

Date: 18/02/2026

FORMAT-A
(Circular No. 28/2021)

To,
MAHARERA
Pune

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to **Plot admeasuring 00 Hectare 30 Ares i.e. 3000 sq. mtrs** having a revenue assessment of **Rs.0.22 Paise carved out of land totally admeasuring 02 Hectare 00 Ares**, and having a revenue assessment of **Rs 1.47 Paise**, bearing Survey No. **246/2A/2** lying, being and situated at **Village Lohegaon, Taluka Haveli, District Pune - 411047** which is within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, District Pune. Such land admeasuring 00 Hectare 30 Ares i.e. 3000 sq. mtrs is bounded more particularly as under:

On or towards

- East** : By Property of Mr. Joseph & of Sirvi Jai Bhavani Seva Sanstha, in same survey number;
South : By Abutting 20 ft. Road and property of Sirvi Jai Bhavani Seva Sanstha;
West : By property of Mr. Sachin Khandve in same survey number;
North : By Survey No. 247 Part;

(Hereinafter referred to as the **"said Plot"**)

- 1) I have investigated the title of the said Plot owned by **M/s. Prasun Associates represented through its Partner Mr.Sunil Nandlal Chawla**, on the request of the **Developer/Promoter/Land Owner M/s. Prasun Associates represented through its Partner Mr.Sunil Nandlal Chawla** and the following documents i.e. :-

1. DESCRIPTION OF PROPERTY:

All that piece and parcel of land admeasuring **00 Hectare 30 Ares i.e. 3000 sq. mtrs** having a revenue assessment of **Rs.0.22 Paise carved out of land totally admeasuring 02 Hectare 00 Ares**, and having a revenue assessment of **Rs 1.47 Paise**, bearing Survey No. **246/2A/2** lying, being and situated at **Village Lohegaon, Taluka Haveli, District Pune - 411047** which is within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, District Pune. Such land admeasuring 00 Hectare 30 Ares i.e. 3000 sq. mtrs is bounded more particularly as under:



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- East** : By Property of Mr. Joseph & of Sirvi Jai Bhavani Seva Sanstha, in same survey number;
South : By Abutting 20 ft. Road and property of Sirvi Jai Bhavani Seva Sanstha;
West : By property of Mr. Sachin Khandve in same survey number;
North : By Survey No. 247 Part;

2. THE DOCUMENTS OF ALLOTMENT OF THE PLOT:

1. Sale Deed dated 27/06/1960 and registered with the office of the Sub-Registrar of Assurances Haveli No.1, Pune at Serial No. **1078/1960**, and executed by Bhikulal Savleram Gujar as the Vendor therein in favour of (i) Vitthal Narayan Khandve, (ii) Tukaram Narayan Khandve, (iii) Dnyanoba Narayan Khandve, all three being minors represented through Natural Guardian father Narayan Shankar Khandve, as the Purchasers therein.
2. R.T.S of the **Partition Order bearing No. TaHaO/Vatap/121/1985** dated 07/01/1986 passed by the Hon'ble Tehsildar Haveli, Pune regarding the partition of the lands at Village Lohegaon, Taluka Haveli, District Pune between members of the Khandve family.
3. Sale Deed dated 15/07/1995 and registered on 09/08/1995 with the office of the Sub-Registrar of Assurances Haveli No.8, Pune at Serial No.**3614/1995** and executed by Mr. Sachin Vitthal Khandve as the Vendor therein in favour of Mr. Binu Samson Varghese and Mr. Valliparambil Samuel Varghese as the Purchasers therein, in respect of all that piece and parcel of land admeasuring 00 Hectare 30 Ares having a revenue assessment of Rs.0.22 Paise carved out of land totally admeasuring 02 Hectare 00 Ares, and having a revenue assessment of Rupees 1.47 Paise, bearing Survey No. 246/2A/2 lying, being and situated at Village Lohegaon, Taluka Haveli, District Pune.
4. General Power of Attorney dated 24/08/2015 and registered on 24/08/2015 with the office of the Sub-Registrar of Assurances Haveli No. 10, Pune at Serial No. **9363/2015** and executed by Mr. Binu Samson Varghese as the Grantor therein in favour of his father Mr. Valliparambil Samuel Varghese as the Attorney therein.
5. Deed of Correction (Without Consideration) dated 08/04/2025 registered on 08/04/2025 with the office of the Sub-Registrar of Assurances Haveli No.10 Pune at Serial No.**11363/2025** and executed by Mr. Sachin Vitthal



Khandve as the Vendor therein in favour of Mr. Binu Samson Varghese and Mr. Valliparambil Samuel Varghese as the Purchasers therein, in respect of all that piece and parcel of land admeasuring 00 Hectare 30 Ares having a revenue assessment of Rs.0.22 Paise carved out of land totally admeasuring 02 Hectare 00 Ares, and having a revenue assessment of Rs. 1.47 Paise, bearing Survey No. 246/2A/2 lying, being and situated at Village Lohegaon, Taluka Haveli, District Pune.

6. Sale Deed dated 05/06/2025 and registered on 05/06/2025 with the office of the Sub-Registrar of Assurances Haveli No. 11, Pune at Serial No. **14185/2025** and executed by (i) Binu Samson Varghese through Power of Attorney Holder Valliparambil Samuel Varghese & (ii) Valliparambil Samuel Varghese, as the Vendors therein with consent of Ganesh Pandharinath Awate as the Consenting Party therein in favour of M/s. Prasun Associates represented through its Partner Mr. Sunil Nandlal Chawla as the Purchaser therein, in respect of all that piece and parcel of land admeasuring 00 Hectare 30 Ares having a revenue assessment of Rs.0.22 Paise and carved out of land totally admeasuring 02 Hectare 00 Ares having a revenue assessment of Rs. 1.47 Paise and bearing Survey No. 246/2A/2 lying, being and situated at Village Lohegaon, Taluka Haveli, District Pune.
7. Irrevocable Power of Attorney dated 05/06/2025 and registered on 05/06/2025 with the office of the Sub-Registrar of Assurances Haveli No. 11, Pune at Serial Nos. **14186/2025** and executed by (i) Binu Samson Varghese through Power of Attorney Holder Valliparambil Samuel Varghese & (ii) Valliparambil Samuel Varghese, as the Grantors therein in favour of M/s. Prasun Associates represented through its Partner Mr. Sunil Nandlal Chawla as the Attorney therein, in respect of all that piece and parcel of land admeasuring 00 Hectare 30 Ares having a revenue assessment of Rs.0.22 Paise and carved out of land totally admeasuring 02 Hectare 00 Ares having a revenue assessment of Rs. 1.47 Paise and bearing Survey No. 246/2A/2 lying, being and situated at Village Lohegaon, Taluka Haveli, District Pune.
8. **Two Public notices both dated 09/04/2025** issued in the name of Adv. Aancil Mani in the daily newspapers Times of India and Prabhat respectively and the **No Objection Certificate dated 09/05/2025** issued by Adv. Aancil Mani.
9. **30 years Index-II Search Report dated 14/02/2026** of the land bearing Survey No. 246/2A/2, Village Lohegaon, Taluka Haveli, District Pune issued by Adv. Jaya Narawade.



3. 7/12 EXTRACTS AND MUTATION ENTRIES:

- i. 7/12 extracts of the land originally bearing **Survey No.246/0**, Village Lohegaon for the years 1943/1944 to 1952/1953.
- ii. 7/12 extracts of the land bearing **Survey No.246/1**, Village Lohegaon for the years 1955/1956 to 1966/1967.
- iii. 7/12 extracts of the land bearing **Survey No.246/1/1**, Village Lohegaon for the years 1967/1968 to 1976/1977, 1978/1979 to 1989/1990, 1983/1984.
- iv. 7/12 extracts of the land bearing **Survey No.246/2A**, Village Lohegaon for the years 1961/1962 to 1965/1966, 1967/1968 to 1977/1978, 1978/1979 to 1990/1991, 1983/1984.
- v. 7/12 extracts of the land bearing **Survey No.246/2B**, Village Lohegaon for the years 1963/1964 to 1966/1967, 1978/1979 to 1987/1988, 1983/1984.
- vi. 7/12 extracts of the land bearing **Survey No.246/2A/2**, Village Lohegaon for the years 1991/1992 to 2007/2008, 2006/2007 to 2013/2014, 2017/2018 to 2019/2020, 2019/2020 (latest digital copy dated 06/02/2026).
- vii. Letter dated 18/02/2025 bearing No. Abhi/SR/660/2025 issued by the office of the Tehsildar Haveli, Pune regarding the non-availability of **(i)** 7/12 extract of Survey No. 246/2A/2 for the years 1930 to 1942, 1962 to 1964, **(ii)** Mutation Entry No. 20, **(iii)** Mutation Entry Nos. 1446, 4244, 4245.
- viii. Mutation Entry Nos. 4286, 4447, 4561, 7055, 9090, 9091 (incomplete), 9345, 10901, 10911, 16027, 16028, 16579, 16580, 16581, 16597, 24104, 25507, 25739, 27154, 29706, 29709, 39969, 39970, 39971, 40084, 40562, 40563, 40731, 40845, 42201, 42510, 42687, 42705, 42790, 42828, 42891, 42895, 42929, 43347, 43417, 43424, 43561, 43634, 43811, 44118, 44316, 44562, 44696, 44772, 44777, 44983, 44984, 45691, 45692, 45742, 45947, 46131, 46201, 46555, 46810, 47201, 47443, 48327, 48630, 48899, 48920, 49266, 49569, 50327, 52078, 53035, 54190, 54400, 55247, 56105, 56587, 58181, 58615, 58945, 59136, 59371, 59518, 60011, 60108, 60109.

4. SEARCH REPORT FOR 30 YEARS:

Index-II Search Report dated 14/02/2026, issued by Adv. Jaya B. Narawade alongwith its Original Search Receipt/Challan/Pavti, in respect of the land bearing Survey No. 246/2A/2 at Village Lohegaon, Taluka Haveli, District Pune.



- 2) On perusal of the above mentioned documents relating to the title of the said Plot I am of the opinion that the title of the Plot Owner M/s. Prasun Associates represented through its Partner Mr.Sunil Nandlal Chawla, to the said Plot is clean, marketable, without encumbrances and without litigation.

Owner of the said Plot: M/s.Prasun Associates represented through its Partner Mr.Sunil Nandlal Chawla.

