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Enrollment Certificate No. MAH / 72 / 1987

Date- 30/06/2017

SEARCH & TITLE REPORT

Under the instructions and information given by my client GOEL GANGA DEVELOPERS [INDIA] PVT. LTD. through its Director MR. AMIT JAIPRAKASH GOEL having its' office at San Mahu Complex, 3rd floor, 5, Band Garden Road, Pune – 411001. I have carried out Search of Index – II registers in Haveli No. 1 to 27, Pune for the years 1984 to 2017 (i. e. for the period of 33 years) in respect of lands mentioned herein below in details situated at Village Undri, Taluka Haveli, District Pune.

Sr. No.	Survey No./ Hissa No.	Total Area		Purchased Area	
		Hectare	Are	Hectare	Are
1	16/1B/1	00	16	00	03
2	16/1B/2	00	16	00	11
3	16/1B/3	0	16	00	03
4	16/2	0	21	00	21
5	16/ 3	0	17	00	17
6	16/4A	0	05	00	05
7	16/ 4B	0	11	00	11
8	16/4C	0	18	00	18
9	16/5	0	33	00	33
10	16/8	0	15	00	15
11	17/2A/1	0	56.50	00	56.50
12	17/2A/2	0	56.50	00	56.50
13	17/2A/3	0	56.50	00	56.50
14	17/2A/4	0	56.50	00	37.74
15	17/3A	0	06	00	06
16	17/3B	0	18	00	18
17	17/2+4 [17/2/4]	0	56	00	56
18	17/5	0	32	00	16.50
19	17/6.	0	18	00	6.35

20	17/ 7A/10	0	50	00	50
21	17/8A/10	0	82	00	32
22	17/1+10A/1	2	15.5	00	02
TOTAL				5 Hectare 31.09 Are	

All situate, lying and being at Village Undri, Tal Haveli, Dist Pune within the limits of Gram Panchayat Undri, Pune and which have been duly amalgamated and all the above lands/ portions are jointly admeasuring about 05 Hectare- 31.09 Are i.e. 53109 sq. mtrs and jointly bounded as follows:

On or Towards East : By Survey No. 18 &19.
On or Towards South : By Survey No. 17/9.
On or Towards West : By Survey No. 16
On or Towards North : By Survey No. 13.

(Herein after for brevity's sake collectively referred to as the "said larger land")
I have perused the following documents as follows:

Photocopies Of The Documents Furnished For Scrutiny:

1. 7/12 Extract 1985 to 2017.
2. Mutation Entries.
3. Copy of Search and Title Report of Adv. Sunil Kotalikar dtd. 15/04/2010.
4. Copy of Search and Title Report of Adv. L. S. Puntambekar dtd. 07/05/2011 and 19/03/2013.
5. Copy of Search Report of Adv. Kailash N. Thorat from the year 1988 to 2017.
6. Public Notice dtd. 28/03/2010, 12/02/2011 and 06/05/2017.
7. N.A. Order and Commencement Certificate No. PMN/NA/SR/758/2010 dtd. 25/11/2010.
8. Revised Lay-out sanctioned vide Commencement Certificate No. CC/1334/16-17 dtd. 09/11/2016.

On the basis of the abovementioned referred documents I have place this Title Report is as under:

1] SURVEY NO. 16/1B/1 -

Area Admeasuring- 00 Hectare 03 Are out of 00 Hectare 16 Are.

- i. After investigating abovementioned documents pertaining to the said Survey number, it is learnt that said land was originally owned and possessed by Shri Popat Mahadeo Hole and Shri. Namdeo Mahadeo Hole.

- ii. It appears that, originally said Survey No. was numbered as Survey No. 15. It is learnt from the Mutation Entry No.3792, that as per notification No. Admn/SR/2D dtd. 06/06/1977 issued by Collector Pune a separate village of Vadachi Wadi was carved out of Village Undri and the old Survey No. 15 of the village Undri has been changed to Survey No. 16.
- iii. Goel Ganga Developers (India) Pvt. Ltd. has purchased the said portion of land from Shri Popat Mahadeo Hole and Shri. Namdeo Mahadeo Hole and their family members vide a Sale Deed dated 27/5/2014, registered in the office of Sub Registrar Haveli No.10 at Sr.No. 5073/2014 on 27/05/2014 and the name of Goel Ganga Developers (India) Pvt. Ltd. recorded on 7/12 extract as per Mutation Entry No. 10511.

At present, Goel Ganga Developers (India) Pvt. Ltd. is absolute owner and is in possession of the said portion of land.

2] SURVEY NO. 16/1B/2
Area 00 Hectare 11 Are Out Of 00 Hectare 16 Are.

A) Sale Deed of 00 Hectare 04 Are.

- i) That the said land was originally owned and possessed by Shri Dattu Mahadu Hole and Shri. Rahul Dattu Hole.
It appears that, originally said Survey No. was numbered as Survey No. 15. It is learnt from the Mutation Entry No.3792, that as per notification No. Admn/SR/2D dtd. 06/06/1977 issued by Collector Pune a separate village of Vadachi Wadi was carved out of Village Undri and the old Survey No. 15 of the village Undri has been changed to Survey No. 16.
- ii) It appears that vide a Sale Deed dated 4/12/2013 Goel Ganga Developers (India) Pvt. Ltd. have purchased the said portion of land from Shri. Dattu Mahadu Hole and Shri Rahul Dattu Hole. The said Sale Deed, is registered in the office of Sub Registrar Haveli No.10 at sr. No. 13432/2013 dtd.04/12/2013. The name of Goel Ganga Developers (India) Pvt. Ltd. has been duly mutated on 7/12 extract as per Mutation Entry No. 10512.

At present, Goel Ganga Developers (India) Pvt. Ltd. is absolute owner and is in possession of the said portion of land.

B) Sale Deed of 00 Hectare 05 Are.

- i) After investigating abovementioned documents, it is observed that the said Survey number, was originally owned and possessed by Shri Dattu Mahadu Hole and Shri. Rahul Dattu Hole.

It appears that, originally said Survey No. was numbered as Survey No. 15. It is learnt from the Mutation Entry No.3792, that as per notification No. Admn/SR/2D dtd. 06/06/1977 issued by Collector Pune a separate village of Vadachi Wadi was carved out of Village Undri and the old Survey No. 15 of the village Undri has been changed to Survey No. 16.

- ii) It appears that vide Sale Deed dated 24/3/2015 that Goel Ganga Developers (India) Pvt. Ltd. has purchased said portion of land from Shri. Dattu Mahadu Hole and Shri Rahul Dattu Hole. The said Sale deed is registered in the office of Sub Registrar Haveli No.10 at sr. No. 3044/2015 dtd.24/03/2015.
- iii) The name of Goel Ganga Developers (India) Pvt. Ltd., has duly been mutated on 7/12 extract as can be seen from Mutation Entry No. 10509.

At present, Goel Ganga Developers (India) Pvt. Ltd. is absolute owner and is in possession of the said portion of land.

C) Sale Deed of 00 Hectare 02 Are.

- i. After investigating abovementioned documents pertaining to the said Survey number, it is learnt that said land was originally owned and possessed by Shri Dattu Mahadu Hole and Shri. Rahul Dattu Hole.
- ii. It appears that, originally said Survey No. was numbered as Survey No. 15. It is learnt from the Mutation Entry No.3792, that as per notification No. Admn/SR/2D dtd. 06/06/1977 issued by Collector Pune a separate village of Vadachi Wadi was carved out of Village Undri and the old Survey No. 15 of the village Undri has been changed to Survey No. 16.
- iii. It appears that vide Sale Deed dated 16/02/2015, Goel Ganga Developers (India) Pvt. Ltd. has purchased the said portion of land from Shri. Dattu Mahadu Hole and Shri Rahul Dattu Hole. The said Sale Deed dated 16/02/2015 is registered in the office of Sub Registrar Haveli No.11 at sr. No. 1395/2015.
- iv. That the name of Goel Ganga Developers (India) Pvt. Ltd., has duly been mutated on 7/12 extract as is seen from Mutation Entry No. 10510.

At present, Goel Ganga Developers (India) Pvt. Ltd. is absolute owner and is in possession of the said portion of land.

3] SURVEY NO. 16/1B/3 -

Area of 00 Hectare 03 Are out of 00 Hectare 16 Are.

