



**CHALLAN**  
**MTR Form Number-6**

|                                               |  |               |                                 |                          |                                           |
|-----------------------------------------------|--|---------------|---------------------------------|--------------------------|-------------------------------------------|
| GRN MH004018571201718E                        |  | BARCODE       |                                 | Date 30/07/2017-17:04:50 | Form ID                                   |
| Department Inspector General Of Registration  |  |               | Payer Details                   |                          |                                           |
| Search Fee                                    |  |               | TAX ID (If Any)                 |                          |                                           |
| Type of Payment Other Items                   |  |               | PAN No.(If Applicable)          |                          |                                           |
| Office Name PUR_SASWAD PURANDAR SUB REGISTRAR |  |               | Full Name                       |                          | Adv Mayuresh Kulkarni                     |
| Location PUNE                                 |  |               | Flat/Block No.                  |                          | Office No 1 3rd floor                     |
| Year 2017-2018 One Time                       |  |               | Premises/Building               |                          |                                           |
| Account Head Details                          |  | Amount In Rs. | Road/Street                     |                          | Laxmi Balwant Chambers                    |
| 0030072201 SEARCH FEE                         |  | 750.00        | Area/Locality                   |                          | Shivajinagar Pune                         |
|                                               |  |               | Town/City/District              |                          |                                           |
|                                               |  |               | PIN                             |                          | 4 1 1 0 0 5                               |
|                                               |  |               | Remarks (If Any)                |                          |                                           |
|                                               |  |               | Gat 605/1 Devdi Purander        |                          |                                           |
|                                               |  |               | Amount In                       |                          |                                           |
|                                               |  |               | Seven Hundred Fifty Rupees Only |                          |                                           |
| Total                                         |  | 750.00        | Words                           |                          |                                           |
| Payment Details BANK OF MAHARASHTRA           |  |               | FOR USE IN RECEIVING BANK       |                          |                                           |
| Cheque-DD Details                             |  |               | Bank CIN                        | Ref. No.                 | 02300042017073014475 000739346            |
| Cheque/DD No.                                 |  |               | Bank Date                       | RBI Date                 | 30/07/2017-17:05:33 Not Verified with RBI |
| Name of Bank                                  |  |               | Bank-Branch                     |                          | BANK OF MAHARASHTRA                       |
| Name of Branch                                |  |               | Scroll No. , Date               |                          | Not Verified with Scroll                  |

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
 सादर चेक "ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा ओढणी व कसब्याच्या दरवासाची लागू नाही.

**MAYURESH KULKARNI**  
**ADVOCATE**

Office : Office No. 1, Laxmi Balwant  
Chambers, 3<sup>rd</sup> Floor, above Surabhi Hotel,  
J. M. Road, Shivajinagar, Pune : 411 005.  
EMAIL: [adv.mayuresh@gmail.com](mailto:adv.mayuresh@gmail.com)  
Mob : 020-25511605.

To,  
Carcenet Infra Projects Private Limited  
508, City Tower, 17, Dhole Patil Road,  
Near Bund Graden, Pune : 411001.

Re: Title Report in respect of land bearing Plot Nos 1 to 68 out of land  
bearing Survey No. 605/1 situate at Devedi, Taluka - Purandar, District  
Pune.

I have been instructed by Carcenet Infra Projects Private Limited  
("Company"), to investigate the title of the above captioned land. I have  
perused the documents and my observations are as follows:

**i) Description of The Property:**

All that pieces and parcels of lands bearing

| Gat No. and Plot         | Area in Sq.mtr. |
|--------------------------|-----------------|
| Gat No. 605/1 Plot No.1  | 6225.35         |
| Gat No. 605/1 Plot No.1A | 2500.36         |
| Gat No. 605/1 Plot No.2  | 4151.05         |
| Gat No. 605/1 Plot No.3  | 4033.68         |
| Gat No. 605/1 Plot No.4  | 4003.34         |
| Gat No. 605/1 Plot No.5  | 4079.48         |
| Gat No. 605/1 Plot No.6  | 4002.86         |
| Gat No. 605/1 Plot No.7  | 4006.83         |



|                          |         |
|--------------------------|---------|
| Gat No. 605/1 Plot No.8  | 4002.83 |
| Gat No. 605/1 Plot No.9  | 4002.10 |
| Gat No. 605/1 Plot No.10 | 6753.53 |
| Gat No. 605/1 Plot No.11 | 4536.25 |
| Gat No. 605/1 Plot No.12 | 4067.53 |
| Gat No. 605/1 Plot No.13 | 4114.91 |
| Gat No. 605/1 Plot No.14 | 4187.09 |
| Gat No. 605/1 Plot No.15 | 4089.93 |
| Gat No. 605/1 Plot No.16 | 4199.69 |
| Gat No. 605/1 Plot No.17 | 4186.70 |
| Gat No. 605/1 Plot No.18 | 4157.02 |
| Gat No. 605/1 Plot No.19 | 4712.36 |
| Gat No. 605/1 Plot No.20 | 4512.07 |
| Gat No. 605/1 Plot No.21 | 4027.78 |
| Gat No. 605/1 Plot No.22 | 4081.01 |
| Gat No. 605/1 Plot No.23 | 4057.22 |
| Gat No. 605/1 Plot No.24 | 4075.79 |
| Gat No. 605/1 Plot No.25 | 4000.41 |
| Gat No. 605/1 Plot No.26 | 4011.34 |
| Gat No. 605/1 Plot No.27 | 4027.94 |
| Gat No. 605/1 Plot No.28 | 4012.40 |
| Gat No. 605/1 Plot No.29 | 4000.53 |
| Gat No. 605/1 Plot No.30 | 5806.95 |
| Gat No. 605/1 Plot No.31 | 4022.43 |
| Gat No. 605/1 Plot No.32 | 4328.74 |
| Gat No. 605/1 Plot No.33 | 4150.43 |
| Gat No. 605/1 Plot No.34 | 4031.75 |



|                           |          |
|---------------------------|----------|
| Gat No. 605/1 Plot No.35  | 4427.60  |
| Gat No. 605/1 Plot No.36  | 4048.88  |
| Gat No. 605/1 Plot No.37  | 4165.76  |
| Gat No. 605/1 Plot No.38  | 4044.47  |
| Gat No. 605/1 Plot No.39  | 4005.78  |
| Gat No. 605/1 Plot No.40  | 6208.16  |
| Gat No. 605/1 Plot No.41  | 4548.30  |
| Gat No. 605/1 Plot No.42  | 4133.80  |
| Gat No. 605/1 Plot No.43  | 4008.51  |
| Gat No. 605/1 Plot No.44  | 4030.88  |
| Gat No. 605/1 Plot No.45  | 4017.57  |
| Gat No. 605/1 Plot No.46  | 4072.98  |
| Gat No. 605/1 Plot No.47  | 4178.37  |
| Gat No. 605/1 Plot No.48  | 4158.49  |
| Gat No. 605/1 Plot No.49  | 4024.85  |
| Gat No. 605/1 Plot No.50  | 4140.77  |
| Gat No. 605/1 Plot No.51  | 4063.62  |
| Gat No. 605/1 Plot No.52  | 4443.23  |
| Gat No. 605/1 Plot No.53  | 4035.91  |
| Gat No. 605/1 Plot No.54  | 4186.77  |
| Gat No. 605/1 Plot No.55  | 4112.39  |
| Gat No. 605/1 Plot No.56  | 4059.85  |
| Gat No. 605/1 Plot No.57  | 4060.26  |
| Gat No. 605/1 Plot No.58  | 4324.39  |
| Gat No. 605/1 Plot No.59  | 4943.43  |
| Gat No. 605/1 Plot No.60  | 28200.00 |
| Gat No. 605/1 Plot No. 61 | 13700.00 |



|                                  |               |
|----------------------------------|---------------|
| Gat No. 605/1 Plot No. 62        | 17800.00      |
| Gat No. 605/1 Plot No. 63        | 15700.00      |
| Gat No. 605/1 Plot No. 64        | 6200.00       |
| Gat No. 605/1 Plot No. 65        | 4300.00       |
| Gat No. 605/1 Plot No. 66        | 1900.00       |
| Gat No. 605/1 Plot No. 67        | 32077.41      |
| Gat No. 605/1 Plot No. 68 (road) | 47290.89      |
| <b>Total</b>                     | <b>422770</b> |

situate at Devedi Taluka Purandar District Pune.

**II) Documents Perused:**

1. Sale Deed dated 14<sup>th</sup> October 1952 executed by and between Mr. Sopana Bala Yadav Koli and Mr. Bhiku Yesu Yadav Koli in favour of Mr. Dualatrao Ganpatrao Borkar, which is registered with the office of Sub Registrar of Assurances under Serial No. 987/1952.
2. Release Deed dated 10<sup>th</sup> August 2010 executed by and between Mrs. Hirabai Dyanoba Jagdale in favour of Mr. Sopan Daulatrao Borkar, which is registered with the office of Sub Registrar of Assurances Purandar under Serial No. 3956 of 2010.
3. Sale Deed dated 31<sup>st</sup> December 2010 executed by and between Mr. Bhausahab Narayan Bhosale therein referred to as "Vendor" and Mr. Milind Vaman Kulkarni therein referred to as "Purchaser", land admeasuring 05Hector20Ares bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 920 of 2011.



4. Sale Deed dated 26<sup>th</sup> October 2010 executed and between Mrs. Shobha Gangadhar Kamathe therein referred to as "Purchaser" and Mr. Yamaji Baban Bathe, Mr. Bhaguji Suresh Jagtap, Mr. Vikas Kondiba Jagtap and Mr. Gajanan Hanumant Jagtap therein referred to as "Vendors", in respect of land admeasuring 2H 00Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 5195 of 2010.
5. Sale Deed dated 4<sup>th</sup> October 2010 executed and between Mr. Suresh Fakirrao Kamathe, Mr. Balasaheb Anandrao Satkat and Mrs. Madhuri Navnath Choudhari therein referred to as "Purchasers" and Mr. Sopan Daulatrao Borkar, Mrs. Kamal Sopan Borkar, Smt. Sindhubai Anantrao Borkar, Mr. Sadashiv Anantrao Borkar, Mr. Chandrakant Anantrao Borkar, Mr. Nandkumar Anantrao Borkar, Mrs. Baby Suryakant Kalbhor, Mrs. Mangal Namdeo Sonavane, Smt. Sharada Ravindra Tupe, Smt. Chandrabhaga Digambar Borkar, Mr. Ajit Digambar Borkar, Mr. Shreenath Digambar Borkar, Smt. Usha alias Asha Mahadeo Khatpe, Mrs. Ranjana Suresh More, Smt. Sushila Namdeo Borkar, Mr. Arvind Namdeo Borkar, Mr. Sunil Namdeo Borkar, Mrs. Sunita Rajendra Chorghade, Mrs. Anita Vijay Dhone, Smt. Parvati Nivrutti Borkar, Mr. Santosh Nivrutti Borkar, Mr. Anil Nivrutti Borkar, Mrs. Asha Sunil alia Sudhir Mahangare, therein referred to as "Vendors", and Mr. Prashant Sopan Borkar and Mrs. Hemlata Rajendra Tungatkar therein referred to as "Consenting Party" in respect of land admeasuring 6H 40Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 4768 of 2010.
6. Sale Deed dated 5th January 2010 executed by and between Mr. Yamaji Baban Bathe, Mr. Bhaguji Suresh Jagtap, Mr. Vikas Kondiba



Jagtap and Mr. Gajanan Hanumant Jagtap therein referred to as "Purchaser" and Mr. Rama Antu alias Anu Chive, Mr. Chandrshekhar Krishna Chive, Mr. Sunil Krishna Chive, Smt. Ratnaprabha Krishna Chive, Mrs. Manisha Ananta Bhagat, Mrs. Rahibai Bhanudas Sangale, Mrs. Mangal Sanjay Bhagat, Mr. Krishna Balu Chive, Mr. Shivaji Namdeo Chive, Mr. Jayawant Sadhu Chive, Mr. Dhondiba Deveji Chive, Mr. Suresh Maruti Chive, Mr. Maruti Bhiku Chive, Smt. Hirabai Nivruti Bhagat, Mrs. Shashikala Baban Surywanshi, Mrs. Krishnabai Maruti Gaikwad, Mrs. Vatsala Dinkar Bhagat, Mr. Dattu Govinda Chive, and Smt. Sakhubai Eknath Washikar, in respect of land admeasuring 4 Anna 10 Pai, which is registered with the office of Sub Registrar of Assurances Purandhar at Sr. no. 88 of 2010.