- 1) All that piece and parcel of land admeasuring **00 Hectare 30 Ares i.e. 3000 sq. mtrs** having a revenue assessment of **Rs.0.22 Paise** carved out of land totally admeasuring **02 Hectare 00 Ares**, and having a revenue assessment of **Rs 1.47 Paise**, bearing Survey No. 246/2A/2 lying, being and situated at **Village Lohegaon, Taluka Haveli, District Pune - 411047** which is within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, District Pune. Such land admeasuring **00 Hectare 30 Ares i.e. 3000 sq. mtrs** is bounded more particularly as under:

On or towards

- East** : By Property of Mr. Joseph & of Sirvi Jai Bhavani Seva Sanstha, in same survey number;
South : By Abutting 20 ft. Road and property of Sirvi Jai Bhavani Seva Sanstha;
West : By property of Mr. Sachin Khandve in same survey number;
North : By Survey No. 247 Part;

- 2) Not Applicable.
3) Not Applicable.
4) Qualifying comments/remarks, if any:- None
- 3) The report, reflecting the flow of the title of the Owner M/s. Prasun Associates represented through its Partner Mr.Sunil Nandlal Chawla, to the said Plot is clean, marketable, without encumbrances and without litigation and is enclosed herewith as an Annexure.

Date: 18/02/2026

Aancil Mani

Adv. Aancil Mani



Aancil Mani
Advocate

Address: Bldg No.2, Sandhya Nagar, Someshwarwadi, Pashan, Pune- 411008.
Contact: +91-9545510711, E-Mail: adv.aancilmani@gmail.com

Date: 18/02/2026

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(Circular No. 28/2021)

To,
MAHARERA
Pune

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) **7/12 extract:** 7/12 extract as on date of application for registration reflects the name of **M/s. Prasun Associates represented through its Partner Mr. Sunil Nandlal Chawla** as the owner of the "said Plot" i.e. all that piece and parcel of land admeasuring **00 Hectare 30 Ares i.e. 3000 sq. mtrs having a revenue assessment of Rs.0.22 Paise carved out of land totally admeasuring 02 Hectare 00 Ares, and having a revenue assessment of Rs 1.47 Paise, bearing Survey No. 246/2A/2 lying, being and situated at Village Lohegaon, Taluka Haveli, District Pune-411047** which is within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, District Pune. Such land admeasuring 00 Hectare 30 Ares i.e. 3000 sq. mtrs is bounded more particularly as under:

On or towards

- East :** By Property of Mr. Joseph & of Sirvi Jai Bhavani Seva Sanstha, in same survey number;
South : By Abutting 20 ft. Road and property of Sirvi Jai Bhavani Seva Sanstha;
West : By property of Mr. Sachin Khandve in same survey number;
North : By Survey No. 247 Part;

2) Mutation Entry:

1. Upon perusal of the Letter dated 18/02/2025 bearing No. Abhi/SR/660/2025 issued by the office of the Tehsildar Haveli, Pune, inter-alia it appears that the **7/12 extract for the years 1930 to 1942** of the land *originally* bearing Survey No. 246 are not available in their records. It also appears therefrom that the **Mutation Entry No. 20** is not available in the records of the office of the Tehsildar Haveli, Pune. I have relied upon the contents of such letter as being true and correct.



2. Upon perusal of the **7/12 extracts for the years 1943/1944 to 1952/1953** (copy partially faint and partially torn) of the land originally bearing **Survey No. 246/0**, Village Lohegaon, Taluka Haveli, District Pune it appears that such land was recorded to be owned by one Bhikalal Savleram Gujar whose name was duly recorded in the owner's column thereof vide **Mutation Entry No. 1446** and that the total area thereof admeasured 55 Acre 03 Guntha (comprising of cultivable area admeasuring 49 Acre 32 Guntha and potkharab area admeasuring 05 Acre 11 Guntha) and that such land was having a revenue assessment of 20 Rupees 00 Aana 00 Pai. The remarks in the other rights column are not legible and hence I am unable to offer my comments thereon. It also appears that such land was freehold in nature as regards its occupancy class.

The copy of the afore-stated **Mutation Entry No. 1446** has not been provided for my perusal and hence I am unable to offer my comments thereon. Further, upon perusal of the Letter dated 18/02/2025 bearing No. Abhi/SR/660/2025 issued by the office of the Tehsildar Haveli, Pune inter-alia it appears that Mutation Entry No. 1446 is not available in their records. I have relied upon the contents of such letter as being true and correct. Further, the Village Form 7-A appended to the 7/12 extract of such land originally bearing Survey No. 246/0 reflects the remark that between the year 1943 to 1948, the cultivable area of such land was being cultivated by Dagdu Maruti Pande and then by Namdev Ganpati Khese and others and hence the same was recorded as being under mode of cultivation 'Reet-3' and then 'Reet-4'. Thereafter, in the year 1949/1950, the land owner himself began cultivating area admeasuring 25 Acre 32 Guntha which was evidenced by the mode of cultivation being recorded as being 'Reet-1' whereas the balance cultivable area admeasuring 24 Acre was being cultivated by Namdev Ganpati Khese which was evidenced by the mode of cultivation being recorded as being 'Reet-4'. Thereafter from the year 1950 onwards the entire cultivable area was being cultivated by the land owner himself which was evidenced by the mode of cultivation being recorded as being 'Reet-1'.

3. Upon perusal of the subsequent 7/12 extracts it appears that the same position of ownership continued till around the year 1960 whereby such land continued to be recorded to be owned by the said Bhikalal Savleram Gujar. Further, the Village Form 7-A appended to the 7/12 extract of such land originally bearing Survey No. 246/0 reflects the remark that out of the cultivable area of such land (which cultivable area admeasured 49 Acre 32 Guntha) the area admeasuring around 40 Acre 11 Guntha was cultivated by the owner himself whereas the balance area



admeasuring around 09 Acre 21 Guntha was recorded as 'being with the military' during the year 1956/1957 and 1957/1958 and thereafter from the year 1958/1959 onwards, such remark of 'being with the military' was recorded for the reduced area admeasuring 00 Acre 34 Guntha.

4. From the subsequent 7/12 extracts and documents of title, an inference can be drawn that in the year 1960, the said Bhikalal Savleram Gujar (owner of land bearing Survey No. 246/0 admeasuring 55 Acre 03 Guntha) sold such land in two parts i.e. the first part being the land admeasuring 25 Acre 03 Guntha was sold to (i) Vitthal Narayan Khandve, (ii) Tukaram Narayan Khandve, (iii) Dnyanoba Narayan Khandve being minor represented through Natural Guardian father Narayan Shankar Khandve and that such land parcel was numbered in the revenue records as being Survey No. 246/1 whereas the second part being the land admeasuring 30 Acre 00 Guntha was sold to Narayan Shankar Khandve and that such land parcel was numbered in the revenue records as being Survey No. 246/2.
5. Upon perusal of the Sale Deed dated 27/06/1960 and registered with the office of the Sub-Registrar of Assurances Haveli No.1, Pune at Serial No. **1078/1960**, and executed by Bhikulal Savleram Gujar as the Vendor therein in favour of (i) Vitthal Narayan Khandve, (ii) Tukaram Narayan Khandve, (iii) Dnyanoba Narayan Khandve, all three being minors represented through Natural Guardian father Narayan Shankar Khandve, as the Purchasers therein, it appears that the said Vendor Bhikulal Savleram Gujar sold, transferred and conveyed unto and in favour of the said Purchasers Vitthal Narayan Khandve & 2 others, all that piece and parcel of land admeasuring 25 Acre 03 Guntha (comprising of cultivable area admeasuring 19 Acre 32 Guntha and potkharab area admeasuring 05 Acre 11 Guntha) located on the south side and carved out of the land bearing Survey No. 246/0, Village Lohegaon, Taluka Haveli, District Pune, at or for the consideration of Rs.15,000/- and on the terms and conditions more particularly mentioned therein. From the revenue records provided to me, it appears that such sale transaction came to be recorded in **Mutation Entry No.4245**. However, a copy of the afore-stated Mutation Entry No. 4245 has not been provided for my perusal and hence I am unable to offer my comments thereon.
6. Further, upon perusal of the 7/12 extracts for the years 1961/1962 to 1965/1966 of the land bearing **Survey No.246/2A**, Village Lohegaon (copy faint and partially torn) totally admeasuring 30 Acre 00 Guntha, an inference can be drawn that in the year 1960, such land had been numbered as



Survey No. 246/2 in the revenue records upon it having been sold by Bhikalal Savleram Gujar to the Purchaser Narayan Shankar Khandve and that such sale transaction had been recorded in Mutation Entry No. 4244 accordingly the name of the Purchaser Narayan Shankar Khandve came to be recorded as the owner of such land admeasuring 30 Acre. Thereby, it appears that due to such sale transactions mentioned in Mutation Entry No. 4244 and 4245 respectively, the land originally bearing Survey No. 246/0 was divided into two parts and came to be re-numbered as such in the revenue records i.e.

- (a) Survey No. 246/1 totally admeasuring 25 Acre 03 Guntha (comprising of cultivable area admeasuring 19 Acre 32 Guntha and potkharab area admeasuring 05 Acre 11 Guntha) came to be owned by (i) Vitthal Narayan Khandve, (ii) Tukaram Narayan Khandve, (iii) Dnyanoba Narayan Khandve, all being minors represented through their Natural Guardian father Narayan Shankar Khandve;
- (b) Survey No. 246/2 totally admeasuring 30 Acre (comprising entirely of cultivable area) came to be owned by Narayan Shankar Khandve.

Thereby, a rebuttable inference can be drawn that the Sale Deed of land admeasuring 30 Acre (which sale transaction had been recorded in Mutation Entry No. 4244) in favour of Narayan Shankar Khandve had been executed just immediately before the Sale Deed of the land admeasuring 25 Acre 03 Guntha (which sale transaction had been recorded in Mutation Entry No. 4245) in favour of his sons (i) Vitthal Narayan Khandve, (ii) Tukaram Narayan Khandve, (iii) Dnyanoba Narayan Khandve, all being minors represented through Natural Guardian father Narayan Shankar Khandve. However, the copy of the afore-stated Mutation Entry Nos. 4244 and 4245 have not been provided for my perusal and hence I am unable to offer my comments thereon. Further, upon perusal of the Letter dated 18/02/2025 bearing No. Abhi/SR/660/2025 issued by the office of the Tehsildar Haveli, Pune inter-alia it appears that **Mutation Entry Nos. 4244 and 4245** are not available in their records. I have relied upon the contents of such letter as being true and correct.

(Note: As informed to me by the Client, the Sale Deed dated 27/06/1960 and registered with the office of the Sub-Registrar of Assurances Haveli No.1, Pune at Serial No. 1078/1960 of the area admeasuring 25 Acre 03 Guntha has been traced by the client and the certified copy of the same has been obtained from the concerned S.R.O. as the reference of such sale deed has appeared in the subsequent Sale Deed No. 9010/2007, but the Sale Deed of the land admeasuring 30 Acre has not been traced



by the client as the reference & details of the same has never been mentioned in the subsequent documents of title and the same has not been traceable by the client and the same continues to be untraceable in the absence of Mutation Entry No. 4244. A copy of such Sale Deed of 30 Acre needs to be provided for my perusal and hence my opinion on title of the said Land is subject thereto.)

