

M/S. RAJIV PATEL AND ASSOCIATES

rights of development of inter-alia, the said portion admeasuring 334 sq.mtrs out of the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.

- 10.(a) 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) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5496 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Dr.Babul Rustomkhan Pathan (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed inter-alia, his said holding admeasuring 334 sq.mtrs out of the said land bearing Survey No.53 Hissa No.4, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.4, Baner, Pune as the holder of the said portion admeasuring 334 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.

11. In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said land bearing Survey No.53 Hissa No.4, Baner, Pune.

(V)

Land admeasuring 2300 sq.mtrs bearing Survey No.53 Hissa No.8, Baner, Taluka Haveli, District Pune.

- 1) The Chinchwad Deosthan Trust, a Public Charitable Trust registered under the provisions of the Bombay Public Trusts Act, 1950 was the owner of land then admeasuring 23 (Twenty Three) Gunthas bearing Survey No.53 Hissa No.8, Village Baner, Taluka Haveli, District Pune.
- 2) The name of one Tukaram Bahiru Tapkeer had been entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner as an "Agricultural Tenant" thereof. However, In view of the fact that the Owner of the said land bearing Survey No.53 Hissa No.8, Baner, Pune was a Public Charitable Trust, it was held by the Tahsildar and Agricultural Lands Tribunal, Haveli that the provisions of Sections 32 to 32 R of the Bombay Tenancy and Agricultural Lands Act, 1948 are not applicable to the said Land. Such Order of the Tahsildar and Agricultural Lands Tribunal was given effect to vide Mutation Entry No.1454 dated 15.07.1965 by entry of a remark to that effect in the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.53 Hissa No.8, Baner, Pune.



- 3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.53 Hissa No.8 was shown to be "Hectares 00=23 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 4) Vide a Deed of Sale dated 9.01.1973 (duly Registered under Serial No.176 of 1973 with the Sub-Registrar Haveli I, Pune) made by and between the said Chinchwad Deosthan Trust through its Trustees of the One Part and Sahebrao Tukaram Tapkeer of the Other Part, the said Trustees of the said Trust assigned, transferred, assured and conveyed, inter-alia, the said land bearing Survey No.53 Hissa No.8, Baner to the said Sahebrao Tukaram Tapkeer absolutely. The name of the said Sahebrao Tukaram Tapkeer was entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder thereof vide Mutation Entry No.2013 dated 15.09.1980 read with Mutation Entry Nos.3469 dated 13.01.1988 and 4517 dated 21.08.1989.
- 5) In or around the year 1981, a partition of certain lands in Village Baner held by the said Sahebrao Tapkeer and his brothers was effected under the provisions of Section 85 of the Maharashtra Land Revenue Code, 1966 and, on such partition, the said land bearing Survey No.53 Hissa No.8, Baner came to the share of the said Sahebrao Tukaram Tapkeer. Effect of the said partition was given effect to on the VII/XII Extract pertaining to, inter-alia, the land bearing Survey No.53 Hissa No.8, Baner vide Mutation Entry No.2033 dated 20.02.1981.
- 6) Vide a Deed of Sale dated 17.11.1984, the said Sahebrao Tukaram Tapkeer assigned, transferred, assured and conveyed the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of Bajirao Tukaram Tapkeer. The name of the said Bajirao Tukaram Tapkeer was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of thereof vide Mutation Entry No.2670 dated 19.05.1985.
- 7) Vide two separate Deeds of Sale dated 27.04.1995 (duly registered under Serial Nos.3851 and 3853 of 1995 with the Sub-Registrar, Haveli IV, Pune), the said Bajirao Tukaram Tapkeer assigned, transferred, assured and conveyed portions admeasuring 460 sq.mtrs each out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of Dr.Madhukar Pralhad Dandare and Dr.Kunda Madhukar Dandare. The names of the said Dr.Madhukar Pralhad Dandare and Another were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holders of a portion admeasuring in the aggregate 920 sq.mtrs thereof vide Mutation Entry Nos.7001 and 7004 both dated both 05.09.1995.
- 8) Vide a Deed of Sale dated 12.06.1995 (duly registered under Serial No.3852 and of 1995 with the Sub-Registrar, Haveli IV, Pune), the said Bajirao Tukaram

