements” for sake of convenience and brevity. Further, said





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Survey nos 115/5, Survey no. 115/8, Survey no. 115/12 shall be collectively referred to as "Property No. 3".

- (iv) In light of the above, by and under the Conveyance Deed 3, the Vendors 3 with the confirmation of the Consenting Parties, granted, sold, conveyed, transferred and assured unto the Purchasers Property No. 3, for consideration of INR 7,41,95,000/- (Rupees Seven Crores Forty One lakhs Ninety five Thousand Only) and the receipt of which has been admitted and acknowledged by the Vendors 3 and Consenting Parties and the Vendors 3 and Consenting Parties accepted, released and discharged the Purchasers.

d. By and under the Conveyance Deed dated April 16, 2008 registered with the Office of the Sub - Registrar Mulshi at serial no.3031/2008 ("Conveyance Deed 4") executed between Monte Vert Paradise Co – operative Housing Society Ltd through its Chairman Vishwas Vijay Bhise and Secretary Jayant Vallabhdas Kaneria therein referred to as vendors, hereinafter referred to as ("Vendors 4") and M/s. Poona Infrastructure, hereinafter referred to as ("Consenting Party No. 2" as defined above) and (1) Mr. Sanjay Dattatraya Kakade, (2) Mr. Shridhar Dondiba Dhumal and (3) Mr. Ashok Gajanan Yadav, collectively referred to as ("Purchasers") and the aforesaid Vendors 4 transferred the following land parcel from the subject property along with the other survey nos. to the aforesaid Purchasers for consideration and for the terms and conditions stated therein. Further, the following Survey Nos. form part of Conveyance Deed 4:

Survey Nos.	Subject area/ acquired (in Ares)	Area acquired (in Sq. mtrs)
115/13	8	115/13 8 800

It appears from the recitals of Conveyance Deed 4 that –





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By and under a Sale Deed dated June 08, 2006 registered with the Office of the Sub - Registrar Mulshi at serial no. 3712/2006, executed by and between Suhas Shelar as the vendor therein and Mont Vert Paradise Co – operative Housing Society Ltd as the purchaser therein, the vendor therein sold, transferred and conveyed all the piece and parcel of land bearing Survey no. 115/13 admeasuring 8 Ares in favour of Mont Vert Paradise Co -operative Society for consideration and on the terms and conditions stated therein.

(i) The aforesaid Sale Deed shall herein after be referred to as "the said Agreement Attorney" for sake of convenience and brevity. Further, said Survey no 115/13 shall be referred to as "Property No. 4".

(ii) It light of the above, by and under the Conveyance Deed 4, the Vendors 4 with the confirmation of the Consenting Party No. 2, granted, sold, conveyed, transferred and assured unto the Purchasers Property No. 4, for consideration of INR 7,62,85,000/- (Rupees Seven Crores Sixty Two Lakhs Eighty five Thousand Only) and the receipt of which has been admitted and acknowledged by the Vendors 4 and Consenting Party No. 2 and the Vendors 4 and Consenting Party No. 2 accepted, released and discharged the Purchasers.

e. By and under a Development Agreement dated April 17, 2008 registered with the office of Sub – Registrar Mulshi at serial no. 3078/2008 in respect of Property No.1, Property No.2, Property No.3 and Property No. 4 ("said Property"), the owners of the said property Mr. Sanjay Kakade, Mr. Ashok Yadav and Mr. Shridhar Dhumal("said Owners") granted the development rights and the authority to develop the said Property to Kakade Estate Developers Private Limitedfor consideration and on terms and conditions stated thereinFor all the The survey numbers pertaining to the said Property Mentioned above.Further, the said Owners namely Mr. Sanjay Kakade, Mr. Ashok Yadav and Mr. Shridhar Dhumal ("said Owners") executed an Irrevocable Power of Attorney dated April 17, 2008, registered with the office of the Sub-Registrar, Mulshi at Serial No. 3079/2008, whereby the said Owners granted power to Mr. Sanjay Kakade, Director, M/s. Kakade Estate Developers Pvt. Ltd., as their attorney, to perform various acts, deeds and things in relation to the development of the said Property.