7. Thereby, upon a combined perusal of the (i) 7/12 extracts of the land bearing **Survey No.246/1**, Village Lohegaon for the years 1955/1956 to 1966/1967 and (ii) 7/12 extracts of the land bearing **Survey No.246/2A**, Village Lohegaon for the years 1961/1962 to 1965/1966, 1967/1968 to 1977/1978, it appears that:
- (a) the name of the said Bhikulal Savleram Gujar came to be deleted from the owner's column of the 7/12 extract of the land bearing Survey No. 246/1 totally admeasuring 25 Acre 03 Guntha (comprising of cultivable area admeasuring 19 Acre 32 Guntha and potkharab area admeasuring 05 Acre 11 Guntha) and in place thereof the names of the said Purchasers (i) Vitthal Narayan Khandve, (ii) Tukaram Narayan Khandve, (iii) Dnyanoba Narayan Khandve, all being minors represented through Natural Guardian father Narayan Shankar Khandve, came to be recorded as the owners of such land.
 - (b) the name of the said Bhikulal Savleram Gujar came to be deleted from the owner's column of the 7/12 extract of the land bearing Survey No. 246/2 totally admeasuring 30 Acre Guntha (comprised entirely of cultivable area) and in place thereof the name of the said Purchaser Narayan Shankar Khandve, came to be recorded as the owner of such land.
8. Upon perusal of **Mutation Entry No. 4286** dated 01/07/1962, it appears that portions of certain lands at Village Lohegaon including portions out of the lands bearing Survey No. 246/1 and Survey No. 246/2 had been notified in the Notification dated 03/03/1962 bearing No. PMC/1160/2205/C issued by the Urban Development and Public Health Department and the supporting Order dated 22/05/1962 bearing No. WS/1/745/62 issued by the Hon'ble Mamledar Haveli and thereby the remark of the same was to be recorded in the other rights column of the 7/12 extracts of such lands. The 7/12 extracts of the lands bearing Survey No. 246/1 and Survey No. 246/2 and the lands which have emanated out of the same reflect the inclusion of such remark and name of the Pune Municipal Corporation in the other rights column thereof vide the afore-stated Mutation Entry No. 4286. (Note: Even presently, such remark/name of Pune



Municipal Corporation continues to be recorded in the other rights column of the 7/12 extracts of all the lands which emanated out of Survey No. 246/1 and Survey No. 246/2.)

9. Upon perusal of **Mutation Entry No. 4447** dated 01/01/1965, it appears that it is mentioned therein that the said Narayan Shankar Khandve alongwith one Krishna Shankar Khandve, gave an application to the revenue authorities that they had partitioned some lands amongst themselves and hence the same should be permitted and the revenue records should be corrected accordingly. Inter-alia it thereby appears that a land bearing Survey No. 164/4+5/0 (with which we are not concerned here) came to be recorded in the name of the said Krishna Shankar Khandve whereas the land bearing Survey No. 246/2B admeasuring 18 Acre came to be recorded in the name of Narayan Shankar Khandve and Vitthal Narayan Khandve being minor represented through his Natural Guardian father Narayan Shankar Khandve.

(Note: (1) Inter-alia it appears that thereby the land earlier bearing Survey No. 246/2 came to be divided into two parts viz Survey No. 246/2A and Survey No. 246/2B and the parties/allottees therein had acted upon the partition and were in actual possession of their respective shares as per such partition. (2) The said Mutation Entry No. 4447 does not mention any details of the Partition Order which had been passed by the Mamlatdar/revenue authorities at that time, for sanctioning the partition of the lands stated above.)

10. **Mutation Entry No. 4561** has been recorded on the subsequent 7/12 extracts of the land bearing Survey No. 246/1. However, upon actual perusal of the said Mutation Entry No. 4561 dated .../12/1967 (copy partially torn and partly faint hence date is also illegible), it appears that the same relates to Survey Nos. 63/1A and 63/1B; thereby such mutation entry does not relate to Survey Nos. 246/0 or 246/1 or 246/1/1 or 246/2A or 246/2B.
11. Thereby, upon a combined perusal of the (i) 7/12 extracts of the land bearing **Survey No.246/2A**, Village Lohegaon for the years 1967/1968 to 1977/1978 and (ii) 7/12 extracts of the land bearing **Survey No.246/2B**, Village Lohegaon for the years 1963/1964 to 1966/1967, it appears that the effect of the said Mutation Entry No. 4447 came to be recorded on the 7/12 extract of the land hitherto bearing Survey No. 246/2 totally admeasuring 30 Acre (having a revenue assessment of 11 Rupees 00 Aana 00 Pai) and thereby such land came to be divided into two parts viz



- (a) Survey No. 246/2A totally admeasuring 12 Acre and having a revenue assessment of 04 Rupees 06 Aana 00 Pai was recorded to be owned by Narayan Shankar Khandve alone.
- (b) Survey No. 246/2B totally admeasuring 18 Acre and having a revenue assessment of 06 Rupees 10 Aana 00 Pai was recorded to be owned by Narayan Shankar Khandve and Vitthal Narayan Khandve being minor represented through his Natural Guardian father Narayan Shankar Khandve.
12. As regards the land bearing Survey No. 246/1 (admeasuring 25 Acre 03 Guntha), from the subsequent 7/12 extracts it appears that such land to be further divided into two parts/hissa i.e. Survey No. 246/1 (admeasuring 05 Acre) and Survey No. 246/1/1 (admeasuring 20 Acre 03 Guntha). Upon perusal of the 7/12 extracts of the land bearing **Survey No.246/1/1**, Village Lohegaon for the years 1967/1968 to 1976/1977 it appears that such division had taken place. Further, upon perusal of the Village Form 7-A, it appears that in the year 1972/1973, the land admeasuring 05 Acre had been leased out to (1) Captain Arvind Govardhan Sane, (2) Shivram Baburao Yalgaonkar for a period of 10 years vide Lease Deed. Thereby, the balance cultivable land admeasuring 14 Acre 32 Guntha alongwith the potkharab area admeasuring 05 Acre 11 Guntha, collectively admeasuring 20 Acre 03 Guntha came to be re-numbered in the revenue records as being Survey No. 246/1/1 whereas the 05 Acre land leased out to the said (1) Captain Arvind Govardhan Sane, (2) Shivram Baburao Yalgaonkar continued to be numbered in the revenue records as being Survey No. 246/1. The copy of such Lease Deed has not been provided to me for my perusal and the same needs to be provided. There appears to be no separate mutation entry regarding such lease deed, but we are not concerned with the further devolution of such 05 Acre land eitherway.
13. Thereby, inter-alia it appears that the afore-stated Khandve family members remained concerned with the lands collectively admeasuring 50 Acre 03 Guntha comprising of:-
- (i) **Survey No. 246/1/1** totally admeasuring 20 Acre 03 Guntha recorded to be owned by (i) Vitthal Narayan Khandve, (ii) Tukaram Narayan Khandve, (iii) Dnyanoba Narayan Khandve, all being minors represented through Natural Guardian father Narayan Shankar Khandve;
- (ii) **Survey No. 246/2A** totally admeasuring 12 Acre recorded to be owned by Narayan Shankar Khandve



(iii) **Survey No. 246/2B** totally admeasuring 18 Acre recorded to be owned by Narayan Shankar Khandve and Vitthal Narayan Khandve being minor represented through his Natural Guardian father Narayan Shankar Khandve

14. Upon perusal of **Mutation Entry No. 7055** dated 25/05/1976, it appears that on 25/05/1976 the said (1) Narayan Shankar Khandve, (2) Vitthal Narayan Khandve and (3) Tukaram Narayan Khandve, availed a loan of Rs. 7500/- from the Canara Bank Lohegaon Branch in respect of their lands bearing Survey No. 246/1/1 & Survey No. 246/2A and hence the charge of the said Canara Bank was to be recorded in the other rights column of the 7/12 extract of such lands. Accordingly, upon perusal of the 7/12 extracts of the land bearing **Survey No.246/1/1**, Village Lohegaon for the years 1967/1968 to 1976/1977 and also the 7/12 extracts of the land bearing **Survey No.246/2A**, Village Lohegaon for the years 1967/1968 to 1977/1978, it appears that the effect of such Mutation Entry No. 7055 had been recorded thereon and thereby the name and charge of the Canara Bank Lohegaon Branch for the loan amount of Rs. 7500/- came to be recorded in the other rights column of the 7/12 extracts of such lands.
15. Upon perusal of **Mutation Entry No. 9090** dated 10/10/1977, it appears that Dnyanoba Narayan Khandve (the youngest son of Narayan Shankar Khandve) had died in the year 1964 at the age of 07 years leaving behind his father, mother and two brothers viz Narayan Shankar Khandve, Parvatibai Narayan Khandve, Vitthal Narayan Khandve and Tukaram Narayan Khandve as his only legal heirs in respect of the land bearing Survey No. 246/1/1, Village Lohegaon. Accordingly the names of such legal heirs were recorded in the Legal Heirs Register at Entry No. 70.

Accordingly, upon perusal of the 7/12 extracts of the land bearing **Survey No.246/1/1**, Village Lohegaon for the years 1967/1968 to 1976/1977, it appears that the effect of such Mutation Entry No. 9090 had been recorded thereon and thereby the name of Late Dnyanoba Narayan Khandve came to be deleted from the owner's column of such 7/12 extract; further as the names of his father and two brothers were already recorded in the owner's column hence only the name of his mother Parvatibai Narayan Khandve came to be added and recorded in the owner's column of such 7/12 extract. It further appears that at that time the remark of 'minors represented through their natural guardian father' also came to be deleted as the surviving two sons Vitthal and Tukaram had already attained the age of majority in the year 1977. (Note: A copy of the death certificate of



the afore-said minor Dnyanoba Narayan Khandve has not been provided to me for my perusal; the same needs to be provided.)

