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Court:
Chamber No. 24,
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune - 411 005

SUPPLEMENT-1 TO TITLE REPORT

July 7, 2017

1. **DESCRIPTION OF THE LAND:**

All that portion of the land admeasuring "Hectares 0.71.42 Ares" lying on the east, together with right to 68 % of Floor Area Ratio/Floor Space Index ("FAR/FSI") arising out of 8 Meter wide common access lying on south equivalent to 10.1864 sq.mtrs. out of land bearing Survey No. 174 Hissa No. 3 (previously bearing Survey No. 174 Hissa No. 3/3) totally admeasuring "Hectare 1.06.4 Arc" sq.mtrs. situate at Village Wakad of Taluka Mulshi, District Pune, within the limits of Registration District of Pune, Sub-Registration of Taluka Haveli, Pune and Municipal Corporation of City of Pimpri-Chinchwad and which is bounded by as follows:

On or towards the East	:	Road
On or towards the South	:	Land bearing Survey No. 174 (part) and Colony Road
On or towards the West	:	Land bearing Survey No. 174 (part) and 175
On or towards the North	:	Land bearing Survey No. 174 (part)

(hereinafter referred to as the said "PROPERTY".)

2. **INSTRUCTIONS:**

(a) Under the instructions from one of the partner Bharat Devkinandan Agarwal, of M/s.KASTURI BUILDERS, a partnership firm, having its office at 1, Adam's Court, Baner Road, Baner, Pune: 411 045, (hereinafter referred to as the said "OWNER") I furnished Title Report dated 25.06.2015 (hereinafter referred to as the said "TITLE REPORT") on the basis of copies of documents entrusted to me, search taken and the information given to me.

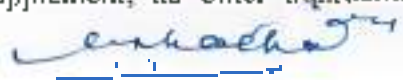
(b) I am now further instructed by the said Owner to supplement the said Title Report.

(c) This supplement therefore be read together with the said Title Report

3. **SEARCH:**

(a) Sadashiv B. Pendlewad, Advocate of Pune, took online search of the registers available on portal pertaining to the said Property vide Search Receipt No.4770 dated 02.05.2017, for the period from 2015 till 2017 and issued his search report dated 08.05.2017, together with the list of agreement to sell executed by the Owner in favour of various purchasers of the flats in the scheme.

(b) Excluding the transactions enumerated in the list appended to the above search report and mentioned in this supplement, no other transaction



pertaining to the said Property or any transaction encumbering the said Property was found to have been registered.

4. **INFORMATION:**

I collected information found necessary in respect of the said Property from Shri. Bharat Dewkinandan Agarwal, one of the partners of the said Owner.

5. **DOCUMENTS:**

I perused photocopies of the following documents entrusted to me.

- Mutation Entry Nos. 14950 & 15224 pertaining to the said Property.
- Commencement Certificate No.BP/ Wakad/ 26/ 2017 dated 27.02.2017 pertaining to revised plans for construction of the buildings on the said Property.
- Letter dated 12.02.2016 issued by the Collector Pune, addressed to Deputy City Engineer, PCMC bearing No.PCMC/ NOC/ SR/ 274/ 2015 determining the class, occupation and assessment of the said Property and according its 'no objection' for permitting development and use thereof, for the purposes of residence and commerce.
- Sanad No.PCMC/ SANAD/ SR/ 274/ 2015, dated 21.03.2016 issued by Additional Collector, Pune under the provisions of Maharashtra Land Revenue Code, 1966 for use of the said Property for residence and commerce.
- Possession Receipt dated 03.06.2016, registered with the Jt.Sub-Registrar (Class-2) Haveli No. 5, at serial No. 4792/2016, on 03.06.2016 executed by the said Owner in favour of Municipal Corporation of City of Pimpri Chinchwad, transferring a portion measuring 406.92 sq.mt. out of the said Property for 45 meter wide development plan road widening.
- Deed of Simple Mortgage dated 01.12.2016, registered with the Jt.Sub-Registrar (Class-2) Haveli No. 15, at serial No. 1792/2017, 08.03.2017 executed by the Owner in favour of Housing Development Finance Corporation Limited (HDFC).