7. Sale Deed dated 6<sup>th</sup> January 2010 executed by and between Mr. Yamaji Baban Bathe, Mr. Bhaguji Suresh Jagtap, Mr. Vikas Kondiba Jagtap and Mr. Gajanan Hanumant Jagtap therein referred to as "Purchaser" and Mr. Namdeo Vithal Chive, Mrs. Vaishali Balaji Shelke erstwhile Smt. Taibai Bapu Chive, Smt. Muktabai Bapu Chive and Mr. Dinkar Padnu Chive therein referred to as "Vendor", in respect of land admeasuring 10 Pai, which is registered with the office of Sub Registrar of Assurances Purandhar at Sr. no. 111 of 2010
8. Sale Deed dated 4<sup>th</sup> October 2010 executed and between Mr. Bhausahab Narayan Bhosale, Mrs. Manisha Bhausahab Bhosale and Mr. Narendra Dyaneshwar Thakar therein referred to as "Purchasers" and Mr. Sopan Daulatrao Borkar, Mrs. Kamal Sopan Borkar, Smt. Sindhubai Anantrao Borkar, Mr. Sadashiv Anantrao Borkar, Mr. Chandrakant Anantrao Borkar, Mr. Nandkumar Anantrao Borkar, Mrs. Baby Suryakant Kalbhor, Mrs. Mangal Namdeo Sonavane, Smt. Sharada Ravindra Tupe, Smt. Chandrabhaga Digambar Borkar, Mr. Ajit



Digambar Borkar, Mr. Shreenath Digambar Borkar, Smt. Usha alia Asha Mahadeo Khatpe, Mrs. Ranjana Suresh More, Smt. Sushila Namdeo Borkar, Mr. Arvind Namdeo Borkar, Mr. Sunil Namdeo Borkar, Mrs. Sunita Rajendra Chorghade, Mrs. Anita Vijay Dhone, Smt. Parvati Nivrutti Borkar, Mr. Santosh Nivrutti Borkar, Mr. Anil Nivrutti Borkar, Mrs. Asha Sunil alia Sudhir Mahangare, therein referred to as "Vendors", and Mr. Prashant Sopan Borkar and Mrs. Hemlata Rajendra Tungatkar therein referred to as "Consenting Party" in respect of land admeasuring 27H80Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 4769 of 2010.

9. Sale Deed dated 28<sup>th</sup> October 2010 executed and between Mr. Bhausaheb Narayan Bhosale therein referred to as "Purchaser" and Mr. Yamaji Baban Bathe, Mr. Bhaguji Suresh Jagtap, Mr. Vikas Kondiba Jagtap and Mr. Gajanan Hanumant Jagtap therein referred to as "Vendor, in respect of land admeasuring 1H 09Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 5203 of 2010.
10. Sale Deed dated 14<sup>th</sup> December 2010 executed and between Mr. Laxman Pandharinath Choudhary therein referred to as "Purchaser" and Mr. Shankar Pandurang Chive therein referred to as "Vendor", Mr. Balu Shankar Chive, Mr. Prabhakar Shankar Chive, Mr. Nivrutti Shankar Chive, Mrs. Kantabai Dattatray Vashilkar, Mrs. Sakhubai Narayan Chorghe, Mrs. Ratnabai Shankar Khengre, Mrs. Nakusha Vikram Vashilkar therein referred to as "Consenting Party", in respect of land admeasuring 1H 66.42Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 6082 of 2010.





11. Sale Deed dated 16<sup>th</sup> August 2011 executed and between Mrs. Sandhya Bhupendra Shah, Mr. Bhupendra Jayantilal Shah, Mr. Hemant Navin Masaliya, Mrs. Sagita Masaliya therein referred to as "Purchaser" and Mr. Narendra Dyaneshwar Thakar therein referred to as "Vendor, in respect of land admeasuring 2H80Ares, of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 4223 of 2011.
12. Sale Deed dated 12<sup>th</sup> May 2010 executed and between Mr. Bhausaheb Narayan Kotwal therein referred to as "Purchaser" and Smt. Sushila Baban Chive, Mr. Balasaheb Baban Chive, Mrs. Sunita Santosh Khaladkar, Smt. Manda Bapu Chive, Mr. Santosh Bapu Chive, Mr. Sachin Bapu Chive, Mrs. Suman Eknath Thagare and Mrs. Anajna Bhausaheb Shelke therein referred to as "Vendor, in respect of land admeasuring 2H73Ares, of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 3717 of 2010.
13. Development Agreement dated 5<sup>th</sup> December 2011 executed by and between Mrs. Manisha Bhausaheb Bhosale therein referred to as "The Owners" and Carcanet Infra Projects Private Limited through its Director Bhausaheb Narayan Bhosale therein referred to as "Developer", in respect of land admeasuring 12 Hector 00 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 6154 of 2011.
14. Power of Attorney dated 5<sup>th</sup> December 2011 executed by ween Mrs. Manisha Bhausaheb Bhosale in favour of Bhausaheb Narayan Bhosale Director of Carcanet Infra Projects Private Limited in respect of land admeasuring 12 Hector 00 Ares of land bearing Survey No. 605, which



is registered with the office of Sub Registrar of Assurances Haveli No. 6155 of 2011.

15. Gift Deed dated 2<sup>nd</sup> November 2011 executed by Mr. Milind Vaman Kulkarni in favour of Mr. Neeraj Milind Kulkarni in respect of land admeasuring 05Hector20Ares bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 5581 of 2011.
16. Sale Deed dated 13<sup>th</sup> January 2011 executed and between Mrs. Shailaja Walmik Gote therein referred to as "Purchaser" and Smt. Asha Baban alias Shankar Chive therein referred to as "Vendor", in respect of land admeasuring 1H 59.28Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 213 of 2011.
17. Sale Deed dated 19<sup>th</sup> May 2011 executed and between Mr. Sunil Ramchandra Satav therein referred to as "Purchaser" and Mr. Bhausaheb Narayan Bhosale therein referred to as "Vendor, in respect of land admeasuring 1H 20Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 2567 of 2011.
18. Sale Deed dated 21st July 2011 executed and between Mrs. Manisha Bhausaheb Bhosale through Mr. Kuldeep Ganpat Ragade therein referred to as "Vendor" and Mr. Madan Vinodkumar Sahebram therein referred to as "Vendor, in respect of land admeasuring 1H80Ares, of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 3710 of 2011.
19. Power of Attorney dated 15<sup>th</sup> May 2012 executed by ween Mr. Neeraj Milind Kulkarni in favour of Bhausaheb Narayan Bhosale Director of Carcanet Infra Projects Private Limited and confirmed by Mr. Milind



Vaman Kulkarni and Mr. Bhausaheb Narayan Bhosale in respect of land admeasuring 05 Hectar 20 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 6155 of 2012.

20. Development Agreement dated 15<sup>th</sup> May 2012 executed by and between Mr. Neeraj Milind Kulkarni therein referred to as "The Owners" and Carcanet Infra Projects Private Limited through its Director Bhausaheb Narayan Bhosale therein referred to as "Developer" and Mr. Milind Vaman Kulkarni and Mr. Bhausaheb Narayan Bhosale therein referred to as "The Consenting Party", in respect of land admeasuring 05 Hectar 20 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 2538 of 2012.

21. Development Agreement dated 27<sup>th</sup> October 2016 executed by and between Mr. Bhikoba Dinkar Kunjir and Mr. Gulab Namdeo Kunjir therein referred to as "The Owners" and Carcanet Infra Projects Private Limited through its Director Bhausaheb Narayan Bhosale therein referred to as "Developer", in respect of land admeasuring 4502.35 Sq. Mtrs., out of admeasuring 6753.53 Sq. Mtrs., of land bearing Survey No. 605/1 Plot No. 10, which is registered with the office of Sub Registrar of Assurances Haveli No. 6709 of 2016.

22. Power of Attorney dated 27<sup>th</sup> October 2016 executed by and between Mr. Bhikoba Dinkar Kunjir and Mr. Gulab Namdeo Kunjir in favour of Bhausaheb Narayan Bhosale through its Director Carcanet Infra Projects Private Limited in respect of land admeasuring 4502.35 Sq. Mtrs., out of admeasuring 6753.53 Sq. Mtrs., of land bearing Survey No. 605/1 Plot No. 10, which is registered with the office of Sub Registrar of Assurances Haveli No. 6710 of 2016.



23. Development Agreement dated 18<sup>th</sup> February 2013 executed by and between Mrs. Shailaja Walmik Gote therein referred to as "The Owners" and Carcanet Infra Projects Private Limited through its Director Bhausahab Narayan Bhosale therein referred to as "Developer", in respect of land admeasuring 02 Hectar 40 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 1085 of 2013.
24. Power of Attorney dated 18<sup>th</sup> February 2013 executed by and between Mrs. Shailaja Walmik Gote in favour of Mr. Bhausahab Narayan Bhosale Limited through its Director Carcanet Infra Projects Private, in respect of land admeasuring 02 Hectar 40 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 1086 of 2013.
25. Development Agreement dated 12<sup>th</sup> February 2013 executed by and between Mr. Laxman Pandharinath Chaudhary therein referred to as "The Owners" and Carcanet Infra Projects Private Limited through its Director Bhausahab Narayan Bhosale therein referred to as "Developer", in respect of land admeasuring 02 Hectar 40 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 948 of 2013.
26. Power of Attorney dated 12<sup>th</sup> February 2013 executed by and between Mr. Laxman Pandharinath Chaudhary in favour of Bhausahab Narayan Bhosale through its Director Carcanet Infra Projects Private Limited, in respect of land admeasuring 02 Hectar 40 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 949 of 2013.
27. Development Agreement dated 12<sup>th</sup> February 2013 executed by and between Mr. Balasaheb Anandrao Satkar therein referred to as "The



Owners" and Carcanet Infra Projects Private Limited through its Director Bhausahab Narayan Bhosale therein referred to as "Developer", in respect of land admeasuring 02 Hectar 40 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 950 of 2013.