- i. After investigating abovementioned documents it is seen that the said Survey number, was originally owned and possessed by Shri Popat Mahadeo Hole and Shri. Namdeo Mahadeo Hole.
- ii. It appears that, originally said Survey number was numbered as Survey No. 15. It is learnt from the Mutation Entry No.3792, that as per notification No. Admn/SR/2D dtd. 06/06/1977 issued by Collector Pune a separate village of Vadachi Wadi was carved out of Village Undri and the old Survey No. 15 of the village Undri has been changed to Survey No. 16.
- iii. It appears that vide a Sale Deed dated 27/5/2014 Goel Ganga Developers (India) Pvt. Ltd. has purchased the said portion of land from Shri Popat Mahadeo Hole and Shri. Namdeo Mahadeo Hole and their family members. The said sale deed is registered in the office of Sub Registrar Haveli No.10 at sr. No. 5073/2014
- iv. dtd.27/05/2014 and the name of Goel Ganga Developers (India) Pvt. Ltd., has been mutated on 7/12 extract as per Mutation Entry No. 10511.

At present, Goel Ganga Developers (India) Pvt. Ltd. is absolute owner and is in possession of the said portion of land.

4] SURVEY NO. 16/2

Area of 00 Hectare 21 Are.

- i. After investigating abovementioned documents pertaining to the said Survey number, it is learnt that the said land was originally owned and possessed by Shri Kisan Gopala kamathe and Smt. Suman Rajaram Kamathe.
- ii. It appears that, originally said Survey number was numbered as Survey No. 15. It is learnt from the Mutation Entry No.3792, that as per notification No. Admn/SR/2D dtd. 06/06/1977 issued by Collector Pune a separate village of Vadachi Wadi was carved out of Village Undri and the old Survey No. 15 of the village Undri has been changed to Survey No. 16. Hence the said Survey No. 15/2 has been changed to 16/2.
- iii. By virtue of two Sale Deeds dated 17/3/2009 Mr. Natawarlal Nanabhai Suratwala has purchased the said land from (1) Shri Kisan Gopala Kamathe and (2) Smt. Suman Rajaram Kamathe registered at Sr. No.1607/2009 and 1608/2009 respectively.
- iv. On perusal of Mutation Entry No. 9433, It appears that Mr. Natawarlal Nanabhai Suratwala has Gifted the said land to Mr. Manish Natawarlal Suratwala, Mrs. Bhavana Bharatkumar Lineswala, Mrs. Falguni Sanjaykumar Mehata, Mrs. Naina Harishkumar Lineswala, and Mrs. Nanda Hirenkumar Patel vide Gift

Deed dated 28/3/2011 under Registration No. 2671/2011 dtd.28/03/2011 at the office of Sub Registrar Haveli No. 13, Pune.

- v. On perusal of Mutation Entry No. 9492, It appears that Mr. Manish Natawarlal Suratwala, Mrs. Bhavana Bharatkumar Lineswala, Mrs. Falguni Sanjaykumar Mehata, Mrs. Naina Harishkumar Lineswala, and Mrs. Nanda Hirenkumar Patel executed a Conveyance Deed of the said land in favour of Goel Ganga Developers (India) Pvt. Ltd. which is registered in the office of Sub Registrar Haveli No.10 at Sr. No. 6520/2011 on 04/06/2011 and the accordingly the name of Goel Ganga Developers (India) Pvt. Ltd. Has been mutated on 7/12 extract.

At present, Goel Ganga Developers (India) Pvt. Ltd. is absolute owner and is in possession of the said land.

5] SURVEY NO. 16/3

Area of 00 Hectare 17 Are.

- i. After investigating the above mentioned documents regarding said S. No. It is learnt that said Land was originally Owned & possessed from 1930-31 by late Shri. Bala Gopal Kamathe. After death of Shri. Bala Gopal Kamathe the names of his legal heirs Mr. Babu, Rama, Jaywant Bala Kamathe, (sons) Bhikubai Pandu Hande, Gajabai Sakharan Yewale, Manjulabai Sahebrao Hinge (daughters) and Smt. Jaibai Bala Kamthe (wife) appeared on 7/12 extract of the Land by mutation entry No. 1241 certified on dt. 24/01/1960 & become owners. It is also learnt from the mutation entry No. 1272 that by the order of Mamledar, Tal. Haveli, Pune, the name of the possessor of land (vahivatdar) was entered as owner on the 7/12 extract. Hence the name of Mr. Jaywant Bala Kamathe appeared on the 7/12 extract as owner (Kabjedar). The Mutation entries No. 3755, 4645, 6715 states that the Jaywant Bala Kamthe has mortgage said land to Maharashtra Land Development bank which was repaid & the name of land Development Bank & charge of Tagai, was removed from 7/12 extract.
- ii. It is learnt that originally said Survey No. was numbered as 15/3 of the village Undri, Tal Haveli Pune. It is learnt from the mutation entry No. 3792, that as per notification No. Admn/ SR/2D, dt. 06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue; and the old survey No.15 of the village Undri has been changed to new S.No.16. Hence said S. No. 15/3 has been changed to 16/3.
- iii. It is learnt that Jaywant Bala Kamthe & ors has entrusted said land Adm. 1700 Sq Mt. by executing Development agreement registered in the office of Sub Registrar Haveli at No. 11 at its Sr. No. 3950/07 dt. 07/05/2007 in favour of Mr. Rajendra Sitaram Goel & Mr. Raju R. Takwani, a builders & promoters. & also

executed Power of Attorney registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 3951/07 dt 07/05/20107, & at Sr. No. 4/4197/07 dt. 17/05/2007.

- iv. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased said property from Shri. Jayawant Bala Kamathe along with his legal heirs as an owners/ Vendors & Mr. Rajendra Sitaram Goel & Mr. Raju R. Takwani, as consenting party by Sale Deed registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 12665/10 dt. 30/12/2010 &

the name of the Goel Ganga Developers [India] Pvt. Ltd. appeared on 7/12 extract as per mutation entry No. 9323.

At present, Goel Ganga Developers [India] Pvt. Ltd. is the absolute owner & is in possession of the said land.

6] SURVEY NO. 16/4A

Area - 00 Hectare 05 Are.

- i. After investigating the above mentioned documents regarding said S. No. it is learnt from tat mutation entry No. 1409 is the mutation of falni form No. 12 record of the year 1960-61 and as per said mutation the said S No. was in the name of Mr. Rama Ganpati Kad as owner /kabjedar.
- ii. It is learnt from mutation entry No. 7055 that as per order of Tahasildar Tal. Haveli, vide No.THN/Ka Vi/408/02 Pune dt. 02/02/2006, as per mutation entry No. 1409 the 7/12 extract of survey No. 15/4a & 15/4b has been recorded as per Rule 1971 of MLR Code 1966, said mutation entry is certified on dt. 24/04/2006.
- iii. It is learnt from mutation entry No. 8375 that, after the death of Shri. Rama Ganpati Kad the name of his legal heirs 1) Mr. Laxman Rama Kad (deceased) through legal heirs late Dnyanoba Laxman kad, Tukaram Laxman kad, Tanhaji Laxman kad,(son) Smt Rangubai Laxman Kad,(wife), Balkrushna, Dnyanoba,2) Shri. Jaywant Rama Kad, 3) Murlidhar Rama Kad and Tulsabai Vithoba Kad (Expired) was appeared on the 7/12 extract.
- iv. It is learnt that, originally said Survey No. was numbered as 15/4A of the village Undri, Tal Haveli Pune. That as per notification No. Admn/ SR/2D, dt. 06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue and the old survey no 15, of the village Undri has been changed to new S. No. 16. Hence said S. No15/a have been changed to 16/4a and said changes is recorded as per mutation entry No. 3792.
- v. It is also learnt from the Agreement for Development, that Smt. Rangubai Laxman Kad, Balkrushna Laxman Kad, Santosh Blkrushna Kad, Sau Nanda

Ashok Kamathe, Dnyanoba allies Dnyaneshwar Laxman Kad, Tushar Dnyaneshwar Kad, Tukaram Laxman Kad, Vishwas Tukaram Kad, Tanhaji Laxman Kad, Jaywant Rama Kad, Ramesh Jaywant Kad, Asha Kailash Kad, Subhash Jaywant Kad, Alka Balasaheb Barate, Murlidhar Rama Kad, Sunil Murlidhar Kad, Anil Murlidhar Kad, Sau Kalpana Gorakh Gaikwad has entrusted property Adm. 500 Sq Mt. in favour of Goel Avishkar Promoters through it's partner Mr. Rajendra Sitaram Goel, & Mr. Raju Rmchandra Thakwani, by agreement for development executed on dt. 01/03/2008 registered in the office of Sub Registrar Haveli No. 6 at its Sr. No. 2017/2008 dt. 01/03/2008 & the owners also executed Power of Attorney in favour of the partners of Goel Avishkar Promoters which is registered in the office of Sub Registrar Haveli No. 6 at its Sr. No. 2018/2008 dt. 01/03/2008.