6. **INCIDENCES:**

- (a) As mentioned in the said Title Report, by virtue of the said Sale Deed, dated 15.04.2015, registered with Sub-Registrar (Class-2), Haveli No. 2, Pune at serial No. 2827/2015, the name of the said Owner stands entered in the record of rights pertaining to the said Property vide Mutation Entry No. 14950 dated 08.09.2015.



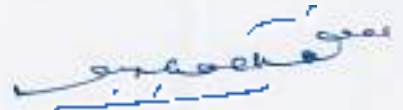
- (b) The permission for use of the said Property for non-agricultural purposes of residence and commerce has been granted by the office of the Collector, Pune, *vide* letter dated 12.02.2016 issued by the Collector Pune, addressed to Deputy City Engineer, PCMC bearing No.PCMC/ NOC/ SR/ 274/ 2015, followed by Sanad No.PCMC/ SANAD/ SR/ 274/ 2015, dated 21.03.2016 issued by Additional Collector, Pune under the provisions of Maharashtra Land Revenue Code, 1966.
- (c) An area admeasuring 406.12 sq.mt. lying on eastern side out of the said Property for 45 meter wide development plan road has been transferred and given in possession to PCMC *vide* Possession Receipt dated 03.06.2016, registered with the Jt.Sub-Registrar (Class-2) Haveli No. 5, at serial No. 4792/2016 on 03.06.2016. Accordingly, the name of PCMC also stands entered in the record of rights to the extent of the said area of the said Property *vide* Mutation Entry No.15224 dated 14.06.2016.
- (d) The said Owner availed loan of Rs. 20,00,00,000/- (twenty crore only) from the Housing Development Corporation Limited (HDFC) for the project on the said Property, on the security of the said Property witnessed by the Deed of Simple Mortgage, dated 01.12.2016, as referred to above. The instrument stipulates issuance of prior release letter by the HDFC for the Owner to enter into agreement to sell of the given flat in favour of its purchaser.
- (e) The building plans for construction of the building/s on the said Property have been revised by the PCMC *vide* Commencement Certificate No.BP/ Wakad/ 26/ 2017 dated 27.02.2017.
- (f) It is informed to the undersigned that the work of development of the said Property for construction of the building/s thereon, in the name known and styled as "APOSTROPHE NEXT" has already commenced in accordance with the said revised plans.
- (g) As is seen from the list appended to the search report, certain flat purchasers have agreed to purchase flats in the said Project being implemented by the said Owner on the said Property by registered agreements.
- (h) On enforcement of the Real Estate (Regulation and Development) Act, 2016 with effect from 01.05.2017, the said Project on the said Property is recommended to be registered with the Real Estate Regulatory Authority under section 3 thereof.



7. **OPINION:**

On perusal of the documents referred to above and on the basis of the information given to and gathered by me, as referred to above, *subject to otherwise mentioned herein above*, I reiterate opinion that,

- (a) the said Property (described in paragraph 1 above) is owned by the said Owner; M/s.Kasturi Builders,
- (b) subject to mortgage witnessed by the Deed of Simple Mortgage dated 05.11.2016, created in favour of the Housing Development Finance Limited (HDFC) as referred to above, the said Property is free from encumbrances and is marketable,
- (c) the said Owner is entitled to develop the said Property by constructing various building/s comprising of independent residential blocks, in accordance with the building plans sanctioned by the PCMC, as referred to above,
- (d) except the said Kalate Blocks and said Bandal-Bahirat Blocks, as referred to in the said Title Report and except various agreements to sell already executed in favour of concerned purchasers of various flats in the said Project enlisted in the search report, and subject to issuance of release letter by the HDFC, the said Owner; M/s.Kasturi Builders, is entitled to sell and dispose of the other flats in the said Project to any intending purchaser.