M/S. RAJIV PATEL AND ASSOCIATES

Tapkeer assigned, transfered, assured and conveyed a portion admeasuring 460 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of Anil Omsharan Sahani and Indira Anil Sahani. The names of the said Anil Omsharan Sahani and Another were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holders of the said portion admeasuring 460 sq.mtrs thereof vide Mutation Entry Nos.7003 dated 05.09.1995.

- 9) Vide a Deed of Sale dated 24.07.1995 (duly registered under Serial No.6596 and of 1995 with the Sub-Registrar, Haveli IV, Pune), the said Bajirao Tukaram Tapkeer assigned, transfered, assured and conveyed a portion admeasuring 920 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of Shagufta Babul Pathan. The name of the said Shagufta Babul Pathan was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 920 sq.mtrs thereof vide Mutation Entry Nos.7293 dated 09.04.1996.
- 10) Vide an Agreement for Development dated 21.12.2005 (duly registered under Serial No.25 of 2005 with the Sub-Registrar, Haveli XV, Pune) made by and between the said Anil Omsharan Sahani and Indira Anil Sahani of the One Part and Ratnaprabhakar Sudhakar Patil of the Other Part the said Anil Omsharan Sahani and Another granted rights of development of their said holdings admeasuring 460 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Ratnaprabhakar Sudhakar Patil at or for the consideration and on the terms and conditions therein contained.
- 11) Vide two separate Agreements for Development both dated 22.01.2008 (duly registered under Serial Nos.566 and 568 of 2008 with the Sub-Registrar, Haveli XIX, Pune) made by and between the said Dr.Madhukar Pralhad Dandare and Dr.Kunda Madhukar Dandare of the One Part and the said Satyam Developers of the Other Part the said Dr.Madhukar Pralhad Dandare and Another granted rights of development of their said holding admeasuring 920 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions therein contained.
- 12) Vide a Deed of Sale dated 27.10.2010 (duly registered under Serial No.7933 and of 2010 with the Sub-Registrar, Haveli XV, Pune), the said Anil Omsharan Sahani and Indira Anil Sahani (with the consent of the said Ratnaprabhakar Sudhakar Patil) assigned, transfered, assured and conveyed their said holdings admeasuring 460 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said



portion admeasuring 460 sq.mtrs thereof vide Mutation Entry No.17643 dated 19.11.2010.

- 13) Vide a Deed of Exchange dated 17.05.2017 (duly registered under Serial No.4478 of 2017 with the Sub-Registrar, Haveli XV, Pune), the said Shagufta Babul Pathan assigned, transferred, assured and conveyed (as and by way of exchange) her said holding admeasuring 920 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers. The name of Satyam of Developers is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 920 sq.mtrs thereof vide Mutation Entry No.21188 dated 04.08.2017.
- 14) Vide a Deed of Sale dated 12.06.2017 (duly registered under Serial No.4605 of 2017 with the Sub-Registrar, Haveli XI, Pune), the said Dr Madhukar Pralhad Dandere and Another (with the consent of the said Satyam Developers) assigned, transferred, assured and conveyed their said holdings admeasuring 920 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 920 sq.mtrs thereof vide Mutation Entry No.21665 dated 31.05.2018.
- 15) Vide the said Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Satyam Developers assigned, transferred, assured and conveyed, interalia, a portion admeasuring 1380 sq.mtrs out of the said land bearing Survey No.53 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.53 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 1380 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 16) In the circumstances, the said Regency Aawishkar Sarsan Developers LLP is the holder of the said land bearing Survey No.53 Hissa No.8, Baner, Pune.

