

CHALLAN
MTR Form Number-6

GRN	MH002219385201718E	BARCODE	[Barcode]		Date	12/06/2017-12:05:07		Form ID						
Department					Inspector General Of Registration									
Search Fee					Payer Details									
Type of Payment					Other Items		TAX ID (If Any)		614965262					
							PAN No.(If Applicable)							
Office Name					PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name		Paill Deshmukh And Associates					
Location					PUNE									
Year					2017-2018 One Time		Flat/Block No.							
Account Head Details				Amount In Rs.		Premises/Building								
0030072201 SEARCH FEE				325.00		Road/Street								
						Area/Locality								
						Town/City/District								
						PIN								
						Remarks (If Any)								
						Amount in		Three Hundred Twenty Five Rupees Only						
Total				325.00		Words								
Payment Details					BANK OF BARODA					FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN		Ref. No.		02003942017061201362		67852919			
Cheque/DD No.					Date		12/06/2017-12:05:20							
Name of Bank					Bank-Branch		BANK OF BARODA							
Name of Branch					Scroll No. , Date		Not Verified with Scroll							

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 સદર ચલ્લન "ઝડપ ઓફ પેમેન્ટ" માટે જનરડ કારણપ્રાસાતીક લાગુ આદે. ફરક કારણપ્રાસાતી કિંતા નોંધણી ન કરવાયત્યાય દરતાંયાતી લાગુ નહી.

MH002219385201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
12 Jun 2017	Receipt	Receipt no.: 1111204220
	Name of the Applicant :	Patil Deshmukh And Associates
	Details of property of which document has to be searched :	Dist :Pune Village :Kharadi (pune Mahapalikemadhye Samavishta) S.No/CTS No/G.No. : 7
	Period of search :	From :2014 To :2017
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH002219385201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/fmSearchChallanWithOutReg.php'.		



PDA LEGAL
Advocates

Sandeep Deshmukh
Rajendra Mahangare-Patil

(Partners)

Office:

Apartment No. 7, 3rd floor, Swapnapurti",
Lane No. 8, Opp. Hotel President,
Final Plot No. 35/13+14C, Prabhat Road
Erandwane, Pune - 411004
Mobile: 98220-13503, 98220-28057
e-mail: pdalegal@gmail.com

SUPPLEMENTARY TITLE REPORT

(I) DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land bearing S. No. 7, Hissa No. 2 admeasuring 01 H 05 Ares i.e. 10500 Sq.mtrs., situated at Kharadi, Taluka Haveli, District Pune, which is within the Registration District Pune, Registration Taluka Haveli and within the limits of Pune Municipal Corporation.

On or towards East : S. No. 4 and internal roads.
On or towards West : S. No. 7/1.
On or towards South : Internal Road and S.No. 7.
On or towards North : S. No. 39.

(Hereinafter referred to as the "SAID PROPERTY").

(II) OWNERS OF THE SAID PROPERTY:

Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat, Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasant Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nilesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale Alias Mrs. Sunder Kanahyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Deepak Janardan Ahir and Mr. Paras Sitaram Rotre.

II. INSTRUCTIONS:

As per the instructions of M/s. Nirman Associates through its partners Mr. Sandeep Maheshwari and others, I have verified the title of land admeasuring 00 H 50 Ares i.e. 5,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2, totally admeasuring 01 H 05 Ares, situated at Kharadi, Taluka Haveli, District Pune, which is within the Registration District Pune, Registration Taluka Haveli and within the limits of Pune Municipal Corporation and I am submitting my report as under;

(III) INSTRUCTIONS:

Adv. Sarika Paygude has issued Title Opinion and Search Report dated 05.06.2008 in respect of the said property. Adv. Suvarna Taware and Adv. Sarika Paygude have also issued additional supplementary title report dated 25.08.2011 and 23.09.2014 respectively for the said property. M/s. Nirman



Associates through its partners Mr. Sandeep Maheshwari have requested us to issue an up to-date title report in respect of the said Property. Accordingly we are issuing this supplementary title opinion in respect of the said property. This report is read along with our earlier reports.