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f. By and under a Development Agreement dated March 07, 2025 registered with the office of Sub – Registrar Mulshi 2 at serial no. 7639/2025 in respect of all the piece and parcel of land bearing Survey no. 115/4 adventuring 00 H 14.25 Ares, all the piece and parcel of land bearing Survey no. 115/10 adventuring 00 H 12.70 Ares (“said Property”), the owners of the said property Mr. Kanta Ranjit Nimhan, Mr. Kumar Ranjit Nimhan, Mr. Kiran Ranjit Nimhan and Mr. Kaushal Ranjith Nimhan (“said Owners”) granted the development rights and the authority to develop the said Property to Kakade Estate Developers Private Limited for consideration and on terms and conditions stated therein. The survey numbers pertaining to the said Property are mentioned below.

Further, the said Owners namely Mr. Kanta Ranjit Nimhan, Mr. Kumar Ranjit Nimhan, Mr. Kiran Ranjit Nimhan and Mr. Kaushal Ranjith Nimhan (“said Owners”) executed an Irrevocable Power of Attorney dated March 07, 2025, registered with the office of the Sub-Registrar, Mulshi 2 at Serial No. 7640/2025, whereby the said Owners granted power to M/s. Kakade Estate Developers Pvt. Ltd., as their attorney, to perform various acts, deeds and things in relation to the development of the said Property for the below-mentioned Survey Nos.

Survey Nos.	Subject area/ Area acquired (in Ares)	Subject area/ Area acquired (in Sq. mtrs)
115/4	00 H 14.25 R	1425.00
115/10	00 H 12.70 R	1270.00

g. By and under the Conveyance Deed dated March 04, 2025 registered with the Office of the Sub - Registrar Mulshi 2 at serial no.7007/2025 (“Conveyance Deed”) executed between M/s Kakade Estate Developers Private Limited through Directors namely Mr. Sanjay Kakade (Developer First Part), and (1) Mr. Sanjay Kakade (“Vendor No. 1”), (2) Mr. Ashok Yadav (“Vendor No. 2”), (3) i) Smt. Lata Shridhar Dhumal , ii) Mr. Shekhar Shridhar Dhumal and iii) Sau. Vaishali Mahesh Kokate (“Vendor No. 3”), (4) Mr. Yogesh Pimpalkar (“Vendor No. 4”), and Keywest Spaces Private Limited though signatory (1) Bhushan Jain (“Purchasers”) and the aforesaid Vendors transferred the following part of land parcels to the aforesaid Purchasers for consideration and for the terms and conditions stated therein. Further, the following Survey Nos. 130/2/A (old 130/B/1), 130/2/B, 115/3, 115/2,





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115/6,115/11, 115/1, 115/7, 115/5, 115/8, 115/12, 115/13 form part of Conveyance Deed. The Developer, Vendor No. 1, Vendor No. 2, Vendor No. 3 and Vendor No. 4 executed a Power of Attorney dated March 04, 2025 registered with the Office of the Sub - Registrar Mulshi-2 at serial no. 7008/2025 whereby the Developer, Vendor No. 1, Vendor No. 2, Vendor No. 3 and Vendor No. 4 granted powers to Purchaser to perform various acts, deeds and things in relation to the development of the said Land

h. By and under the Conveyance Deed dated March 04, 2025 registered with the Office of the Sub - Registrar Mulshi 2 at serial no.7011/2025 ("Conveyance Deed") executed between M/s Kakade Estate Developers Private Limited through Directors namely Mr. Sanjay Kakade (Developer as First Part), and (1) Mr. Sanjay Kakade ("Vendor No. 1"), (2) Mr. Ashok Yadav ("Vendor No. 2"), (3) i) Smt. Lata Shridhar Dhumal , ii) Mr. Shekhar Shridhar Dhumal and iii) Sau. Vaishali Mahesh Kokate ("Vendor No. 3"), (4) Mr. Yogesh Pimpalkar ("Vendor No. 4"), and Kanika Spaces LLP through signatory (1) Bhushan Jain ("Purchasers") and the aforesaid Vendors transferred the following part of land parcels to the aforesaid Purchasers for consideration and for the terms and conditions stated therein. Further, the following Survey Nos. 130/2/A (old 130/B/1), 130/2/B, 115/3, 115/2, 115/6,115/11, 115/1, 115/7, 115/5, 115/8, 115/12, 115/13 form part of Conveyance Deed. The Developer, Vendor No. 1, Vendor No. 2, Vendor No. 3 and Vendor No. 4 executed a Power of Attorney dated March 04, 2025 registered with the Office of the Sub - Registrar Mulshi-2 at serial no. 7013/2025 whereby the Developer, Vendor No. 1, Vendor No. 2, Vendor No. 3 and Vendor No. 4 granted powers to Purchaser to perform various acts, deeds and things in relation to the development of the said Land

