

M/S. RAJIV PATEL AND ASSOCIATES

ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg, (East Street), PUNE - 411 001.

Ref No. :

Date :

FORMAT -A

(Circular No.:28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to:

- (i) All that piece and parcel of land or ground admeasuring 1000 sq.mtrs being a portion out of land admeasuring 1200 sq.mtrs bearing Survey No.53 Hissa No.1 situate, lying and being at Village Baner within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and falling in the "Residential" Zone under the Development Plan for the extended areas of the City of Pune currently in force.
- (ii) All that piece and parcel of land or ground admeasuring 300 sq.mtrs bearing Survey No.53 Hissa No.2, Baner, Pune.
- (iii) All that piece and parcel of land or ground admeasuring 200 sq.mtrs being a portion out of land admeasuring 300 sq.mtrs bearing Survey No.53 Hissa No.3, Baner, Pune.
- (iv) All that piece and parcel of land or ground admeasuring Hectares 900 sq.mtrs bearing Survey No.53 Hissa No.4, Baner, Pune.
- (v) All that piece and parcel of land or ground admeasuring 2300 sq.mtrs bearing Survey No.53 Hissa No.8, Baner, Pune.
- (vi) All that piece and parcel of land or ground admeasuring 3350 sq.mtrs being a portion out of land admeasuring 3800 sq.mtrs bearing Survey No.54 Hissa No.8, Baner, Pune.
- (vii) All that piece and parcel of land or ground admeasuring 3500 sq.mtrs bearing Survey No.54 Hissa No.9, Baner, Pune.



(viii) All that piece and parcel of land or ground admeasuring 9800 sq.mtrs bearing Survey No.54 Hissa No.10, Baner, Pune.

(ix) All that piece and parcel of land or ground admeasuring 3100 sq.mtrs bearing Survey No.54 Hissa No.11, Baner, Pune.

(hereinafter referred to collectively as the "said Land").

We have investigated the title of REGENCY AVISHKAR SANSAN DEVELOPERS LLP, a Limited Liability Partnership Firm duly constituted under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at Regency House, Plot No.1, Sheet No.49, Section 6A, Aman Talkies Road, Ulhasnagar 421002 to the said Land on the request of the said Regency Avishkar Sansan Developers LLP, and following documents i.e. –

1. Description of the said Land

(i) All that piece and parcel of land or ground admeasuring 1000 sq.mtrs being a portion out of land admeasuring 1200 sq.mtrs bearing Survey No.53 Hissa No.1 situate, lying and being at Village Baner within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and falling in the "Residential" Zone under the Development Plan for the extended areas of the City of Pune currently in force.

(ii) All that piece and parcel of land or ground admeasuring 300 sq.mtrs bearing Survey No.53 Hissa No.2, Baner, Pune.

(iii) All that piece and parcel of land or ground admeasuring 200 sq.mtrs being a portion out of land admeasuring 300 sq.mtrs bearing Survey No.53 Hissa No.3, Baner, Pune.

(iv) All that piece and parcel of land or ground admeasuring Hectares 900 sq.mtrs bearing Survey No.53 Hissa No.4, Baner, Pune.

(v) All that piece and parcel of land or ground admeasuring 2300 sq.mtrs bearing Survey No.53 Hissa No.8, Baner, Pune.

(vi) All that piece and parcel of land or ground admeasuring 3350 sq.mtrs being a portion out of land admeasuring 3800 sq.mtrs bearing Survey No.54 Hissa No.8, Baner, Pune.

(vii) All that piece and parcel of land or ground admeasuring 3500 sq.mtrs bearing Survey No.54 Hissa No.9, Baner, Pune.

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- (viii) All that piece and parcel of land or ground admeasuring 9800 sq.mtrs bearing Survey No.54 Hissa No.10, Baner, Pune.
- (ix) All that piece and parcel of land or ground admeasuring 3100 sq.mtrs bearing Survey No.54 Hissa No.11, Baner, Pune.