- vi. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased said property from 1) Shri. Balkrushna Laxman kad, 2) Shri. Dnyanoba Laxman kad, 3) Shri. Tukaram Laxman kad, 4) Shri. Tanhaji Laxman kad, 5) Smt. Rangubai Laxman Kad, 6) Shri Jaywant Rama Kad, 7) Shri.

Murlidhar Rama Kad from owners/vendors and Goel Avishkar Promoters through its partner Mr. Rajendra Sitaram Goel, Mr. Raju Rmchandra Thakwani as a consenting Party by Sale Deed registered in the office of Sub Registrar Haveli No 10 at its Sr. No. 12665/2010 dt.30/12/2010 & the name of the Goel Ganga Developers [India] Pvt. Ltd. appeared on 7/12 extract as per mutation entry No. 9323.

At present, Goel Ganga Developers [India] Pvt. Ltd. is the absolute owner & is in possession of the said land admeasuring 500 Sq. MT.

7] SURVEY NO. 16/4B

Area of 00 Hectare 11 Are.

- a. After investigating the above mentioned documents regarding said S. No. it is learnt from tat mutation entry No. 1409 is the mutation of falni form No. 12 record of the year 1960-61 and as per said mutation the said S No. was in the name of Mr. Bahiru Bapu Kad as owner /kabjedar.
- ii. It is learnt from mutation entry No. 7055 that as per order of Tahasildar Tal. Haveli, vide No.THN/Ka Vi/408/02 Pune dt. 02/02/2006, as per mutation entry No. 1409 the 7/12 extract of survey No. 15/4a & 15/4b has been recorded as per Rule 1971 of MLR Code 1966, said mutation entry is certified on dt. 24/04/2006.
- iii. It is learnt that, originally said Survey No. was numbered as 15/4B of the village Undri, Tal Haveli Pune. That as per notification No. Admn/ SR/2D, dt.

06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue and the old survey no 15, of the village Undri has been changed to new S. No. 16. Hence said S. No15/b have been changed to 16/4b and said changes is recorded as per mutation entry No. 3792.

- iv. It is learnt from mutation entry no. 8628 that, after the death of late Mr.Bahiru Bapu Kad the name of his legal heirs 1) Manik Bahiru Kad, 2) Balasaheb Bahiru Kad (Sons) 3) Santosh Shivaji kad (grandson), 4) Somnath Shivaji Kad(grandson), 5) Smt. Ratnmala Shivaji Kad (daughter in law), 6) Smt. Lilavati Pandurang Tangade (daughter), 7) Smt. Yamunabai (wife) was appeared on 7/12 extract of the property. Said mutation entry was certified on dt. 08/12/2008.
- v. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased said property from 1) Manik Bahiru Kad, 2) Sau Ranjana Manik Kad, 3) Bapu Manik Kad, 4) Sau Bharati Bapu Kad, 5) Shri Siddhanath Manik Kad, legal heirs of late Shivaji Bahiru Kad 6) Shr, Santosh Shivaji kad, 7) Sau Swati Santosh Kad, 8) Shri. Somnath Shivaji Kad, 9) Smt. Ratnmala Shivaji Kad, 10) Shri. Balasaheb Bahiru Kad, 11) Sau. Anjanabai Balasheb Kad, 12) Shri. Sandeep Balasaheb Kad, 13) Sau Priyanka Balasaheb Kad, 14) Sau. Rekha Narayan Kunjir 15) Smt. Yamunabai Bahiru Kad, 16) Smt. Lilavati Pandurang Tangade as a owners/vendors by Sale Deed registered in the office of Sub Registrar Haveli No. 10 at its Sr. No. 8897/10 dt. 21/09/2010 & the name of the Goel Ganga Developers [India] Pvt. Ltd. appeared on 7/12 extract as per mutation entry No. 9254.

At present, Goel Ganga Developers [India] Pvt. Ltd. is the absolute owner & is in possession of the said land admeasuring 1100 sq. mt.

8] SURVEY NO. 16/4C

Area - 00 Hectare 18 Are

- i. After investigating the above mentioned documents regarding said S. No. it is learnt that said land was originally owned & possessed from 1930-31 by late Shri. Bapu Ganpati Kadu. After death of Shri. Bapu Ganpati Kadu the names of his legal heir Mr. Vishnu Bapu Kadu through Minor guardian Smt. Gangubai (mother) was appeared on the 7/12 extract & became owner.
- ii. It is learnt that originally said Survey No. was numbered as 15/4C of the village Undri, Tal Haveli Pune. It is learnt from the mutation entry No. 3792, that as per notification No. Admn/ SR/2D, dt. 06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue and the old survey no 15. of the village Undri has been changed to new S.No. 16. Hence said S. No15/4C has been changed to 16/4c.

- iii. It is learnt from Mutation entries No. 3744, 1849, 1940, 6987, 4630 & 4645 that Mr. Vishnu Bapu Kadu has mortgaged said land to Maharashtra Land development bank, Undri Vikas sahakari Socy., which was repaid & the name of land Development Bank & Undri Vikas sahakari Socy., was removed from 7/12 extract.
- iv. It is learnt that after the death of late Mr. Vishnu Bapu Kadu the name of his legal heirs Ganesh, Pralhad, (sons), Yashodabai (wife) & Mangal Madhukar Zambare (daughter) was appeared on 7/12 extract of the property.
- v. It is learnt that Smt. Yashodabai Vishnu Kadu & ors has entrusted land Adm. 1800 Sq Mt. by executing Development agreement in favour of Mr. Rajendra Sitaram Goel & Mr. Raju R. Takwani, a builders & promoters & also executed Power of Attorney registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 4/5983/07 dt. 31/05/2007
- vi. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased said property from 1) Ganesh Vishnu Kadu, 2) Pralhad Vishnu Kadu, 3) Smt. Yashodabai Vishnu Kadu, 4) Mrs. Mangal Madhukar Zambare along with other legal heirs as a owners/vendors & Mr. Rajendra Sitaram Goel & Mr. Raju R. Takwani, as a consenting party by Sale Deed registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 12665/10 dt. 30/12/2010 & the name of the Goel Ganga Developers [India] Pvt. Ltd. appeared on 7/12 extract as per mutation entry No. 9323.

At present, Goel Ganga Developers [India] Pvt. Ltd. is the absolute owner & is in possession of the said land.

9] SURVEY NO. 16/5 –
Area – 00 Hectare 33 Are

- i. After investigating the above mentioned documents regarding said S. No. it is learnt that said land was originally owned & possessed by late Shri. Bahiru Maruti Punekar. It is learnt from the mutation entry No. 4355 that by a family partition the said S No came in the share (Hissa) of Shri. Shashikant Mahadeo Punekar & Shri. Manohar Mahadeo Punekar & their names appeared on record of the property by mutation entry No. 1241 certified on dt.26/09/1992 & became owners.
- ii. It is learnt that originally said Survey No. was numbered as 15/5 of the village Undri, Tal Haveli Pune. It is learnt from the mutation entry No. 3792, that as per notification No. Admn/ SR/2D, dt. 06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue and the old survey No. 15 of the village Undri has been changed to new S. No. 16. Hence said S. No. 15/5 have been changed to 16/5.

- iii. It is also learnt from sale deed that of Shri. Shashikant Mahadeo Punekar & Shri. Manohar Mahadeo Punekar has sold said land Adm.3300 Sq. Mt. to Mr. Jaiprakash Sitaram Goel & Mr. Subhash Sitaram Goel by sale Deed regd in the office of sub Registrar Haveli No. 3 at Sr. No. 9375/95 dt. 20/11/1995 & the name of Mr. Jaiprakash Sitaram Goel & Mr. Subhash Sitaram Goel were recorded as owners on the 7/12 extract by mutation entry No. 5199.
- iv. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased said land Adm. 3300 Sq. Mt. from Mr. Jaiprakash Sitaram Goel, Mr. Subhash Sitaram Goel by Sale Deed registered in the office of Sub Registrar Haveli No. 11 at its Sr. No.2480/10 dt. 08/03/2010 & the name of the Goel Ganga Developers [India] Pvt. Ltd. appeared on 7/12 extract as per mutation entry No. 9005. .