28. Power of Attorney dated 12<sup>th</sup> February 2013 executed by and between Mr. Balasaheb Anandrao Satkar in favour of Mr. Bhausahab Narayan Bhosale Limited through its Director Carcanet Infra Projects Private Limited in respect of land admeasuring 02 Hectar 40 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 951 of 2013.
29. Development Agreement dated 12<sup>th</sup> June 2013 executed by and between Mrs. Shobha Gangadhar Kamathe therein referred to as "The Owners" and Carcanet Infra Projects Private Limited through its Director Bhausahab Narayan Bhosale therein referred to as "Developer", in respect of land admeasuring 02 Hectar 00 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 3378 of 2013.
30. Power of Attorney dated 12<sup>th</sup> June 2013 executed by and between Mrs. Shobha Gangadhar Kamathe in favour of Bhausahab Narayan Bhosale through its Director Carcanet Infra Projects Private Limited, in respect of land admeasuring 02 Hectar 00 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 3378 of 2013.
31. Development Agreement dated 15<sup>th</sup> March 2013 executed by and between Mr. Bhausahab Narayan Bhosale therein referred to as "The Owners" and Carcanet Infra Projects Private Limited through its Director Bhausahab Narayan Bhosale therein referred to as



- "Developer", in respect of land admeasuring 09 Hector 42 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 1674 of 2013.
32. Power of Attorney dated 15<sup>th</sup> March 2013 executed by and between Mr. Bhausaheb Narayan Bhosale in favour of Bhausaheb Narayan Bhosale Director of Carcanet Infra Projects Private Limited, in respect of land admeasuring 09 Hector 42 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 1675 of 2013.
33. Development Agreement dated 15<sup>th</sup> March 2013 executed by and between Mrs. Manisha Bhausaheb Bhosale therein referred to as "The Owners" and Carcanet Infra Projects Private Limited through its Director Bhausaheb Narayan Bhosale therein referred to as "Developer", in respect of land admeasuring 06 Hector 00 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 1678 of 2013.
34. Power of Attorney dated 15<sup>th</sup> March 2013 executed by and between Mrs. Manisha Bhausaheb Bhosale in favour of Mr. Carcanet Infra Projects Private Limited through its Director therein referred to as "Developer", in respect of land admeasuring 06 Hector 00 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 1679 of 2013.
35. Development Agreement dated 15<sup>th</sup> March 2013 executed by and between Mrs. Manisha Bhausaheb Bhosale therein referred to as "The Owners" and Carcanet Infra Projects Private Limited through its Director Bhausaheb Narayan Bhosale therein referred to as "Developer", in respect of land admeasuring 02 Hector 00 Ares of land



bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 2433 of 2013.

36. Power of Attorney dated 15<sup>th</sup> March 2013 executed by and between Mrs. Manisha Bhausaheb Bhosale in favour of Bhausaheb Narayan Bhosale Director of Carcanet Infra Projects Private Limited, in respect of land admeasuring 02 Hectar 00 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 2434 of 2013.

37. Development Agreement dated 18<sup>th</sup> May 2013 executed by and between Mr. SunilRamchandra Satavtherein referred to as "The Owners" and Carcanet Infra Projects Private Limited through its Director Bhausaheb Narayan Bhosale therein referred to as "Developer", in respect of land admeasuring 02 Hectar 40 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 2854 of 2013.

38. Power of Attorney dated 18<sup>th</sup> May 2013 executed by Mr. Sunil Ramchandra Carcanet in favour of Director Bhausaheb Narayan Bhosale Infra Projects Private Limited in respect of land admeasuring 02 Hectar 40 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 2855 of 2013.

39. Development Agreement dated 10th May 2013executed by and between Mrs. Sandhya Bhupendra Shah, Mr. Bhupendra Jayantilal Shah, Mr. Hemant Navin Masalia and Mrs. Sangita Hemant Masalia therein referred to as "The Owners" and Carcanet Infra Projects Private Limited through its Director Bhausaheb Narayan Bhosale therein referred to as "Developer", in respect of land admeasuring 02 Hectar 80 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 2708 of 2013.



40. Power of Attorney dated 10<sup>th</sup> May 2013 executed by and between Mrs. Sandhya Bhupendra Shah, Mr. Bhupendra Jayantilal Shah, Mr. Hemant Navin Masalia and Mrs. Sangita Hemant Masalia in favour of Bhausaheb Narayan Bhosale through Director Carcanet Infra Projects Private Limited in respect of land admeasuring 02 Hectar 80 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 2709 of 2013.
41. Development Agreement dated 15<sup>th</sup> March 2013 executed by and between 708therein referred to as "The Owners" and Carcanet Infra Projects Private Limited through its Director Bhausaheb Narayan Bhosale therein referred to as "Developer", in respect of land admeasuring 02 Hectar 00 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 1676 of 2013.
42. Power of Attorney dated 15<sup>th</sup> March 2013 executed by and between Mr Suresh Fakirrao Kamathe in favour of Mr. Bhausaheb Narayan Bhosale Limited through its Director Carcanet Infra Projects Private Limited in respect of land admeasuring 02 Hectar 00 Ares of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 1677 of 2013.
43. Deed of Conveyance dated 28th October 2016 executed and between Mrs. Manisha Bhausaheb Bhosale through Mr. Kuldeep Ganpat Ragade therein referred to as "Vendor" and Mr. Madan Vinodkumar Sahebram therein referred to as "Vendor, in respect of land admeasuring 0H21Ares, of land bearing Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 6778 of 2016.





44. N.A. Order dated 28<sup>th</sup> May 2012 bearing no. NA/SR/55/2012 issued by Sub Division Officer, Bhore Pune
45. N.A. Order dated 25<sup>th</sup> October 2011 bearing no. NA/SR/108/2011 issued by Sub Division Officer, Bhore Pune
46. Plan approved by Town Planning and Valuation Department.

**(II)A. Plot Sale Deeds:**

1. Sale Deed dated 25<sup>th</sup> January 2017 executed and between Mrs. Vimal Shankar Bathe therein referred to as "Purchaser" and Carcanet Infra Projects Private Limited through its Director Mrs. Manisha Bhausaheb Bhosale therein referred to as "Vendor, in respect of land admeasuring 2500.36 Sq. Mtrs., of land bearing Plot No. 1A of Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 503 of 2017.
2. Sale Deed dated 13<sup>th</sup> August 2015 executed and between Mr. Shantaram Haribhau Shivale therein referred to as "Purchaser" and Carcanet Infra Projects Private Limited through its Director Mr. Bhausaheb Narayan Bhosale through constituted attorney Mr. Kuldeep Ganpat Ragade therein referred to as "Vendor, in respect of land bearing Plot No. 19 admeasuring 4712.36 Sq. Mtrs., and Plot No. 49 admeasuring 4024.85 Sq. Mtrs., of Survey No. 605 totally land admeasuring 8737.21 Sq. Mtrs., which is registered with the office of Sub Registrar of Assurances Haveli No. 4608 of 2015.
3. Sale Deed dated 8<sup>th</sup> April 2015 executed and between Mr. Shantaram Haribhau Shivale therein referred to as "Purchaser" and Carcanet Infra Projects Private Limited through its Director Mr. Bhausaheb Narayan Bhosale through constituted attorney Mr. Kuldeep Ganpat Ragade therein referred to as "Vendor, in respect of land



admeasuring 8737.21 Sq. Mtrs., of land bearing Plot No. 2 admeasuring 4151.05 Sq. Mtrs., and Plot No. 12 admeasuring 4067.53 Sq. Mtrs., of Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 2085 of 2015.

4. Sale Deed dated 11<sup>th</sup> April 2014 executed and between Mr. Bhikoba Dinkar Kunjir, Mr. Gulab Namdeo Kunjir and Mr. Dinesh Vitthal Zende therein referred to as "Purchasers" and Carcanet Infra Projects Private Limited through its Director Mr. Bhausaheb Narayan Bhosale through constituted attorney Mr. Abhay Navnath Khaire therein referred to as "Vendor, and Mr. Bhausaheb Narayan Bhosale and others therein referred to as "Consenting Party", in respect of land admeasuring 8737.21 Sq. Mtrs., of land bearing Plot No. 10 admeasuring 6753.53 Sq. Mtrs., of Survey No. 605, which is registered with the office of Sub Registrar of Assurances Haveli No. 2220 of 2014.

### III) Flow of Title:

1. From 7/12 extract, Mutation Entries and Agreements provided to me it is observed that:

- i. The names of Mr. Sopana Bala Yadav and Mr. Bhiku Yesu Yadav reflecting as owners of land bearing Survey No. 159 situate at Devdi Pune.
- ii. Mutation Entry No. 913 dated 14<sup>th</sup> February 1947 states that Mr. Sopan Bala Yadav, Bhiku Yesu Yadav, Babu Kushaba Yadav, Laxman Bhiva Yadav and Shripati Gajaba Yadav mortgaged their respective share inland bearing Survey No. 159 with Mr.



Daulatrao Ganpatrao Borkar vide Mortgage Deed with Possession dated 7<sup>th</sup> January 1947 for loan of Rs. 300.

- iii. By Sale Deed dated 14<sup>th</sup> October 1952 the said Mr. Sopana Bala Yadav Koli and Mr. Bhiku Yesu Yadav Koli sold, transferred and conveyed to portion of the land admeasuring 8 Pai 8 Ana of landbearing Survey No. 159 to Mr. Daulatrao Ganpatrao Borkar. The said Sale Deed is registered with the office of Sub Registrar of Assurances under Serial No. 987/1952. The above transaction has been reflecting in Mutation Entry No. 1214 dated 25<sup>th</sup> December 1952.
- iv. Mutation Entry No. 1473 dated 1<sup>st</sup> November 1959 stats that Mr. Baburao Kushaba Yadav sold and transferred his share in the land bearing 159 (Part), Devdi Pune to Mr. Daulatrao Ganpatrao Borkar vide Sale Deed dated 19<sup>th</sup> September 1959.
- v. Mutation Entry No. 1936 dated 28<sup>th</sup> March 1970 stats that Mr. Daulatrao Ganpat Borkar expired on 10<sup>th</sup> November 1969 leaving behind his legal heirs namely his sons Mr. Anantrao Daulatrao Borkar, Mr. Digambar Daulatrao Borkar, Mr. Namdeo Daulatrao Borkar, Mr. Nivrutti Daulatrao Borkar, Mr. Sopan Daulatrao Borkar his daughters namely Mrs. Subhadra Laxman Chavan and Mrs. Hirabai Dyanoba Jagdale.
- vi. Mutation Entry No. 2345 dated 19<sup>th</sup> August 1998 states that Mr. Anantrao Daulatrao Borkar expired on 18<sup>th</sup> October 1981 leaving behind his legal heirs namely Mr. Sadashiv Ananta



Borkar, Mr. Chandrakant Ananta Borkar, Mr. Nandkumar Ananta Borkar, Baby Suryakant Kalbhor, Mrs. Mangal Namdeo Sonavane, Mrs. Sharada Balaso Tupe and Mrs. Sindhubai Ananta Borkar and the names of his legal heirs mutated on revenue records.

vii. Mutation Entry No. 3130 dated 12<sup>th</sup> February 2009 stats that by Order dated 22<sup>nd</sup> January 2009 bearing no. Order/RTS/APPEAL/135/2008 deleted mutation entry no. 2345 under provisions of section 247 of Maharashtra Land Revenue Code 1966 and following names has been entered on revenue records;

1. Sopan Daulatrao Borkar,
2. Ajit Digambar Borkar,
3. Shreenath Digambar Borkar,
4. Smt. Chandrabhaga Digambar Borkar,
5. Usha Mahadeo Khatape,
6. Ranjana Suresh More,
7. Arvind Namdeo Borkar,
8. Sunil Namdeo Borkar
9. Sunita Rajendra Chorghade,
10. Anita Vijay Dhone
11. Santosh Nivrutti Borkar
12. Anil Nivrutti Borkar
13. Parvati Nivrutti Borkar
14. Asha Sunil Mahangare.