2. The document of allotment of the said Land –

- a) Deed of Sale dated 05.10.2017 (duly registered under Serial No.9763 of 2017 with the Sub-Registrar, Haveli XI, Pune) whereby Sudhir and Sameer Kisan Wadkar assigned, transferred, assured and conveyed their holdings admeasuring 100 sq.mtrs out of land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of the Regency Aawishkar Sarsan Developers LLP.
- b) Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Haveli XI, Pune) whereby Satyam Developers assigned, transferred, assured and conveyed, inter-alia, their holding admeasuring 600 sq.mtrs out of land bearing Survey No.53 Hissa No.1, Baner, Pune, their holding admeasuring 200 sq.mtrs out of the land bearing Survey No.53 Hissa No.3, Baner, Pune, their holding admeasuring 566 sq.mtrs out of land bearing Survey No.53 Hissa No.4, Baner, Pune, their holdings admeasuring 1380 sq.mtrs. and 907 sq.mtrs out of the land bearing Survey No.53 Hissa No.8, Baner, Pune, their holding admeasuring in the aggregate 1504 sq.mtrs. out of land bearing Survey No.54 Hissa No.9, Baner, Pune, their said holding admeasuring 6599 sq.mtrs out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune, their holding admeasuring 890 sq.mtrs out of the said land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- c) Deed of Sale dated 28.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Haveli XI, Pune) whereby Dr.Babul Rustumkhan Pathan assigned, transferred, assured and conveyed inter-alia, his holding admeasuring 300 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune, land bearing Survey No.53 Hissa No.2, Baner, Pune, his holding admeasuring 334 sq.mtrs out of land bearing Survey No.53 Hissa No.4, Baner, Pune, his holding admeasuring 147 sq.mtrs. out of land bearing Survey No.54 Hissa No.8, Baner, Pune, his holding admeasuring 509 sq.mtrs out of land bearing Survey No.54 Hissa No.9, Baner, Pune, his holding admeasuring 522 sq.mtrs out of the said land bearing Survey No.54 Hissa No.10, Baner, Pune, his holding admeasuring 326 sq.mtrs out of land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- d) Vide the said Deed of Sale dated 28.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Haveli XI, Pune) whereby Shahik Babul Pathan assigned, transferred, assured and conveyed his holding admeasuring 775 sq.mtrs out of land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.



- e) Deed of Sale dated 12.06.2017 (duly registered under Serial No.4605 of 2017 with the Sub-Registrar, Haveli XI , Pune) whereby Dr.Madhukar Pralhad Dandere and Another assigned, transferred, assured and conveyed their holdings admeasuring 920 sq.mtrs out of land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- f) Deed of Sale dated 08.09.2018 (duly registered under Serial No.14088 of 2018 with the Sub-Registrar, Haveli XXV , Pune) whereby Salim Dilidar Pathan assigned, transferred, assured and conveyed his holding admeasuring 535 sq.mtrs. out of land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- g) Deed of Sale dated 29.10.2018 (duly registered under Serial No.15534 of 2018 with the Sub-Registrar, Haveli XI , Pune) whereby Malvika J. Sinha and Another assigned, transferred, assured and conveyed their holdings admeasuring 457 sq.mtrs. out of land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- h) Deed of Sale dated 02.01.2019 (duly registered under Serial No.81 of 2019 with the Sub-Registrar, Haveli XI , Pune) whereby Santosh S. Bhaman assigned, transferred, assured and conveyed her holding admeasuring 932 sq.mtrs. out of land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- i) Deed of Sale dated 05.04.2019 (duly registered under Serial No.5490 of 2019 with the Sub-Registrar, Haveli XI , Pune) whereby Satyam Developers assigned, transferred, assured and conveyed portion admeasuring 372 sq.mtrs. out of land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- j) Deed of Sale dated 24.07.2017 (duly registered under Serial No.6578 of 2017 with the Sub-Registrar, Haveli XI , Pune) whereby Jayden Vasudevan Nair assigned, transferred, assured and conveyed, interalia, his holding admeasuring 496 sq.mtrs. out of land bearing Survey No.54 Hissa No.9, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- k) Deed of Sale dated 05.12.2018 (duly registered under Serial No.17098 of 2018 with the Sub-Registrar, Haveli XI , Pune) whereby Abdul Samad Inamdar assigned, transferred, assured and conveyed his holding admeasuring 991 sq.mtrs out of land bearing Survey No.54 Hissa No.9, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
- l) Deed of Sale dated 12.06.2017 (duly registered under Serial No.4607 of 2017 with the Sub-Registrar, Haveli XI , Pune) whereby Dr.Mohan Sali assigned, transferred, assured and conveyed his holding admeasuring 574 sq.mtrs out of land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.