At present, Goel Ganga Developers [India] Pvt. Ltd. is the absolute owner & is in possession of the said land.

10] SURVEY NO. 16/8
Area – 00 Hectare 15 Are

- i. The said land was originally owned and possessed by Shri. Shashikant Mahadeo Punekar, Shri. Manohar Mahadedo Punekar, Smt. Shobhana Shashikant Punekar, Smt. Surekha Manohar Punekar.
- ii. It appears that, originally said Survey No. 15 was numbered as 16 of the village Undri, Tal Haveli, Pune. It is learnt from the Mutation Entry No.3792, that as per notification No. Admn/SR/2D dtd. 06/06/1977 issued by Collector Pune the separate village of Vadachi Wadi was incorporated for revenue and the old Survey No. 15 of the village Undri has been changed to sr. No. 16.
- iii. It appears that vide Sale Deed dated 17/11/1995, Shri Jaiprakash Sitaram Goel and Shri Rajendra Sitaram Goel have purchased an area adm. 00H-15R, from the said land owners which is registered in the office of Sub Registrar Haveli No.3 at sr. No. 9375/1995 on 20/11/1995.
- iv. As per Mutation Entry No. 9005, Goel Ganga Developers (India) Pvt. Ltd., is recorded as owners on 7/12 extract.

At present, Goel Ganga Developers (India) Pvt. Ltd. is absolute owner and is in possession of the said land.

11] SURVEY NO. 17/2A/1
Area – 00 Hectare 56.50 Are.

- i. After investigating the above mentioned documents regarding said S. No. it is learnt that said land was originally owned & possessed from 1930-31 by Shri.

Bala Genu Ghule. After death of Shri. Bala Genu Ghule the name of his legal heirs Mr. Ekanath Bala Ghule has appeared on record of the land by mutation entry No. 652 certified on dt.07/05/1946..

- ii. It is learnt from the mutation entry No. 1704 that by a partition between the families said Survey Number came in the share (Hissa) of Shri. Sopan Ekanath Ghule his name appeared on the 7/12 extract of the property by mutation entry No. 1704 certified on dt.21/08/1973 & became owners.
- iii. It is learnt that originally said Survey No. was numbered as 16/2a/1 of the village Undri, Tal Haveli Pune. It is learnt from the mutation entry No. 3792, that as per notification No. Admn/ SR/2D, dt. 06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue and the old survey No. 16 of the village Undri has been changed to new S. No. 17. Hence said S. No. 16/2A/1 have been changed to 17/2A/1.
- iv. It is learnt from the mutation entry No. 3112 that on the application of Mr. Sopan Ghule & ors the Tahasildar Haveli by his order No. THO/Partition/ 53/ 86 dt. 01/06/1986 made partition of their Khate bearing No. 268,163, 270, 120 & by said order the said S. No. came to the share of Shri. Sopan Ekanath Ghule his name appeared on 7/12 extract of the property by mutation entry No. 3112 certified on dt. 30/07/1986 & became owners.
- v. It is learnt from the mutation entry No. 3212 that by a family partition of Mr. Sopan Ekanath Ghule said S No came in the share (Hissa) of Shri. Sopan Ekanath Ghule his name appeared on 7/12 extract of the property by mutation entry No. 3212 certified on dt. 02/07/1988 & became owners.
- vi. It is also learnt from sale deed that of Shri. Sopan Ekanath Ghule has sold land Adm.5650 Sq. Mt. Mr. Jaiprakash Sitaram Goel & Mr. Rajendra Sitaram Goel by sale Deed regd in the office of sub Registrar Haveli No. 3 at Sr. No. 9375/95 dt. 20/11/1995 & the names of the Mr. Jaiprakash Sitaram Goel & Mr. Rajendra Sitaram Goel were recorded as owners on the 7/12 extract by mutation entry No. 5199.
- vii. It is also learnt that deed of exchange (for the area Adm. 2825 Sq. Mt.) dt. 18/12/2007 has been executed between Mr. Jaiprakash Sitaram Goel & Mr. Rajendra Sitaram Goel and Mr. Atul Jaiprakash Goel & Mr. Jaiprakash Sitaram Goel regd in the office of sub Registrar Haveli No. 15 at Sr. No. 2021/08 but no entry made on the 7/12 extract of the land.
- viii. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased the land Adm. 5650 from Mr. Jaiprakash Sitaram Goel, Mr. Subhash Sitaram Goel as owners/vendors by Sale Deed registered in the office of Sub Registrar Haveli No. 11 at its Sr. No.2480/10 dt. 08/03/2010 & the name of the

Goel Ganga Developers [India] Pvt. Ltd. appeared on 7/12 extract as per mutation entry No. 9005. .

At present, Goel Ganga Developers [India] Pvt. Ltd. is the absolute owner & is in possession of the said land.

- 12] SURVEY NO. 17/2A/2 – Area 00 Hectare 56.50 Are
13] SURVEY NO. 17/2A/3 -- Area 00 Hectare 56.50 Are

- i. After investigating the above mentioned documents regarding said S. No. it is learnt that said property was originally owned & possessed from 1930-31 by Shri. Bala Genu Ghule. After death of Shri. Bala Genu Ghule the name of his legal heirs Mr. Ekanath Bala Ghule has appeared on record of the property by mutation entry No. 652 certified on dt.07/05/1946.
- ii. It is learnt from the mutation entry No. 1704 that by a partition between the families said S Nos came in the share (Hissa) of Shri. Sopan Ekanath Ghule his name appeared on 7/12 extract of the property by mutation entry No. 1704 certified on dt.21/08/1973 & became owners.
- iii. It is learnt that originally said Survey No. was numbered as 16/2a/2 & 16/2a/3 of the village Undri, Tal Haveli Pune. It is learnt from the mutation entry No. 3792, that as per notification No. Admn/ SR/2D, dt. 06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue and the old survey No. 16 of the village Undri has been changed to new S. No. 17. Hence said S. No. 16/2A/2 and 16/2A/3 has been changed to 17/2A/2 and 17/2A/3 respectively.
- iv. It is learnt from the mutation entry No. 3112 that on the application of Mr. Sopan Ghule & ors the Tahasildar Haveli by his order No. THO/Partition/ 53/ 86 dt. 01/06/1986 made partition of their Khate bearing No. 268,163, 270 and 120 & by said order the said S. No. came to the share of Shri. Sopan Ekanath Ghule his name appeared on 7/12 extract of the property by mutation entry No. 3112 certified on dt. 30/07/1986 & became owners.
- v. It is learnt from the mutation entry No. 3212 that by a family partition of Mr. Sopan Ekanath Ghule the said Survey Number came in the share (Hissa) of Mrs. Krushnabai Sopan Ghule & her name appeared on record of the land by mutation entry No. 3212 certified on dt. 02/07/1988 & became owner.
- vi. It is also learnt from sale deed that of Mrs. Krushnabai Sopan Ghule has sold land Adm.5650 Sq. Mt. of S. No. 17/2a/2 & land Adm.5650 Sq. Mt. of S. No. 17/2a/3 to Mr. Shbhash Sitaram Goel & Mr. Umesh Sitaram Goel by sale Deed regd. in the office of sub Registrar Haveli No. 3 at Sr. No. 4719/1995 dt. 14/06/1995 & the name of Mr. Subhash Sitaram Goel & Mr. Umesh Sitaram Goel recorded as owners on the 7/12 extract by mutation entry No. 5199.

- vii. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased the land Adm.5650 Sq. Mt. of S. No. 17/2a/2 land Adm.5650 Sq. Mt. of S. No. 17/2a/3 from Mr. Jaiprakash Sitaram Goel, Mr. Subhash Sitaram Goel by Sale Deed registered in the office of Sub Registrar Haveli No. 11 at its Sr. No.2480/10 dt. 08/03/2010 & the name of the Goel Ganga Developers [India] Pvt. Ltd appeared on 7/12 extract as per mutation entry No. 9005.

At present, Goel Ganga Developers [India] Pvt. Ltd. is the absolute owner and is in possession of the said land.