(IV) ADDITIONAL DOCUMENT PROVIDED FOR OUR PERUSAL:

1. Power of Attorney dated 07.03.2015 in respect of the said property executed by Mrs. Saraswati Ahire and others in favor of M/s. Nirman Associates through its partners Mr. Sandeep Maheshwari and other, which is registered in the office of sub registrar Haveli No. 13 at Sr.No. 2174.
2. Power of Attorney dated 03.11.2016 in respect of the said property executed by Mrs. Saraswati Ahire and others in favor of M/s. Nirman Associates through its partners Mr. Sandeep Maheshwari and other, which is registered in the office of sub registrar Haveli No. 13 at Sr.No. 8116.
3. Latest 7/12 extract of the said property.
4. Commencement Certificate dated 29.03.2016 bearing No. CC/4313/15 issued by Pune Municipal Corporation.

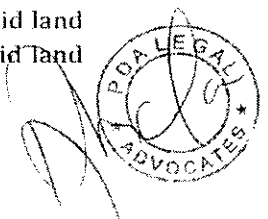
(V) The developer M/s. Nirman Associates have agreed to sell flats/tenements in the building being constructed on the said property. The list of the flats agreed to be sold by the developer is attached herewith

(VI) SEARCH OF THE RECORDS:

We have caused to take search of the records maintained under Index Form II by the office of Sub Registrar Haveli E- Search on the website of Department of Registration and stamps, Government of Maharashtra, Pune for the last 2 years for verifying whether any document/s have been registered against the said Property. We have paid the necessary charges for carrying out the search, vide Challan bearing GRN No. MH002219385201718E dated 12.06.2017 and at the time of carrying out the search, no adverse entries were found in respect of the said Property in the available records.

Upon perusal of the above mentioned documents it is seen that in the year 1965 all that piece and parcel of land bearing S. No. 7, Hissa No. 2 totally admeasuring 02 Acres 24 Gunthas, situated at Kharadi, Taluka Haveli, Dist. Pune (Hereinafter referred to as the "SAID LAND") was owned by Mr. Sawala Anaji Dhumal.

It is observed that provisions of The Maharashtra Weights and Measurement Act 1958 and Indian Coinage Act 1955 was made applicable to the said land bearing Survey No. 7, Hissa No. 2 and accordingly the area of the said land



was changed from Acres to Hectors i.e. from 02 Acres 24 Gunthas to 01 H 05 Ares.

It is observed that Mr. Savala Anaji Dhumal expired on 14.06.1971 leaving behind Smt. Gaubai Savala Dhumal (wife) and Mrs. Kusum Dadabhau Walke (daughter) as his only legal heirs. Upon the death of Mr. Savala Anaji Dhumal, the names of Smt. Gaubai Savala Dhumal and Mrs. Kusum Dadabhau Walke were accordingly entered on the 7/12 extract on the said Land vide Mutation Entry bearing No. 992.

It is observed that Mr. Dagadulal alias Janardhan Babulal Ahir purchased the said Land bearing Survey No. 7, Hissa No. 2 admeasuring 01 H 05 Ares from Smt. Gaubai Savala Dhumal, Mrs. Kusum Dadabhau Walke and Mr. Dadabhau Damu Walke on 20.08.1973. By virtue of the said Sale Deed, Mr. Dagadulal alias Janardhan Babulal Ahir became the owner of the said Land. The name of Mr. Dagadulal alias Janardhan Babulal Ahir was accordingly recorded in the revenue records of the said Land vide Mutation Entry No. 1091.

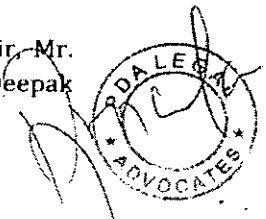
It is observed that the said land alongwith other lands were acquired for the purpose of Maharashtra Industrial Development Corporation by the State Government. Accordingly the name of Maharashtra Industrial Development Corporation was entered in the revenue records of the said Land vide Mutation Entry No. 1172.