- viii. By Deed of Sale dated 4/10/2010, the said Mr. Sopan Daulatrao Borkar, Mrs. Kamal Sopan Borkar, Smt. Sindhubai Anantrao Borkar, Mr. Sadashiv Anantrao Borkar, Mr. Chandrakant Anantrao Borkar, Mr. Nandkumar Anantrao Borkar, Mrs. Baby Suryakant Kalbhor, Mrs. Mangal Namdeo Sonavane, Smt. Sharada Ravindra Tupe, Smt. Chandrabhaga Digambar Borkar, Mr. Ajit Digambar Borkar, Mr. Shreenath Digambar Borkar, Smt. Usha lia Asha Mahadeo Khatpe, Mrs. Ranjana Suresh More, Smt. Sushila Namdeo Borkar, Mr. Arvind Namdeo Borkar, Mr. Sunil Namdeo Borkar, Mrs. Sunita Rajendra Chorghade, Mrs. Anita Vijay Dhone, Smt. Parvati Nivrutti Borkar, Mr. Santosh Nivrutti Borkar, Mr. Anil Nivrutti Borkar, Mrs. Asha Sunil alia Sudhir Mahangarehave sold, transferred and conveyed a portion of land admeasuring 6 Hectare 40 Ares out of Gat No. 605 (Old 159) unto and in favour of Mr. Suresh Fakirrao Kamathe and Mrs. Balasaheb Anantrao Satkar and Mrs. Madhuri Navnath Chaudhari. The said Deed of Sale is registered with the office of the Sub Registrar Purandar at serial no. 4768 of 2010.
- ix. By Deed of Sale dated 4<sup>th</sup> October 2010 the said Mr. Sopan Daulatrao Borkar, Mrs. Kamal Sopan Borkar, Smt. Sindhubai Anantrao Borkar, Mr. Sadashiv Anantrao Borkar, Mr. Chandrakant Anantrao Borkar, Mr. Nandkumar Anantrao Borkar, Mrs. Baby Suryakant Kalbhor, Mrs. Mangal Namdeo Sonavane, Smt. Sharada Ravindra Tupe, Smt. Chandrabhaga Digambar Borkar, Mr. Ajit Digambar Borkar, Mr. Shreenath Digambar Borkar, Smt. Usha alias Asha Mahadeo Khatpe, Mrs.



Ranjana Suresh More, Smt. Sushila Namdeo Borkar, Mr. Arvind Namdeo Borkar, Mr. Sunil Namdeo Borkar, Mrs. Sunita Rajendra Chorghade, Mrs. Anita Vijay Dhone, Smt. Parvati Nivrutti Borkar, Mr. Santosh Nivrutti Borkar, Mr. Anil Nivrutti Borkar, Mrs. Asha Sunil alia Sudhir Mahangarehave sold, transferred and conveyed a land admeasuring 26 Hectare 80 Ares out of Gat No. 605 to Mr. Bhausahab Narayan Bhosale, Mrs. Manisha Bhausahab Bhosale and Mr. Narendra Dnyaneshwar Thakar. The said Deed of Sale is registered with the office of the Sub Registrar Purandar at serial no. 4769 of 2010.

Chive Family:

- i. By Order dated 19<sup>th</sup> January 1922 issued by Prant Officer, Inami land bearing Gat No. 159 owned by (i) Jyoti Pira, (ii) Dagdu Kanhu, (iii) Mahadu Govinda, (iv) Bala Gopala, (v) Sopana Bala, (vi) Bhiku Yesu, (vii) Bhiva Kusa, (viii) Gaja Kusa, (ix) Babu Kusa Yadav, (x) Ganpati Dhondi, (xi) Maruti Dhondi Chive, (xii) Maruti Bahiru and (xiii) Mali Koli, changed from inam to Khalsa, this has been stated in Mutation Entry No. 408 dated 29<sup>th</sup> December 1932.
- ii. Mutation Entry No. 750 dated 12<sup>th</sup> July 1942 states that Genu Pirtaji Chive died intestate leaving behind legal heirs namely (i) Genu Tukaram, (ii) Sakharam Pirtaji, (iii) Dhondiba Pirtaji Chive, and accordingly their names has been entered on the revenue records.



- iii. Mr. Bhiva Kusa Yadav expired intestate, so the name of his son Laxman Bhiva Yadav entered on the revenue records as HUF vide Mutation Entry No. 759.
- iv. Mutation Entry No. 761 dated 13<sup>th</sup> July 1942 states that Mr. Mahadu Bahiru Chive expired so the name of his legal heir i.e. his son Balu Mahadu Chive HUF has been mutated on the revenue records.
- v. Mutation Entry No. 769 dated 30<sup>th</sup> July 1942 states that Mr. Ganpati Chive expired intestate the names of his legal heirs namely his sons (i) (Late Mr. Savala Ganpati Chive) his legal heirs his sons Ramchandra Savala Chive and Gopal Savla Chive (ii) Mr. Govinda Ganpati Chive (iii) Mr. Shripati Ganpati (iv) Dashrath Ganpati Chive. Mr. Govinda Ganpati Chive as HUF has been entered on the revenue records.
- vi. Mutation Entry No. 879 dated 13<sup>th</sup> November 1946 states that Balu Mahadu Chive expired so the names of his legal heirs namely Krishna and Namu has been recorded on the revenue records and Krishna Namu Chive entered as karta of HUF.
- vii. Mutation Entry No. 1050 dated 1<sup>st</sup> March 1950 states that Mr. Tukaram Pirta Chive died intestate leaving behind his son Mr. Genu Tukaram Chive as his legal heir as per registered his name is entered in the revenue records.



- viii. Mutation Entry No. 1580 dated 18<sup>th</sup> November 1963 states that Mr. Yashu Pirtaji Chive died intestate leaving behind his legal heirs namely (i) Mr. Bhiku Yashu Chive and (ii) Bajirao Yashu Chive and accordingly the names of Mr. Bhiku Yashu Chive and Bajirao Yashu Chive entered in the revenue records.
- ix. Mutation Entry No. 1582 dated 18<sup>th</sup> November 1963 states that Mr. Anu Yamaji Chive expired on 19<sup>th</sup> November 1963 so the name of his legal heirs i.e. 1) Krishna Anu Chive 2) Laxman Anu Chive 3) Ramchandra Anu Chive 4) Baeydabai Anu Chive 5) Padmavati Anu Chive has been recorded on the revenue records.
- x. Mutation Entry No. 1585 dated 19<sup>th</sup> November 1963 states that Sakharan Pirtaji Chive expired leaving behind his nephew Genu Tuakaram Chive and grandson Suresh Maruti Chive has been entered on the revenue records.
- xi. The Provisions of Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act 1955, were made applicable to Village Devdi vide Mutation Entry No. 1929.
- xii. Mutation Entry No. 2128 dated 19<sup>th</sup> June 1979 states that Mr. Govinda Ganpati Chive expired so the name of his legal heirs namely 1) Dattu Govinda Chive 2) Shantaram Govinda Chive 3) Sitaram Govinda Chive 4) Tukaram Govinda Chive 5) Sakhubai Eknath Chive 6) Parvatibai Govinda Chive has been entered on





revenue records of the land bearing Gat No. 159 now Gat No. 605.

- xiii. Mutation Entry No. 2297 dated 11<sup>th</sup> November 1986 states that Suresh Maruti Chive has given an application that his grandfather Dhondi Pirta Chive expired, so his legal heir Suresh Maruti Chive has been entered on the revenue records.
- xiv. Mutation Entry No. 2347 dated 19<sup>th</sup> July 1988 states that Krishna Anu Chive has given an application that his father Anu Yamaji Chive expired on 19<sup>th</sup> November 1993 leaving behind his legal heirs of nalmely (1) Krishna Anu Chive (2) Ram Anu Chive, (3) Parvati Shankar Khamkar and (4) Janabai Anu Chive has been entered on the revenue records.
- xv. Mutation Entry No. 2377 dated 19<sup>th</sup> July 1988 has Pandurang Maruti Chive expired and his legal heirs namely (1) Khandu Pandurang Chive, (2) Shankar Pandurang Chive, (3) Dhondiba Pandurang Chive, (4) Dinkar Pandurang Chive, (5) Harnabai Raghunath Nave, (6) Housabai Ganpat Chorge, (7) Bhaudhob, (8) Haribhau Maruti Chive 9) Vitthal Maruti Chive, (10) Ramdev Vitthal Chive, (11) Bapu Vitthal Chive, has been mutated on the revenue records.
- xvi. Mutation Entry No. 2526 dated 30<sup>th</sup> August 1993 states that as per the order of Tashildar bearing number RTS/SR/77/93 names of Krishna Chive, Vitthabai Chive and Suman Chive were added in the Survey No 605.



- xvii. Mutation Entry No. 2616 dated 24 May 1996 states that Hari Maruti Chive expired on 17th November 1994 so his legal heirs namely 1) Baban Haribhau Chive 2) Narayan Haribhau Chive 3) Dagadabai Haribhau 4) Janabai Surawanshi has been mutated in the revenue records.
- xviii. Mutation Entry No. 2633 dated 05<sup>th</sup> September 1996 states that as per the order no. 1537/95 issued by Tashildar Dashrath Ganpati Chive expired leaving behind his following legal heirs, namely (1) Shankar Dashrath Chive, (2) Shalini Narayan Karkaud, (3) Asha Gulabrad Adulkar, (4) Ragnunath Chive, (5) Baliram Chandar Chive, (6) Pandarinath Chandar Chive, (7) Malan Chandrakant Rajane, (8) Gopal Sawala Chive, (9) Baban Gopal Chive, (10) Bapu Gopal Chive, (11) Anjana Bhauso Shelkhe, (12) Suman Eknath Daghare, (13) Kamal Uttam Nisal, (14) Shripati Ganpati Chive, (15) Barku Shripati Chive, (16) Baban Shripati Chive (17) Gulab Shripati Chive, (18) Yamuna Genve Narge, (19) Savita Raghunath Rokhade and (20) Kalabai Dharmaji Suryawanshi has been mutated in the revenue records.
- xix. Mutation Entry No. 2636 dated 03<sup>rd</sup> November 1996 states that Mr. Genu Pirtaji Chive has expired in the year 1931. As he was unmarried his legal heirs are 1) Tusa Pirtaji Chive (Deceased) 2) Sakharam Pirtaji Chive (unmarried deceased) 3) Dhondi Pirtaji Chive (deceased) his legal heir Maruti Dhondi Chive (deceased).



- xx. It appears that Mr. Baban alias Shankar Chive expired on 5<sup>th</sup> June 2004 leaving behind his legal Smt. Asha Baban alias Shankar Chive and her name has been mutated in revenue records vide Mutation Entry No. 2873 dated 9<sup>th</sup> April 2004.
- xxi. Mutation Entry No. 3034 dated 14 November 2007 states that Mr. Krishna Antu Chive expired on 08th February 2006 so his legal heirs namely 1) Chandrashekar Chive 2) Sunil Chive 3) Manisha Bhagat 4) Mangal Sanjay Bhagat 5) Rahibai Sangle 6) Ratna Prabha Krishna Chive has been mutated in the revenue records.
- xxii. Mutation Entry No. 3044 dated 11<sup>th</sup> January 2008 states that Namdev Balu Chive expired on 29th December 1998 and Vitthabai Namdev Chive expired on 23rd March 2007 so their legal heirs i.e. son Shivaji Namdev Chive and daughter Suman Namdev Chive has been mutated in the revenue records.
- xxiii. Mutation Entry No. 3048 dated 11<sup>th</sup> January 2008 states that Mr. Genu /Genuba Tukaram Chive expired on 09<sup>th</sup> January 2002 so his legal heirs namely 1) Tukaram Genu Chive 2) Murlidhar Genu Chive 3) Vilas Genu Chive 4) Rajaram Genu Chive 5) Shobha Rohitdas Daghare has been mutated in the revenue records.
- xxiv. Mr. Bapu Vitthal Chive expired leaving behind his legal heirs namely Taibai Chive and Muktabai Chive accordingly the



names of legal heirs have been recorded on revenue records vide Mutation Entry No. 3061.