Kiran Kothadiya
Advocate

KIRAN KOTHADIYAB.Com. (Hons.), LL.M.
AdvocateIn Reply Please
Quote Ref. No.**Office & Correspondence:**Shree Ameya Apartments,
1187/37, Shivajinagar, Kanhkar Path,
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Tel. (020) 2553 4453 / 25536776 / 25539718
E-mail: kkg@khlaw.net**Court:**Chamber No. 24,
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune - 411 005**TITLE REPORT**

June 25, 2015

1. LAND DESCRIPTION.

All that portion of the land admeasuring "Hectare 0.71.42 Acre" lying on the east, together with the rights to 68% of the Floor Area Ratio/ Floor Space Index ("FAR/FSI") arising out of 8.00 meter wide common access lying on south equivalent to 10.1864 sq.mtrs out of land bearing Survey No.174, Hissa No.3 (previously bearing Survey No.174, Hissa No.3/3), totally admeasuring "Hectare 1.06.4 Acre" situate at village Wakad of Taluka Mulshi, District Pune, within the limits of Registration District of Pune, Sub Registration Taluka Haveli, Pune and the Municipal Corporation of the City of Pimpri Chinchwad, and which is bounded by as follows:

On or towards the East	Road
On or towards the South	Land bearing Survey No.174 (part) and colony road
On or towards the West	Land bearing Survey No.174 (part) and 175
On or towards the North	Land bearing Survey No.174 (part)

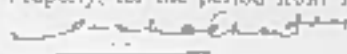
(hereinafter referred to as the said "PROPERTY")

2. INSTRUCTIONS:

- (a) I am instructed by M/s. **KASTURI BUILDERS**, a registered partnership firm, through its duly authorized partner **BHARAT AGARWAL**, having its office at 842, Budhwar-Peth, Pune-411 002 to investigate title to the said Property.
- (b) The said firm is presently comprised of 6 (six) partners Dilip Madanlal Agarwal, Bharat Devkinandan Agarwal, Premnath Madanlal Agarwal, Ashok Madanlal Agarwal, Gopal Madanlal Agarwal and Kasturi Housing Private Limited.
- (c) The said firm is hereinafter referred to as the said "OWNER".
- (d) The said Owner instructed the undersigned to investigate title to the said Property.

3. SEARCH:

- (a) C.G. Saurkar Advocate took search in the concerned Sub-Registration Offices, Haveli, Pune, vide Application No.MH0061954303D1435E dated 04.03.2015, relating to the said Property, for the period from 1985 till



2015 so also took search available on-line from IGR Maharashtra web-site.

- (b) It is informed to me that except the transactions herein recorded, no transaction relating to the said Property or any transaction encumbering the said Property was found to have been effected.
- (c) The said search however, is subject to the registers not available in the said offices, the same either having been sent for binding or in some condition or not available.

4 **PUBLIC NOTICE:**

- (a) I had issued public notice (i) dated 03.02.2015 in daily "Prabhat", a Marathi news paper being published in and from Pune and (ii) dated 04.02.2015 in daily "Indian Express" inviting objections, if any, from concerned people, relating to the said Property. I did not receive any objection or claim relating to the said Property from any quarters in response to the said public notices.

5 **DOCUMENTS:**

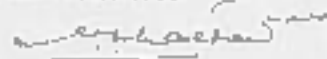
I perused photo copies of the documents enumerated in ANNEXURE-1 given hereto, for the purposes of investigating the title to the said Property.

6 **INFORMATION:**

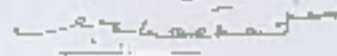
Bharat Agarwal representing the said Owner furnished information for drawing this title report.

7 **INCIDENTS:**

- (a) The incidents emerging on perusal of mutation entries relating to the said Property have been enumerated in ANNEXURE-2 given hereto.
- (b) All that land bearing Survey No.174, Hissa No.3 (previously bearing Survey No.174, Hissa No 3/3), admeasuring "Hectare 1.06.4 Are" situate at village Wakad of Taluka Mulshi, District Pune, within the limits of Municipal Corporation of the City of Pimpri Chinchwad (hereinafter referred to as the said "LARGER LAND"), *inter alia* came to the exclusive share of one Onkar Rambhau Kalare as a result of partition taken place amongst his family members under Section 85 of the Maharashtra Land Revenue Code, 1966 vide orders dated 03.03.1986, passed by the Mamuldar in case No.SR/ Watap/12/86, Poud, as is also witnessed by mutation entry No.2993, dated 05.03.1986.