(VI)

Portion admeasuring 3350 sq.mtrs out of land bearing Survey No.54 Hissa No.8, Baner, Taluka Haveli, District Pune.

M/S. RAJIV PATEL AND ASSOCIATES

- 1) The Chinchwad Deosthan Trust, a Public Charitable Trust registered under the provisions of the Bombay Public Trusts Act, 1950 was the owner of land then admeasuring 38 (Thirty Eight) Gunthas bearing Survey No.54 Hissa No.8, Village Baner, Taluka Haveli, District Pune.
- 2) The name of one Tukaram Bahiru Tapkeer had been entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner as an "Agricultural Tenant" thereof. However, In view of the fact that the Owner of the said land bearing Survey No.54 Hissa No.8, Baner, Pune was a Public Charitable Trust, it was held by the Tahsildar and Agricultural Lands Tribunal, Haveli that the provisions of Sections 32 to 32 R of the Bombay Tenancy and Agricultural Lands Act, 1948 are not applicable to the said Land. Such Order of the Tahsildar and Agricultural Lands Tribunal was given effect to vide Mutation Entry No.1454 dated 15.07.1965 by entry of a remark to that effect in the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.54 Hissa No.8, Baner, Pune.
- 3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.54 Hissa No.8 was shown to be "Hectares 00=38 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 4) Vide a Deed of Sale dated 9.01.1973 (duly Registered under Serial No.176 of 1973 with the Sub-Registrar Haveli I, Pune) made by and between the said Chinchwad Deosthan Trust through its Trustees of the One Part and Sahebrao Tukaram Tapkeer of the Other Part, the said Trustees of the said Trust assigned, transferred, assured and conveyed, inter-alia, the said land bearing Survey No.54 Hissa No.8, Baner to the said Sahebrao Tukaram Tapkeer absolutely. The name of the said Sahebrao Tukaram Tapkeer was entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder thereof vide Mutation Entry No.2013 dated 15.09.1980 read with Mutation Entry Nos.3469 dated 13.01.1988 and 4517 dated 21.08.1989.
- 5) In or around the year 1981, a partition of certain lands in Village Baner held by the said Sahebrao Tapkeer and his brothers was effected under the provisions of Section 85 of the Maharashtra Land Revenue Code, 1966 and, on such partition, the said land bearing Survey No.54 Hissa No.8, Baner came to the share of the said Mukunda Tukaram Tapkeer. Effect of the said partition was given effect to on the VII/XII Extract pertaining to, inter-alia, the land bearing Survey No.54 Hissa No.8, Baner vide Mutation Entry No.2033 dated 20.03.1981.
- 6) Vide Deed of Sale dated 13.03.1988 (duly registered under Serial No.4049 of 1988 with the Sub-Registrar, Haveli IV , Pune) the said Mukunda Tukaram



Tapkeer assigned, transferred, assured and conveyed the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of Bajirao Tukaram Tapkeer. The name of the said Bajirao Tukaram Tapkeer was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder thereof vide Mutation Entry No.4778 dated 06.06.1990.

- 7) Vide the following Deeds of Sale executed by the said Bajirao Tukaram Tapkeer, certain portions out of the said land admeasuring Hectares 00=38 Ares bearing Survey No.54 Hissa No.8, Baner were alienated for consideration to following persons from time to time, details of all such Deeds of Sale are as follows:-