It is observed that since the said land was not required for industrial purpose, the Government of Maharashtra issued a Gazette dated 10.09.1990. Accordingly the name of Maharashtra Industrial Development Corporation was deleted from the other rights column of the 7/12 extract vide Mutation Entry No. 3576.

It is observed that Mr. Dagadulal alias Janardhan Babulal Ahir expired on 10.11.1991 on leaving behind the following legal heirs:

1. Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir (son),
2. Mr. Vasantlal Dagdulal Ahir (son),
3. Mr. Radharaman Janardhan Ahir (son),
4. Mr. Deepak Dagdulal Ahir (son),
5. Mrs. Sushila Tilakchand Janagade (daughter),
6. Mrs. Saraswati Hiralal Ahir (daughter)
7. Mrs. Sundar Kanhyalal Ahir alias Mrs. Sundar Kanhyalal Mandale
8. Mrs. Ratnaprabha Rammohan Ahir (daughter)
9. Mrs. Mirabai Sitaram Ahir (daughter) (deceased)
 - Mr. Paras Sitaram Rotre (grand son)
 - Mr. Inderjeet Sitaram Rotre (grand son)

The names of Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Vasantlal Dagdulal Ahir, Mr. Radharaman Janardhan Ahir, Mr. Deepak



Dagdulal Ahir, Mrs. Sushila Tilakchand Janagade, Mrs. Saraswati Hiralal Ahir, Mrs. Sundar Kanhyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Paras Sitaram Rotre and Mr. Inderjeet Sitaram Rotre were accordingly recorded in the revenue records of the said land vide Mutation Entry No. 5797.

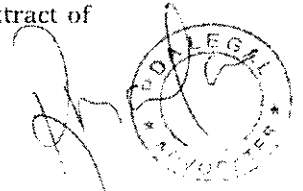
It is observed from Mr. Vasantlal Dagdulal Ahir expired on 29.04.2006 leaving behind the following legal heirs:

1. Smt. Kantabai Vasantlal Ahir (wife)
2. Mr. Santosh Vasantlal Ahir (son)
3. Mr. Gaurishankar Vasantlal Ahir (son)
4. Mr. Nitesh Vasantlal Ahir (son)
5. Mrs. Radhika Sandeep Choudhari (daughter)

The names of Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasantlal Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nitesh Vasantlal Ahir and Mrs. Radhika Sandeep Choudhari were entered in the revenue records of the said land vide Mutation Entry No. 16406.

It is observed that Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre, Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasantlal Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nitesh Vasantlal Ahir and Mrs. Radhika Sandeep Choudhari, Mr. Deepak Dagdulal Ahir, Mrs. Saraswati Hiralal Ahir, Mrs. Sundar Kanhyalal Ahir and Mrs. Ratnaprabha Rammohan Ahir have orally partitioned the said Land amongst themselves. By virtue of the said oral partition, the land admeasuring 00 H 50 Ares out of the said Land came to the share of Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre and the land admeasuring 00 H 55 Ares out of the said Land came to the share of Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasantlal Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nitesh Vasantlal Ahir and Mrs. Radhika Sandeep Choudhari, Mr. Deepak Dagdulal Ahir, Mrs. Saraswati Hiralal Ahir, Mrs. Sundar Kanhyalal Ahir and Mrs. Ratnaprabha Rammohan Ahir.

I have been informed that Mr. Inderjeet Sitaram Rotre has expired leaving behind Mr. Sitaram Ahir, Mrs. Mirabai Sitaram Ahir and Mr. Paras Sitaram Rotre as his only legal heirs. However the name of Mr. Inderjeet Sitaram Rotre has not been deleted from the revenue records of the 7/12 extract of the said Land.

