

CHALLAN
MTR Form Number-6

GRN	MH000643839201819E	BARCODE			Date	18/04/2018-13:23:02		Form ID				
Department Inspector General Of Registration				Payer Details								
Search Fee				TAX ID (If Any)								
Type of Payment Other Items				PAN No.(If Applicable)								
Office Name HVL10_HAVELI 10 JOINT SUB REGISTRAR				Full Name		Adv Ramesh Kumar Nage						
Location PUNE												
Year 2018-2019 One Time				Flat/Block No.		G No 569 Plot No B						
Account Head Details			Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE			750.00	Road/Street		Situated at Village Wagholi						
				Area/Locality		District Pune						
				Town/City/District								
				PIN			4	1	2	2	0	7
				Remarks (If Any)								
				Search Fee for period of 30 years from 1988 to 2018								
				Amount In		Seven Hundred Fifty Rupees Only						
Total			750.00	Words								
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	02300042018041865770			003337905			
Cheque/DD No.				Bank Date	RBI Date	18/04/2018-13:23:42			Not Verified with RBI			
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA						
Name of Branch				Scroll No , Date		Not Verified with Scroll						

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

Rameshkumar B. Nage
ADVOCATE B.A.(Hons), LL.B.,
Manjari Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370

19/11/2018

Rameshkumar B. Nage
ADVOCATE

Add:- S.No.36/1D,Pune-Solapur
Road, Manjri form, Pune
Reg, No. MAH/657/1986
Mob. No. 9604974370

Date:-18/04/2018

SEARCH AND TITLE OPINION

My client i.e. **MAJESTIQUE HOUSING LLP** Registered under Limited Liabilities Partnership Firm duly constituted under the provisions of the Limited Liability Partnership Act, 2008 Having its office at 3, 4 & 5 Swayambhu, Sujay Garden, Mukund Nagar Pune-411037 through its designated partner Majestique Landmarks Private Limited through its authorized Director **Mr. Manish D. Maheshwari** have instructed me to give this search in respect of the captioned property is taken by me in the Sub-Registrar Offices and verification of the documents made available to me, I am giving this search report and Title Opinion in respect of the below mentioned property for 30 years i. e. 1988 to 2018. In the present search I have commented on the papers, documents, relevant Government orders, irrespective of having any responsibility about the authenticity of the same.

A. DESCRIPTION OF THE PROPERTY:-

Schedule -I

[Description of the entire Property]

All that Piece and Parcel of land totally admeasuring an area 08 H 33 R bearing Gat No. 569 [Old Gat no. 79] situated, lying and being at revenue Village-Wagholi, Taluka-Haveli, and District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli which is bounded as follows:-

East :- By Ahmednagar Pune Road
West :- By land bearing Gat no. 570 Wagholi
South :- By Land bearing Gat no. 571 Wagholi
North :- By Land Gat no.
559,568,566,241,240,239,238,237,236,235,234,233,
232,231 Wagholi


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18/04/2018

Schedule

[Description of the Captioned Property]

All that Piece and Parcel of land admeasuring an area 9650 Sq. Mtrs. Sub-plot no. "B" out of land totally area admeasuring 08 H 33 R bearing Gat No. 569 [Old Gat no. 79] situated, lying and being at revenue Village-Wagholi, Taluka-Haveli, and District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and Vendor's land is bounded as follows:-

East : By Plot A out of the same layout

West : By C out of the same layout

South : By Gat no. 571 wagholi

North : By Gat no. 239, 240 wagholi

(Hereinafter the aforesaid mentioned property as the said "captioned property").

B. DOCUMENTS SCRUTINIZED:-

1. 7/12 Extracts property from 1930 to 2017.
2. Mutation Entries on 7/12 extract of property.
3. Zone Certificate dated 02/05/2012.
4. Sale Deed and POA registered at Sr. no. 8330/2012 & 8331/2012 of dated 25/10/2012 registered at Haveli no. 12.
5. Government Demarcation Mo. R. No. 2894/2012 issued by Land record office Pune on dated 18/05/2014.
6. Provisional Fire NOC of dated 21/06/2014 bearing No. Out W. No. FB/1083 issued by Chief Fire officer.
7. Sthal Pahani issued by Hon'ble Tahasildar, Haveli Pune of dated 27/06/2014.
8. Blue prints of Sanctioned Plans of dated 17/07/2014.
9. N.A. order issued by Collector Pune bearing no. PMH/NA/SR/ 509 /2014 on dated 27/02/2015.
10. Consent Decree of dated 17.07.2015 by CJSD, Pune.
11. Environment Clearance certificate dated 25/01/2016.
12. Zone Certificate issued by the PMRDA, Pune of dated 16/03/2016 bearing No. 1912.