i. By and under the Special Irrevocable Power of Attorney dated March 04,2025 registered with the office of Sub – Registrar Mulshi 2 at serial no. 7014/2025 executed by Mr. Sanjay Dattatraya Kakade, Mr. Ashok Gajanan Yadav, Smt. Lata Shridhar Dhumal, Mr. Shekhar Shridhar Dhumal, Sau. Vaishali Mahesh Kokate legal heirs of Late Mr. Shridhar Dhumal and Mr. Yogesh Dattatray Pimpalkar ("said Owners") in favor of Kakade Estate





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Developers Private Limited ("KEDPL") in respect of 130/2/A (Old 130/B/1), 113/2, 143, 115/3, 105/4, 105/1, 111, 105/2, 111, 123/1, 130/2/B, 125/3, 107, 108, 115/2, 115/6, 115/11, 118/2, 122/2, 124, 106/1B, 106/1C, 7/3, 7/4, 106/2A, 106/1A, 109, 114, 115/1, 115/7, 116, 115/5, 110, 115/8, 115/12, 119/1, 125/4, 115/13, 203, 202, 8/4, 8/5, 7/1, 8/1, 8/2, 8/3, 8/6

J. It appears that, by and under the Sale Deed dated June 01, 2025 registered with the Office of the Sub - Registrar Haveli – 22 at serial no.11835/2025, Vendor No.1, 2, 3 became the owner of or well and sufficiently entitled and seized and possessed of piece and parcel of land admeasuring 2 Hectares and 37.09 Ares, Survey no.105/1, 105/2, 105/4. the vendors therein sold, transferred and conveyed said Land in favour of Purchaser for the consideration and the terms and conditions stated therein.

Integrated Township Policy (ITP Policy):

That the Developer is in process of developing the Integrated Township on All that piece and parcel of the property being an area admeasuring 53 Hector 83.13 Aar i.e. 5,38,313 Square Meters comprising of the Survey numbers 7/1, 7/3, 7/4, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 105/1, 105/2, 105/3, 105/4, 105/5, 105/6, 105/7, 105/8, 105/9, 105/11/1, 105/12/1. 106/1A, 106/1B, 106/18, 106/1C, 106/2A, 107, 108, 109, 110, 111, 113/2, 114, 115/1, 115/2, 115/3, 115/4, 115/5, 115/6, 115/7, 115/8, 115/10, 115/11, 115/12, 115/13, 116, 118/1, 118/2, 119/1, 119/2, 122/2, 123/1, 124, 125/1, 125/3, 125/4, 130/2A (old 130/B/1), 130/2B, 143, 202, 203 of revenue Village Bhugaon, Taluka Mulshi, Pune, which is within the local limits of Pune Metropolitan Regional Development Authority, Pune and within the jurisdiction of Registration District Pune, Sub District Taluka Mulshi, Pune (the entire land) which includes the Survey nos. of the Subject property of this present title Search Report.

- i) Pursuant to the same Developer, by and under Notification No. TPS/1814/33/C.R.-270/14/UD-13 dated February 25, 2016 issued by the Urban Development Department, the Government of Maharashtra has granted Location Clearance for development of a Special Township for the





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entire land to the Developer as per Section 18(3) of the Maharashtra Regional and Town Planning Act, 1966 ("MRTP Act").