14] SURVEY NO. 17/2A/4

Area 00 Hectare 37.74 Are out of 00 Hectare 56.50 Are.

- i. After investigating the above mentioned documents regarding said S. No. it is learnt that said land was originally owned & possessed from 1930-31 by Shri. Bala Genu Ghule. After death of Shri. Bala Genu Ghule the name of his legal heirs Mr. Ekanath Bala Ghule has appeared on record of the land by mutation entry No. 652 certified on dt.07/05/1946.
- ii. It is learnt from the mutation entry No. 1704 that by a family partition said S No came in the share (Hissa) of Shri. Subhash Ekanath Ghule his name appeared on the 7/12 extract of the property by mutation entry No. 1704 certified on dt.21/08/1973 & became owners.
- iii. It is learnt that, originally said Survey No. was numbered as 16/2a/4 of the village Undri, Tal Haveli Pune. That as per notification No. Admn/ SR/2D, dt. 06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue and the old survey no 16, of the village Undri has been changed to new S. No. 17. Hence said S. NO16/2A/4 has been changed to 17/2a/4 and said changes are recorded as per mutation entry No. 3792.
- iv. It is learnt from the mutation entry No. 3112 that on the application of Mr. Sopan Ghule & ors, the Tahasildar Haveli by his order No. THO/Partition/ 53/86 dt. 01/06/1986 made partition of their Khate bearing No. 268,163, 270, 120 & by said order the said S. No. came to the share of Shri. Sopan Ekanath Ghule his name appeared on 7/12 extract of the property by mutation entry No. 3112 certified on dt. 30/07/1986 & became owners.
- v. It is learnt from the mutation entry No. 3212 that by a family partition of Mr. Sopan Ekanath Ghule said S No came in the share (Hissa) of Smt. Krushnabai Sopan Ghule his name appeared on 7/12 extract of the property by mutation entry No. 3212 certified on dt. 02/07/1988 & became owners.
- vi. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased the land Adm. 5650 from Smt. Krushnabai Sopan Ghule as

owner/vendor and Shri. Sopan Eknath Ghule, Shri. Devanand Sopanrao Ghule, Mr. Rahul Devanand Ghule, Mr. Viraj Devanand Ghule, Mr. Dilip Sopanrao Ghule, for self & minor guardian Manas & Eshrvarya Dilip Ghule, Ganesh Sopanrao Ghule for self & minor gaurdien Gaurav Ganesh Ghule and Sau Ratnala Subhash Tupe as a consenting party by Sale Deed registered in the office of Sub Registrar Haveli No. 10 at its Sr. No. 7782/2010 dt. 21/08/2010 & the name of the Goel Ganga Developers [India] Pvt. Ltd. appeared on 7/12 extract as per mutation entry No. 9169.

- vii. It is also learnt that deed of exchange dt. 14/11/2011 executed between Goel Ganga Developers [India] Pvt. Ltd. for the area Adm. 1650 Sq. Mt. in favour of Mr. Pravin Dilip Punekar & area Adm. 226 Sq. Mt. in favour of Mr. Pravin Dilip Punekar, Mr. Sachin Dilip Punekar & Smt. Shalan Dilip Punekar, regd in the office of sub Registrar Haveli No. 11 at Sr. No. 13121/2011 & the entry made on the 7/12 extract of the land as per mutation entry No. 9658.

At present, Goel Ganga Developers [India] Pvt. Ltd. is the absolute owner is in possession of the said land Adm. 3774 Sq. mt.

15] SURVEY NO. 17/3A
Area – 00 Hectare 06 Are.

- i. After investigating the above mentioned documents regarding said S. No. It is learnt that said land was originally owned & possessed from 1935-36 by late Shri. Bala Gopal Kamathe. After death of Shri. Bala Gopal Kamathe the names of his legal heirs Mr. Babu, Rama, Mr. Jaywant Bala Kamathe, (sons) Smt. Bhikubai Pandu Hande, Smt. Gajabai Sakharam Yewale, Smt. Manjulabai Sahebrao Hinge (daughters) and Smt. Jaibai Bala Kamthe (wife) appeared on 7/12 extract of the land by mutation entry No. 1241 certified on dt.24/01/1960 & became owners. It is also learnt the from the mutation entry No. 1272 by the order of Mamledar, Tal. Haveli, Pune, the name of the possessor of land (vahivatdar) was entered as owner on the 7/12 extract. Hence the name of Late Mr. Babu Bala Kamathe appeared on the 7/12 extract as owner (Kabjedar).
- ii. After death of Mr. Babu Bala Kamathe the names of his legal heir Mr. Chaban, Mr. Laxman, (sons) Mrs. Sheelabai Shivaji Bhadale, Mrs. Leelabai Shankar Newale (Daughters) was appeared on the 7/12 extract & became owners.
- iii. It is learnt that originally said Survey No. was numbered as 16/3a of the village Undri, Tal Haveli Pune. It is learnt from the mutation entry No. 3792, that as per notification No. Admn/ SR/2D, dt. 06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue and the old survey no 16. of the village Undri has been changed to new S.No. 17. Hence said S. NO. 16/3A have been changed to 17/3A.

- iv. It is learnt that Laxman Baburao Kamathe, Vimal Balalsahab, Sandeep, Sheelabai Shivaji Bhadale, Mr. Chaban Baburao Kamathe, 2) Mr. Laxman Baburao Kamathe, Mrs. Leelabai Shankar Newale & ors has entrusted Ind Adm. 600 Sq Mt. by executing Development agreement registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 2998/06 dt. 03/04/2008 in favour of Mr. Rajendra Sitaram Goel & Mr. Raju R. Takwani, a builders & promoters. & also executed Power of Attorney registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 2999/06 dt. 03/04/2008.
- v. It is learnt that Smt. Kausalyabai Kamathe & Smt. Mandabai Kamathe has executed deed of confirmation to Goel Avishkar a partnership firm, registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 3609/08 dt. 24/06/2008.
- vi. It is learnt that Smt. Kausalyabai Kamathe & Smt. Mandabai Kamathe has executed power of attorney in favour of the partners of M/s Goel Avishkar a partnership firm, registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 3610/08 dt. 24/06/2008.
- vii. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased said land from Mr. Chaban Baburao Kamathe, Mr. Laxman Baburao Kamathe, Mrs. Sheelabai Shivaji Bhadale, Mrs. Leelabai Shankar Newale as owners/vendors & Mr. Rajendra Sitaram Goel & Mr. Raju R. Takwani as a developer by Sale Deed registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 12665/10 dt. 30/12/2010 & the name of the Goel Ganga Developers [India] Pvt. Ltd. appeared on 7/12 extract as per mutation entry No. 9323.

At present, Goel Ganga Developers [India] Pvt. Ltd. is the absolute owner is in possession of the said land.

16] SURVEY NO. 17/3B
Area – 00 Hectare 18 Are.

- i. After investigating the above mentioned documents regarding said S. No. it is learnt that said land was originally owned & possessed from 1930-31 by late Shri. Ganpati Maruti Punekar. It is learnt from mutation entry No. 1873 that the name of Shripati Maruti punekar has been added for ½ share in the property by Order of Tahasildar Tal. Haveli, Pune bearing No. 2236/1976, dt. 14/09/1976. Hence the name of Shri. Ganpati Maruti Punekar & Shri. Shripati Maruti Punekar has entered on the 7/12 extract for their ½ undivided (8Anna) share in the property.
- ii. It is learnt that originally said Survey No. was numbered as 16/3b of the village Undri, Tal Haveli Pune. It is learnt from the mutation entry No. 3792, that as per notification No. Admn/ SR/2D, dt. 06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue and the old

survey no 16. of the village Undri has been changed to new S. No. 17. Hence said S. No. 16/3B have been changed to 17/3B.