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13. Development Agreement and Power of Attorney on dated 09/06/2015 which are registered at Sub-registrar Haveli no. 26 at Sr. no. 4663/ 2015 and 4664/2015 respectively.
14. Vikas Parwangi (Development Permission) bearing Sr. no. DP/BHA/Mouje wagholi/Gat. no. 659 prakaran No. 1399/2017 dated 17/01/2017 issued from PMRDA Pune.
15. Registration Certificate issued MahaRERA authority bearing no. P52100000291 dated 12/07/2017.
16. Original Copy of Supplementary Agreement between M/s. Majestique Mantra Elegance AND Smt. Nirmaladevi Prataprao Satav, bearing Regd S.No. 13103/2017 of SRO 10, Dated 11/10/2017 alongwith Index-II and Registration Receipt.

C. SCRUTINY REPORT OF THE ABOVE MENTIONED DOCUMENTS:-

1. On Perusal of 7/12 extracts of the Schedule I property from 1930 to 2017 having of land bearing Gat no. 569, of Village Wagholi, Taluka Haveli, District Pune having total admeasuring area about 08 H. 33 Ares was previously owned by Late. Mr. Vishnu Shekuji Satav. The name of Late Vishnu Shekuji Satav was mutated on the 7/12 extracts in the ownership column and thereafter the said schedule I property and other properties of Satav family were partitioned vide a family settlement amongst late Vittahlrao Vishnuji Satav, Prataprao Vitthalrao Satav and Sureshrao Vitthalrao Satav and thereby the said schedule I property came to the share of Late. Prataprao Vitthalrao Satav and after the death of Mr. Prataprao Satav, the said above mentioned schedule I property came to the share of his legal heirs i.e. his widow wife namely Smt. Nirmaladevi Prataprao Satav, 2 married daughters namely Mrs. Susmita Pritam Kalaskar and Mrs. Vaishali Bharat Tiwari and to his only son- Late Vikrant Prataprao Satav.

Thereafter, the two married daughter's i.e. Mrs. Susmita Pritam Kalaskar and Mrs. Vaishali Bharat Tiwari of late. Prataprao Satav released their right in favour of their brother i.e. Mr. Vikrant Prataprao Satav by way of release deed of dated 30.06.2000 registered at Haveli. No. 7 at Sr. no. 1616/2000 and thereafter Mr.


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Vikrant Prataprao Satav died in car accident and after that his widow wife's name i.e. Smt. Pallavi Vikrant Satav came to be recorded on the 7/12 extract of the said schedule I property along with her mother in law i.e. Smt. Nirmaladevi Prataprao Satav.