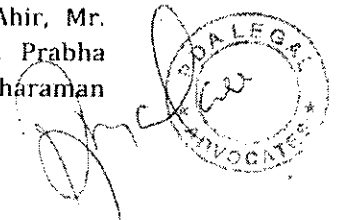


VII. GRANT OF DEVELOPMENT RIGHTS TO THE DEVELOPER:

It is observed that Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre with the consent of Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasantlal Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nitesh Vasantlal Ahir and Mrs. Radhika Sandeep Choudhari, Mr. Deepak Dagdulal Ahir, Mrs. Saraswati Hiralal Ahir, Mrs. Sunder Kanahyalal Ahir and Mrs. Ratnaprabha Rammohan Ahir granted the development rights in respect of land admeasuring 00 H 50 Ares i.e. 5,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares in favour of M/s. Nirman Associates vide Development Agreement dated 08.03.2007. The said Development Agreement dated 08.03.2007 is registered in the office of Haveli No. 13 at Sr. No. 1774 on 09.03.2007.

It is observed that Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre also executed Power of Attorney dated 09.03.2007 in respect of land admeasuring 00 H 50 Ares i.e. 5,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares in favour of Mr. Shahikant Sule and Mr. Sandeep Maheshwari partners of M/s. Nirman Associates. The said Power of Attorney dated 09.03.2007 is registered in the office of Haveli No. 13 at Sr. No. 1776 on 09.03.2007.

It is observed that the said Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasant Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nitesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mr. Mahindra Hiralal Ahir, Mr. Shailesh Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale Alias Mrs. Sunder Kanahyalal Ahir, Mr. Jayprakash Kanahyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Mahesh Rammohan Ahir, Mr. Vrundavan Rammohan Ahir, Mr. Hrishikesh Rammohan Ahir, Mr. Deepak Janardan Ahir, Mrs. Aruna Deepak Ahir, Miss. Jayamala Deepak Ahir, Miss. Pooja Deepak Ahir, Miss. Shraddha Deepak Ahir, Miss. Bhakti Deepak Ahir, Master Pratik Deepak Ahir through his natural guardian Mr. Deepak Janardan Ahir with the consent of Mr. Somnath Dagadulal Alias Dattusingh Janardan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardan Ahir, Mrs. Prabha Radharaman Ahir, Miss. Gayatri Radharaman Ahir, Miss. Veena Radharaman

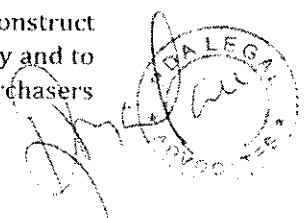
A circular stamp with the text "ADVOCATE" around the perimeter. Inside the circle, there is a handwritten signature that appears to be "D. K. Sule".

Ahir, Mrs. Sushila Tilakchand Jangade, Mr. Sitaram A. Rotre, Smt. Hema Sitaram Rotre Alias Hema Sitaram Rotre Alias Hema Ratilal Bhagat, Mr. Paras Sitaram Rotre through POAH Mr. Sandeep Balkrishnadas Maheshwar granted development rights in respect of the land admeasuring 00 H 55 Ares i.e. 55,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares unto and in favor of M/s. Nirman Associates, vide Development Agreement dated 22.12.2010. The said Development Agreement dated 22.12.2010 is registered in the office of Haveli No. 13 at Sr. No. 10164. As per the terms of the Development Agreement dated 22.12.2010, M/s. Nirman Associates has agreed to allot to the owners, 31500 sq. ft., saleable area in the form of flats and shops as consideration for grant of development rights.

It is observed that Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasant Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nilesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mr. Mahindra Hiralal Ahir, Mr. Shailesh Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale Alias Mrs. Sunder Kanahyalal Ahir, Mr. Jayprakash Kanahyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Mahesh Rammohan Ahir, Mr. Vrundavan Rammohan Ahir, Mr. Hrishikesh Rammohan Ahir, Mr. Deepak Janardan Ahir, Mrs. Aruna Deepak Ahir, Miss. Jayamala Deepak Ahir, Miss. Pooja Deepak Ahir, Miss. Shraddha Deepak Ahir, Miss. Bhakti Deepak Ahir, Master Pratik Deepak Ahir through his natural guardian Mr. Deepak Janardan Ahir also executed Power of Attorney dated 22.12.2010 in respect of land admeasuring 00 H 55 Ares i.e. 55,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares in favour of M/s. Nirman Associates through its Partners Mr. Sandeep Balkrishnadas Maheshwari, Mr. Mangilal Vaktawaral Sanghvi, Mr. Radharaman Janardan Ahir, Mr. Shashikant Rajaram Sule. The said Power of Attorney dated 22.12.2010 is registered in the office of Haveli No. 13 at Sr. No. 10165.

