

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक १९/९/१४ सन २०

दस्तऐवजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ)

इतर फी (भागील पानावरील) बाब क्र.

२००३ ते २०१४ (१२ वर्ष)

र.	प.
३००१	१
३००१	१

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुष्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवली जाईल.

हवेली कुरावदुष्यम निबंधक
हवेली क्र. १०, पुणे कारिता

सादरकर्ता

SARIKA PAYGUDE (BSL LLB)
Advocate

ADDITIONAL SEARCH AND TITLE REPORT

I. DESCRIPTION OF THE ENTIRE PROPERTY:

All that piece and parcel of land bearing Survey 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 the same is bounded as under:

On or towards East : S. No. 4 and internal roads.

On or towards West : S. No. 7/1.

On or towards South: Plot No. 2, 3 and 4.

On or towards North: S. No. 39.

(Hereinafter referred to as the "SAID PROPERTY")

II. OWNERS OF THE ENTIRE PROPERTY:

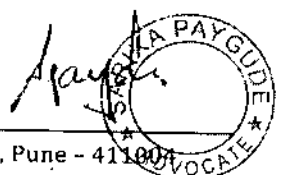
Somnath Dagdulal alias Dattusingh Janardhan Ahir, Radharaman Janardhan Ahir, Sushila Tilakchand Janagade, Sitaram R. Rotre, Hema Sitaram Rotre alias Hema Ratilal Bhagat and Paras Sitaram Rotre, Kantabai Vasantlal Ahir, Santosh Vasant Ahir, Gaurishankar Vasantlal Ahir, Nilesh Vasantlal Ahir, Radhika Sandeep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

III. INSTRUCTIONS:

I have been requested by M/s. Nirman Associates through its partners Mr. Sandeep Maheshwari to take additional search in respect of the said property. I have already submitted a Search and Title Report dated 05.06.2008 in respect of the said Property. Now I have been instructed to submit up to date search report, hence this report be read along with my earlier report.

IV. SEARCH OF THE RECORDS:

I made an application in the office of Sub Registrar Haveli No. 10 at Pune and accordingly we have caused to take search of the records maintained under Index Form II by the office of Sub Registrar at Haveli No. 10 and 13



Pune, for 12 years i.e. from 2003 to 2014 for verifying whether any document/s have been registered against the said Property. I have paid the necessary charges to the Sub Registrar Office for carrying out the search of the records. The said office of the Sub Registrar issued Receipt bearing No. 0204741 (Application No. 29256/14). At the time of carrying out search in the office of Sub Registrar Haveli No. 10 and 13, no adverse entries were found in respect of the said Property in the records made available to me.

V. ADDITIONAL DOCUMENTS PROVIDED FOR MY PERUSAL:

1. Development Agreement 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 executed by 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 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 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 Maheshwari, in favour of M/s. Nirman Associates, registered in the office of Haveli No. 13 at Sr. No. 10164.
2. Registration Receipt Development Agreement dated 22.12.2010.
3. Index II of Development Agreement dated 22.12.2010.
4. 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 executed by 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,

Aradhana
ADVOCATE

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 Ahir, Mrs. Sushila Tilakchand Jangade, Mr. Sitaram A. Rotre, Hema Sitaram Rotre Alias Hema Ratilal Bhagat, Mr. Paras Sitaram Rotre, in favour of M/s. Nirman Associates, registered in the office of Haveli No. 13 at Sr. No. 10165

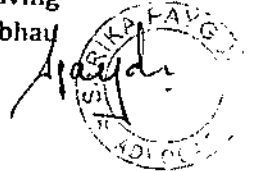
5. Registration Receipt of Power of Attorney dated 22.12.2010
6. Letter dated 02.09.2014 issued by M/s. Nirman Associates stating the list of Flats and shops allotted to the land owners as per the terms of Development agreement dated 22.12.2010, bearing registration No. 10164/2010.
7. N.A Order dated 15.05.2012 bearing No. PMH/NA/SR/42/2012 issued by the Collector, Pune, in respect of land admeasuring 8612.32 sq. mtrs., out of land bearing Survey No. 7, Hissa No. 2.
8. Commencement Certificate dated 11.11.2011 bearing No. CC/2843/11 issued by Pune Municipal Corporation.
9. Commencement Certificate dated 03.08.2013 bearing No. CC/1443/13 issued by Pune Municipal Corporation.
10. Commencement Certificate dated 04.08.2014 bearing No. CC/1369/14 issued by Pune Municipal Corporation
11. Sanctioned Building Plans

VI. BRIEF HISTORY / DEVOLUTION OF TITLE:

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 Dadabhai



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 II 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 II 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.