- xxv. Mr. Pandurang Maruti Chive expired on 26<sup>th</sup> January 1977 leaving behind his legal heirs namely sons (1) Khandu Pandurang Chive, (2) Shankar Pandurang Chive, (3) Dinkar Pandurang Chive, (4), Dhondiba Pandurang Chive, (5) Gulab Dhondiba Chive, (6) Tai Maruti Chive, (7) Hausabai Ganpat Chive, (8) Harubai Raghunath Langhi (9) Shalan Malshikant Rankhambe, (10) Tarabai Uttam Chive, (12) Murali Shankar Tambekar (13) Dashrath Shankar Tambekar and the names of legal heirs has recorded on the revenue records by Mutation Entry No. 3064 dated 22<sup>nd</sup> March 2008.
- xxvi. Smt. Janabai Anu Chive expired on 29th June 2007 leaving behind his sons Mr. Krishna Anu Chive and Mr. Ram Anu Chive and daughter Parvati Shankar Khamkar daughter. The names of her legal heirs recorded on revenue records vide Mutation Entry No. 3194.
- xxvii. Mutation Entry No. 3195 dated 31st April 2010 states that Parubai Govida Chive expired on 15th May 1994 leaving behind legal heirs namely (1) Dattu Govind Chive, (2) Shantaram Govind Chive, (3) Tukaram Govinda Chive, (4) Mr. Sitaram Govinda Chive and daughter Mrs. Sakhubai Eknath Chive and accordingly the names of legal heirs has been recorded on the revenue records of the said Property.



xxviii. Mr. Namdeo Vitthal Chive expired on 16th November 2010 leaving behind his legal heirs namely Smt. Baidabai Namdeo Chie, Ashok Namdeo Chive, Ramdas Namdeo Chive, Mrs. Manda Malhari Chive, Sindhu Ashok Yadav, Mrs. Anusuya Bhaitravnath Lavande and Mrs. Anita Ashok Ranjane. The names of above legal heirs are recorded on the revenue records vide Mutation Entry No. 3253 dated 1st December 2010.

xxix. By Order dated 12<sup>th</sup> December 2011 bearing reference no. CR No. 167/11 issued by Deputy Superintendent of Land Records and according to Kami Jasta Patrak, Corrected plan Gat No, 605 has been divided into following Hissa:

| Gat No. | New Hissa No. | Total Ares H- Ares | Pot Kharaba | Lagwad Yogya | Assessment |
|---------|---------------|--------------------|-------------|--------------|------------|
| 605     | 1             | 42.27              | 8.00        | 34.27        | 24.00      |
| 605     | 2             | 132.49             | 27.20       | 105.29       | 74.44      |
| Total   |               | 174.76             | 35.20       | 139.56       | 98.44      |

The above transaction is reflecting in Mutation Entry No. 3367 dated 27<sup>th</sup> December 2011.

xxx. By Mutation Entry No. 2347 after the death of Mr. Anu Yamaji Chive the name of Mrs. Parubai alias Shankar Khamkar along with his brothers Krishna Anu Chive, Ram Anu Chive entered on the revenue records.



- xxxi. It appears that one of the owner Mr. Krishna Antu Chive expired on 08th February 2006, leaving behind his legal heirs namely (1) Chandrashekar Chive, (2) Sunil Chive, (3) Manisha Bhagat, (4) Mangal Sanjay Bhagat (5) Rahibai Sangle (6) RatnaPrabha Krishna Chive. The names of above said legal heirs were entered on 7/12 extract of the said Property vide Mutation Entry No. 3034 dated 14th November 2007.
- xxxii. The said Mrs. Parubai alias Shankar Khamkar along with Mrs. Sunanda Somnath Dalvi who is daughter of Padmabai alias Laxmibai Tukaram Sangle daughter of Anu Yamaji Chive released her right, title and interest in the said property in favour of Mr. Rama Antu alias Anu Chive, Mr. Chandrakant Krishna Chive and Mr. Sunil Krishna Chive by Release Deed without consideration dated 3rd November 2009. The said Release Deed without consideration is registered with the office of Sub Registrar of Assurances Purnadar under Serial No. 3933 of 2009.
- xxxiii. By Mutation Entry No. 3044 dated 11 January 2008 after death of the names of Namdev Balu Chive expired on 29<sup>th</sup> December 1998 the names of his son Shivaji Namdev Chive and daughter Suman Namdev Chive has been entered on revenue records. (Legal heir of Balu Mahadu Chive Reference Mutation Entry No. 761)
- xxxiv. By Release Deed without consideration dated 28<sup>th</sup> July 2008 the said Ms. Suman alias Sumal Namdeo Chive after marriage Mrs.



Suman Namdeo Chive released her right, title and interest in respect of land bearing Survey No. 605 along with other properties in favour of her brother Mr. Shivaji Namdeo Chive who is one of the vendor in Sale Deed dated 5<sup>th</sup> January 2010. The said Release Deed without consideration is registered with the office of Sub Registrar of Assurances Purandhar under Serial No. 3471 of 2008.

xxxv. By Sale Deed dated 5<sup>th</sup> January 2010 the said Mr. Rama Antu alias Anu Chive, Mr. Chandrshekhar Krishna Chive, Mr. Sunil Krishna Chive, Smt. Ratnaprabha Krishna Chive, Mrs. Manisha Ananta Bhagat, Mrs. Rahibai Bhanudas Sangale, Mrs. Mangal Sanjay Bhagat owners of 1 Anna Share, Mr. Krishna Balu Chive, Mr. Shivaji Namdeo Chive, Mr. Jayawant Sadhu Chive S/o. Sadhu Mahadu Chive (member of Balu Mahadu Chive HUF), Mr. Dhondiba Deveji Chive S/o. Devji Mahadu Chive (member of Balu Mahadu Chive HUF) owners of land admeasuring 2 Annas, Mr. Suresh Maruti Chive S/o. Maruti Dhondiba Chive (legal heir of Dhondiba Pirtaji Chive), Mr. Maruti Bhiku Chive S/o. Yesu Pirtaji Chive, Smt. Hirabai Nivruti Bhagat, Mrs. Shashikala Baban Surywanshi, Mrs. Krishnabai Maruti Gaikwad, Mrs. Vatsala Dinkar Bhagat owner of 6 Pai and Mr. Dattu Govinda Chive, Mr. Sitaram Govinda Chive and Smt. Sakhubai Eknath Washikar (legal heirs of Govinda Ganpati Chive (devolution by Mutation Entry No. 408) owners of 1 Anna 3 Pai thus totally admeasuring 4 Anna 10 Paise in land bearing Gat No. 605 Hissa No. 2 to Mr. Yamaji Baban Bathe, Mr. Bhaguji Suresh Jagtap, Mr. Vikas Kondiba Jagtap and Mr. Gajanan



Hanumant Jagtap on the terms and conditions mentioned therein. The said Sale Deed is registered with the office of Sub Registrar of Assurances Purandar under Serial No. 88 of 2010 on 5<sup>th</sup> January 2010. The above referred transaction is referred in Mutation Entry No. 3171. However, the area sold by legal heirs of Govinda Ganpati Chive is 1 Anna 3 Pai which is excess from their limit however the actual to be sold was to be mentioned as 6 Pai and Mr. Tukaram Govinda Chive legal heirs of Govinda Ganpati Chive are not made party to the Sale Deed and my opinion is subject to the same.

xxxvi. That subsequently Mr. Shantaram Govinda Chive, Mr. Vijay Shantaram Chive and Mr. Rajaram Shantaram Chive son and grandson of Mr. Govinda Ganpati Chive executed Irrevocable Power of Attorney dated 12<sup>th</sup> August 2010 in favour of Mr. Yamaji Baban Bathe and granted power to sell their share to third party and also confirmed the contents of Sale Deed dated 05.01.2010, registered at Sr. No. 88/2010. The said Irrevocable Power of Attorney is registered with office of Sub Registrar of Assurances Purandhar under Serial No. 4010 of 2010.

xxxvii. That subsequently said Mr. Kondiba Devji Chive, Mr. Sudam Devji Chive, Mr. Shivaji Sudam Chive, Mrs. Meenakshi Ramchandra Kelgane, Mrs. Sarika Sudam Chive and Mrs. Sakhubai Ganpat Dingrale confirmed above Sale Deed dated 5th January 2010 executed by Mr. Rama Antu alias Anu Chive and others in favour of Mr. Yamaji Baban Bathe, Mr. Bhaguji Suresh Jagtap, Mr. Vikas Kondiba Jagtap and Mr. Gajanan





Hanumant Jagtap by executing and registering Confirmation Deed dated 30th August 2011. The said Confirmation Deed is registered with office of Sub Registrar of Assurances Purandhar under Serial No. 4432 of 2011.

xxxviii. In the above Confirmation Deed, Party No.1 Kondiba Devji Chive, Party 2 Mr. Sudam Devji Chive are brothers of Mr. Dhondiba Devji Chive and Party No. 3 is son of Mr. Sudam Devji Chive, Party No. 4 Mrs. Meenakshi Ramchandra Kelgane and Party No. 5 Mrs. Sarika Sudam Chive who are the daughter and wife of Mr. Sudam Devji Chive and Party No. 6 Sakhubai Ganpat Dingrale is sister of Mr. Dhondiba Devji Chive.

xxxix. That by Sale Deed dated 6th January 2010 executed by and between Mr. Yamaji Baban Bathe, Mr. Bhaguji Suresh Jagtap, Mr. Vikas Kondiba Jagtap and Mr. Gajanan Hanumant Jagtap therein referred to as "Purchaser" and Mr. Namdeo Vithal Chive S/o. Vithoba Maruti Chive (legal heir of Maruti Dhondiba Chive Muttaion Entry No. 408) and Mrs. Vaishali Balaji Shelke erstwhile Smt. Taibai Bapu Chive, Smt. Muktabai Bapu Chive legal heir of Bapu Vithoba Chive S/o. Vithoba Maruti Chive (legal heir of Maruti Dhondiba Chive Muttaion Entry No. 408) sold their share of 8 Pai and Mr. Dinkar Padnu Chive S/o. Pandurang Maruti Chive (legal heir of Maruti Dhondiba Chive Muttaion Entry No. 408) sold his share of 2 Paise referred to as "Vendor" thus totally admeasuring 10 Pai, which is registered with the office of Sub Registrar of Assurances Purandhar at Sr.



no. 111 of 2010. The above referred transaction is referred in Mutation Entry No. 3172.