- iii. It is also learnt from sale deed that Mr. Shivaji Sonba Pokale has purchased share of Shri. Ganpat Maruti Punekar by Sale Deed dt. 21/02/1980 & the name of the Mr. Shivaji Sonba Pokale appeared on 7/12 extract as per mutation entry No. 1981.
- iv. It is also learnt from sale deed that Smt. Shalan Dilip Punekar has purchased share of Shri. Shripati Maruti Punekar by Sale Deed dt. 14/09/1987 & the name of the Smt. Shalan Dilip Punekar appeared on 7/12 extract as per mutation entry No. 3210.
- v. It is also learnt from sale deed that 1) Mr. Dadabhau Raghunath Bhujbal, 2) Mrs. Laxmi Chandrakant Zope, 3) Mrs. Pushpa Mahadeo Desai, 4) Mrs. Dhanlaxmi Govind Vipat, 5) Mr. Rajaram Haribhau Ohal, 6) Mrs. Vijaya Ramchandra Jadhav, 7) Shri. Ramchandra Kondiba Jagtap, 8) Mrs. Sharda Hanuman Narale, 9) Mrs. Yojana Madhukar Shinde, 10) Mr. Subhash Bhanudas Shahane, 11) Mr. Shivram Nivrutti Jambhale, 12) Mrs. Sangeeta Vikas Mohad, 13) Mr. Narayan Gangaram Chaudhari, 14) Mrs. Malan Pandurang Kalkate, 15) Mrs. Sudesha Madhukar Tribhuvan, 16) Mrs. Laxmi Mahadeo Jivane, has purchased land Adm. 00 H 18 R i.e. 1800 Sq Mt. share of Mr. Shivaji Sonba Pokale & Smt. Shalan Dilip Punekar, by Sale Deed dt. 15/06/1989 & their names has been appeared on 7/12 extract as per mutation entry No. 3811.
- vi. It is learnt that Mrs. Vijaya Ramchandra Jadhav has expired & the name of her legal heir Mr. Prakash Ramchandras Jadhav has entered on 7/12 extract by mutation entry No. 6997 of village Undri.
- vii. It is also learnt from sale deed that Mr. Dadabhau Raghunath Bhujbal, 0Mrs. Dhanlaxmi Govind Vipat, Mr. Rajaram Haribhau Ohal, Shri. Ramchandra Kondiba Jagtap, Mrs. Sharda Hanuman Narale, Mr. Shivram Nivrutti Jambhale, Mrs. Sangeeta Vikas Mohad, Mr. Narayan Gangaram Chaudhari, Mrs. Malan Pandurang Kalkate, Mrs. Sudesha Madhukar Tribhuvan, Mrs. Laxmi Mahadeo Jivane have entrusted land Adm. 1400 Sq Mt. by executing Development agreement registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 6701/05 dt. 25/10/2005 in favour of Goel Ganga Estate sanstha through it's member Mr. Subhash Sitaram Goel. & also executed Power of Attorney registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 4/6703/05 dt. 25/10/2005.
- viii. It is also learnt from sale deed that Mrs. Yojana Madhukar Shinde, Prakash Ramchandra Jadhav, Mr. Subhash Bhanudas Shahane as a vendor & Mr. Pravin Dilip Punekar as a consenting party has entrusted property Adm. 300 Sq Mt. by executing Development agreement registered in the office of Sub Registrar Haveli No. 10 at its Sr. No. 177/06 dt. 07/02/2006 in favour of Goel Ganga

Estate through it's member Mr. Subhash Sitaram Goel. & also executed Power of Attorney registered in the office of Sub Registrar Haveli No. 10 at its Sr. No. 178/06 dt. 07/02/2006.

- ix. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased said property from Mr. Dadabhau Raghunath Bhujbal, , Mrs. Dhanlaxmi Govind Vipat, Mr. Rajaram Haribhau Ohal, Shri. Ramchandra Kondiba Jagtap, Mrs. Sharda Hanuman Narale, Mr. Shivram Nivrutti Jambhale, Mrs. Sangeeta Vikas Mohad, Mr. Narayan Gangaram Chaudhari, Mrs. Malan Pandurang Kalkate, Mrs. Sudesha Madhukar Tribhuvan, Mrs. Laxmi Mahadeo Jivane, as a owner/vendor and Goel Ganga Estate through it's member Mr. Subhash Sitaram Goel as a consenting party land Adm. 1400 Sq Mt. by Sale Deed registered in the office of Sub Registrar Haveli No. 10 at its Sr. No. 11589/10 dt. 07/12/2010.
- x. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased said land from Mrs. Yojana Madhukar Shinde, Prakash Ramchandra Jahdhav, Mr. Subhash Bhanudas Shahane Pravin Dilip Punekar as a vendor & Goel Ganga Estate through it's member Mr. Subhash Sitaram Goel. as a consenting party land Adm. 300 Sq Mt. by Sale Deed registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 11590/10 dt. 07/12/2010. Thereafter the name of Goel Ganga Developers [India] Pvt. Ltd appeared on 7/12 extract as per mutation entry No. 9177, 9253 & 9276.
- xi. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased said land Adm. 1000 Sq. Mt. from Mrs. Sangita Vilas Motadu by Sale Deed registered in the office of Sub Registrar Haveli No. 10 at its Sr. No. 8530/10 dt. 13/09/2010. Thereafter the name of Goel Ganga Developers [India] Pvt. Ltd appeared on 7/12 extract as per mutation entry No. 9177, 9253 & 9276.

At present, Goel Ganga Developers [India] Pvt. Ltd. is the absolute owner is in possession of the said land.

17] SURVEY NO. 17/2+4 (17/2/4)
Area – 00 Hectare 56 Are.

- i. After investigating the above mentioned documents regarding said S. No. it is learnt that said land was originally owned & possessed from 1943-44 by late Shri. Ganpati Maruti Punekar. It is learnt from mutation entry No. 1873 that the name of shripati Maruti punekar has been added for ½ share in the land by Order of Tahasildar Tal. Haveli, Pune bearing No. 2236/1976, dt. 14/09/1976. Hence the name of Shri. Ganpati Maruti Punekar & Shri. Shripati Maruti Punekar has entered on the 7/12 extract for their ½ undivided (8 Anna) share in the land.
- ii. It is learnt that originally said Survey No. was numbered as 16/2+4 of the village Undri, Tal Haveli Pune. It is learnt from the mutation entry No. 3792, that as per

notification No. Admn/ SR/2D, dt. 06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue and the old survey no 16. of the village Undri has been changed to new S.No. 17. Hence said S. No. 16/2+4 have been changed to 17/2+4.

- iii. It is also learnt from sale deed that Mr. Shivaji Sonba Pokale has purchased share of Shri. Ganpat Maruti Punekar by Sale Deed dt. 21/02/1980 & the name of the purchaser appeared on 7/12 extract as per mutation entry No. 1981.
- iv. It is also learnt from sale deed that Smt. Shalan Dilip Punekar has purchased share of Shri. Shripati Maruti Punekar by Sale Deed dt. 14/09/1987 & the name of the Smt. Shalan Dilip Punekar appeared on 7/12 extract as per mutation entry No. 3210.
- v. It is also learnt from sale deed that Smt. Shalan Dilip Punekar for self & minor guardian of chi. Sachin & Pravin Dllip Punekar has purchased share of Mr. Shivaji Sonba Pokale by Sale Deed dt. 13/07/1992 & the name of the Smt. Shalan Dilip Punekar for self & minor guardian of chi. Sachin & Pravin Dllip Punekar appeared on 7/12 extract as per mutation entry No. 4325.
- vi. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased said property from 1) Smt. Shalan Dilip Punekar, 2) Mr. Sachin Dilip Punekar, 3) Mr. Pravin Dllip Punekar by Sale Deed registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 12665/10 dt. 30/12/2010 & the name of the Goel Ganga Developers [India] Pvt. Ltd. appeared on 7/12 extract as per mutation entry No. 9323.

At present, Goel Ganga Developers [India] Pvt. Ltd. is the absolute owner is in possession of the said land.

18] SURVEY NO. 17/5

Area – 00 Hectare 16.50 out of 00 Hectare 32 Are

- i. After investigating the above mentioned documents regarding said S. No. it is learnt that said land was originally owned & possessed from 1930-31 by late Shri. Bala Gopal Kamathe. After death of Shri. Bala Gopal Kamathe the name of his legal heirs Mr. Babu, Rama, Mr. Jaywant Bala Kamathe, (sons) Smt. Bhikubai Pandu Hande, Smt. Gajabai Sakharam Newale, Smt. Manjulabai Sahebrao Hinge (daughters) and Smt. Jaibai Bala Kamthe (wife) appeared on 7/12 extract of the land by mutation entry No. 1241 certified on dt.24/01/1960.
- ii. It is also learnt the from the mutation entry No. 1272 by the order of Mamledar, Tal. Haveli, Pune, the name of the possessor of land (vahivatdar) was entered as owner on the 7/12 extract. Hence the name of Late Mr. Rama Bala Kamathe appeared on the 7/12 extract as owner (Kabjedar).