2. **On perusal of Mutation entry no. 4454** dated 12/08/1948 that the name of Devram Mahadu Satav recorded as Reserved Kul on 7/12 extract of captioned property under Section 3 of Kul Kayada. Thereafter that the Hon'ble Tahshildar Tal-Haveli, Dist-Pune passed an order No. 53/54 dated 07/12/1954 and accordingly the name of reserved kul (tenant) i.e. Devram Mahadu Satav and Other 3 were deleted on other rights column of 7/12 extract of the said above mentioned schedule I property. The said entry reflected on **Mutation entry no. 4948** dated 30/12/1954.
3. **On perusal of Mutation entry no. 4501** of dated 25/08/1948 that the Partition made amongst the family members of Vishnuji Satav i.e. his son Mr. Vittalrao Vishnuji Satav, his grandsons namely Mr. Prataprao Vittalrao Satav and Mr. Sureshrao Vittalrao Satav and accordingly they made application to the Thasildar and as per the order of Hon'ble Tahshildar, Tal-Haveli Dist- Pune bearing no. W. S. 1747/1948 on 19/08/1948 & 23/08/1948 the said above mentioned schedule I property i.e. Gat. No. 569 Old Gat no. 79 is being allotted to Mr. Prataprao Vittalrao Satav.
4. **On perusal of Mutation entry no. 1** dated 26/03/1974 that Sub divisional Land Acquisition pune passed an order No. 266 (Pune) dated 06/03/1973 and Maharashtra Government passed Land Amalgamation Scheme for the Gat No. 1 to 2554 of village- Wagholi Tal- Haveli, Dist-Pune dated 31/03/1973 which was published or mentioned in the Gazette of Maharashtra Part 1 Page-845 dated 29/06/1973.
5. **On perusal of Mutation entry no. 7519** dated 30/09/1999 that Mr. Prataprao Vittalrao Satav died on 05/05/1999 leaving behind his legal heirs namely Smt. Nirmaladevi Prataprao Satav, Mr. Vikrant Prataprao Satav and two daughters namely Mrs. Susmita Pritam Kalaskar, and Mrs. Vaishali Bharat Tiwari. Accordingly their names

were recorded on 7/12 extract of the said above mentioned schedule I property.

6. **On perusal of Mutation entry no. 8072** dated 21/07/2000 that Mrs. Susmita Pritam Kalaskar, Mrs. Vaishali Bharat Tiwari release their right, title & interest in favour of their brother i.e. Mr. Vikrant Prataprao Satav by way of Release Deed which is registered at Sub-registrar Haveli no. 7 on dated 30/06/2000 at Sr. no. 1616/2000.
7. **On perusal of Mutation entry no. 684** dated 06/05/2003 that Mr. Vikrant Prataprao Satav died on dated 29/12/2002 leaving behind his wife namely Smt. Pallavi Vikrant Satav and his mother Smt. Nirmaladevi Prataprao Satav. Accordingly their names were recorded on 7/12 extract of the said above mentioned schedule I property. Further Smt. Pallavi Vikrant Satav married to one Mr. Chetan Sangani and she is known as Mrs. Preeti Chetan Sangani.
8. **On perusal of mutation entry no. 9344** dated 01/11/2012 that Mrs. Preeti Chetan Sangani (Smt. Pallavi Vikrant Satav) transfers and conveys a portion admeasuring 04 H 16.50 R (representing her claimed one half shares in the said larger land) in favour of my clients i.e. Majestique Housing LLP by way of Sale Deed Sr. no. 8330/2012 on dated 25/10/2012 registered at Haveli no. 12. Accordingly the name of my clients i.e. Majestique Housing LLP entered on revenue record of the said above mentioned schedule 1 property on area admeasuring 04 H 16.50 R i.e. 416500 Sq. mtrs.
9. Thereafter Smt. Nirmaladevi Prataprao Satav has filed a suit bearing Special Civil Suit no. 896/2013 in the court of Civil Judge, Senior Division Pune against the said Mrs. Preeti Chetan Sangani (Smt. Pallavi Vikrant Satav) seeking cancellation of the Sale Deed dated 25/10/2012 which is registered at Sr. no. 8330/2012 on dated 25/10/2012 Haveli no. 12 and such other incidental relief mentioned in the said suit.
10. In the said civil suit bearing SCS no. 896/2013 a reference of suit no. RCS No. 5536/2012 was mention which was filed by the two married daughters of Late Paratprao Satav i.e. Mrs. Susmita Pritam Kalaskar and Mrs. Vaishali Bharat Tiwari against their mother i.e. Smt. Nirmaladevi Prataprao Satav and Mrs. Preeti Chetan Sangani (Smt.

Pallavi Vikrant Satav). Later on, as per consent term of SCS no. 896/2013, the RCS No. 5536/2012 was withdrawn on 05/12/2016 before Civil Judge Junior Division Pune.