- xli. By a Deed of Sale dated 26<sup>th</sup> October 2010, the said Mr. Yamaji Baban Bathe, Mr. Bhaguji Suresh Jagtap, Mr. Vikas Kondiba Jagtap and Mr. Gajanan Hanumant Jagap have absolutely sold, transferred and conveyed a portion admeasuring 2 Hectare out of Gat No. 605 unto and in favour of Mrs. Shobha Gangadhar Kamathe. The said Deed of Sale is registered with the office of the Sub Registrar Purandar at serial no. 5195/2010.
- xlii. Further, by a Deed of Sale dated 28<sup>th</sup> October 2010 the said Mr. Yamaji Baban Bathe Mr. Bhaguji Suresh Jagtap, Mr. Vikas Kondiba Jagtap and Mr. Gajanan Hanumant Jagap have absolutely sold, transferred and conveyed a portion admeasuring 1 Hectare 9 Ares out of Gat No. 605 unto and in favour of Mr. Bhausahab Narayan Bhosale. The said Deed of Sale is registered with the office of the Sub Registrar Purandar at serial no. 5203/2010.
- xlii. By a Deed of Sale dated 13<sup>th</sup> January, 2011, the said Smt. Asha Baban alias Shankar Chive (by Mutation Entry No. 769 dated 30<sup>th</sup> July 1942, Mutation Entry No. 2633 dated 05<sup>th</sup> September 1996 Mutation Entry No. 2873) has absolutely sold, transferred and conveyed a portion admeasuring 1 Hectare 59.28 Ares out of Gat No. 605 unto and in favour of Mrs. Shailaja Walmik



Gote. The said Deed of Sale is registered with the office of the Sub Registrar Purandar at serial no. 213 of 2011.

- xliii. By a Deed of Sale dated 14<sup>th</sup> December 2010, the said Mr. Shankar Pandurang Chive (Please refer Mutation Entry No. 408, 2377 and 3064) with the confirmation of Mr. Balu Shankar Chive, Mr. Prabhakar Shankar Chive, Mr. Nivrutti Shankar Chive, Mrs. Kantabai Dattatray Washilkar, Mrs. Sakhubai Narayan Chorghe, Mrs. Ratnabai Shankar Khengre and Mrs. Nakusha Vikram Washilkar have absolutely sold, transferred and conveyed a portion admeasuring 1 Hectare 66.42 Ares out of Gat No. 605 unto and in favour of Mr. Laxman Pandharinath Chaudhari and registered with the office of the Sub Registrar Purandar at serial no. 6082/2010.
- xliv. By a Deed of Sale dated 12<sup>th</sup> May 2010, the said Smt. Sushila Baban Chive, Mr. Balasaheb Baban Chive, Mrs. Sunita Santosh Khaladkar, Smt. Manda Bapu Chive, Mr. Santosh Bapu Chive, Mr. Sachin Bapu Chive, Mrs. Suman Eknath Dhagare and Mrs. Anjana Bahusaheb Shelke have absolutely sold, transferred and conveyed a portion admeasuring 2 Hectare 73 Ares out of Gat No. 605 unto and in favour of Mr. Bhausaheb Narayan Bhosale. The said Sale Deed is registered with the office of the Sub Registrar Purandar at serial no. 3717/2010
- xliv. Thereafter, by a Deed of Sale dated 17<sup>th</sup> February 2011, the said Mr. Bhausaheb Narayan Bhosale has absolutely sold, transferred and conveyed a portion admeasuring 5 Hectare 20



Ares out of Gat No. 605 unto and in favour of Mr. Milind Waman Kulkarni. The said Deed of Sale is registered with the office of the Sub Registrar Purandar at serial no. 920/2011.

- xlvi. Further by a Deed of Gift dated 2<sup>nd</sup> Novmber 2011, the said Mr. Milind Waman Kulkarni has absolutely transferred and conveyed by way of gift a portion admeasuring 5 Hectare 20 Ares out of Gat No. 605 unto and in favour of Mr. Niraj Milind Kulkarni. The said Gift Deed is registered with the office of the Sub Registrar Purandar at serial no. 5581/2011.
- xlvi. Further by a Deed of Sale dated 19<sup>th</sup> May 2011, the said Mr. Bhausahab Narayan Bhosale has absolutely sold, transferred and conveyed a portion admeasuring 1 Hectare 20 Ares out of Gat No. 605 unto and in favour of Mr. Sunil Ramchandra Satav. The said Deed of Sale is registered with the office of the Sub Registrar Purandar at serial no. 2567/2011.
- xlvi. By a Deed of Sale dated 16<sup>th</sup> Augst 2011 the said Mr. Narendra Dnyaneshwar Thakar has absolutely sold, transferred and conveyed a portion admeasuring 2 Hectare 80 Ares out of Gat No. 605 unto and in favour of Mrs. Sandhya Bhupendra Shah, Mr. Bhupendra Jayantilal Shah, Mr. Hemant Navin Masalia and Mrs. Sangita Hemant Masalia. The said Deed of Sale is registered with the office of the Sub Registrar Purandar at serial no. 4223/2011.



xlix. By virtue of the aforesaid Deeds the Mr. Bhausahab Narayan Bhosale and others became owners of the said Larger Land and details of the percentage held by the respective owners in the said Larger land are mentioned as under:

|    | Name of the Co-owners                                                                                                | Undivided percentage in the said land | Undivided area in the said land in Ares |
|----|----------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------|
| 1. | Mr. Bhausahab Narayan Bhosale                                                                                        | 22.29%                                | 942                                     |
| 2. | Mrs. Manisha Bhausahab Bhosale                                                                                       | 28.39%                                | 1200                                    |
| 3. | Mrs. Sandhya Bhupendra Shah, Mr. Bhupendra Jayantilal Shah, Mr. Hemant Navin Masalia and Mrs. Sangita Hemant Masalia | 6.63%                                 | 280                                     |
| 4. | Mr. Balasaheb Anantrao Satkar                                                                                        | 5.68%                                 | 240                                     |
| 5. | Mr. Laxman Pandharinath Chaudhari                                                                                    | 3.93%                                 | 166.42                                  |
| 6. | Mrs. Shailaja Walmik Gote                                                                                            | 3.76%                                 | 159.2                                   |



|     |                                   |        |        |
|-----|-----------------------------------|--------|--------|
| 7.  | Mrs. Shobha<br>Gangadhar Kamathe  | 4.73%  | 200    |
| 8.  | Mr. Suresh Fakirrao<br>Kamathe    | 4.73%  | 200    |
| 9.  | Mrs. Madhuri Navnath<br>Chaudhari | 4.73%  | 200    |
| 10. | Mr. Sunil Ramchandra<br>Sataw     | 2.83%  | 120    |
| 11. | Mr. Niraj Milind<br>Kulkarni      | 12.30% | 520    |
|     |                                   | 100%   | 422770 |

- I. That Mr. Bhausahab Narayan Bhosale and others thereafter had jointly prepared a layout by themselves subdividing the said portion admeasuring 42 Hectares 27.70 Ares out of Gat No. 605 into several plots and which is approved by the order of Sub Divisional Officer, Bhore vide no. NA/SR/108/2011 dated 25<sup>th</sup> October 2011 under section 44 of the Maharashtra Land Revenue Code and the other common areas being shown separately. By the said Order the said portion admeasuring 42 Hectares 27.70 Ares out of Gat No. 605 was subdivided into 59 plots for Villa / House plots numbered as Plot No. 1 to 59, Plot Nos. 60 to 67 being common areas or under which were undevelopable and Plot No. 68 being area under road.
- II. Pursuant thereto the effect of the said Order dated 8<sup>th</sup> October 2011 was mutated in the revenue records vide mutation entry no. 3367 and 3368 and that the said Gat No. 605 was



subdivided into Gat No. 605/1 admeasuring 42 Hectares 27.70 Ares and Gat No. 605/2 admeasuring 132.49 Ares and further the said Gat No. 605/1 was subdivided as follows:-

| Gat No. and Plot            | Area in Sq.mtr. | Name of Holder on revenue records                                                                                                |
|-----------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Gat No. 605/1<br>Plot No.1  | 6225.35         | Manisha Bhausaheb Bhosale                                                                                                        |
| Gat No. 605/1<br>Plot No.1A | 2500.36         | Manisha Bhausaheb Bhosale                                                                                                        |
| Gat No. 605/1<br>Plot No.2  | 4151.05         | Mr. Bhausaheb Narayan Bhosale, Mrs. Manisha Bhausaheb Bhosale, Mr. Narendra Dnyaneshwar Thakar and Mr. Balasaheb Anantrao Satkar |
| Gat No. 605/1<br>Plot No.3  | 4033.68         | Mr. Bhausaheb Narayan Bhosale, Mrs. Manisha Bhausaheb Bhosale, Mr. Narendra Dnyaneshwar Thakar and Mr. Balasaheb Anantrao Satkar |
| Gat No. 605/1<br>Plot No.4  | 4003.34         | Mr. Bhausaheb Narayan Bhosale, Mrs. Manisha Bhausaheb Bhosale, Mr. Narendra Dnyaneshwar Thakar and Mr. Balasaheb                 |



|                            |         |                                                                                                                                                   |
|----------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------|
|                            |         | Anantrao Satkar                                                                                                                                   |
| Gat No. 605/1<br>Plot No.5 | 4079.48 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mr.<br>Narendra Dnyaneshwar<br>Thakar and Mr. Balasaheb<br>Anantrao Satkar   |
| Gat No. 605/1<br>Plot No.6 | 4002.86 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mr.<br>Narendra Dnyaneshwar<br>Thakar and Mr. Balasaheb<br>Anantrao Satkar   |
| Gat No. 605/1<br>Plot No.7 | 4006.83 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mr.<br>Balasaheb Anantrao Satkar<br>and Mr. Laxman Pandharinath<br>Chaudhari |
| Gat No. 605/1<br>Plot No.8 | 4002.83 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mr.<br>Balasaheb Anantrao Satkar<br>and Mr. Laxman Pandharinath<br>Chaudhari |
| Gat No. 605/1<br>Plot No.9 | 4002.10 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mr.                                                                          |





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|                             |         | Balasaheb Anantrao Satkar<br>and Mr. Laxman Pandharinath<br>Chaudhari                                                                           |
| Gat No. 605/1<br>Plot No.10 | 6753.53 | Mrs. Shailaja Walmik Gote<br>and Mrs. Shobha Gangadhar<br>Kamathe                                                                               |
| Gat No. 605/1<br>Plot No.11 | 4536.25 | Mrs. Shailaja Walmik Gote<br>and Mrs. Shobha Gangadhar<br>Kamathe                                                                               |
| Gat No. 605/1<br>Plot No.12 | 4067.53 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mr.<br>Narendra Dnyaneshwar<br>Thakar and Mr. Balasaheb<br>Anantrao Satkar |
| Gat No. 605/1<br>Plot No.13 | 4114.91 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mr.<br>Narendra Dnyaneshwar<br>Thakar and Mr. Balasaheb<br>Anantrao Satkar |
| Gat No. 605/1<br>Plot No.14 | 4187.09 | Mr. Bhausaheb Narayan<br>Bhosale and Mrs. Shobha<br>Gangadhar Kamathe                                                                           |
| Gat No. 605/1<br>Plot No.15 | 4089.93 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mr.<br>Suresh Fakirrao Kamathe and                                         |



|                             |         |                                                                                                                           |
|-----------------------------|---------|---------------------------------------------------------------------------------------------------------------------------|
|                             |         | Mr. Balasaheb Anantrao Satkar.                                                                                            |
| Gat No. 605/1<br>Plot No.16 | 4199.69 | Mr. Bhausahab Narayan Bhosale, Mrs. Manisha Bhausahab Bhosale, Mr. Suresh Fakirrao Kamathe, Mr. Balasaheb Anantrao Satkar |
| Gat No. 605/1<br>Plot No.17 | 4186.70 | Mr. Bhausahab Narayan Bhosale, Mrs. Manisha Bhausahab Bhosale, Mr. Suresh Fakirrao Kamathe, Mr. Balasaheb Anantrao Satkar |
| Gat No. 605/1<br>Plot No.18 | 4157.02 | Mr. Bhausahab Narayan Bhosale, Mrs. Manisha Bhausahab Bhosale, Mr. Suresh Fakirrao Kamathe, Mr. Balasaheb Anantrao Satkar |
| Gat No. 605/1<br>Plot No.19 | 4712.36 | Mr. Bhausahab Narayan Bhosale, Mrs. Manisha Bhausahab Bhosale, Mr. Suresh Fakirrao Kamathe, Mr. Balasaheb Anantrao Satkar |
| Gat No. 605/1<br>Plot No.20 | 4512.07 | Mr. Bhausahab Narayan Bhosale, Mrs. Manisha Bhausahab Bhosale                                                             |
| Gat No. 605/1<br>Plot No.21 | 4027.78 | Mr. Bhausahab Narayan Bhosale, Mrs. Manisha Bhausahab Bhosale, Mrs.                                                       |