- (c) By mutation entry No.3529, dated 23.02.1988, the names of wife, daughters and sons of Onkar Rambhau Kalate; (i) Mrs.Dagadabai Onkar Kalate (wife), (ii) Ms.Nanda Onkar Kalate, Ms.Mina Onkar Kalate and Ms.Chitra Onkar Kalate (daughters), (iii) Mangesh Onkar Kalate and Dinesh Onkar Kalate (sons) were added to the record of rights pertaining to the said Larger Land.
- (d) M/s.Bandal- Bahirat is a partnership firm, registered under the Indian Partnership Act, 1932, having its office at Survey No.811/3+7, Bandal Capital, Office No. 1, Pand Road, Kothrud, Pune. 411 028, comprising of only partners: (i) Prasad Jaysingrao Bahirat, (ii) Nilesh Kisanrao Bandal, and (iii) Ashok Dattatray Mankar (hereinafter for brevity, referred to as said "BANDAL-BAHIRAT").
- (e) Said Bandal-Bahirat by the sale deed dated 28.10.2010, registered with the Sub-Registrar, Haveli No.15, at serial No 8002/2010, purchased the share of Mrs.Chitra Arun Thakar (nee Ms.Chitra Onkar Kalate) in the said Larger Land, in terms of area measuring "Hectare 0.45.2 Acre", as is seen from mutation entry No.12905, dated 11.11.2010.
- (f) Mrs.Nanda Vinayak Tonde (nee Ms.Nanda Onkar Kalate) and Mrs.Mina Sunil Gade (nee Ms.Mina Onkar Kalate) had filed a suit bearing Regular Civil Suit No.33/2012 in the Court of Civil Judge, Junior Division, Pune, *inter alia* against their father, mother, brothers and said Bandal-Bahirat. The said suit however, was settled and compromised by the parties thereto, in terms of the decree dated 03.05.2013 passed on the basis of consent terms.
- (g) As per the said consent decree, followed by the Deed of Partition dated 29.01.2014, registered with Sub-Registrar, Haveli No.15, at serial No.795/2014 executed by and between the parties to the said suit, a portion measuring 'Hectare 0.20 Acre' lying on west out of the said Larger Land together with the rights to 32% of the Floor Area Ratio, Floor Space Index ("FAR/FSI") arising out of 8.00 meter wide common access lying on south, was given to the joint share of said Mrs.Nanda Vinayak Tonde (nee Ms.Nanda Onkar Kalate) and Mrs. Mina Sunil Gade (nee Ms. Mina Onkar Kalate), while the remaining portion and rights out of the said Larger Land, came to the joint share of said Bandal-Bahirat, Onkar Rambhau Kalate, Mrs.Dagadabai Onkar Kalate, Mangesh Onkar Kalate and Dinesh Onkar Kalate. This has also been mentioned in mutation entry No.14558, dated 13.02.2014 carried to the record of rights thereof.



- (ii) Said Baodak-Bahim also purchased their respective share collectively remaining in the said Larger Land by following instruments:

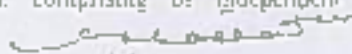
Instrument	Executed by	Share in terms of area
Sale deed dated 29.03.2014, Haveli 15 serial No.796/2014 on 29.03.2014,	Onkar Ram-bhau Kalate, wife Mrs.Dagadabai Onkar Kalate, Mangesh Onkar Kalate, Megha Mangesh Kalate, Master Soham Mangesh Kalate and Dinesh Onkar Kalate joining as consenting parties.	"Hectare 0.14.5675 Are" together with area under common road "Hectare 0.2.038 Are" (aggregating to "Hectare 0.16.6055 Are")
Sale deed dated 30.05.2014, Haveli 15 serial No. 3851/2014 on 30.05.2014,	Mrs.Dagadabai Onkar Kalate while Mangesh Onkar Kalate, Megha Mangesh Kalate, Master Soham Mangesh Kalate and Dinesh Onkar Kalate joining as consenting parties.	"Hectare 0.14.5675 Are" together with area under common road "Hectare 0.2.038 Are" (aggregating to "Hectare 0.16.6055 Are")
Sale deed dated 30.05.2014, Haveli 15 serial No. 3856/2014 on 30.05.2014,	Mangesh Onkar Kalate while Mrs. Dagadabai Onkar Kalate, and Dinesh Onkar Kalate joining as consenting parties.	"Hectare 0.14.5675 Are" together with area under common road "Hectare 0.2.038 Are" (aggregating to "Hectare 0.16.6055 Are")
Sale deed dated 30.05.2014, Haveli 15 serial No. 3849/2014 on 30.05.2014,	Dinesh Onkar Kalate while Mangesh Onkar Kalate, Megha Mangesh Kalate, Master Soham Mangesh Kalate and Mrs. Dagadabai Onkar Kalate joining as consenting parties.	"Hectare 0.14.5675 Are" together with area under common road "Hectare 0.2.038 Are" (aggregating to "Hectare 0.16.6055 Are")