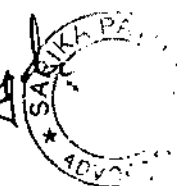
[Signature]
ADVOCATE

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. Sundar Kanhyalal 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 Ahir, Mrs. Sushila Tilakchand Jangade, Mr. Sitaram A. Rotre, Smt. Hema Sitaram Rotre Alias Hema Sitaram Rotre

Handwritten signature


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. By virtue of the said Development Agreements and Power of Attorneys dated 09.03.2007, 22.12.2010, 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.



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 and 04.08.2014 bearing No. CC/1369/14. Pune Municipal Corporation has sanctioned the building plans 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 Tenth floors, and club House.

X. OPINION:

On the basis of the search of the records as referred above along with reference to my earlier Title Report dated 05.06.2008 and the information provided to me, I am of the opinion that:

- 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.
- 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.
- c. By virtue of Development Agreement and Power of Attorney dated 09.03.2007, 22.12.2010, M/s. Nirman Associates have acquired development rights in respect of land admeasuring land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares and is entitled to develop the said property and to construct building/s on the said property and to sell the flats and tenements on the said



property except the flats and units to be allotted to the owners for consideration.

S. Payde
SARIKA PAYGODE

Advocate

Date: 23.09.2014

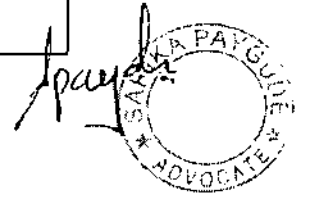
Pune



ANNEXURE

As per the Letter dated 02.09.2014 issued by M/s. Nirman Associates, M/s. Nirman Associates has agreed to allot the following Flats / Shops to the Land Owners-

S. No.	Flat / Shop No.	Floor	Type of Flat	Name of Owner
1	102	First Floor	2 BHK	Smt. Kantabai Vasantlal Ahir & Others
2	301	Third Floor	3 BHK	Smt. Kantabai Vasantlal Ahir & Others
3	501	Fifth Floor	3 BHK	Smt. Kantabai Vasantlal Ahir & Others
4	601	Sixth Floor	3 BHK	Smt. Kantabai Vasantlal Ahir & Others
5	602	Sixth Floor	2 BHK	Smt. Kantabai Vasantlal Ahir & Others
6	701	Seventh Floor	3 BHK	Smt. Kantabai Vasantlal Ahir & Others
7	901	Ninth Floor	3 BHK	Smt. Kantabai Vasantlal Ahir & Others
8	1102	Eleventh Floor	2 BHK	Smt. Kantabai Vasantlal Ahir & Others
9	Shop No.2	Ground Floor	Shop	Smt. Kantabai Vasantlal Ahir & Others
10	101	First Floor	3 BHK	Mr. Deepak Janardan Ahir & Others
11	801	Eighth Floor	3 BHK	Mr. Deepak Janardan Ahir & Others
12	802	Eighth Floor	2 BHK	Mr. Deepak Janardan Ahir & Others
13	1001	Tenth Floor	3 BHK	Mr. Deepak Janardan Ahir & Others
14	1002	Tenth Floor	2 BHK	Mr. Deepak Janardan Ahir & Others
15	1101	Eleventh Floor	3 BHK	Mr. Deepak Janardan Ahir & Others



16	1201	Twelvth Floor	3 BHK	Mr. Deepak Janardan Ahir & Others
17	1202	Twelvth Floor	2 BHK	Mr. Deepak Janardan Ahir & Others
18	Shop No.5	Ground Floor	Shop	Mr. Deepak Janardan Ahir & Others
19	402	Fourth Floor	2 BHK	Mrs. Ratnaprabha Rammohan Ahir & Others
20	502	Fifth Floor	2 BHK	Mrs. Ratnaprabha Rammohan Ahir & Others
21	702	Seventh Floor	2 BHK	Mrs. Ratnaprabha Rammohan Ahir & Others
22	202	Second Floor	2 BHK	Smt. Sunder Kanahyalal Ahir Alias Smt. Sunder Kanahyalal Mandale & Others
23	302	Third Floor	2 BHK	Smt. Sunder Kanahyalal Ahir Alias Smt. Sunder Kanahyalal Mandale & Others
24	902	Ninth Floor	2 BHK	Smt. Sunder Kanahyalal Ahir Alias Smt. Sunder Kanahyalal Mandale & Others
25	Shop No.4	Ground Floor	Shop	Smt. Sunder Kanahyalal Ahir Alias Smt. Sunder Kanahyalal Mandale & Others
26	201	Second Floor	3 BHK	Smt. Saraswati Hiralal Ahir & Others
27	401	Fourth Floor	3 BHK	Smt. Saraswati Hiralal Ahir & Others
28	Shop No.3	Ground Floor	Shop	Smt. Saraswati Hiralal Ahir & Others

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