Date of Deed of Sale, its Registration No. and the Sub-Registrar with whom the same was registered	Area in (sq.mtrs)	Name of the Purchaser/s	Mutation Entry No.
24.07.1995 6597 of 1995 Haveli - IV, Pune	450	Monika Sahani	7262
24.07.1995 6598 of 1995 Haveli - IV, Pune	535	Salim Dildar Pathan	7264
24.07.1995 6599 of 1995 Haveli - IV, Pune	147	Dr.Babul Pathan	7265
23.06.1995 5705 of 1995 Haveli - IV, Pune	475	Rajiv S. Bhaman	8026
23.06.1995 5707 of 1995 Haveli - IV, Pune	457	Rajiv S. Bhaman	8027
12.06.1995 5206 of 1995 Haveli - IV, Pune	453	Rajendra Sudhakar Kulkarni and Sayali Rajendra Kulkarni	8030
12.06.1995 5207 of 1995 Haveli - IV, Pune	372	Col. Sharad Bijur	8031
12.06.1995 5205 of 1995 Haveli - IV, Pune	454	Dr.Narahari Vitthal Kulkarni	8029
23.06.1995 5706 of 1995 Haveli - IV, Pune	457	Malvika J. Sinha and J. A. Sinha	8028

M/S. RAJIV PATEL AND ASSOCIATES

- 8) Vide a Deed of Sale dated 04.05.2010 (duly registered under Serial No.3292 of 2010 with the Sub-Registrar, haveli XV, Pune) the said Rajendra Sudhakar Kulkarni and Sayali Rajendra Kulkarni assigned, transferred, assured and conveyed their said holding admeasuring 453 sq.mtrs out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 453 sq.mtrs thereof vide Mutation Entry No.17409 dated 21.08.2010.
- 9) Vide the said Agreement for Development dated 19.05.2010 (duly registered under Serial No.3701 of 2010 with the Sub-Registrar, Haveli XV, Pune) executed by and between the said Babul Rustum Pathan of the One Part and the said Satyam Developers of the Other Part, the said Babul Rustum Pathan granted rights of development of his said holding admeasuring 147 sq.mtrs out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.
- 10) Vide an Agreement for Development dated 29.09.2010 (duly registered under Serial No.7229 of 2010 with the Sub-Registrar, Haveli XV, Pune) executed by and between the said Col. Sharad Bijur of the One Part and the said Satyam Developers of the Other Part, the said Col. Sharad Bijur granted rights of development of his said holding admeasuring 372 sq.mtrs out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers at or for the consideration and on the terms and conditions mutually agreed upon.
- 11) Vide a Deed of Sale dated 31.03.2018 (duly registered under Serial No.4286 of 2018 with the Sub-Registrar, haveli XIX, Pune) the said Col. Sharad Bijur assigned, transferred, assured and conveyed his holding admeasuring 372 sq.mtrs out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 372 sq.mtrs thereof vide Mutation Entry No.21682.
- 12) Vide a Deed of Sale dated 25.11.2010 (duly registered under Serial No.8613 of 2010 with the Sub-Registrar, haveli XV, Pune) the said Narahari Vitthal Kulkarni assigned, transferred, assured and conveyed his said holding admeasuring 454 sq.mtrs out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Satyam Developers. The name of the said Satyam Developers was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 454 sq.mtrs thereof vide Mutation Entry No.17775.



- 13) Vide the said Deed of Sale dated 04.08.2017 (duly registered under Serial No.7194 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5494 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Satyam Developers assigned, transferred, assured and conveyed, its portions admeasuring 907 sq.mtrs. out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 907 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 14) Vide the said Deed of Sale dated 29.11.2017 (duly registered under Serial No.12140 of 2017 with the Sub-Registrar, Haveli XI, Pune) read with a Deed of Confirmation thereto dated 05.04.2019 (duly registered under Serial No.5496 of 2019 with the Sub-Registrar, Haveli XI, Pune) and further read with a Declaration thereto duly registered on 09.04.2019 under Serial No.5499 of 2019 with the Sub-Registrar, Haveli XI, Pune) the said Dr.Babul Pathan assigned, transferred, assured and conveyed, his portion admeasuring 147 sq.mtrs. out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 147 sq.mtrs thereof vide Mutation Entry No.21978 dated 29.11.2018.
- 15) Vide a Deed of Sale dated 08.09.2018 (duly registered under Serial No.14088 of 2018 with the Sub-Registrar, Haveli XXV, Pune) the said Salim Dildar Pathan assigned, transferred, assured and conveyed his said holding admeasuring 535 sq.mtrs. out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.8, Baner, Pune as the holder of the said portion admeasuring 535 sq.mtrs thereof vide Mutation Entry No.22001 dated 15.01.2019.
- 16) Vide a Deed of Sale dated 29.10.2018 (duly registered under Serial No.15534 of 2018 with the Sub-Registrar, Haveli XI, Pune) the said Malvika J. Sinha and Another assigned, transferred, assured and conveyed their said holdings admeasuring 457 sq.mtrs. out of the said land bearing Survey No.54 Hissa No.8, Baner, Pune to/in favour of the said Regency Aawishkar Sarsan Developers LLP. The name of the said Regency Aawishkar Sarsan Developers LLP is duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa

No.8, Baner, Pune as the holder of the said portion admeasuring 457 sq.mtrs thereof vide Mutation Entry No.21999 dated 08.01.2019.

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

(VII)

Land admeasuring 3500 sq.mtrs bearing Survey No.54 Hissa No.9, Baner, Taluka Haveli, District Pune.

- 1) One Shripati Maruti Bhujbal and Chintu Maruti Bhujbal were the owners of all that piece and parcel of land or ground then admeasuring Thirty Five Gunthas bearing Survey No.54 Hissa No.9, Village Baner, Taluka Haveli, District Pune.



- 2) The name of one Sadashiv Waman Bhat was entered in the "Other Rights" column of the VII/XII Extract in respect of the said land bearing Survey No.54 Hissa No.9, Baner, Pune.
- 3) The provisions of the Maharashtra Weights and Measures Act, 1956 and of the Indian Coinage Act, 1955 were made applicable to Village Baner and, accordingly, the area of the said land bearing Survey No.54 Hissa No.9 was shown to be "Hectares 00=35 Ares" vide Mutation Entry No.1576 dated 15.07.1970.
- 4) The said Shripati Maruti Bhujbal died intestate on 08.09.1970, leaving behind him, as his only heirs and next-of-kin, his wife, Sonabai Shripati Bhujbal, his three sons namely, Shankar, Ramchandra and Bhagwant Shripati Bhujbal and his five married daughters namely, Jijabai Murlidhar Borate, Muktabai Raghu Alhat, Rakhamabai Shivaji Borate, (Raheebai Pandurang Jagtap) and Jaibai Baburao Aaher. Only the names of the said Shankar Shripati Bhujbal, Ramchandra Shripati Bhujbal and Bhagwant Shripati Bhujbal were entered on the VII/XII Extract pertaining to the said land bearing Survey No.54 Hissa No.9, Baner as the holders of the share of the said Late Shripati Maruti Bhujbal earlier held by him vide Mutation Entry No.1751 dated 08.10.1973 as the said married daughters of the Late Maruti Bhujbal released their rights in the said Land.
- 5) Vide the following Deeds of Sale executed by the said Chintu Maruti Bhujbal and the said heirs of the said Late Shripati Maruti Bhujbal, certain portions out of the said land admeasuring Hectares 00=35 Ares bearing Survey No.54 Hissa No.9, Baner, Pune were alienated for consideration to following persons from time to time, details of all such Deeds of Sale are as follows:-

Date of Deed of Sale, its Registration No. and the Sub-Registrar with whom the same was registered	Area in (sq.mtrs)	Name of the Purchaser/s	Mutation Entry No.
11.08.1995 7105 of 1995 Haveli - IV, Pune	496	Jaidev Vasudevan Nair	8076
11.08.1995 7103 of 1995 Haveli - IV, Pune	496	Srmu Balkrishna Kopikar	7413
11.08.1995 7104 of 1995 Haveli - IV, Pune	496	Koranchat Jaishankar Nair	7414
07.12.1996 8571 of 1996 Haveli - IV, Pune	512	Shamim Gulab Pathan	8066