- (i) In part consideration of sale of above portions aggregating to "Fraction 0.8161 Acre" out of the said Larger Land, by above persons, said Bardal-Bahjran agreed to construct for them respectively certain blocks in the

W. H. C. C.

building on said aggregate portions by using, utilizing and consuming FAR/FSI retained by them respectively, which are collectively referred to herein as the said "KALATE BLOCKS").

- (j) Thus, subject to said Kalate Blocks, said Bandal-Bahirat became the owner of all that portion out of the said Larger Land, more particularly described in clause-1 above and herein referred to as the said "PROPERTY" which is the subject matter of this report.
- (k) Said Bandal- Bahirat with confirmation of and by 4 (four) set of Kalate Family enumerated in the table above, sold, assigned, transferred and otherwise conveyed the said Property subject to its obligations in favour of Kalate Family, unto and in favour of the Owner herein, by sale deed dated 15.04.2015, registered with Sub-Registrar, Haveli No.2 at serial No.2827/2015.
- (l) In consideration of said sale, the Owner partly paid and agreed to pay balance in kind in the form of construction of said Kalate Blocks, and also agreed to pay in kind in the form of construction of certain Blocks for said Bandal- Bahirat (hereinafter referred to above as "BANDAL-BAHIRAT BLOCKS"), by using, utilizing and consuming the FAR/FSI originating from the physical area of the said Property respectively retained by them.
- (m) As is informed to me, the mutation of the name of the said Owner is in the process and is expected to be shortly completed.
- (n) The said Property has been in 'residential zone' in the Development Plan relating to the area within the Municipal Corporation of the City of Pimpri Chinchwad, as is seen from the zone certificate listed in ANNEXURE-1 hereto.
8. On perusal of the photocopies of documents enumerated in ANNEXURE-1 and mutation entries enumerated in ANNEXURE-2 appended hereto, and the information given to me, I am of the opinion that,
 - (a) the said Property (described in clause 1 above) is owned by, in occupation and possession of the said Owner, M/s.Kasturi Builders,
 - (b) the said Property is free from encumbrances and is marketable,
 - (c) the said Owner, M/s.Kasturi Builders, is entitled to develop the said Property construct building/s thereon, comprising of independent



Surveyor

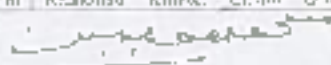
residential and/or commercial blocks in accordance with the building plans as may be sanctioned by the PCMC,

- (d) subject to said Kalate Blocks and said Bandal-Bahirai Blocks, the said Owner, M/s Kasturi Builders is also entitled to dispose of the blocks in the buildings on the said Property to any intending purchaser.


Kiran Kotlaadiya
Advocate

ANNEXURE-I
(List of documents perused)