It is observed that said Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasant Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nilesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale Alias Mrs. Sunder Kanahyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Deepak Janardan Ahir also executed supplementary Power of Attorneys dated 07.03.2015 and 03.11.2016 in favor of in favour of M/s. Nirman Associates through its Partners Mr. Sandeep Balkrishnadas Maheshwari, and Mr. Shashikant Rajaram Sule. The said Power of Attorneys are registered in the office of Haveli No. 13 at Sr. No. 2174 and 8116 respectively.

By virtue of the said Development Agreements and Power of Attorneys dated 09.03.2007, 22.12.2010, 07.03.2015 and 03.11.2016 the said M/s. Nirman Associates acquired rights to develop land bearing Survey No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares, situated at Kharadi, Taluka Haveli, District Pune (hereinafter referred to as the "said property") and to construct buildings consisting of flats and other tenements on the said property and to sell the flats/tenements constructed thereon to prospective purchasers



except for the flats and tenements agreed to be allotted to the owners for consideration as mentioned in the Letter dated 02.09.2014 issued by M/s. Nirman Associates.

It is observed that M/s. Nirman Associates have issued a Letter dated 02.09.2014 stating the list of Flats and shops allotted to the land owners as per the terms of Development agreement dated 22.12.2010, bearing registration No. 10164/2010.

It is observed that M/s. Nirman Associates have agreed to sell flats to various purchasers. The list of flats to be sold to various purchasers is attached to this report.

It is observed that M/s. Nirman Associates have obtained project loan from State Bank of India by mortgaging the said property, vide Mortgage Deed dated 13.02.2015. The said Mortgage Deed is registered in the office of sub registrar Haveli No. 13 at Sr.No. 1589.

VIII. NON AGRICULTURAL PERMISSION:

The Collector, Pune has granted permission for non agricultural use of land admeasuring 8612.32 sq. mtrs., out of land bearing Survey No. 7/2 vide Order dated 15.05.2012 bearing No. PMH/NA/SR/42/2012.

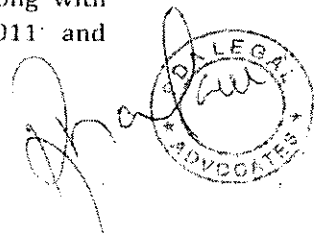
IX. BUILDING PLANS:

Pune Municipal Corporation has sanctioned the building plans and has accordingly issued Commencement Certificate dated 11.11.2011 bearing No. CC/2843/11, 03.08.2013 bearing No. CC/1443/13, 04.08.2014 bearing No. CC/1369/14 and dated 29.03.2016 bearing No. CC/4313/15. Pune Municipal Corporation has sanctioned the building plans for buildings consisting of Wing-A comprising of Ground + stilt Parking + First to Twelfth floors, Wing-B comprising of Ground + Stilt Parking and Wing-C comprising of Basement + Ground/Stilt Parking + First to Eleventh floors, and club House.

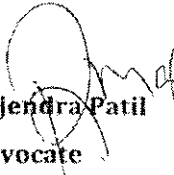
(VII) OPINION

Relying upon the documents perused as mentioned in earlier title opinion and search reports, search of the records and subject to whatever stated above and subject to the charge of State Bank of India, we are of the Opinion that;

On the basis of the search of the records as referred above along with reference to earlier Title Report dated 05.06.2008, 25.08.2011 and 23.09.2014 and the information provided to us:

A handwritten signature in black ink is written over a circular stamp. The stamp contains the text "DA LEGAL" at the top and "ADVOCATES" at the bottom, with a star in the center.