16. Upon a combined perusal of the (i) 7/12 extracts for the years 1978/1979 to 1989/1990, 1983/1984 of the land bearing **Survey No.246/1/1**, Village Lohegaon, (ii) 7/12 extracts for the years 1967/1968 to 1977/1978, 1983/1984 of the land bearing **Survey No.246/2A**, Village Lohegaon, (iii) 7/12 extracts for the years 1978/1979 to 1987/1988, 1983/1984 of the land bearing **Survey No.246/2B**, Village Lohegaon it appears that the 'Decimal System' i.e. provisions of the Indian Coinage Act 1955 and the Standards of Weights and Measurements Act 1976 were implemented on the revenue records of the lands at Village Lohegaon and thereby the lands hitherto recorded in Acre-Guntha system came to be recorded in Hectare-Are-Point system and further the revenue assessment of such lands which were hitherto recorded in the Rupees-Aana-Pai system came to be recorded in the Rupees-Naye Paise system. Thereby, inter-alia it appears that:-

- (i) The area measurement of the land bearing **Survey No. 246/1/1** totally admeasuring 20 Acre 03 Guntha (comprising of cultivable area admeasuring 14 Acre 32 Guntha and potkharab area admeasuring 05 Acre 11 Guntha) came to be changed to being recorded as 08 Hectare 12 Ares (comprising of cultivable area admeasuring 05 Hectare 99 Ares and potkharab area admeasuring 02 Hectare 13 Ares) and having a revenue assessment of Rs. 7.20 Paise. Such land was owned by (i) Vitthal Narayan Khandve, (ii) Tukaram Narayan Khandve, (iii) Narayan Shankar Khandve and (iv) Parvatibai Narayan Khandve as evidenced by the 7/12 extracts for the years 1983/1984 of the land bearing **Survey No.246/1/1**, Village Lohegaon;
- (ii) The area measurement of the land bearing **Survey No. 246/2A** totally admeasuring 12 Acre (comprising entirely of cultivable area) came to be changed to being recorded as 04 Hectare 86 Ares (comprising entirely of cultivable area) and having a revenue assessment of Rs. 4.37 Paise. Such land was owned by by Narayan Shankar Khandve as evidenced by the 7/12 extracts for the years 1983/1984 of the land bearing **Survey No.246/2A**, Village Lohegaon; *(Note: The immediate successive 7/12 extract of such land reflects that the total area was then increased by 00 Hectare 01 Ares by the revenue authorities and thereby recorded as being 04 Hectare 87 Ares subsequently.)*

- (iii) The area measurement of the land bearing **Survey No. 246/2B** totally admeasuring 18 Acre (comprising entirely of cultivable area) came to be changed to being recorded as being 07 Hectare 28 Ares and having a revenue assessment of Rs. 6.63 Paise. Such land was owned by Narayan Shankar Khandve and Vitthal Narayan Khandve, as evidenced by the 7/12 extracts for the years 1983/1984 of the land bearing **Survey No.246/2B**, Village Lohegaon; *(Note: The area conversion of 18 Acres should actually have been recorded as being 720 Ares but was actually recorded by the revenue authorities as being 728 Ares).*
17. **Mutation Entry No. 9091** dated 10/10/1977 does not relate to any of the afore-stated lands.
18. Upon perusal of **Mutation Entry No. 9345** dated 20/06/1980, it appears that the said (1) Narayan Shankar Khandve, (2) Vitthal Narayan Khandve and (3) Tukaram Narayan Khandve, had fully repaid the loan of Rs. 7500/- to the Canara Bank Lohegaon Branch and hence the charge of the said Canara Bank was extinguished and was to be deleted from the other rights column of the 7/12 extract of the lands bearing Survey No. 246/1/1 & Survey No. 246/2A. Accordingly, upon perusal of the 7/12 extracts of the land bearing **Survey No.246/1/1**, Village Lohegaon for the years 1978/1979 to 1989/1990 and also the 7/12 extracts of the land bearing **Survey No.246/2A**, Village Lohegaon for the years 1978/1979 to 1990/1991, it appears that the effect of such Mutation Entry No. 9345 had been recorded thereon and thereby the name and charge of the Canara Bank Lohegaon Branch for the loan amount of Rs. 7500/- came to be deleted from the other rights column of the 7/12 extracts of such lands.
19. **Mutation Entry No. 10901** dated 24/12/1985 does not relate to any of the afore-stated lands. It needs to be deleted from the 7/12 extracts by making an application to that effect to the revenue authorities.
20. Upon a combined perusal of the R.T.S. pertaining to the Partition Order bearing No. TaHaO/Vatap/121/1985 dated 07/01/1986 passed by the Hon'ble Tehsildar Haveli, Pune regarding the partition of the lands at Village Lohegaon, Taluka Haveli, District Pune between members of the Khandve family, it appears that on 15/12/1984, the said Narayan Shankar Khandve, his wife Parvatibai Narayan Khandve and their two sons Tukaram Narayan Khandve & Vitthal Narayan Khandve, made and gave an application to the revenue authorities that they had partitioned their family owned lands at Village Lohegaon bearing



Survey No. 246/1/1, Survey No. 246/2A and Survey No. 246/2B amongst their family members and had acted upon the same and were in actual possession of their respective shares as per such partition and hence the same was to be permitted and recorded by the revenue authorities. Accordingly, on 18/11/1985 and 20/11/1985, the partition notice was given by the revenue authorities and the Partition Udghoshna was given on 20/11/1985. The Notice to all the co-sharers of such partition was given on 17/12/1985 and the same was also published on 17/12/1985. Thereafter the Partition Hearing date was fixed on 20/12/1985. Subsequently, on 26/12/1985, the jabab for the partition was given by the members of the Khandve family including by Vitthal Narayan Khandve who signed such jabab on behalf of his three sons all of whom were minors. Accordingly the Partition Order bearing No. TaHaO/Vatap/121/1985 dated 07/01/1986 passed by the Hon'ble Tehsildar Haveli, Pune regarding the partition of the lands at Village Lohegaon, Taluka Haveli, District Pune between members of the Khandve family, came to be passed. As per the Partition Order the names of the land owners and area recorded against their names was as follows:

Srl. No.	Survey No.	Area (in Ares)	Name of Owner
1.	246/1(P) South Side	637 Ares (499R+ 138R)	Tukaram Narayan Khandve
2.	246/2B West Side	450 Ares	Umesh Tukaram Khandve (minor through Natural Guardian Father Tukaram Narayan Khandve)
3.	246/2A(P) West Side	40 Ares	Raviraj Tukaram Khandve (minor through Natural Guardian Father Tukaram Narayan Khandve)
4.	246/1/1(P) North Side	176 Ares	Vitthal Narayan Khandve
5.	246/2A(P)	247 Ares	Dnyaneshwar Vitthal Khandve (minor through Natural Guardian Father Vitthal Narayan Khandve)
6.	246/2B East side	278 Ares	Vishwas Vitthal Khandve (minor through Natural Guardian Father Vitthal Narayan Khandve)
7.	246/2A(P)	200 Ares	Sachin Vitthal Khandve (minor through Natural Guardian Father Vitthal Narayan Khandve)

Such Partition Order came to be recorded in **Mutation Entry No. 10911** dated 15/01/1986. Further, Upon perusal of the subsequent revenue records it further appears therefrom that the effect of the said Partition Order bearing No. TaHaO/Vatap/121/1985 dated 07/01/1986 passed by the Hon'ble Tehsildar Haveli, Pune was given on the concerned 7/12 extracts. Thereby, it appears that from the date of the partition ie. approx. around 15/12/ 1984, the respective allottees were in possession of their respective shares of lands and the same was subsequently sanctioned by the revenue authorities vide the afore-stated Partition Order dated 07/01/1986.

(Note: The 7/12 extracts for the years 1986 to 1990 of the land bearing Survey No.246/2A/2, Village Lohegaon have not been given to me for my perusal; the same needs to be so provided.)

Upon perusal of the 7/12 extracts of the land bearing **Survey No.246/2A/2**, Village Lohegaon for the years 1991/1992 to 2007/2008, it appears that on account of the afore-stated Partition Order, a fresh and separate 7/12 extract bearing Survey No. 246/2A/2 came to be prepared and that the name of Sachin Vitthal Khandve minor through Natural Guardian Father Vitthal Narayan Khandve came to be recorded in the owner's column thereof and that the total area of such land was recorded to admeasure 200 Ares i.e. 02 Hectare 00 Ares having a revenue assessment of Rs. 1.47 Paise.

- 21.** From the subsequent revenue records, it appears that upon attaining the age of majority the said Sachin Vitthal Khandve got done the private plotting of such land bearing Survey No. 246//2A/2 and started selling plots of varying sizes defined by metes and bounds to various purchasers. Some of the purchasers of such plots have thereafter sold/mortgaged their respective plot/(s) of land further to various other persons whereas some mutation entries pertain to the recording of the names of legal heirs of the purchasers of some plots. The various transactions pertaining to the sale of such private plots are recorded in Mutation Entry Nos. 16027, 16028, 16579, 16580, 16581, 16597, 24104, 25507, 25739, 27154, 29706, 29709, 39969, 39970, 39971, 40084, 40562, 40563, 40731, 40845, 42201, 42510, 42687, 42705, 42790, 42828, 42891, 42895, 42929, 43347, 43417, 43424, 43561, 43634, 43811, 44316, 44562, 44696, 44772, 44777, 44983, 44984, 45691, 45692, 45742, 45947, 46131, 46201, 46555, 46810, 47201, 47443, 48327, 48630, 48899, 48920, 49266, 49569, 50327, 52078, 53035, 54190, 55247, 56105, 56587, 58181, 58615, 58945, 59136, 59371, 59518, 60011, 60108, 60109. All of such transactions are mentioned in Tabular format hereinbelow. Out of



all such mutation entries we are only concerned with **Mutation Entry No.16581** (related to sale of 00 Hectare 30 Ares plot of land by Sachin Vitthal Khandve to Binu Samson Varghese and his father Valliparambil Samuel Varghese in year 1995) and **Mutation Entry No.58945** (related to the further sale of 00 Hectare 30 Ares plot of land by Binu Samson Varghese and his father Valliparambil Samuel Varghese to M/s. Prasun Associates in the year 2025).

22. The various sale transactions of various plots by the said Sachin Vitthal Khandve and subsequently the further sale/mortgage/reconveyance of mortgage transactions by some of the first purchasers in favour of other persons and some mutation entries pertain to the recording of the names of legal heirs of the purchasers of some plots, are all mentioned hereinbelow, in tabular format.