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- m) Deed of Sale dated 24.07.2017 (duly registered under Serial No.6580 of 2017 with the Sub-Registrar, Haveli XI, Pune) whereby Vijay K. Nair assigned, transferred, assured and conveyed his holding admeasuring 627 sq.mtrs out of land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
 - n) Deed of Sale dated 04.08.2017 (duly registered under Serial No.7196 of 2017 with the Sub-Registrar, Haveli XI, Pune) whereby Shaista Harun Pathan and Sujata Jayant Kolhatkar (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed their respective holdings admeasuring 1012 sq.mtrs and 466 sq.mtrs out of land bearing Survey No.54 Hissa No.10, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
 - o) Deed of Sale dated 04.08.2017 (duly registered under Serial No.7196 of 2017 with the Sub-Registrar, haveli XI, Pune) whereby Makarand Avinash Phalaks assigned, transfered, assured and conveyed his holding admeasuring 658 sq.mtrs out of land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
 - p) Deed of Sale 08.09.2018 (duly registered under Serial No.14090 of 2018 with the Sub-Registrar, Haveli XXV, Pune) whereby Hajik Usman Pathan assigned, transfered, assured and conveyed his holding admeasuring 451 sq.mtrs out of land bearing Survey No.54 Hissa No.11, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP.
3. **(A)** 7/12 Extract in respect of land bearing Survey No.53 Hissa No.1, Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.992, 1576, 1751, 7269, 2018, 18617, 18760, 19312, 20733, 2155, 5790, 6282, 18587, 18983, 19348, 22000, 11627, 18081, 20732 and 21978 in respect thereof, **(B)** 7/12 Extract in respect of land bearing Survey No.53 Hissa No.2, Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.1576, 1751, 7268 and 21978 in respect thereof, **(C)** 7/12 Extract in respect of land bearing Survey No.53 Hissa No.3 Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.992, 1576, 2018, 18617, 18760, 19312, 20733, 2155, 5790, 6282, 18570, 18762, 20733 and 21978 in respect thereof, **(D)** 7/12 Extract in respect of land bearing Survey No.53 Hissa No.4 Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.992, 1576, 2018, 2155, 5790, 6282, 7412, 8038, 17882, 21987 and 21978 in respect thereof, **(E)** 7/12 Extract in respect of land bearing Survey No.53 Hissa No.8 Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.1454, 1576, 2013, 3469, 2033, 2670, 4778, 7004, 7003, 7272, 7264, 7265, 8026, 8027, 8028, 8029, 8030, 8031, 7293, 17409, 17643, 17775, 21188, 21665, 21682, 21978, 21999, 22001 and 22007, in respect thereof, **(G)** 7/12 Extract in respect of land bearing Survey No.54 Hissa No.9 Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.1576, 1751, 7413, 7414, 8064, 8065, 8066, 8076, 17076, 17089, 18538, 21667, 21978 and 21997 in respect thereof, **(H)** 7/12 Extract in respect of land bearing Survey No.54 Hissa No.10



Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.992, 1576, 2018, 2155, 5790, 6282, 7266, 7267, 7294, 7295, 7410, 7411, 7443, 7444, 7445, 7855, 8016, 8017, 8067, 8088, 8089, 8090, 8091, 8092, 17196, 17410, 17773, 15998, 18242, 18018, 18241, 18541, 18679, 18680, 20475, 21204, 21528, 21824, 21978, 21824 and 21086 in respect thereof and (I) 7/12 Extract in respect of land bearing Survey No.54 Hissa No.11 Baner, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.992, 1576, 1751, 2018, 2155, 5790, 8077, 7862, 8085, 8086, 8087, 15519, 18617, 21978 and 22002 in respect thereof.

4. Search Reports in respect of the said Land for 30 years from 1991 to 2021 by Adv.Kailash Thorat.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that the title of the said REGENCY AVISHKAR SANSAN DEVELOPERS LLP, to the said Land is free, clear, marketable and without any encumbrance on or in respect thereof.

Owners of the said Land – REGENCY AVISHKAR SANSAN DEVELOPERS LLP.

The Report reflecting the flow of the title of the said REGENCY AVISHKAR SANSAN DEVELOPERS LLP to the said Land is enclosed herewith as **Annexure "A"**.

Dated this 19th day of October, 2021.



M/S RAJIV PATEL & ASSOCIATES

R. Patel
PROPRIETOR

Encl : **Annexure "A"**.