- a. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Radharaman Janardhan Ahir, Sushila Tilakchand Janagade, Sitaram R. Rotre, Hema Sitaram Rotre alias Hema Ratilal Bhagat and Paras Sitaram Rotre are the owners of land admeasuring 00 H 50 Ares i.e. 5,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares and they have clear and marketable title to the said property and the same is free from encumbrances except for the charge of State Bank of India.
- b. Kantabai Vasantlal Ahir, Santosh Vasant Ahir, Gaurishankar Vasantlal Ahir, Nilesh Vasantlal Ahir, Radhika Sandeep Choudhari, Saraswati Hiralal Ahir, Sunder Kanahyalal Mandale alias Sunder Kanahyalal Ahir, Ratnaprabha Rammohan Ahir are the owners of land admeasuring 00 H 55 Ares i.e. 55,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 and they have clear and marketable title to the said property and the same is free from encumbrances except for the charge of State Bank of India.
- a. M/s. Nirman Associates is having rights to develop the said property and to construct various flats/units and other tenements on the said property and to sell the flats/units and other tenements to be constructed on the said property to the prospective purchasers subject to release by State Bank of India and except flats/tenements already sold as mentioned in list attached herewith and the flats/tenements allotted to land owners.


Rajendra Patil
Advocate



PDA Legal

Date: 12th June 2017

Place: Pune

ANNEXURE

M/s. Nirman Associates has agreed to allot the following Flats / Shops to the Land Owners-

S. No.	Name of Owner	Flat / Unit / Shop No.
1	Mr. Santosh Vasantlal Ahir & Mr. Shridhar Santosh Ahir	102
2	Mr. Santosh Vasantlal Ahir & Mr. Shridhar Santosh Ahir	401
3	Mr. Gaurishankar Vasantlal Ahir & Mrs. Sulakshana Gaurishankar Ahir	801
4	Mr. Gaurishankar Vasantlal Ahir & Mrs. Sulakshana Gaurishankar Ahir	901
5	Mr. Nilesch Vasantlal Ahir & Mrs. Deepali Nilesch Ahir	601
6	Mr. Nilesch Vasantlal Ahir & Mrs. Deepali Nilesch Ahir	701
7	Mrs. Radhika Sandeep Choudhari	802
8	Mrs. Radhika Sandeep Choudhari	902
9	Mr. Santosh Vasantlal Ahir, Mr. Gaurishankar Vasantlal Ahir & Mr. Nilesch Vasantlal Ahir	Shop No. 2
10	Mrs. Saraswati Hiralal Ahir & Mr. Mahendra Hiralal Ahir	201
11	Mrs. Saraswati Hiralal Ahir & Mr. Mahendra Hiralal Ahir	301
12	Mr. Shailendra Hiralal Ahir	Shop No. 3
13	Mrs. Nirmala Kanhaiyalal Mandle & Mr. Jayprakash Kanhaiyalal Mandle	202
14	Mrs. Nirmala Kanhaiyalal Mandle & Mr. Jayprakash Kanhaiyalal Mandle	302
15	Mrs. Nirmala Kanhaiyalal Mandle & Mr. Jayprakash Kanhaiyalal Mandle	602
16	Mrs. Nirmala Kanhaiyalal Mandle & Mr. Jayprakash Kanhaiyalal Mandle	Shop No. 4
17	Mrs. Ratnaprabha Rammohan Aheer & Mr. Mahesh Rammohan Ahir	502
18	Mrs. Ratnaprabha Rammohan Aheer & Mr. Vrindavan Rammohan Aheer	402
19	Mrs. Ratnaprabha Rammohan Aheer & Mr. Rishikesh Rammohan Ahir	702
20	Mr. Deepak Janardhan Aheer	101
21	Mr. Deepak Janardhan Aheer	1202
22	Jaymala Deepak Aheer	501
23	Pooja Deepak Aheer	1001
24	Shraddha Deepak Aheer	1101
25	Bhakti Deepak Aheer	1201
26	Mrs. Aruna Deepak Aheer	1102
27	Pratik Deepak Aheer and Mr. Deepak Janardhan Aheer	1002
28	Mr. Deepak Janardhan Aheer	Shop No. 5