S. No.	Particulars
1	Mutation Entry No. 16027 dated 16/02/1996 reflects that Sachin Vitthal Khandve sold the land admeasuring 00 Hectare 20 Ares carved out of the land bearing Survey No. 246/2A/2, to Kanal Kathudil Thomas Joseph on 09/08/1995 for a sum of Rs.3,00,000/-. The Apatrak No. 4008/95 was prepared in respect of the sale.
2	Mutation Entry No. 16028 dated 16/02/1996 reflects that Sachin Vitthal Khandve sold the land admeasuring 00 Hectare 20 Ares carved out of the land bearing Survey No. 246/2A/2, to Bini Joseph on 09/08/1995 for a sum of Rs.3,00,000/-. The Apatrak No. 4009/95 was prepared in respect of the sale.
3	Mutation Entry No. 16579 dated 22/10/1996 reflects that Sachin Vitthal Khandve sold the land admeasuring 00 Hectare 10 Ares carved out of the land bearing Survey No. 246/2A/2, to Mathew Valliparambil Samuel on 15/05/1995 for a sum of Rs.4,32,000/-. The Apatrak No. 3612/95 was prepared in respect of the sale.
4	Mutation Entry No. 16580 dated 22/10/1996 reflects that Sachin Vitthal Khandve sold the land admeasuring 00 Hectare 20 Ares carved out of the land bearing Survey No. 246/2A/2, to Viruthakari Mathew Thomas on 15/05/1995 for a sum of Rs.3,00,000/-. The Apatrak No. 3613/95 was prepared in respect of the sale.
5	Mutation Entry No. 16581 dated 22/10/1996 reflects that Sachin Vitthal Khandve sold the land admeasuring 00 Hectare 30 Ares carved out of the land bearing Survey

	No. 246/2A/2, to Mr. Binu Samson Varghese on 15/07/1995 for a sum of Rs.4,50,000/-. The Apatrak No. 3614/1995 was prepared in respect of the sale. (Note: Inadvertently, such Mutation Entry No. 16581 had only mentioned the name of the said Mr. Binu Samson Varghese and had left out the name of his father/co-purchaser Mr. Valliparambil Samuel Varghese.)
6	Mutation Entry No. 16597 dated 22/10/1996 is not related to the land bearing Survey No. 246/2A/2 and is related to the land bearing Survey No. 122/4. (Note: The same needs to be deleted from the 7/12 extract of the land bearing Survey No. 246/2A/2, Village Lohegaon by making appropriate application to that effect.)
7	Mutation Entry No. 24104 dated 13/10/2005 reflects that Sachin Vitthal Khandve alongwith Parmindar Laxminarayan Singh and Vilas Thanmal Palresha sold the land admeasuring 227 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Mrs. Shaila Balasaheb Pardeshi on 31/04/2004 for a sum of Rs.6,00,000/- vide Sale Deed No. 2730/2004.
8	Mutation Entry No. 25507 dated 31/10/2007 (cancelled) reflects that Sachin Vitthal Khandve alongwith Dnyaneshwar Vitthal Khandve, through their Power of Attorney Holder Vilas Thanmal Palresha through his Power of Attorney Holder Meenhaj Mobin Chavhan sold the land admeasuring 191.73 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Nanasaheb Genuji Waghchoure on 09/06/2005 for a sum of Rs.5,60,000/- vide Sale Deed No. 4903/2005.
9	Mutation Entry No. 25739 dated 02/01/2008 reflects that Sachin Vitthal Khandve alongwith Dnyaneshwar Vitthal Khandve and Ujjwala Vilas Palresha with the consent of Vilas Thanmal Palresha through his Power of Attorney Holder Sanjay Vishnu Kuregavde sold the land admeasuring 1479.56 sq. mtrs carved out of the land bearing Survey No. 246/2A/2 and the land admeasuring 399.78 sq. mtrs carved out of the land bearing Survey No. 246/2A/1, to Ajay Bhagwandas Agarwal & Nandlal Nagarmal Agarwal on 15/12/2007 for a sum of Rs.30,34,800/- vide Sale Deed No. 9010/2007.
10	Mutation Entry No. 27154 dated 25/11/2008 reflects that the Hon'ble Tehsildar Haveli imposed a fine of Rs.2,48,600/- on Sachin Vitthal Khandve pertaining to

	the Mining Royalty under the Mines and Minerals Act and the fine was to be recorded in the other rights column of the 7/12 extract of Survey No. 246/2A/2.
11	Mutation Entry No. 29706 dated 16/01/2010 reflects that Sachin Vitthal Khandve with the consent of Vitthal Narayan Khandve sold the land admeasuring 100 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Anil Laxman Gawas on 04/12/2009 for a sum of Rs.2,40,000/- vide Sale Deed No. 8069/2009.
12	Mutation Entry No. 29709 dated 26/01/2010 reflects that Sachin Vitthal Khandve with the consent of Vitthal Narayan Khandve sold the land admeasuring 100 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Surekha Vilas Karche on 04/12/2009 for a sum of Rs.2,40,000/- vide Sale Deed No. 8068/2009.
13	Mutation Entry No. 39969 dated 04/10/2013 reflects that Sachin Vitthal Khandve sold the land admeasuring 115.19 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Mahadev Anant Kale on 07/09/2013 for a sum of Rs.6,25,000/- vide Sale Deed No. 7696/2013.
14	Mutation Entry No. 39970 dated 04/10/2013 reflects that Sachin Vitthal Khandve sold the land admeasuring 115.19 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Sachin Dattatray Kolekar on 07/09/2013 for a sum of Rs.6,25,000/- vide Sale Deed No. 7395/2013.
15	Mutation Entry No. 39971 dated 04/10/2013 reflects that Sachin Vitthal Khandve sold the land admeasuring 185.87 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Rajesh Dattatray Kulkarni and Rajeshree Rajesh Kulkarni on 07/09/2013 for a sum of Rs.10,00,000/- vide Sale Deed No. 7394/2013.
16	Mutation Entry No. 40084 dated 08/11/2013 reflects that Balasaheb Rajaram Pardeshi and Thakur Balasaheb Pardeshi with the consent of Sachin Vitthal Khandve sold the land admeasuring 225 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Kanchan Sachin Khandve on 19/09/2013 for a sum of Rs. 10,00,000/- vide Sale Deed No. 908/2013.
17	Mutation Entry No. 40562 dated 07/03/2014 reflects that Ajay Bhagwandas Agarwal with the consent of Nandlal Nagarmal Agarwal sold the land admeasuring



	92.93 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Narender Singh s/o Mohan Singh on 05/03/2014 for a sum of Rs. 5,10,000/- vide Sale Deed No. 2187/2014.
18	Mutation Entry No. 40563 dated 07/03/2014 reflects that Ajay Bhagwandas Agarwal with the consent of Nandlal Nagarmal Agarwal sold the land admeasuring 139.35 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Gurpal Singh s/o Jeet Singh on 05/03/2014 for a sum of Rs.7,65,000/- vide Sale Deed No. 2190/2014.
19	Mutation Entry No. 40731 dated 05/05/2014 reflects that Ajay Bhagwandas Agarwal with the consent of Nandlal Nagarmal Agarwal sold the land admeasuring 185.80 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Jagdeep Singh s/o Harcharan Singh on 05/03/2014 for a sum of Rs. 10,20,000/- vide Sale Deed No. 2191/2014.
20	Mutation Entry No. 40845 dated 04/06/2014 reflects that Ajay Bhagwandas Agarwal with the consent of Nandlal Nagarmal Agarwal sold the land admeasuring 185.80 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Manju Jaswantsingh Parihar on 27/05/2014 for a sum of Rs. 10,00,000/- vide Sale Deed No. 4035/2014 (Haveli No.8).
21	Mutation Entry No. 42201 dated 18/08/2015 reflects that Ajay Bhagwandas Agarwal with the consent of Nandlal Nagarmal Agarwal sold the land admeasuring 185.80 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Savita Ramesh Borde on 09/04/2015 for a sum of Rs. 10,00,000/- vide Sale Deed No. 3596/2015 (Haveli No.8).
22	Mutation Entry No. 42510 dated 23/12/2015 reflects that Ajay Bhagwandas Agarwal with the consent of Nandlal Nagarmal Agarwal sold the land admeasuring 1000 sq. ft carved out of the land bearing Survey No. 246/2A/2, to Ashutoshkumar Shrivastava on 16/12/2015 for a sum of Rs. 5,00,000/- vide Sale Deed No. 11709/2015 (Haveli No.8).
23	Mutation Entry No. 42687 dated 23/12/2015 reflects that Kanchan Sachin Khandve sold the land admeasuring 225 sq. mtrs carved out of the land bearing

	Survey No. 246/2A/2, to Deepak Das and Shivani Deepak Das on 27/10/2015 for a sum of Rs. 12,00,000/- vide Sale Deed No. 10294/2015 (Haveli No.8).
24	Mutation Entry No. 42705 dated 29/02/2016 reflects that Nandlal Nagarmal Agarwal sold the land admeasuring 162.57 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Priyanka Shibaprasanna Burman on 13/01/2016 for a sum of Rs. 7,95,000/- vide Sale Deed No. 396/2016 (Haveli No.8).
25	Mutation Entry No. 42790 dated 28/03/2016 reflects that Virutha Katil Mathew Thomas with the consent of Pradeep Mathew Thomas sold the land admeasuring 00 Hectare 20 Ares carved out of the land bearing Survey No. 246/2A/2, to Sachin Vitthal Khandve and Vishwas Vitthal Khandve on 06/08/2015 for a sum of Rs.1,00,00,000/- vide Sale Deed No. 7839/2015 (Haveli No.8).
26	Mutation Entry No. 42891 dated 05/05/2016 reflects that Sachin Vitthal Khandve and Dnyaneshwar Vitthal Khandve , through Power of Attorney Holder Ujjwala Vilas Palresha through Power of Attorney Holder Vilas Thanmal Palresha through Power of Attorney Holder Surekha Narendra Rajguru sold the land admeasuring 243 sq. mtrs carved out of the land bearing Survey No. 246/2A/2 to Surekha Narendra Rajguru on 31/03/2016 for a sum of Rs. 4,00,000/- vide Sale Deed No. 3876/2016 (Haveli No. 6) read with the Correction Deed dated 20/04/2016 registered at Serial No. 4451/2016 (Haveli No. 6).
27	Mutation Entry No. 42895 dated 07/05/2016 reflects that Ajay Bhagwandas Agarwal sold the land admeasuring 90.39 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Maruti Babaji Shinde on 03/05/2016 for a sum of Rs.5,50,000/- vide Sale Deed No. 3676/2016 (Haveli No.8).
28	Mutation Entry No. 42929 dated 18/05/2016 reflects that Nandlal Nagarmal Agarwal sold the land admeasuring 200 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Tushar Shivaji Shinde on 11/03/2016 for a sum of Rs.11,00,000/- vide Sale Deed No. 2149/2016 (Haveli No.8).
29	Mutation Entry No. 43417 dated 28/03/2016 reflects that Sachin Vitthal Khandve and Vishwas Vitthal