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ANNEXURE "A"
FLOW OF TITLE OF THE SAID LAND

- Re: (i) All that piece and parcel of land or ground admeasuring 1000 sq.mtrs being a portion out of land admeasuring 1200 sq.mtrs bearing Survey No.53 Hissa No.1 situate, lying and being at Village Baner within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and falling in the "Residential" Zone under the Development Plan for the extended areas of the City of Pune currently in force.
- (ii) All that piece and parcel of land or ground admeasuring 300 sq.mtrs bearing Survey No.53 Hissa No.2, Baner, Pune.
- (iii) All that piece and parcel of land or ground admeasuring 200 sq.mtrs being a portion out of land admeasuring 300 sq.mtrs bearing Survey No.53 Hissa No.3, Baner, Pune.
- (iv) All that piece and parcel of land or ground admeasuring Hectares 900 sq.mtrs bearing Survey No.53 Hissa No.4, Baner, Pune.
- (v) All that piece and parcel of land or ground admeasuring 2300 sq.mtrs bearing Survey No.53 Hissa No.8, Baner, Pune.
- (vi) All that piece and parcel of land or ground admeasuring 3350 sq.mtrs being a portion out of land admeasuring 3800 sq.mtrs bearing Survey No.54 Hissa No.8, Baner, Pune.
- (vii) All that piece and parcel of land or ground admeasuring 3500 sq.mtrs bearing Survey No.54 Hissa No.9, Baner, Pune.
- (viii) All that piece and parcel of land or ground admeasuring 9800 sq.mtrs bearing Survey No.54 Hissa No.10, Baner, Pune.



- (ix) All that piece and parcel of land or ground admeasuring 3100 sq.mtrs bearing Survey No.54 Hissa No.11, Baner, Pune.

(I)

Portion admeasuring 1000 sq.mtrs out of land bearing Survey No.53 Hissa No.1, Baner, Taluka Haveli, District Pune.

- 1) Hari Chimaji (Chimna) Wadkar and Shripati & Chintu Maruti Bhujbal were the owners as tenants-in-common in equal shares of all that piece and parcel of land or ground then admeasuring Twelve Gunthas bearing Survey No.53 Hissa No.1, Village Baner, Taluka Haveli, District Pune.
- 2) The said Hari Chimaji (Chimna) Wadkar died intestate in Pune on 17.01.1950 leaving behind him his only heirs and next-of-kin, his three sons namely, Baburao, Rambhau and Narayan Hari Wadkar. The names of the said heirs of the said Late Hari Chimaji (Chimna) Wadkar were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner as the holders of an one-half share earlier held by the said Late Hari Wadkar therein vide Mutation Entry No.992 dated 16.03.1950.
- 3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.1 was shown to be "Hectares 00=12 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 4) The said Shripati Maruti Bhujbal died intestate on 08.09.1970, leaving behind him, as his only heirs and next-of-kin, his wife, Sonabai Shripati Bhujbal, his three sons namely, Shankar, Ramchandra and Bhagwant Shripati Bhujbal and his five married daughters namely, Jijabai Murlidhar Borate, Muktabai Raghu Ahat, Rakhamabai Shiveji Borate, Raheebai Pandurang Gaikwad and Jaibai Baburao Aaher. Only the names of the said Shankar Shripati Bhujbal, Ramchandra Shripati Bhujbal and Bhagwant Shripati Bhujbal were entered on the VII/VII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holders of the share earlier held by the said Late Shripati Maruti Bhujbal therein vide Mutation Entry No. 1751 dated 08.10.1973 as the said married daughters of the late Maruti Bhujbal released their rights in the said Land.

4(a) Vide a Deed of Sale dated 11.08.1995 (duly registered under Serial No.7107 of 1995 with the Sub-Registrar, Haveli IV, Pune) the said heirs of the said Late Shripati Maruti Bhujbal and their respective family members assigned, transferred, assured and conveyed their said holding admeasuring 300 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of Babul Rustum Pathan. The name of the said Babul Rustum Pathan was duly

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entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holder of the said portion admeasuring 300 sq.mtrs thereof vide Mutation Entry No.7269 dated 06.04.1996.

4(b) Vide an Agreement for Development dated 19.05.2010 (duly registered under Serial No.3701 of 2010 with the Sub-Registrar, Haveli XV, Pune) executed by and between the said Babul Rustum Pathan of the One Part and the said Satyam Developers of the Other Part, the said Babul Rustum Pathan granted rights of development of the said portion admeasuring 300 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.