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|                             |         | Shobha Gangadhar Kamathe,<br>Mrs. Shailaja Walmik Gote                                                                                    |
| Gat No. 605/1<br>Plot No.22 | 4081.01 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Mrs.<br>Shobha Gangadhar Kamathe,<br>Mrs. Shailaja Walmik Gote       |
| Gat No. 605/1<br>Plot No.23 | 4057.22 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Mrs.<br>Shobha Gangadhar Kamathe,<br>Mrs. Shailaja Walmik Gote       |
| Gat No. 605/1<br>Plot No.24 | 4075.79 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Mrs.<br>Shobha Gangadhar Kamathe,<br>Mrs. Shailaja Walmik Gote       |
| Gat No. 605/1<br>Plot No.25 | 4000.41 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Mr.<br>Suresh Fakirrao Kamathe,<br>Mrs. Madhuri Navnath<br>Chaudhari |
| Gat No. 605/1<br>Plot No.26 | 4011.34 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Mr.<br>Suresh Fakirrao Kamathe,<br>Mrs. Madhuri Navnath              |



|                             |         |                                                                                                                                           |
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|                             |         | Chaudhari                                                                                                                                 |
| Gat No. 605/1<br>Plot No.27 | 4027.94 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mr.<br>Suresh Fakirrao Kamathe,<br>Mrs. Madhuri Navnath<br>Chaudhari |
| Gat No. 605/1<br>Plot No.28 | 4012.40 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mr.<br>Suresh Fakirrao Kamathe,<br>Mrs. Madhuri Navnath<br>Chaudhari |
| Gat No. 605/1<br>Plot No.29 | 4000.53 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mr.<br>Suresh Fakirrao Kamathe,<br>Mrs. Madhuri Navnath<br>Chaudhari |
| Gat No. 605/1<br>Plot No.30 | 5806.95 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mr.<br>Suresh Fakirrao Kamathe,<br>Mrs. Madhuri Navnath<br>Chaudhari |
| Gat No. 605/1<br>Plot No.31 | 4022.43 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mrs.                                                                 |



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|-----------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------|
|                             |         | Madhuri Navnath Chaudhari,<br>Mr. Laxman Pandharinath<br>Chaudhari                                                                              |
| Gat No. 605/1<br>Plot No.32 | 4328.74 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mrs.<br>Madhuri Navnath Chaudhari,<br>Mr. Laxman Pandharinath<br>Chaudhari |
| Gat No. 605/1<br>Plot No.33 | 4150.43 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mrs.<br>Madhuri Navnath Chaudhari,<br>Mr. Laxman Pandharinath<br>Chaudhari |
| Gat No. 605/1<br>Plot No.34 | 4031.75 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mrs.<br>Madhuri Navnath Chaudhari,<br>Mr. Laxman Pandharinath<br>Chaudhari |
| Gat No. 605/1<br>Plot No.35 | 4427.60 | Mr. Bhausaheb Narayan<br>Bhosale, Mrs. Manisha<br>Bhausaheb Bhosale, Mrs.<br>Madhuri Navnath Chaudhari,<br>Mr. Laxman Pandharinath<br>Chaudhari |
| Gat No. 605/1               | 4048.88 | Mr. Bhausaheb Narayan                                                                                                                           |



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|-----------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------|
| Plot No.36                  |         | Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Narendra<br>L. Thakar, Mr. Laxman<br>Pandharinath Chaudhari                          |
| Gat No. 605/1<br>Plot No.37 | 4165.76 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Narendra<br>L. Thakar, Mr. Laxman<br>Pandharinath Chaudhari |
| Gat No. 605/1<br>Plot No.38 | 4044.47 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Narendra<br>L. Thakar, Mr. Laxman<br>Pandharinath Chaudhari |
| Gat No. 605/1<br>Plot No.39 | 4005.78 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Narendra<br>L. Thakar, Mr. Balasaheb<br>Anantrao Satkar     |
| Gat No. 605/1<br>Plot No.40 | 6208.16 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Narendra<br>L. Thakar, Mr. Balasaheb<br>Anantrao Satkar     |
| Gat No. 605/1<br>Plot No.41 | 4548.30 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Narendra<br>L. Thakar, Mr. Balasaheb                        |



|                             |         |                                                                                                                            |
|-----------------------------|---------|----------------------------------------------------------------------------------------------------------------------------|
|                             |         | Anantrao Satkar                                                                                                            |
| Gat No. 605/1<br>Plot No.42 | 4133.80 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale                                                        |
| Gat No. 605/1<br>Plot No.43 | 4008.51 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale                                                        |
| Gat No. 605/1<br>Plot No.44 | 4030.88 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Narendra<br>L. Thakar, Mr. Suresh Fakirrao<br>Kamathe |
| Gat No. 605/1<br>Plot No.45 | 4017.57 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale                                                        |
| Gat No. 605/1<br>Plot No.46 | 4072.98 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale                                                        |
| Gat No. 605/1<br>Plot No.47 | 4178.37 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Narendra<br>L. Thakar, Mr. Suresh Fakirrao<br>Kamathe |
| Gat No. 605/1<br>Plot No.48 | 4158.49 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale                                                        |
| Gat No. 605/1<br>Plot No.49 | 4024.85 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha                                                                             |

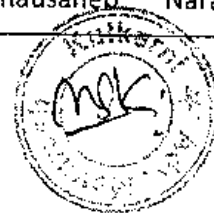


|                             |         |                                                                     |
|-----------------------------|---------|---------------------------------------------------------------------|
|                             |         | Bhausahab Bhosale                                                   |
| Gat No. 605/1<br>Plot No.50 | 4140.77 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale |
| Gat No. 605/1<br>Plot No.51 | 4063.62 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale |
| Gat No. 605/1<br>Plot No.52 | 4443.23 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale |
| Gat No. 605/1<br>Plot No.53 | 4035.91 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale |
| Gat No. 605/1<br>Plot No.54 | 4186.77 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale |
| Gat No. 605/1<br>Plot No.55 | 4112.39 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale |
| Gat No. 605/1<br>Plot No.56 | 4059.85 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale |
| Gat No. 605/1<br>Plot No.57 | 4060.26 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale |
| Gat No. 605/1<br>Plot No.58 | 4324.39 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale |





|                              |          |                                                                                                                                                                                                                                                                                                                          |
|------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gat No. 605/1<br>Plot No.59  | 4943.43  | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale                                                                                                                                                                                                                                                      |
| Gat No. 605/1<br>Plot No.60  | 28200.00 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Mr.<br>Narendra Dnyaneshwar<br>Thakar, Mr. Balasaheb<br>Anantrao Satkar, Mr. Laxman<br>Pandharinath Chaudhari, Mrs.<br>Shailaja Walmik Gote, Mrs.<br>Shobha Gangadhar Kamathe,<br>Mr. Suresh Fakirrao Kamathe,<br>Mrs. Madhuri Navnath<br>Chaudhari |
| Gat No. 605/1<br>Plot No. 61 | 13700.00 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Mr.<br>Narendra Dnyaneshwar<br>Thakar, Mr. Balasaheb<br>Anantrao Satkar, Mr. Laxman<br>Pandharinath Chaudhari, Mrs.<br>Shailaja Walmik Gote, Mrs.<br>Shobha Gangadhar Kamathe,<br>Mr. Suresh Fakirrao Kamathe,<br>Mrs. Madhuri Navnath<br>Chaudhari |
| Gat No. 605/1                | 17800.00 | Mr. Bhausahab Narayan                                                                                                                                                                                                                                                                                                    |



|                              |          |                                                                                                                                                                                                                                                                                                                          |
|------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Plot No. 62                  |          | Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Mr.<br>Narendra Dnyaneshwar<br>Thakar, Mr. Balasahab<br>Anantrao Satkar, Mr. Laxman<br>Pandharinath Chaudhari, Mrs.<br>Shailaja Walmik Gote, Mrs.<br>Shobha Gangadhar Kamathe,<br>Mr. Suresh Fakirrao Kamathe,<br>Mrs. Madhuri Navnath<br>Chaudhari                          |
| Gat No. 605/1<br>Plot No. 63 | 15700.00 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Mr.<br>Narendra Dnyaneshwar<br>Thakar, Mr. Balasahab<br>Anantrao Satkar, Mr. Laxman<br>Pandharinath Chaudhari, Mrs.<br>Shailaja Walmik Gote, Mrs.<br>Shobha Gangadhar Kamathe,<br>Mr. Suresh Fakirrao Kamathe,<br>Mrs. Madhuri Navnath<br>Chaudhari |
| Gat No. 605/1<br>Plot No. 64 | 6200.00  | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Mr.<br>Narendra Dnyaneshwar<br>Thakar, Mr. Balasahab                                                                                                                                                                                                |



|                              |          |                                                                                                                                                                                                                                                                                                                          |
|------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              |          | Anantrao Satkar, Mr. Laxman<br>Pandharinath Chaudhari, Mrs.<br>Shailaja Walmik Gote, Mrs.<br>Shobha Gangadhar Kamathe,<br>Mr. Suresh Fakirrao Kamathe,<br>Mrs. Madhuri Navnath<br>Chaudhari                                                                                                                              |
| Gat No. 605/1<br>Plot No. 65 | 4300.00  | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Mr.<br>Narendra Dnyaneshwar<br>Thakar, Mr. Balasaheb<br>Anantrao Satkar, Mr. Laxman<br>Pandharinath Chaudhari, Mrs.<br>Shailaja Walmik Gote, Mrs.<br>Shobha Gangadhar Kamathe,<br>Mr. Suresh Fakirrao Kamathe,<br>Mrs. Madhuri Navnath<br>Chaudhari |
| Gat No. 605/1<br>Plot No. 66 | 1900.00  | Mrs. Shobha Gangadhar<br>Kamathe                                                                                                                                                                                                                                                                                         |
| Gat No. 605/1<br>Plot No. 67 | 32077.41 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Mr.<br>Narendra Dnyaneshwar<br>Thakar, Mr. Balasaheb<br>Anantrao Satkar, Mr. Laxman<br>Pandharinath Chaudhari, Mrs.                                                                                                                                 |



|                                     |          |                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |          | Shailaja Walmik Gote, Mrs.<br>Shobha Gangadhar Kamathe,<br>Mr. Suresh Fakirrao Kamathe,<br>Mrs. Madhuri Navnath<br>Chaudhari                                                                                                                                                                                             |
| Gat No. 605/1<br>Plot No. 68 (road) | 47290.89 | Mr. Bhausahab Narayan<br>Bhosale, Mrs. Manisha<br>Bhausahab Bhosale, Mr.<br>Narendra Dnyaneshwar<br>Thakar, Mr. Balasaheb<br>Anantrao Satkar, Mr. Laxman<br>Pandharinath Chaudhari, Mrs.<br>Shailaja Walmik Gote, Mrs.<br>Shobha Gangadhar Kamathe,<br>Mr. Suresh Fakirrao Kamathe,<br>Mrs. Madhuri Navnath<br>Chaudhari |
|                                     | 422770   | <b>Total</b>                                                                                                                                                                                                                                                                                                             |