- ii) By and under a Notification No. TPS/1818/1349/C.R. 229/18/UD-13 dated November 20, 2018 the Urban Development Department, Government of Maharashtra, sanctioned revised regulation for Integrated Township Projects
- iii) In pursuance of the same, vide Notification dated August 17, 2022 bearing No. TPS-1814/33/CR-270/14/UD-13 the Urban Development Department, the Government of Maharashtra notified the Entire Land as Integrated Township Project and granted its location clearance for the same.
- iv) By and under a Letter of Intent dated April 6, 2023 as amended by Letter of Intent dated May 30, 2023, Letter of Intent dated June 16, 2023, Letter of Intent dated July 6, 2023, Letter of Intent Dated October 28, 2023 and Letter of Intent dated 28th January 2025 issued by the Collector, Pune, the Entire Land was notified as an Integrated Township Project on the terms mentioned therein.
- v) As per the Proposed Land Use Map and Master Lay Out (hereinafter referred to as "Lay-out Plan / PLU") approved by the Pune Metropolitan Regional Development Authority("PMRDA") on 05th June 2024 and revised Lay-out Plan / PLU is approved on 10th July 2024. The Building Plans are sanctioned on 7th November 2025 vide commencement certificate bearing outward number BMU/Mou.Bhugaon/Sr.No.115/1(P) and other sector-3Mhada/Pra.Kra.1256/24-25/5173 (hereinafter referred to as the "Building Plans"), the Developer is entitled to develop Township with commercial and residential development along with other amenities and infrastructures on entire land which includes the subject land which is more specifically referred as Sector -3 (MHADA).
- vi) On 14th December 2025, the Developer has received the Environment Clearance (EC) to the proposed project under the provision of the EIA notification dated 2006 vide EC identification number EC25B3813MH5311203N bearing file number SIA/MH/INFRA2/546820/2025.





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5) Litigations: - Litigation pending on the said property are as follows: -

1. RCS No. 629/2025 filed before Civil and Criminal Court, Paud, Paud, Pune :

R.C.S. No. 629/2025 is filed before the Court of CJJD and JMFC, Paud, Pune, and the said civil suit is currently ongoing, with the stage of issuance of summons and previously known as RCS No. 1048/2021 filed before Civil Court, Pune. That the said suit RCS No. 1048/2021 is filed by the Plaintiff against the Defendants for partition, Declaration and permanent injunction. That the Plaintiff had also filed the temporary injunction application at Exh. 5. The Hon'ble court was please to reject the same. And the Plaintiff has filed the appeal against the order on Exh. 5. The said Appeal No. 235/2023 is pending before the Hon'ble court, Pune. The said RCS No.1048/2021 is transferred to Hon'ble Civil Court, Paud and the same is numbered as 629/2025. (R.C.S. 1048/2021 Number changed to paud Court-RCS No. 629/2025).

2. MCA No. 235/2023 filed before Civil Court, Pune:

MCA No. 235/2023 is pending before the Hon'ble District Court, Pune and is presently at the stage of judgment. During pendency of the appeal, the death of certain respondents resulted in abatement. Applications were filed for condonation of delay, setting aside abatement, and for bringing legal representatives on record. By a common order dated 28.02.2025, the Hon'ble Court found the reasons satisfactory and condoned delays of 26 days and 60 days. Accordingly, the abatement was set aside, directions were issued to implead legal heirs, and the matter now awaits final judgment.

3. Special Civil Suit No. 2100/2024 filed before Civil Court, Pune:

The present suit is filed for partition, separate possession, allotment, determination of shares, and grant of continuous prohibitory injunction in respect of ancestral and undivided agricultural properties bearing Survey Nos. 115/5, 115/8, 115/12 and other allied lands situated in Pune District, wherein the plaintiff and defendants No. 1 to 22 hold undivided joint family shares, no lawful partition





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having taken place till date, as reflected from the pedigree annexed to the plaint. The plaintiff seeks separation and allotment of their lawful share by metes and bounds and prays for transmission of the allotment order to the District Collector, Pune, under Section 54 of the Code of Civil Procedure. The plaintiff has challenged the Power of Attorney dated 25/06/1997 and various registered sale deeds executed between 1997 and 2013, contending that the same are unauthorized and not binding on the plaintiff's undivided share, and has sought a permanent and continuing injunction restraining defendants No. 1 to 33 from creating any third-party rights or altering the suit properties. The Civil Court at Pune has issued summons and show-cause notices, including reissuance of summons, and till date the matter is pending at the stage of issuance of notice and filing of written statements by the parties.

Pune

Dated this _7th day of February 2026.



Pooja Sargade
Advocate

ADV. POOJA SARGADE