- 5) The said Baburao Hari Wadkar died intestate on 15.07.1979, leaving behind him his only heirs and next-of-kin, his son namely, Sayaji Baburao Wadkar and his three married daughters namely, Hausabai Sitaram Dalvi, Geetabai Dattoba Ozarkar and Sitabai Maruti Karade. Only the name of the said Sayaji Baburao Wadkar was entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner as the holder of the share earlier held by the said Late Baburao Hari Wadkar therein vide Mutation Entry No.2018 dated 30.10.1980 as the said married daughters of the Late Baburao Hari Wadkar released their rights in the said Land.

5(a) The said Sayaji Baburao Wadkar died intestate on 31.08.2006, leaving behind him his only heirs and next-of-kin, his widow namely, Malubai Sayaji Wadkar, his son namely, Dynaneshwar Sayaji Wadkar and his four married daughters namely, Chaya Balasaheb Wazarkar/Ozarkar, Shalan Rajendra Borade, Sarika Santosh Walke and Mangal Kiran Pawar. The names of the said heirs of the said Late Sayaji Baburao Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner as the holders of the share earlier held by the said Late Sayaji Baburao Wadkar therein vide Mutation Entry No.18617 dated 06.01.2012.

5(b) Vide two Seperate Deeds of Sale dated 10.04.2012 and 18.01.2013 (duly registered under Serial Nos.3181 of 2012 and 471 of 2013 with the Sub-Registrars Haveli IX and XXIII, Pune respectively) the said heirs of the said Late Sayaji Baburao Wadkar assigned, transferred, assured and conveyed their said holding admeasuring 200 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of M/s.Avishkar Developers, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Office at G-1, 473/21B, Gultekdi, Ginnar Co-operative Housing Society Limited, Pune-411037. The name of the said M/s.Avishkar Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holder of the said portion admeasuring 200 sq.mtrs thereof vide Mutation Entry Nos.18760 and 19312 dated 11.04.2012 and 06.03.2013 respectively.



5(c) Vide a Deed of Sale dated 02.03.2016 (duly registered under Serial No.2185 of 2016 with the Sub-Registrar, Haveli XI, Pune) the said M/s-Avishkar Developers assigned, transferred, assured and conveyed inter-alia, the said portion admeasuring 200 sq.mtrs out of the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of Satyam Developers, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Office at 102, Kumar Vastu, Range Hills, Pune 411020. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holder of the said portion admeasuring 200 sq.mbs thereof vide Mutation Entry No.20733 dated 05.05.2016.

- 6) The said Narayan Hari Wadkar died intestate on 05.06.1981, leaving behind him his only heirs and next-of-kin, his three sons namely, Maruti, Dynaneshwar and Vithal Narayan Wadkar and his six married daughters namely, Mamta Pandurang Borate, Kantabai Dattatray Dange, Suman Malhari Modak, Vimal Baban Marne, Kamal Popat Veer and Mangal Murlidhar Chondhe. Only the names of the said Maruti, Dynaneshwar and Vithal Narayan Wadkar were entered on the VII/VII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner as the holders of the share earlier held by the said Late Narayan Hari Wadkar therein vide Mutation Entry No.2155 dated 01.09.1982.

- 7) The said Rama Hari Wadkar died intestate on 17.06.1992, leaving behind him his only heirs and next-of-kin, his two sons namely, Balkrishna and Kisan Rama Wadkar and his two married daughters namely, Manubai Bhagwan Kotwal and Janabai Shivaji Walke. The names of the said heirs of the said Late Rama Hari Wadkar were entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holders of the share earlier held by the said Late Rama Hari Wadkar therein vide Mutation Entry No.5790 dated 05.11.1992.

7(a) Vide a Deed of Release dated 06.08.1993 (duly registered under Serial No.3096 of 1993 with the Sub-Registrar, Haveli IV, Pune) the said Manubai Bhagwan Kotwal and Janabai Shivaji Walke released all and whatsoever their right, title and interest in the said land bearing Survey No.53 Hissa No.1, Baner, Pune to/in favour of their brothers namely, the said Balkrishna and Kisan Rama Wadkar. The names of the said Manubai Bhagwan Kotwal and Janabai Shivaji Walke were deleted from the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.1, Baner, Pune as the holders of the share therein vide Mutation Entry No.6282 dated 30.03.1994.

7(b) The said Balkrishna Rama Wadkar died intestate on 06.03.2004, leaving behind him his only heirs and next-of-kin, his widow namely, Kausalyabai Balkrishna Wadkar, his two sons namely, Sachin and Sanjay Balkrishna Wadkar and his married daughter namely, Savita Sanjay Kale. The names of the said