Sr. No.	Nature, Date and Registration No.	Executed by and in favour of
01	Sale Deed dated 29.10.2010, bearing No 1002/2010 on 29.10.2010 of a portion admeasuring "Hectare 15.2 Acre" out of Survey No. 174/3	Chitra Onkar Kalate (after marriage Chitra Arun Thakur) in favour of Mrs. Bandal-Bahirai
02	Decree of Partition dated 29.1.2014 bearing No. 795 of 2014 on 29.01.2014 for an area admeasuring "Hectare 61+6.04 Acre". Survey No. 174/3	Mrs. Meena Sunit Gade, Mrs. Nanda Vinayak Tonde, Onkar Rambhau Kale, Chitra Onkar Kalate, Mangesh Onkar Kalate, Onkar Onkar Kale, Dagadabai Onkar Kalate and Mrs. Bandal-Bahirai
03	Sale deed dated 9.01.2014, Haveli 15 serial No 796/2014 on 29.01.2014 for an area "Hectare 0.14.5675 Acre" together with area under common road "Hectare 0.2.038 Acre" (aggregating to "Hectare 0.16.6055 Acre"). Survey No. 174/3	Onkar Rambhau Kalate with the consent of Mrs. Dagadabai Onkar and others in favour of Mrs. Bandal-Bahirai
04	Sale deed dated 30.03.2014, Haveli 15, serial No 3851/2014 on 30.03.2014 for an area "Hectare 0.14.5675 Acre" together with area under common road "Hectare 0.2.038 Acre" (aggregating to "Hectare 0.16.6055 Acre"). Survey No. 174/3	Mrs. Dagadabai Onkar Kalate with the consent of Mangesh Onkar Kale, and others in favour of Mrs. Bandal-Bahirai
05	Sale deed dated 30.03.2014, Haveli 15 serial No. 3850/2014 on 30.03.2014, for an area "Hectare 0.14.5675 Acre" together with area under common road "Hectare 0.2.038 Acre" (aggregating to "Hectare 0.16.6055 Acre"). Survey No. 174/3	Mangesh Onkar Kalate, Mrs. Meena Mangesh Kale, Master Sahni Mangesh Kalate with the consent of Mrs. Dagadabai Onkar and others in favour of Mrs. Bandal-Bahirai
06	Sale deed dated 30.03.2014, Haveli 15 serial No. 3849/2014 on 30.03.2014, for an area "Hectare 0.14.5675 Acre" together with area under common road "Hectare 0.2.038 Acre" (aggregating to "Hectare 0.16.6055 Acre"). Survey No. 174/3	Dinesh Onkar Kalate with the consent of Mrs. Dagadabai Onkar and others in favour of Mrs. Bandal-Bahirai
07	Decree dated 03.05.2013 passed in Regular Civil Suit No 31/2013 in the Court of Civil Judge, Junior Division, Pune with respect to	Mrs. Meena Sunit Gade, Mrs. Nanda Vinayak Tonde, Onkar Rambhau Kale, Chitra Onkar


Kiran Kotlaadiya
Advocate

	land admeasuring "Hectare 04=6.04 Acre", Survey No. 174/3	Kalate, Mangesh Onkar Kalele, Dinkar Onkar Kalate, Dagdabai Onkar Kalate and M/s. Bandel-Bahini
08	Sale deed dated 15.04.2015, Haveli 2 serial No. 2827/2015 on 16.04.2015 with respect to the above captioned land i.e. Hectares 00 =71.42 Acres together with right to use and consume 68 % FSI rights arising out of 8 Meter wide road admeasuring 14.98 Acres i.e. 10.1864 sq.mtrs, Survey No. 174/3	M/s. Bandel-Bahini with the consent of Onkar Ramdhau Kalate, Mangesh Onkar Kalate, Mangesh Onkar Kalate, Megha Mangesh Kalate, Master Solomon Mangesh Kalate Dinkar Onkar Kalate, Dagdabai Onkar Kalate in favor of M/s. Kamuri Builders
09	Power of Attorney dated 15.04.2015, Haveli 2 serial No. 2828/2015 on 16.04.2015 with respect to the above captioned land i.e. Hectares 00 =71.42 Acres together with right to use and consume 68 % FSI rights arising out of 8 Meter wide road admeasuring 14.98 Acres i.e. 10.1864 sq.mtrs, Survey No. 174/3	M/s. Bandel-Bahini with the consent of Onkar Ramdhau Kalate, Mangesh Onkar Kalate, Mangesh Onkar Kalate, Megha Mangesh Kalate, Master Solomon Mangesh Kalate Dinkar Onkar Kalate, Dagdabai Onkar Kalate in favor of M/s. Kamuri Builders