	Khandve sold the land admeasuring 6000 sq. ft i.e. 557.41 sq. mtrs i.e. 00 Hectare 5.57 Ares carved out of their self-acquired land admeasuring 00 Hectare 20 Ares carved out of the land bearing Survey No. 246/2A/2, to Kavita Vilas Chate on 29/04/2017 for a sum of Rs.46,00,000/- vide Sale Deed No. 4081/2017 (Haveli No.8).
30	Mutation Entry No.43424 dated 03/07/2017 reflects that Kanal Kathudil Thomas Joseph through his Power of Attorney Holder Bini Joseph with the consent of Sachin Vitthal Khandve and Vishwas Vitthal Khandve sold the land admeasuring 6000 sq. ft i.e. 557.41 sq. mtrs i.e. 00 Hectare 5.57 Ares carved out of self-acquired land admeasuring 00 Hectare 20 Ares carved out of the land bearing Survey No. 246/2A/2, to Ajaykumar Kisanrao Tandale on 01/06/2017 for a sum of Rs.46,00,000/- vide Sale Deed No. 5212/2017 (Haveli No.8). Further, as the Index-II of such Sale Deed had wrongly mentioned the name of the Village as being Dhanori instead of the correct village name of Lohegaon, hence a Correction Deed dated 22/06/2017 was registered at Serial No. 6023/2017.
31	Mutation Entry No.43561 dated 01/10/2017 reflects that on 02/08/2017 Surekha Narendra Rajguru had availed a loan of Rs. 75,00,000/- from the Pune Cantonment Co-operative Bank Limited Yerawada vide Mortgage Deed bearing Serial No. 8509/2017 and accordingly a charge of the said loan amount was created in respect of the land owned by the said Surekha Narendra Rajguru in the land bearing Survey No. 246/2A/2, Village Lohegaon.
32	Mutation Entry No. 43424 dated 24/10/2017 reflects that Nandlal Nagarmal Agarwal sold the land admeasuring 1400 sq. ft i.e. 130.06 sq. mtrs carved out of his self-acquired land out of the land bearing Survey No. 246/2A/2, to Bharati Chandraksh Naik and Gayatri Mahadev Naik on 01/06/2017 for a sum of Rs. 9,00,000/- vide Sale Deed No. 5628/2016 (Haveli No.8).
33	Mutation Entry No. 43811 dated 05/01/2018 reflects that Narender Singh s/o Mohan Singh (as Vendor No.1) and Jagdeep Singh s/o Harcharan Singh (as Vendor No.2) , sold the land collectively admeasuring 1500 sq. ft i.e 139.38 sq. mtrs comprising of the land admeasuring 92.93 sq. mtrs i.e. 1000 sq. ft of Vendor No.1 and land

	admeasuring 500 sq. ft i.e. 46.45 sq. mtrs out of the land of Vendor No.2, to Akshay Ashok Zheple , on 11/05/2017 for a sum of Rs.11,50,000/- vide Sale Deed No. 4490/2017 (Haveli No.8)
34	Mutation Entry No. 44316 dated 28/07/2018 reflects that Bini Joseph sold the (i) land admeasuring 278.70 sq. mtrs carved out of his self-acquired land out of the land bearing Survey No. 246/2A/2, to Vaishali Maruti Salunkhe on 20/04/2018 for a sum of Rs. 24,00,000/- vide Sale Deed No. 5506/2018 (Haveli No.17) and (ii) land admeasuring 92.93 sq. mtrs carved out of his self-acquired land out of the land bearing Survey No. 246/2A/2, to Sangappa Irappa Kumbhar on 20/03/2018 for a sum of Rs.8,00,000/- vide Sale Deed No. 4062/2018 (Haveli No.25).
35	Mutation Entry No. 44562 dated 03/10/2018 reflects that Kanal Kathudil Thomas Joseph through his Power of Attorney Holder Bini Joseph with the consent of Sachin Vitthal Khandve and Vishwas Vitthal Khandve sold (i) the land admeasuring 2000 sq. ft i.e. 185.80 sq. mtrs carved out of his self-acquired land carved out of the land bearing Survey No. 246/2A/2, to Sachin Ashok Nagarkar & Chetan Ashok Nagarkar on 22/06/2017 for a sum of Rs.17,00,000/- vide Sale Deed No. 6021/2017 (Haveli No.8); (ii) the land admeasuring 1500 sq. ft i.e. 139.35 sq. mtrs carved out of his self-acquired land carved out of the land bearing Survey No. 246/2A/2, to Mahesh Shivaji Kumbhar & Puja Vijay Kumbhar on 22/06/2017 for a sum of Rs.11,41,000/- vide Sale Deed No. 6022/2017 (Haveli No.8).
36	Mutation Entry No. 44696 dated 17/10/2018 reflects that Kanal Kathudil Thomas Joseph through his Power of Attorney Holder Bini Joseph with the consent of Sachin Vitthal Khandve and Vishwas Vitthal Khandve sold the land admeasuring 1500 sq. ft i.e. 139.35 sq. mtrs carved out of his self-acquired land carved out of the land bearing Survey No. 246/2A/2, to Suvarna Vishwas Zhol on 22/06/2017 for a sum of Rs.11,41,000/- vide Sale Deed No. 6019/2017 (Haveli No.8);
37	Mutation Entry No. 44772 dated 29/10/2018 reflects that Bini Joseph sold the land admeasuring 1608 sq. ft i.e. 149.38 sq. mtrs carved out of his self-acquired land out of the land bearing Survey No. 246/2A/2, to Nirpen Bishwas & Swapna Nirpen Bishwas on 20/03/2018 for a

	sum of Rs. 12,25,000/- vide Sale Deed No. 4061/2018 (Haveli No.25).
38	Mutation Entry No. 44777 dated 29/10/2018 reflects that Jagdeep Singh s/o Harcharan Singh sold the land admeasuring 1500 sq. ft i.e. 139.40 sq. mtrs carved out of his self-acquired land out of the land bearing Survey No. 246/2A/2, to Santosh Bhaskar Dhawale on 15/05/2017 for a sum of Rs.11,00,000/- vide Sale Deed No. 4600/2017 (Haveli No.8)
39	Mutation Entry No. 44983 dated 17/11/2018 reflects that Bini alias Bino Joseph through Admitting Power of Attorney Holder Vishwas Vitthal Khandve with the consent of Sachin Vitthal Khandve and Vishwas Vitthal Khandve sold the land admeasuring 1000 sq. ft i.e. 92.90 sq. mtrs carved out of his self-acquired land out of the land bearing Survey No. 246/2A/2, to Nikhil Ankush Yewale & Shubhangi Ashok Yewale on 15/09/2018 for a sum of Rs. 8,25,000/- vide Sale Deed No. 13710/2018 (Haveli No.17).
40	Mutation Entry No. 44984 dated 17/11/2018 reflects that Bini alias Bino Joseph through Admitting Power of Attorney Holder Vishwas Vitthal Khandve with the consent of Sachin Vitthal Khandve and Vishwas Vitthal Khandve sold the land admeasuring 2000 sq. ft i.e. 185.80 sq. mtrs carved out of his self-acquired land out of the land bearing Survey No. 246/2A/2, to Laxmi Sunil Mudgol & Sunil Murgappa Mudgol on 15/09/2018 for a sum of Rs. 16,50,000/- vide Sale Deed No. 13709/2018 (Haveli No.17).
41	Mutation Entry No. 45691 dated 02/08/2019 reflects that Sachin Vitthal Khandve and Vishwas Vitthal Khandve sold the land admeasuring 2500 sq. ft i.e. 232.25 sq. mtrs carved out of the self-acquired land carved out of the land bearing Survey No.246/2A/2, to Sudhakar Pandurang Mane on 28/05/2019 for a sum of Rs. 23,00,000/- vide Sale Deed No. 4111/2019 (Hvl No.8).
42	Mutation Entry No. 45692 dated 02/08/2019 reflects that Surekha Vikas Karche and Vikas Vasantrao Karche sold the land admeasuring 100 sq. mtrs carved out of her self-acquired land carved out of the land bearing Survey No.246/2A/2, to Vimal Bhola Tamboli & Bhola Hukumchand Tamboli on 05/10/2018 for a sum

	of Rs.25,00,000/- vide Sale Deed No.7256/2018 (Hvl No.8).
43	Mutation Entry No. 45742 dated 05/08/2019 reflects that Kanal Kathudil Thomas Joseph through his Power of Attorney Holder Bini Joseph sold the land admeasuring 2000 sq. ft i.e. 185.87 sq. mtrs carved out of his self-acquired land carved out of the land bearing Survey No. 246/2A/2, to Gaurav Pareek on 16/02/2018 for a sum of Rs.16,00,000/- vide Sale Deed No. 2257/2018 (Haveli No.17);
44	Mutation Entry No. 45947 dated 14/08/2019 reflects that Bini Joseph sold the land admeasuring 1000 sq. ft i.e. 92.93 sq. mtrs carved out of his self-acquired land carved out of the land bearing Survey No. 246/2A/2, to Aakash Balasaheb Chavhan on 16/02/2018 for a sum of Rs.8,00,000/- vide Sale Deed No. 7189/2018 (Haveli No.17);
45	Mutation Entry No. 46131 dated 22/08/2019 reflects that Kanal Kathudil Thomas Joseph through his Power of Attorney Holder Bini Joseph sold the land admeasuring 2000 sq. ft i.e. 185.80 sq. mtrs carved out of his self-acquired land carved out of the land bearing Survey No. 246/2A/2, to Vilas Selarka on 16/02/2018 for a sum of Rs.16,00,000/- vide Sale Deed No. 2256/2018 (Haveli No.17);
46	Mutation Entry No. 46555 dated 16/09/2019 reflects that Priyanka Shibaprasanna Burman sold the land admeasuring 1750 sq. ft carved out of the land bearing Survey No. 246/2A/2, to Gopal Balkishan Agarwal on 18/05/2018 for a sum of Rs. 13,50,000/- vide Sale Deed No. 3683/2018 (Haveli No.8).
47	Mutation Entry No. 46810 dated 17/10/2018 reflects that Kanal Kathudil Thomas Joseph through his Power of Attorney Holder Bini Joseph with the consent of Sachin Vitthal Khandve and Vishwas Vitthal Khandve sold the land admeasuring 1500 sq. ft i.e. 139.35 sq. mtrs carved out of his self-acquired land carved out of the land bearing Survey No. 246/2A/2, to Suvarna Vishwas Zhol on 22/06/2017 for a sum of Rs.11,41,000/- vide Sale Deed No. 6019/2017 (Haveli No.8);
48	Mutation Entry No. 47201 dated 17/10/2018 reflects that Kanal Kathudil Thomas Joseph through his Power