- iii. After death of Mr. Rama Bala Kamathe the names of his legal heir Mr. Tulshiram, Vitthal, Balasaheb,(sons) Mrs. Harubai Dattatray Zambare, Sau Tarabai Dnyanoba Dagade, Sau Yamunabai Baban Hande, Mandabai Vinayak Jadhav, Rangubai Sadashiv Punekar, Sarubai Rambhau Kamthe, (Daughters) was appeared on the 7/12 extract as per mutation entry No. 6730 & became owners.
- iv. It is also learnt from said mutation No. 6730 that the daughters of late Rama Kamthe has executed release Deed in favour of their brothers by Regd. deed bearing No. 5340/97 dt. 07/08/1997 hence the name of daughters of the deceased had deleted from 7/12 extract of the property.
- v. It is learnt that, originally said Survey No. was numbered as 16/5 of the village Undri, Tal Haveli Pune. That as per notification No. Admn/ SR/2D, dt. 06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue and the old survey no 16, of the village Undri has been changed to new S. No. 17. Hence said S. No16/5 has been changed to 17/5 and said changes are recorded as per mutation entry No. 3792.
- vi. It is also learnt from sale deed that Mr. Jaiprakash Sitaram Goel, Mr. Rajendra Sitaram Goel has purchased said land Adm. 3200 Sq. Mt. from Mr. Tulshiram Rambuhau Kamthe, Gangubai Tulshiram Kamthe, Vitthal Rambuhau Kamthe,Kantabai Vitthal Kamthe, Balasaheb Rambuhau Kamthe, Shardabai Bala Kamthe, Machindranath Tulsitam Kamthe, Mohan Vitthal Aruna Avinash Pawar, Mangal Pradeep Manjare, by Sale Deed registered in the office of Sub Registrar Haveli No. 12 at its Sr. No. 192/2004 dt. 16/01/2004 & the name of Mr. Jaiprakash Sitaram Goel, Mr. Rajendra Sitaram Goel appeared on 7/12 extract as per mutation entry No. 6818.
- vii. It is also learnt from deed of Exchange that Mr. Jaiprakash Sitaram Goel, Mr. Atul Jaiprakash Goel exchanged their properties at Mohammadwadi Tal Haveli, Dist. Pune, in favour of Mr. Rajendra Sitaram Goel, Mr. Umesh Sitaram Goel & Mr. Subhash Sitaram Goel in exchange of their properties for S No. 17/2A/1, S No. 17/2A/2, 17/2A/3 & S No. 17/5said deed of exchanged is registered in the office of Sub Registrar Haveli No. 15 at its Sr. No. 2021/2008 dt. 19/03/2008 & the names of Mr. Rajendra Sitaram Goel has been deleted and the name of Mr. Atul Jaiprakash Goel is added on the 7/12 extract of the property as per mutation entry No. 8500.
- viii. It is also learnt from deed of Exchange executed between Mr. Pravin Dilip Punekar, Mr. Sachin Dilip Punekar, Smt. Shalan Dilip Punekar for S No. 17/8A/10 exchanged their lands to each other hence the name of Mr. Jaiprakash Sitaram Goel and Mr. Atul Jaiprakash Goel has been deleted from 7/12 extract of the property as per mutation entry No. 8897.That said deed of exchange is registered in the office of Sub Registrar Haveli No. 6 at its Sr. No. 6477/2009 dt. 25/09/2009.

- ix. It is learnt from mutation entry No. 9023 that Partition deed is executed between Mr. Pravin Dilip Punekar, Mr. Sachin Dilip Punekar, Smt. Shalan Dilip Punekar and said S No came in the share (Hissa) of Mr. Pravin Dilip Punekar & his name appeared on 7/12 extract of the property by mutation entry No. 9023 certified on dt. 30/04/2010 & became owner.
- x. It is also learnt from Deed of Exchange executed between Mr. Pravin Dilip Punekar for S No. 17/5, Mr. Pravin Dilip Punekar, Mr. Sachin Dilip Punekar, Smt. Shalan Dilip Punekar for S No. 17/6 and Goel Ganga Developers [India] Pvt. Ltd S No. 172a/4 exchanged their lands adm. 1650 Sq. mt. hence the name of Goel Ganga Developers [India] Pvt. Ltd entered in the 7/12 extract for area adm. 1650 Sq. Mt. as per mutation entry No. 9658. That said Deed of Exchanged is registered in the office of Sub Registrar Haveli No. 6 at its Sr. No. 13212/2011 dt. 14/11/2011

At present, Goel Ganga Developers [India] Pvt. Ltd. is the absolute owner is in possession of the said land Adm. 1650 Sq. Mt.

19] SURVEY NO. 17 / 6 -

Area – 00 Hectare 06.35 Are out of 00 Hectare 18 Are.

- i. After investigating the above mentioned documents regarding said S. No. it is learnt that said land was originally owned & possessed from 1930-31 by late Shri. Ganpati Maruti Punekar. It is learnt from mutation entry No. 1873 that the name of Shripati Maruti Punekar has been added for 8 Aana share in the property by order of Tahsildar Tal. Haveli, Pune bearing No. 2236/1976 dt. 14/09/1976. Hence the name of Shri. Ganpati Maruti Punekar & Shri. Shripati Maruti Punekar has entered on the 7/12 extract for their ½ undivided (8Anna) share in the property.
- ii. It is learnt that, originally said Survey No. was numbered as 16/6 of the village Undri, Tal Haveli Pune. That as per notification No. Admn/ SR/2D, dt. 06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue and the old survey no 16, of the village Undri has been changed to new S. No. 17. Hence said S. No 16/5 has been changed to 17/6 and said changes are recorded as per mutation entry No. 3792.
- iii. It is also learnt from sale deed that Mr. Shivaji Sonba Pokale has purchased share of Shri. Ganpat Maruti Punekar by Sale Deed dt. 21/02/1980 & the name of the Mr. Shivaji Sonba Pokale appeared on 7/12 extract as per mutation entry No. 1981.
- iv. It is also learnt from sale deed that Smt. Shalan Dilip Punekar has purchased share of Shri. Shripati Maruti Punekar by Sale Deed dt. 14/09/1987 & the name

of the Smt. Shalan Dilip Punekar appeared on 7/12 extract as per mutation entry No. 3210.

- v. It is also learnt from mutation entry no. 4325 that Smt. Shalan Dilip Punekar for self & on behalf of minor guardian Sachin Dilip Punekar & Pravin Dilip Punekar has purchased share of Shri. Shivaji Sonba Pokale by Sale Deed dt. 13/07/1992 & the name of the Smt. Shalan Dilip Punekar Sachin Dilip Punekar & Pravin Dilip Punekar appeared on 7/12 extract as per mutation entry No. 4325.
- vi. It is also learnt that Sale deed dt. 14/11/2011 executed by Mr. Pravin Dilip Punekar, Mr. Sachin Dilip Punekar & Smt. Shalan Dilip Punekar in favour of Goel Ganga Developers [India] Pvt. Ltd. for the area Adm. 409 Sq. Mt. regd in the office of sub Registrar Haveli No. 11 at Sr. No. 13119/2011 & the entry made on the 7/12 extract of the land as per mutation entry No. 9657.
- vii. It is also learnt that deed of exchange dt. 14/11/2011 executed between Mr. Pravin Dilip Punekar, Mr. Sachin Dilip Punekar & Smt. Shalan Dilip Punekar, exchanged land Adm. 226 Sq. Mt. in favour of Goel Ganga Developers [India] Pvt. Ltd. in exchange of land out of S No. 17/2a/4. That said Deed of Exchanged is Regd. in the office of sub Registrar Haveli No. 10 at Sr. No. 13121/2011 & the entry made on the 7/12 extract of the land as per mutation entry No. 9658.

At present. Goel Ganga Developers [India] Pvt. Ltd. is the absolute owner is in possession of the said land admeasuring 635 Sq Mt.