The list of flats to be sold to various purchasers

Nirman Altius Building - C:

S. No.	Flat No.	Name of Purchaser	Reg. Date	Agreement Date	Registration No.	Haveli No.
1	104	Mr. Balaprasad Shivprasad Indani	28-Apr-17	3-May-17	4044/2017	H. No. 13
2	202	Dr. Ashwini Subas Jadhav & Mrs. Tresy Prabhakar Gaikwad	18-Jun-16	18-Jun-16	4815/2016	H. No. 13
3	301	Mr. Rishabh Shankar & Mrs. Manjusha Rani	17-Apr-17	17-Apr-17	3372/2017	H. No. 13
4	302	Mr. Subhash Kaderao Chopade & Mrs. Sushama Subhash Chopade	4-Sep-16	4-Sep-16	11588/2016	H. No. 21
5	304	Mr. Praneet Nandan & Mrs. Amrita Kumari	23-Sep-16	23-Sep-16	7146/2016	H. No. 13
6	401	Mr. Dnyaneshwar Ajabrao Muley & Mrs. Ashwini Dnyaneshwar Muley Alias Ashwini Sahebrao Watane	4-Feb-17	4-Feb-17	776/2017	H. No. 13
7	402	Sarita Shankar Nakate Alias Mrs. Sarita Sadashiv Padadune	16-Mar-16	16-Mar-16	2228/2016	H. No. 13
8	403	Mr. Yadaorao Dashrath Wanjari & Rashmi Yadaorao Wanjari	4-Oct-16	4-Oct-16	7357/2016	H. No. 13
9	404	Mr. Sanjay P. Kejariwal & Ishita Rajendra Sureka Alias Mrs. Ishita Sanjay Kejariwal	28-Apr-17	28-Apr-17	3851/2017	H. No. 13
10	406	Mr. Jethalal Keshavlal Patel	23-Dec-15	23-Dec-15	11114/2015	H. No. 13
11	501	Mr. Ratesh Shyamlal Sadaphal	18-Mar-17	18-Mar-17	2049/2017	H. No. 13
12	502	Mr. Navinkumar Vasantkumar Pillay & Mrs. Pritam Navinkumar Pillay	25-Jun-16	25-Jun-16	8348/2016	H. No. 21
13	503	Mrs. Usha Kishor Adhav	30-Aug-15	30-Aug-15	9457/2015	H. No. 22
14	504	Mrs. Jyoti Janardan Nawale & Mr. Janardan Ankush Nawale	4-Jul-15	4-Jul-15	6076/2015	H. No. 13
15	505	Mr. Dwarkanath Trimbaklal Bharadiya & Mr. Shivam Dwarkanath Bharadiya	3-Jun-15	1-Jun-15	4998/2015	H. No. 13
16	506	Mr. Sharad Kisanlal Zawar & Mrs. Geeta Sharad Zawar	7-May-15	2-May-15	3999/2015	H. No. 13
17	602	Mr. Mukesh Jogsingh Purohit & Mrs. Kanta Purohit	16-Sep-16	16-Sep-16	11944/2016	H. No. 21
18	604	Mr. Amol Subhash Shitole	22-Feb-17	22-Feb-17	1166/2017	H. No. 13



19	605	Mr. Narayan Jagannath Kadam & Mrs. Sangita Narayan Kadam	25-Aug-15	25-Aug-15	7502/2015	H. No. 13
20	703	Archana Mangilal Sanghvi Alias Archana Abhishek Rathod	17-Jul-15	17-Jul-15	6426/2015	H. No. 13
21	704	Mr. Santosh Ramakant Pampatwar and Shilpa Ramakantrao Tuptewar Alias Mrs. Shilpa Santosh Pampatwar	23-Jul-16	23-Jul-16	9584/2016	H. No. 21
22	706	Mrs. Ananya Aditya Canay & Mr. Aditya Anant Canay	28-May-16	28-May-16	6800/2016	H. No. 21
23	801	Mr. Anil Sawalaram Wable	6-Mar-17	6-Mar-17	1533/2017	H. No. 13