	of Attorney Holder Bini Joseph with the consent of Sachin Vitthal Khandve and Vishwas Vitthal Khandve sold the land admeasuring 1500 sq. ft i.e. 139.35 sq. mtrs carved out of his self-acquired land carved out of the land bearing Survey No. 246/2A/2, to Sangeeta Yashwant Sarode on 11/08/2017 for a sum of Rs.11,50,000/- vide Sale Deed No. 7985/2017 (Haveli No.8);
49	Mutation Entry No. 47443 dated 19/12/2019 reflects that Bini alias Bino Joseph through Admitting Power of Attorney Holder Vishwas Vitthal Khandve with the consent of Sachin Vitthal Khandve and Vishwas Vitthal Khandve sold the land admeasuring 2000 sq. ft i.e. 185.80 sq. mtrs carved out of his self-acquired land out of the land bearing Survey No. 246/2A/2, to Yogeshwar Ashok Devkar & Moreshwar Ashok Devkar on 12/10/2018 for a sum of Rs. 17,65,000/- vide Sale Deed No. 14911/2018 (Haveli No.17).
50	Mutation Entry No. 48327 reflects that Vijay Shankar Awale sold the land admeasuring 0.0199 H-R (i.e.119 sq. mtrs) carved out of the land bearing Survey No. 246/2A/2, to Atul Shankar Bangar, Prabhakar Manohar Balla, Pramodkumar Manohar Balla, Vishakha Atul Bangar on 10/02/2020 for a sum of Rs. 20,00,000/- vide Sale Deed No. 2462/2020. <i>(Note: I have not come across the earlier Mutation Entry pertaining to the sale of land to the Vendor herein Vijay Shankar Awale but from the perusal of the Index-II Search Report the Entry No. 14 reflects that the said Vijay Shankar Awale had purchased such land vide Sale Deed dated 27/11/2012 registered at Haveli No. 8 at Serial No. 12076/2012 executed in his favour by Sachin Khandve.)</i>
51	Mutation Entry No. 48630 dated 18/03/2020 reflects that Kanal Kathudil Thomas Joseph through his Power of Attorney Holder Bini Joseph with the consent of Sachin Vitthal Khandve and Vishwas Vitthal Khandve sold (i) the land admeasuring 1500 sq. ft i.e. 139.35 sq. mtrs carved out of his self-acquired land carved out of the land bearing Survey No. 246/2A/2, to Kiran Satish Katara on 17/05/2017 for a sum of Rs.17,00,000/- vide Sale Deed No. 4661/2017 (Haveli No.8); (ii) the land admeasuring 1500 sq. ft i.e. 139.35 sq. mtrs carved out of his self-acquired land carved out of the land bearing Survey No. 246/2A/2, to Deepika Satish Katara on 17/05/2017 for a sum of Rs.17,00,000/- vide Sale Deed No. 4662/2017

	(Haveli No.8);
52	Mutation Entry No. 48899 dated 03/07/2020 reflects that Vaishali Maruti Salunkhe availed a loan of Rs. 30,00,000/- from the Janhit Nagari Sahkari Patsanstha Maryadit by mortgaging her share admeasuring 00 Hectare 2.78 Ares in the land bearing Survey No. 246/2A/2 vide the Mortgage Deed dated 02/07/2020 registered at Serial No. 5634/2020 (Haveli No.16).
53	Mutation Entry No. 48920 dated 12/07/2020 reflects that Sachin Vitthal Khandve and Vishwas Vitthal Khandve sold the land admeasuring 0.0465 H-R (i.e.465 sq. mtrs) carved out of their self-acquired land admeasuring 00 Hectare 12.11 Ares carved out of the land bearing Survey No. 246/2A/2, to Ajaykumar Kisanrao Tandale on 01/06/2017 for a sum of Rs.40,00,000/- vide Sale Deed No. 5980/2020.
54	Mutation Entry No. 49266 dated 08/09/2020 reflects that Bini Joseph sold the land admeasuring 1000 sq. ft i.e. 92.90 sq. mtrs carved out of his self-acquired land carved out of the land bearing Survey No. 246/2A/2, to Vaishali Sunil Kashid on 25/05/2018 for a sum of Rs.8,00,000/- vide Sale Deed No. 7190/2018 (Haveli No.17)
55	Mutation Entry No. 49569 dated 04/10/2020 reflects that Vaishali Maruti Salunkhe had earlier availed a loan of Rs.30,00,000/- from the Janhit Nagari Sahkari Patsanstha Maryadit by mortgaging her share in the land bearing Survey No. 246/2A/2 vide the Mortgage Deed dated 02/07/2020 registered at Serial No. 5634/2020 (Haveli No.16). Accordingly the letter dated 10/07/2020 was issued by the said financial institution for recording its charge in the other rights column of the 7/12 extract of such land.
56	Mutation Entry No.50327 dated 08/12/2020 reflects that Prakash Mukundrao Khokle sold the land admeasuring 1000 sq. ft i.e. 92.90 sq. mtrs carved out of the land bearing Survey No. 246/2A/2, to Pradeep Bhaurao Wagh & Pallavi Pradeep Wagh on 15/03/2019 for a sum of Rs. 10,00,000/- vide Sale Deed No. 2641/2019. (Note: I have not come across the earlier Mutation Entry pertaining to the sale of land to the Vendor herein Prakash

	<i>Mukundrao Khokle but from the perusal of the Index-II Search Report the Entry No. 55 reflects that the said Prakash Mukundrao Khokle had purchased such land vide Sale Deed dated 03/04/2018 registered at Haveli No. 17 at Serial No. 4584/2018 executed in his favour by Bini Joseph)</i>
57	Mutation Entry No. 52078 dated 06/10/2021 reflects that Sachin Vitthal Khandve and Vishwas Vitthal Khandve sold the land admeasuring 750 sq. ft i.e. 69.67 sq. mtrs carved out of their self-acquired land carved out of the land bearing Survey No. 246/2A/2, to Megha Mohan Dhone on 27/04/2017 for a sum of Rs.6,00,000/- vide Sale Deed No. 4026/2017.
58	Mutation Entry No. 53035 dated 02/02/2022 reflects that Surekha Narendra Rajguru had availed a loan of Rs. 7,50,000/- from the Pune Cantonment Sahkari Bank Limited Yerawada which was repaid with interest and thereby the Release Deed had been executed in respect of the repayment of such loan. Accordingly, upon receipt of the letter/NOC from the said Bank the charge of the said loan was deleted from the other rights column of the land bearing Survey No. 246/2A/2, Village Lohegaon.
59	Mutation Entry No. 54190 dated 10/11/2022 reflects that Vaishali Maruti Salunkhe availed a loan of Rs. 43,00,000/- from the Janhit Nagari Sahkari Patsanstha Maryadit by mortgaging her share admeasuring 00 Hectare 2.78 Ares in the land bearing Survey No. 246/2A/2 vide the Mortgage Deed dated 02/07/2020 registered at Serial No. 19260/2022 (Haveli No.16).
60	Mutation Entry No. 55247 dated 04/07/2023 reflects that reflects that Mathew Valliparambil Samuel sold the land admeasuring 00 Hectare 10 Ares carved out of the land bearing Survey No. 246/2A/2, to Sirvi Jai Bhavani Seva Sanstha through its Trustee President Durgaram Bhagaji Chaudhari and Trustee Secretary Mishrilal Sheraji Chaudhari, on 04/07/2023 for a sum of Rs.1,15,00,000/- vide Sale Deed No.12820/2023 (Haveli No.16)
61	Mutation Entry No. 56105 dated 02/01/2024 reflects that Vaishali Maruti Salunkhe availed a loan of Rs.73,50,000/- from the Awaz Financiers Limited by mortgaging her share admeasuring 00 Hectare 2.56 Ares in the land bearing Survey No. 246/2A/2 vide the

	Mortgage Deed dated 29/12/2023 registered at Serial No. 19032/2023 (Haveli No.3).
62	Mutation Entry No. 56587 dated 02/04/2024 reflects that Sachin Vitthal Khandve and Vishwas Vitthal Khandve sold the land admeasuring 00 Hectare 2.32 Ares carved out of the land bearing Survey No. 246/2A/2, to Sudhakar Pandurang Mane. Thereafter, the said Sachin Vitthal Khandve and Vishwas Vitthal Khandve sold the land admeasuring 00 Hectare 6.76 Ares carved out of the land bearing Survey No. 246/2A/2 and the said Sudhakar Pandurang Mane sold the land admeasuring 00 Hectare 2.32 Ares carved out of the land bearing Survey No. 246/2A/2, to Sirvi Jai Bhavani Seva Sanstha on 29/02/2024 for a collective consideration sum of Rs.1,09,50,000/- vide Sale Deed No. 5182/2024 (Haveli No.11)
63	Mutation Entry No. 58181 dated 07/02/2025 reflects that Rajesh Dattatray Kulkarni and Rajeshree Rajesh Kulkarni , sold the land admeasuring 00 Hectare 1.85 Ares carved out of the land bearing Survey No. 246/2A/2, to Sneha Sagar Shelar on 06/02/2025 for a sum of Rs. 28,00,000/- vide Sale Deed No. 3295/2025 (Haveli No.6)
64	Mutation Entry No. 58615 dated 04/04/2025 reflects that Maruti Babaji Shinde died intestate on 30/04/2023 leaving behind his three sons and wife i.e. (i) Umesh Maruti Shinde, (ii) Ganesh Maruti Shinde, (iii) Naresh Maruti Shinde and (iv) Manisha Maruti Shinde as his legal heirs in respect of his ownership land in the land bearing Survey No. 246/2A/2, Village Lohegaon.
65	Mutation Entry No.58945 dated 11/06/2025 reflects that Binu Samson Varghese through his Power of Attorney Holder Valliparambil Samuel Varghese (also signing for self) , with the consent of Gandesh Pandharinath Awate, had sold the land admeasuring 00 Hectare 30 Ares carved out of the land bearing Survey No. 246/2A/2, to M/s. Prasun Associates through its Partner Mr. Sunil Nandlal Chawla , on 05/06/2025 for a sum of Rs.6,68,00,000/- vide Sale Deed No. 14185/2025 (Haveli No.11)
66	Mutation Entry No.59136 dated 17/07/2025 reflects that Gopal Balkishan Agarwal sold the land admeasuring 00 Hectare 1.62 Ares carved out of the land bearing Survey No. 246/2A/2, to Zaibunissa Ismail Khan on