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ANNEXURE-2
(incidents emerging from mutation entries)

Sl. No.	Particulars
443 31.03.1941	Moro Nogu Kalate and Damu Moro Kalate mortgaged the Land bearing Survey No 174 in one Mahadev Khando Galende (mutation entry number however, appears to be mistakenly mentioned as 443 in VF 7/7A/12, which does not relate to the subject land). Thereafter however, there has not been any mutation entry till the following one.
925 28.08.1947	Damu Moro Kalate entered as protected tenant w/s 3A(1) of the Bombay Tenancy Agricultural Land and Act, 1948 of the land owner Mahadev Khando Galende. This mutation however, is inexplicable as Damu was the son of Moro, and was named as one of the mortgagors in the above mutation entry. Again thereafter, there has not been any mutation entry till the following one.
1977 06.08.1970	Nandev Moro Kalate preferred an application stating that the said members of Kalate family had partitioned properties held by them some 50-60 years back and filling the same accordingly and partition has been effected in the revenue records and thereon the Survey No 174 Hissa no 3 comes to the exclusive share of Murlidhar Ramdhau Kalate and effect has been given on VF 7/7A/12 of the Survey No. 174/3, Wakad. However, how was Murlidhar Ramdhau Kalate related to family of Moro Nogu Kalate's family could not be deduced from this mutation entry. This mutation entry remained unchallenged till today, adding credence to the contents thereof.
2011 02.12.1970	The Maharashtra State Weights and Measurement Act, 1956 and the Indian Coinage Act, 1955, the properties coming under village Wakad have been converted into metric system. Accordingly, an effect has been given to the record of rights of the said Survey No. 174/3, Wakad together with other properties.

[Signature]

2993 05.07.1986	As per the order of Tahsildar, Taluka-Murshi, District-Pune, no. 83 of the M.L.R.C. Act, 1966, the members of the above said Murlidhar Rambhau Kalate partitioned the said Survey No. 174 Hissa No 3 along with other properties. As per the said partition, Survey no. 174 Hissa No 3/3 actually admeasuring 01 Hectare = 084 Ares, assessed at Rs 5,642, has been allocated to Onkar Rambhau Kalate, as an absolute Owner and the effect of the same was given on the VF 77A/12 of the Survey No. 174/3/3, Wakad.
1229 21.02.1988	An application was preferred by Dnydabai Onkar Kalate stating that though the name of Onkar Rambhau Kalate appears on the revenue record as an absolute owner, Dnydabai Onkar Kalate is in possession of the said Survey No. 173 Hissa No. 3/3 and is taking care of the children and her husband Onkar Rambhau Kalate, hence the names of their children and herself should be entered on revenue record as the co-owners of the said Survey No. 173/3/3, and accordingly names of her children, namely: 1) Nanda Onkar Kalate 2) Meena Onkar Kalate 3) Chitra Onkar Kalate 4) Mangesh Onkar Kalate 5) Onkar Onkar Kalate and Dnydabai Onkar Kalate were entered on the VF 77A/12 of the Survey No. 174/3/3, Wakad.
7844 26.11.1999	An application was preferred by Meena Onkar Kalate stating that pursuant to her marriage her name has been changed to Mrs. Meena Sunil Gade and also as she has turned major name of her mother as guardian has to be removed and accordingly her name after marriage Mrs. Meena Sunil Gade was entered on the VF 77A/12 of the Survey No. 174/3/3, Wakad.
5886 28.10.2004	Due to computerization of records, the Tahsildar, Taluka-Murshi, District-Pune passed an Order dated 21.10.2004 bearing No. 1090/04 where by new number was given to the survey No. 174/3/3 that is 174/3, Wakad.
12905 11.11.2010	(vide a Sale Deed dated 29.10.2010 and duly Registered with the office of the Sub-Registrar Haveli - 15 at serial no. 8007/2010, Chitra Onkar Kalate (after marriage Chitra Azim Thakur) being one of the daughter's of Dnydabai Onkar Kalate and Onkar Rambhau Kalate sold a portion admeasuring 15.2 Ares out of the said Survey No. 174/3 to the M/s. Bhandal-Bahiri a partnership concern through its Partner Shri Nilesh Kisanrao Bhandal and Shri. Prasad Jaysingrao Bahirani at or for consideration and on the terms and conditions therein contained and the name of M/s. Bhandal-Bahiri was mutated on the VF 77A/12 of the Survey No. 174/3, Wakad.
12998 17.08.2012	An application was preferred by Nanda Onkar Kalate stating that pursuant to her marriage her name has been changed to Mrs. Nanda Vinayak Tunde and accordingly her name after marriage Mrs. Nanda Vinayak Tunde was entered on the VF 77A/12 of the Survey No. 174/3, Wakad.
14554 13.07.2014	Deed of Partition dated 29.1.2014 (duly registered under serial no. 791 of 2014, in the office of sub-registrar Haveli-XV) effectuating the said Compromise Decree was executed amongst the family members i.e. Mrs. Meena Sunil Gade and Mrs. Nanda Vinayak Tunde, Onkar Rambhau Kalate, Chitra Onkar Kalate, Mangesh Onkar Kalate, Onkar Onkar Kalate, Dnydabai Onkar Kalate and M/s. Bhandal-Bahiri. The effect of the said Deed of Partition was given on the VF 77A/12 of the Survey No. 174/3, Wakad.
14559 13.02.2014	Onkar Rambhau Kalate vide a Deed of Sale dated 29.01.2014 (duly registered under the serial no. 790 of 2014, Haveli - 15) with the consent of Dnydabai Onkar Kalate (alias Surma Onkar Kalate) and others sold, transferred and conveyed to M/s. Bhandal-Bahiri a portion