20] SURVEY NO. 17 / 7A+10
Area – 00 Hectare 50 Are

- i. After investigating the above mentioned documents regarding said S. No. It is learnt that said land was originally owned & possessed from 1930-31 by late Shri. Bala Gopal Kamathe. After death of Shri. Bala Gopal Kamathe the names of his legal heirs Mr. Babu, Rama, Mr. Jaywant Bala Kamathe, (sons) Smt. Bhikubai Pandu Hande, Smt. Gajabai Sakharan Yewale, Smt. Manjulabai Sahebrao Hinge (daughters) and Smt. Jaibai Bala Kamthe (wife) appeared on 7/12 extract of the land by mutation entry No. 1241 certified on dt.24/01/1960 & became owners. It is also learnt the from the mutation entry No. 1272 by the order of Mamledar, Tal. Haveli, Pune, the name of the possessor of land (vahivatdar) was entered as owner on the 7/12 extract. Hence the name of Late Mr. Babu Bala Kamathe appeared on the 7/12 extract as owner (Kabjedat).
- ii. After death of Mr. Babu Bala Kamathe the names of his legal heir Mr. Chaban, Mr. Laxman, (sons) Mrs. Sheelabai Shivaji Bhadale, Mrs. Leelabai Shankar Newale (Daughters) was appeared on the 7/12 extract & became owners.

- iii. It is learnt that originally said Survey No. was numbered as 16/7+10B of the village Undri, Tal Haveli Pune. It is learnt from the mutation entry No. 3792, that as per notification No. Admn/ SR/2D, dt. 06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue and the old survey No. 16 of the village Undri has been changed to new S. No. 17. Hence said S. No. 16/7A+10 have been changed to 17/7A+10.
- iv. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased said land Adm. 2500 Sq. Mt. from Mr. Chaban Baburao Kamathe, Mr. Laxman Baburao Kamathe, Mrs. Sheelabai Shivaji Bhadale, Mrs. Leelabai Shankar Newale by Sale Deed registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 11591/10 dt. 07/12/2010 & the name of the Goel Ganga Developers [India] Pvt. Ltd. appeared on 7/12 extract as per mutation entry No. 9278.
- v. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased land Ad. 2500 Sq. Mt. from Mr. Chaban Baburao Kamathe, Mr. Laxman Baburao Kamathe, Mrs. Sheelabai Shivaji Bhadale, Mrs. Leelabai Shankar Newale as owners/vendors & Mr. Rajendra Sitaram Goel & Mr. Raju R. Takwani as a developer by Sale Deed registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 12665/10 dt. 30/12/2010 & the name of the Goel Ganga Developers [India] Pvt. Ltd. appeared on 7/12 extract as per mutation entry No. 9323.

At present, Goel Ganga Developers [India] Pvt. Ltd. is the absolute owner & is in possession of the said land.

21] SURVEY NO. 17/8A/10 –
Area – 00 Hectare 32 Are out of 00 Hectare 82 Are.

- i. After investigating the above mentioned documents regarding said S. No. it is learnt that said land was originally owned & possessed from 1930- 31 by late Shri. Ganpati Maruti Punekar.
- II. It is learnt that It is learnt that originally said Survey No. 17 was numbered as 16/8+10c of the village Undri, Tal Haveli Pune. It is learnt from the mutation entry No. 3792, that as per notification No. Admn/ SR/2D, dt. 06/06/1977 issued by the Collector Pune, the separate village of Vadachi Wadi was incorporated for revenue and the old survey No. 16 of the village Undri has been changed to new S. No. 17. Hence said S. No. 16/8+10C have been changed to 17/8A+10.
- iii. It is also learnt from sale deed that Mr. Shivaji Sonba Pokale has purchased share of Shri. Ganpat Maruti Punekar by Sale Deed dt. 21/02/1980 & the name of the Mr. Shivaji Sonba Pokale appeared on 7/12 extract as per mutation entry No. 1981.

- iv. It is also learnt from sale deed that Smt. Shalan Dilip Punekar for self & minor guardian of chi. Sachin & Pravin Dllip Punekar has purchased share of Mr. Shivaji Sonba Pokale by Sale Deed dt. 13/07/1992 & the name of the Smt. Shalan Dilip Punekar for self & minor guardian of chi. Sachin & Pravin Dllip Punekar appeared on 7/12 extract as per mutation entry No. 4325.
- v. It is also learnt from sale deed that Goel Ganga Developers [India] Pvt. Ltd. has purchased said property from 1) Smt. Shalan Dilip Punekar, 2) Mr. Sachin Dilip Punekar, 3) Mr. Pravin Dilip Punekar by Sale Deed registered in the office of Sub Registrar Haveli No. 11 at its Sr. No. 12665/10 dt. 30/12/2010 & the name of the Goel Ganga Developers [India] Pvt. Ltd appeared on 7/12 extract as per mutation entry No. 9323.

At present, Goel Ganga Developers [India] Pvt. Ltd is the absolute owner & is in possession of the said land.

22] SURVEY 17/1 +10A/1

Area – 00 Hectare 02 Are out of 02 Hectare 15.50 Are.

- i. The said land was originally owned and possessed by Shri Shivaji Rambhau Chaudhari and Shri Damodar Shankar Takale.
- ii. It appears that Shri Shivaji Rambhau Chaudhari and Shri Damodar Shankar Takale executed a Sale Deed on 16/11/1998 in favour of Mr. Natawarlal Nanabhai Suratwala and registered at Sr. No. 2456/1999 in the office of Sub Registrar Haveli No.3 Pune.
- iii. Mr. Natawarlal Nanabhai Suratwala executed a sale deed in favour of Goel Ganga Developers (India) Pvt. Ltd. and the said document is registered in the office of Sub Registrar Haveli No. 10, Pune vide No. 1242/2011 dtd. 01/02/2011 at Pune. The effect of the said sale Deed is given vide Mutation Entry No. 9358.

At present, Goel Ganga Developers (India) Pvt. Ltd. is absolute owner and is in possession of the said land.

DEVELOPMENT/NOC/PERMISSION UNDER SPECIAL ENACTMENT

- i) That said land/ Survey numbers falls in Residential Zone. That said land is not affected for any Reservation/ Requisition/Acquisition by Government /Local Body.
- ii) Collector Pune has granted N.A. order and sanctioned building plan vide its No. PMN/NA/SR/758/2010 dtd. 25/11/2010. for the land adm. 39350 Sq. Mtrs. out of Survey numbers.

LITIGATION:-

The following litigations are pending in respect of the said property:

1. Regular Civil Suit No. 666/2013 at CJSD, Pune
2. Special Civil Suit No. 361/2015 at CJSD, Pune
3. Special Civil Suit 64/13 at CJSD, Pune.
4. Special Civil Suit No. 699/2014 at CJSD, Pune
5. Special Civil Suit No. 357/2015 at CJSD, Pune
6. Regular Civil Suit No. 1901/2015 at CJSD, Pune
7. Special Civil Suit No. 32/2016 at CJSD, Pune

There are no prohibitory orders by the aforesaid courts in any of the cases restricting development, construction and sale of the said Project by my Client.

ENCUMBRANCES AND CHARGES:

- i) The Goel Ganga Developers (India) Pvt. Ltd. has published paper notice in daily news "Prabhat" on dtd. 28/03/2010, 12/02/2011 through Adv. Vinayank Zad, and on 06/05/2017 through Adv. Umesh Vaste for receiving objection from public at large. That Adv. Vinayak Zad has informed by his letter dtd. 15/04/2010 and dtd. 11/04/2011 that he has not received any objection from any person to said paper notice.
- ii) That said Goel Ganga Developer (India) Pvt. Ltd. has created a mortgage without possession of the captioned land and the buildings/s to be constructed thereon in favour of JM FINANCIAL CREDIT SOLUTIONS LIMITED Pune, vide Indenture of Mortgage dated 31/05/2017 registered at serial no. 4180/2017 registered in the office of Sub Registrar Haveli No. 11, Pune. as security of re-payment of a Term Loan granted by JM FINANCIAL CREDIT SOLUTIONS LIMITED to the said land.
- iii) Adv. Kailash Thorat also carried out the search of Index-II register in the office of Joint District Registrar Pune for the 30 years and not found any adverse entry for abovementioned larger land other than mentioned in this report. Most of the papers, pages are in torn and bad conditions. Some books not yet prepared. On the available records I did not come across any adverse transaction in respect of the said land.

Conclusion:

Relying on documents and information given by Goel Ganga Developers (India) Pvt. Ltd., a company incorporated under Indian Companies Act, 1956, I state that Goel Ganga Developers

(India) Pvt. Ltd, is the owner of the above referred land and has good, clear and marketable title subject to the encumbrances mentioned above.

Pune

Dt: 30/06/2017

Umesh Vaste
Adv.
30/06/2017

Umesh Vaste
Advocate