	18/03/2025 for a sum of Rs. 22,00,000/- vide Sale Deed No. 4899/2025 (Haveli No.14)
67	Mutation Entry No.59371 dated 26/08/2025 reflects that Vaishali Maruti Salunkhe availed a loan of Rs.1,00,00,000/- from the Sundaram Home Finance Limited by mortgaging her share admeasuring 00 Hectare 2.56 Ares in the land bearing Survey No. 246/2A/2 vide the Mortgage Deed dated 25/08/2025 registered at Serial No. 23534/2025 (Haveli No.3).
68	Mutation Entry No.59518 dated 23/09/2025 reflects that Bini Joseph sold the land admeasuring 00 Hectare 1.21 Ares carved out of the land bearing Survey No. 246/2A/2, to Babu Vithoba Jadhav on 09/03/2018 for a sum of Rs.10,00,000/- vide Sale Deed No. 3309/2018 (Haveli No. 17)
69	Mutation Entry No.60011 dated 09/12/2025 reflects that Babu Vithoba Jadhav sold the land admeasuring 00 Hectare 1.21 Ares carved out of the land bearing Survey No. 246/2A/2, to Dr. Vaishali Maruti Salunkhe on 09/12/2025 for a sum of Rs.18,00,000/- vide Sale Deed No. 28931/2025 (Haveli No. 8)
70	Mutation Entry No.60108 dated 19/12/2025 reflects that Mahadev Anant Kale sold the land admeasuring 00 Hectare 1.115 Ares carved out of the land bearing Survey No. 246/2A/2, to Surekha Prithviraj Ranaware on 15/12/2025 for a sum of Rs. 21,10,000/- vide Sale Deed No. 29498/2025 (Haveli No. 8) <i>(Note: I have not come across the earlier Mutation Entry pertaining to the sale of land to the Vendor herein Mahadev Anant Kale but from the perusal of the Index-II Search Report the Entry No. 19 reflects that the said Mahadev Anant Kale had purchased such land vide Sale Deed dated 07/09/2013 registered at Haveli No. 8 at Serial No. 7396/2013 executed in his favour by Sachin Khandve.)</i>
71	Mutation Entry No. 60109 dated 19/12/2025 reflects that Sachin Dattatray Kolekar sold the land admeasuring 00 Hectare 1.115 Ares carved out of the land bearing Survey No. 246/2A/2, to Pratapsinh Eknath Pisal on 15/12/2025 for a sum of Rs. 21,10,000/- vide Sale Deed No. 29499/2025 (Haveli No.8)

23. Apart from the above transactions, the 7/12 extract of the land bearing Survey No. 246/2A/2, Village Lohegaon also reflects **Mutation Entry Nos. 42828, 43347, 44118, 46201 and 54400.** They are explained hereinbelow, as follows:-

- i. Mutation Entry No. 42828** dated 12/04/2016 is not related to Survey No. 246/2A/2, but in fact relates to the death of Vitthal Narayan Khandve (father of Sachin Vitthal Khandve) on 07/03/2015 and recording of the names of his legal heirs being (i) wife Savitrabai Vitthal Khandve (age 65 years), (ii) son Dnyaneshwar Vitthal Khandve (age 47 years), (iii) daughter Ranjana Sunil Harpale (age 43 years), (iv) son Vishwas Vitthal Khandve (age 41 years) and (v) son Sachin Vitthal Khandve (age 39 years), in respect of the land owned by him at Village Lohegaon bearing Survey No. 246/1/1/2 totally admeasuring 176 Ares. The names of such legal heirs were recorded in the Legal Heirs Register at Entry No. 1252.
- ii. Mutation Entry No. 43347** dated 25/06/2017 relates to the correction in the revenue records under the Edit Module of the E-Mutation Entry, for correction of clerical errors and differences between the handwritten revenue records and digital revenue records of the various lands at Village Lohegaon including the land bearing Survey No. 246/2A/2.
- iii. Mutation Entry No. 44118** dated 26/10/2021 relates to the correction in the revenue records under the Edit Module of the E-Mutation Entry, for correction of clerical errors and differences between the handwritten revenue records and digital revenue records of the various lands at Village Lohegaon including the land bearing Survey No. 246/2A/2.
- iv. Mutation Entry No. 46201** dated 26/08/2019 is not related to Survey No. 246/2A/2 and is in fact related to Survey No. 6/6/1/3.
- v. Mutation Entry No. 54400** dated 30/12/2022 reflects that the same pertains to correction of clerical errors pertaining to the names of some of the owners of lands at Village Lohegaon including the land bearing Survey No. 246/2A/2 and other lands.

24. REITERATION OF DEVOLUTION OF THE SAID LAND: As regards the sale transaction of the 00 Hectare 30 Ares land parcel i.e. the **"said Land"**, for the sake of clarity, I am reiterating the sale transaction, hereinbelow:-



- i. Vide Sale Deed dated 15/07/1995 and registered on 09/08/1995 with the office of the Sub-Registrar of Assurances Haveli No. 8, Pune at Serial No. **3614/1995** and executed by Mr. Sachin Vitthal Khandve as the Vendor therein in favour of Mr. Binu Samson Varghese and Mr. Valliparambil Samuel Varghese as the Purchasers therein, the said Vendor Mr. Sachin Vitthal Khandve sold, transferred and conveyed unto and in favour of the said Purchasers Mr. Binu Samson Varghese and Mr. Valliparambil Samuel Varghese, all that piece and parcel of land admeasuring 00 Hectare 30 Ares carved out of land totally admeasuring 02 Hectare 00 Ares, and having a revenue assessment of Rs 1.47 Paise, bearing Survey No. 246/2A/2 lying, being and situated at Village Lohegaon, Taluka Haveli, District Pune, at or for the consideration of Rs. 4,50,000/- and on the terms and conditions more particularly mentioned therein. Such sale transaction was recorded on the revenue records vide **Mutation Entry No. 16581 dated 22/10/1996.** *(Note: Inadvertently, such Mutation Entry No. 16581 had only mentioned the name of the Mr. Binu Samson Varghese and had left out the name of his father/co-purchaser Mr. Valliparambil Samuel Varghese.)*
- ii. Vide General Power of Attorney dated 24/08/2015 and registered on 24/08/2015 with the office of the Sub-Registrar of Assurances Haveli No. 10, Pune at Serial No. **9363/2015** and executed by Mr. Binu Samson Varghese as the Grantor therein in favour of his father Mr. Valliparambil Samuel Varghese as the Attorney therein, the said Mr. Binu Samson Varghese appointed his father Mr. Valliparambil Samuel Varghese, as his duly constituted Attorney to do the various acts, deeds and things in his name and on his behalf, in respect of his various properties, as he has been out of country due to his occupation.
- iii. Vide Deed of Correction (Without Consideration) dated 08/04/2025 registered on 08/04/2025 with the office of the Sub-Registrar of Assurances Haveli No. 10 Pune at Serial No. **11363/2025** and executed by Mr. Sachin Vitthal Khandve as the Vendor therein in favour of (i) Mr. Binu Samson Varghese through Power of Attorney Holder Mr. Valliparambil Samuel Varghese & (ii) Mr. Valliparambil Samuel Varghese, as the Purchasers therein, the said Parties corrected the inadvertent clerical errors regarding the registered Sale Deed dated 15/07/1995 which had been executed between them in respect of all that piece

and parcel of land admeasuring 00 Hectare 30 Ares having a revenue assessment of Rs.0.22 Paise carved out of land totally admeasuring 02 Hectare 00 Ares, and having a revenue assessment of Rs 1.47 Paise, bearing Survey No. 246/2A/2 lying, being and situated at Village Lohegaon, Taluka Haveli, District Pune.

- iv. The public notices in English and vernacular Marathi language each for investigation of title of the above land has been issued by me on **09/04/2025** in the daily newspapers Times of India and Prabhat published at Pune; as no objections were received for such public notices hence I had issued the **No Objection Certificate dated 09/05/2025**.
- v. Vide Sale Deed dated 05/06/2025 and registered on 05/06/2025 with the office of the Sub-Registrar of Assurances Haveli No.11, Pune at Serial No. **14185/2025** and executed by (i) Binu Samson Varghese through Power of Attorney Holder Valliparambil Samuel Varghese & (ii) Valliparambil Samuel Varghese, as the Vendors therein with consent of Ganesh Pandharinath Awate as the Consenting Party therein in favour of M/s. Prasun Associates represented through its Partner Mr. Sunil Nandlal Chawla as the Purchaser therein, the said Vendors (i) Binu Samson Varghese through Power of Attorney Holder Valliparambil Samuel Varghese & (ii) Valliparambil Samuel Varghese with the consent of the Consenting Party Ganesh Pandharinath Awate, had sold, transferred and conveyed unto and in favour of the said M/s. Prasun Associates represented through its Partner Mr. Sunil Nandlal Chawla as the Purchaser therein, the land admeasuring **00 Hectare 30 Ares** (i.e. 3000 sq. mtrs) having a revenue assessment of Rs.0.22 Paise and carved out of land totally admeasuring 02 Hectare 00 Ares having a revenue assessment of Rs. 1.47 Paise and bearing **Survey No. 246/2A/2** lying, being and situated at **Village Lohegaon, Taluka Haveli, District Pune-411047**, at or for the consideration and on the terms and conditions more particularly mentioned therein.
- vi. Further, in support of the said Sale Deed dated 05/06/2025, the said (i) Binu Samson Varghese through Power of Attorney Holder Valliparambil Samuel Varghese & (ii) Valliparambil Samuel Varghese, as the Grantors therein executed the Irrevocable Power of Attorney dated 05/06/2025 and registered on 05/06/2025 with the office of the Sub-Registrar of Assurances Haveli No. 11, Pune at



Serial No. **14186/2025** in favour of M/s. Prasun Associates represented through its Partner Mr. Sunil Nandlal Chawla and appointed the said M/s. Prasun Associates represented through its Partner Mr. Sunil Nandlal Chawla as their Attorney therein, to do the various acts, deeds and things in their name and on their behalf in respect of all that piece and parcel of land admeasuring **00 Hectare 30 Ares** (i.e. 3000 sq. mtrs) having a revenue assessment of Rs.0.22 Paise and carved out of land totally admeasuring 02 Hectare 00 Ares having a revenue assessment of Rs. 1.47 Paise and bearing **Survey No. 246/2A/2** lying, being and situated at **Village Lohegaon, Taluka Haveli, District Pune-411047.**

- vii. **Mutation Entry No. 58945 dated 11/06/2025** reflects the purchase of land admeasuring 00 Hectare 30 Ares i.e. 3000 sq.mtrs having a revenue assessment of Rs.0.22 Paise and carved out of land totally admeasuring 02 Hectare 00 Ares having a revenue assessment of Rs.1.47 Paise and bearing Survey No. 246/2A/2 lying, being and situated at Village Lohegaon, Taluka Haveli, District Pune, by M/s. Prasun Associates represented through its Partner Mr. Sunil Nandlal Chawla, from its previous owners/vendors (i) Binu Samson Varghese through Power of Attorney Holder Valliparambil Samuel Varghese & (ii) Valliparambil Samuel Varghese, by way of Sale Deed dated 05/06/2025 and registered on 05/06/2025 with the office of the Sub-Registrar of Assurances Haveli No. 11, Pune at Serial No. 14185/2025.

- 3) **Search:** Search for 30 years at concerned Sub-Registrar office at Pune for the land bearing Survey No. 246/2A/2 of Village Lohegaon, Taluka Haveli, District Pune, was taken by Adv. Jaya Narawade on 14/02/2026. No adverse entry in respect of the said Plot has been found in such search.
- 4) **Any other relevant title:** No.
- 5) **Litigations, if any:** No pending litigations on the said Plot.

Date: 18/02/2026



Adv. Aancil Mani