[Signature]

	admeasuring 14.5675 sq.mtrs out of the said land bearing Survey No. 1743 together with an area admeasuring 02.038 sq.mtrs (right to use and consume FSI arising out of the 8 Meter wide road) out of the 8 Meter Wide road at or for consideration and on the terms and conditions therein contained. The effect of the said sale deed was given on the VF 27/12 of the Survey No. 1743, Wakad
14691 11.07.2014	Dagdabai Onkar Kolte (alias Suman Onkar Kalate) vide a Deed of Sale dated 30.05.2014 (duly registered under the serial no.1821 of 2014, Haveli - 15) with the consent Onkar Rambhau Kolate and others sold, transferred and conveyed to Mrs. Bandaji-Bahinra a portion admeasuring 14.5675 sq.mtrs out of the said land bearing Survey No. 1743 together with an area admeasuring 02.038 sq.mtrs (right to use and consume FSI arising out of the 8 Meter wide road) out of the 8 Meter Wide road at or for consideration and on the terms and conditions therein contained. The effect of the said sale deed was given on the VF 27/12 of the Survey No. 1743, Wakad
14962 11.07.2014 14962 692	Dhmesh Onkar Kalate with the consent Dagdabai Onkar Kalate (alias Suman Onkar Kalate) vide a Deed of Sale dated 30.05.2014 (duly registered under the serial no.3849 of 2014, Haveli - 15) and others sold, transferred and conveyed to Mrs. Bandaji-Bahinra a portion admeasuring 14.5675 sq.mtrs out of the said land bearing Survey No. 1743 together with an area admeasuring 02.038 sq.mtrs (right to use and consume FSI arising out of the 8 Meter wide road) out of the 8 Meter Wide road at or for consideration and on the terms and conditions therein contained. The effect of the said sale deed was given on the VF 27/12 of the Survey No. 1743, Wakad
14963 11.07.2014 14963 693	Mangesh Onkar Kalate with the consent Dagdabai Onkar Kalate (alias Suman Onkar Kalate) vide a Deed of Sale dated 30.05.2014 (duly registered under the serial no.3849 of 2014, Haveli - 15) and others sold, transferred and conveyed to Mrs. Mangal-Hanima a portion admeasuring 14.5675 sq.mtrs out of the said land bearing Survey No. 1743 together with an area admeasuring 02.038 sq.mtrs (right to use and consume FSI arising out of the 8 Meter wide road) out of the 8 Meter Wide road at or for consideration and on the terms and conditions therein contained. The effect of the said sale deed was given on the VI,XIII Extract of the said Property

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