- iii. By and under various Development Agreement read with the Power of Attorney as stated herein below the resptive owners have entrusted the development rights in respect of their respective portions in the said Larger land unto and in favors of the Company herein and the details whereof are as under:

|    | Vendor | Nature of Document | Date                   | Registration details |
|----|--------|--------------------|------------------------|----------------------|
| 1. | Mr.    | Development        | 15 <sup>th</sup> March | 1674/2013            |



|     |                              |                          |                                |           |
|-----|------------------------------|--------------------------|--------------------------------|-----------|
|     | Bhausahab                    | Agreement                | 2013                           |           |
| 2.  | Narayan<br>Bhosale           | Power of<br>Attorney     |                                | 1675/2013 |
| 3.  | Mrs. Manisha<br>Bhausahab    | Development<br>Agreement | 15 <sup>th</sup> March<br>2013 | 1678/2013 |
| 4.  | Bhosale                      | Power of<br>Attorney     |                                | 1679/2013 |
| 5.  | Mr. Balasaheb<br>Anandrao    | Development<br>Agreement | 11 <sup>th</sup><br>February   | 950/2013  |
| 6.  | Satkar                       | Power of<br>Attorney     | 2013                           | 951/2013  |
| 7.  | Mr. Laxman<br>Pandharinath   | Development<br>Agreement | 12 <sup>th</sup><br>February   | 948/2013  |
| 8.  | Chaudhary                    | Power of<br>Attorney     | 2013                           | 949/2013  |
| 9.  | Mrs. Manisha<br>Bhausahab    | Development<br>Agreement | 29 <sup>th</sup> April<br>2013 | 2433/2013 |
| 10. | Bhosale                      | Power of<br>Attorney     |                                | 2434/2013 |
| 11. | Mrs. Shailaja<br>Walmik Gote | Development<br>Agreement | 18 <sup>th</sup><br>February   | 1085/2013 |
| 12. |                              | Power of<br>Attorney     | 2013                           | 1086/2013 |
| 13. | Mrs. Shobha<br>Gangadhar     | Development<br>Agreement | 14 <sup>th</sup> June<br>2013  | 3378/2013 |
| 14. | Kamathe                      | Power of<br>Attorney     |                                | 3379/2013 |
| 15. | Mr. Sunil                    | Development              | 18 <sup>th</sup> May           | 2854/2013 |



|    |                                                                                                     |                       |                               |              |
|----|-----------------------------------------------------------------------------------------------------|-----------------------|-------------------------------|--------------|
|    | Ramchandra                                                                                          | Agreement             | 2013                          |              |
| 16 | Satav                                                                                               | Power of Attorney     |                               | 2855/2013    |
| 17 | Mr. Suresh Fakirrao                                                                                 | Development Agreement | 15 <sup>th</sup> March 2013   | 1676/2013    |
| 18 | Kamathe                                                                                             | Power of Attorney     |                               | 1677/2013    |
| 19 | Mr. Neeraj Milind                                                                                   | Development Agreement | 15 <sup>th</sup> May 2012     | 2538/2012    |
| 20 | Kulkarni                                                                                            | Power of Attorney     |                               | 2539/2012    |
| 21 | Mrs. Sandhya Bhupendra                                                                              | Development Agreement | 10 <sup>th</sup> May 2013     | 2708/2013    |
| 22 | Shah, Mr. Bhupendra Jayantilal<br>Shah, Mr. Hemant Navin Masalia and<br>Mrs. Sangita Hemant Masalia | Power of Attorney     |                               | 2709/2013    |
| 23 | Mrs. Manisha Bhausahab Bhosale                                                                      | Development Agreement | 5 <sup>th</sup> December 2011 | 6154 of 2011 |
| 24 |                                                                                                     | Power of Attorney     |                               | 6155 of 2011 |



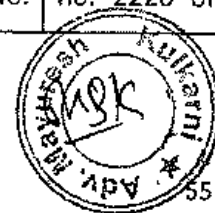
IV) Plot Sale Deeds:

It appears that some of the plots has been sold to the prospective purchasers by the respective land owners and Carcanet Infra Projects Private Limited ("Developer") vide various Sale Deeds on the consideration and others terms and conditions mentioned therein. Some of the Sale Deeds are given for me to peruse and described as follows:

| Sr. No. | Name of Purchaser              | Name of Vendors                                                                             | Description of Plot                                                                          | Details of registration                                                             |
|---------|--------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1.      | Mrs. Vimal Shankar Bathe       | Carcanet Infra Projects Private Limited through its Director Mrs. Manisha Bhausahab Bhosale | Admeasuring 2500.36 Sq. Mtrs., of land bearing Plot No. 1A of Survey No. 605                 | Sale Deed dated 25 <sup>th</sup> January 2017 bearing registration no. 503 of 2017  |
| 2.      | Mr. Shantaram Haribhau Shivale | Carcanet Infra Projects Private Limited through its Director Mr. Bhausahab Narayan          | Plot No. 19 admeasuring 4712.36 Sq. Mtrs., and Plot No. 49 admeasuring 4024.85 Sq. Mtrs., of | Sale Deed dated 13 <sup>th</sup> August 2015, bearing registration no. 4608 of 2015 |



|    |                                                                                                |                                                                                                                                                                                             |                                                                                                                                                       |                                                                                                    |
|----|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|    |                                                                                                | Bhosale<br>through<br>constituted<br>attorney Mr.<br>Kuldeep<br>Ganpat<br>Ragade                                                                                                            | Survey No.<br>605 totally<br>land<br>admeasuring<br>8737.21 Sq.<br>Mtrs.,                                                                             |                                                                                                    |
| 3. | Mr. Shantaram<br>Haribhau Shivale                                                              | Carcanet Infra<br>Projects<br>Private<br>Limited<br>through its<br>Director Mr.<br>Bhausahab<br>Narayan<br>Bhosale<br>through<br>constituted<br>attorney Mr.<br>Kuldeep<br>Ganpat<br>Ragade | land bearing<br>Plot No. 2<br>admeasuring<br>4151.05 Sq.<br>Mtrs., and<br>Plot No. 12<br>admeasuring<br>4067.53 Sq.<br>Mtrs., of<br>Survey No.<br>605 | Sale Deed<br>dated 8 <sup>th</sup><br>April 2015<br>bearing<br>registration<br>no. 2085 of<br>2015 |
| 4. | Mr. Bhikoba<br>Dinkar Kunjir, Mr.<br>Gulab Namdeo<br>Kunjir and Mr.<br>Dinesh Vitthal<br>Zende | Carcanet Infra<br>Projects<br>Private<br>Limited<br>through its<br>Director Mr.                                                                                                             | land bearing<br>Plot No. 10<br>admeasuring<br>6753.53 Sq.<br>Mtrs., of<br>Survey No.                                                                  | Sale Deed<br>dated 11 <sup>th</sup><br>April 2014<br>bearing<br>registration<br>no. 2220 of        |





|    |                                                                                                                                     |                                                                                                                                            |                                                                                                               |                                                                                               |
|----|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|    |                                                                                                                                     | Bhausahab<br>Narayan<br>Bhosale<br>through<br>constituted<br>attorney Mr.<br>Abhay<br>Navnath<br>Khaire                                    | 605                                                                                                           | 2014                                                                                          |
| 5. | Ajay Pandurang<br>Khedkar,<br>Rajendra<br>Hanumant<br>Jagtap,<br>Sudarshan<br>Subhashrao<br>Ghule and Manoj<br>Madhavrao<br>Narvade | Mrs. Bhauso<br>Narayan<br>Bhosale and<br>Manisha<br>Bhauso<br>Bhosale<br>through<br>constituted<br>attorney<br>Kuldeep<br>Ganpat<br>Ragade | land bearing<br>Plot No 50<br>admeasuring<br>4140.77 Sq.<br>Mtrs., out of<br>land bearing<br>Survey No. 605/1 | Dated 12 <sup>th</sup><br>September<br>2014<br>bearing<br>registration<br>no. 5380 of<br>2014 |

It appears that Carcanet Infra Projects Private Limited have further sub divided said above mentioned plots into smaller plots and such plots are sold to prospective purchasers by various Agreement for Sale / Sale Deeds, on the consideration and others terms and conditions mentioned therein.



V) Disclaimer:

- i. This report has been prepared based on the transaction documents and information provided to us by the Company, the searches conducted at the offices of the Sub-Registrar of Assurances at Purandhar for the period 1988 to 2017 and the 7/12 extracts and Mutation Entries obtained from the Office of the Talathi at Purandhar. Though the search is carried out no authenticity of the same can be given.
- ii. This report has been prepared for the information of the Company, and should not be otherwise referred to, in whole or in part, or quoted by expertise or reference in any manner, or distributed in whole or in part or copied to any third party without my prior written consent.
- iii. The information obtained from the revenue records and the 7/12 extracts and Mutation Entries has not been translated by the Chief Translator and Interpreter, Bombay High Court.
- iv. The calculation of total acreage mentioned herein is based solely on the information contained in the 7/12 extracts obtained from the office of the Talathi. I therefore disclaim all responsibility or liability for any loss of any kind resulting from and arising out of, or any way related to any errors or omissions in the calculation of the exact area of the Property vis-a-vis our report, including but not limited to technical inaccuracies and typographical errors.
- v. I have not issued any public notice inviting claims or objections on the said Property and therefore this report stands qualified to this extent.



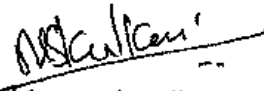
- vi. As instructed this report does not cover any searches, inspection in any courts, judicial authorities, Revenue Offices or authorities or dispute resolution forums in relation to any litigation to identify any litigation or similar proceeding that may be pending in respect of the Schedule Property.

VI) Opinion:

Subject to the whatever stated above and agreements / Sale Deeds for transfer of smaller plots to the prospective buyers, I am of the opinion that the title of Mr. Bhausahab Narayan Bhosale, Mrs. Manisha Bhausahab Bhosale, Mrs. Sandhya Bhupendra Shah, Mr. Bhupendra Jayantilal Shah, Mr. Hemant Navin Masalia, Mrs. Sangita Hemant Masalia, Mr. Balasaheb Anantrao Satkar, Mr. Laxman Pandharinath Chaudhari, Mrs. Shailaja Walmik Gote, Mrs. Shobha Gangadhar Kamathe, Mr. Suresh Fakirrao Kamathe, Mrs. Madhuri Navnath Chaudhari, Mr. Sunil Ramchandra Satav, Mr. Niraj Milind Kulkarni, Mr. Shantaram Haribhau Shivale, Mr. Bhikoba Dinkar Kunjir, Mr. Gulab Namdeo Kunjir, Mr. Dinesh Vitthal Zende, Mr. Ajay Pandurang Khedkar, Mr. Rajendra Hanumant Jagtap, Mr. Sudarshan Subhashrao Ghule, Mr. Manoj Madhavrao Narwade appears to be clear and title and by virtue of Sale Deeds, Development Agreement, Power of Attornyes and Permissions, Carcanet Infra Projects Private Limited has right to sell the Plots to the prospective purchaser/s.

Date: 31<sup>st</sup> July 2017

Place: Pune.

  
Mayuresh Kulkarni

Advocate

**Adv. Mayuresh Kulkarni**  
Office No. 01, Laxmi Balwant Chambers,  
3rd Floor, Above Surabhi Hotel,  
A. M. Road, Shivajinagar, Pune - 411 005.