11. Thereafter Smt. Nirmaladevi Prataprao Satav, Mrs. Preeti Chetan Sangani (Smt. Pallavi Vikrant Satav) and Mrs. Susmita Pritam Kalaskar and Mrs. Vaishali Bharat Tiwari and also by my clients i.e. Majestique Housing LLP have resolved all their disputes in respect of the said schedule I property and also for the other properties which were jointly owned and held by them on mutually agreed terms and conditions which are set out and expressly mention in compromise i.e. all disputes were resolved amicably and all the parties to the suit bearing no. 896/2013 and 5536/2012 i.e. Smt. Nirmaladevi Prataprao Satav and my clients Majestique Housing LLP & other parties as mentioned above have filed consent terms in a Suit bearing Special Civil Suit no. 896/2013 and the Hon'ble Court has passed a Decreed on 23/04/2015 recording the terms of the said compromise and by such consent terms and decree the said property mentioned in schedule 1 is divided into three parts i.e. Plot "A" admeasuring 41650 Sq. Mtrs. & Plot "B" admeasuring about 9650 Sq. Mtrs. & Plot "C" admeasuring about 32000 Sq. Mtrs. respectively with each plot carrying its own open space and Amenity Space as per the applicable building Regulations/Development Control Regulations and area under a 15 Meter wide Road leading from the Pune- Nagar Highway along the northern "boundary of the said land up to the plot "A".
12. In terms the compromise/settlement arrived at, Smt. Nirmaladevi Prataprao Satav and others agree that the extent of share and holding in the said entire property and my clients who has stepped in the shoes of Mrs. Preeti Chetan Sangani (Smt. Pallavi Vikrant Satav) by virtue and under the Sale Deed dated 25/10/2012 aforesaid, is to the extent of 32,000 Sq. Mtrs. which is identified as subdivided Plot-C which is partitioned, earmarked and allotted to the share of my clients being the transferee of Mrs. Preeti Chetan Sangani (Smt. Pallavi Vikrant Satav), subject to discharge of certain obligations in favour of Smt. Nirmaladevi Prataprao Satav, and thereby Smt. Nirmaladevi

R. Nage

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Prataprao Satav consent for such partition and allotment of the said subdivided plot No. "C" to and in favour of my clients.

13. Further Smt. Pallavi Vikrant Satav @ Mrs. Preeti Chetan Sangani and my clients i.e. Majestique Housing LLP jointly and severally do declare and agree that the sale Deed dated 25/10/2012 registered at sr. no. 8330/2012 at the office of Sub registrar Haveli no. 12 Pune shall be restricted to the area and be operative for and to the extent of subdivided Plot No. "C" admeasuring 32,000 Sq. Mtrs. which has been unequivocally accepted and admitted by them being the total share of Smt. Pallavi Vikrant Satav @ Mrs. Preeti Chetan Sangani in the said entire property and which shall be deemed to have been conveyed by Smt. Pallavi Vikrant Satav @ Mrs. Preeti Chetan Sangani to my clients under the said Sale Deed dated 25/10/2012.
14. In terms of Compromise the share of Smt. Nirmaladevi Prataprao Satav in the entire property bearing Gat no. 569, will be and is to be extent of 51,300 Sq. Mtrs. which is partitioned and allotted to the exclusive share of the Smt. Nirmaladevi Prataprao Satav and which marked and identified as sub divided Plot No. "A" admeasuring 41,650 Sq. Mtrs. and Sub Divided Plot No. "B" admeasuring 9,650 Sq. Mtrs. to which my clients i.e. Majestique Housing LLP and Smt. Pallavi Vikrant Satav @ Mrs. Preeti Chetan Sangani jointly and severally unconditionally consent.
15. Further PLOT A and B hold by Smt. Nirmaladevi Prataprao Satav and PLOT C has been hold by my clients i.e. Majestique Housing LLP. It means the area of the sale deed of dated 25.10.2012 for 41650 sq. mtrs. came to be revised and is to be now referred to as PLOT C and which is having area of 32000 sq. mtrs. only and the area admeasuring about 9650 sq. mtrs i.e. Plot B. which my clients have released or waved in form of settlement of the dispute.
16. Lateron, the said 9650 sq. mtrs. i.e. PLOT B area has been assigned for development by its holder i.e. Smt. Nirmaladevi Prataprao Satav by way of registered Articles of Agreement and its Power of Attorney of dated 09/06/2015 which were registered at Sub-registrar Haveli no. 26 at Sr. no. 4663/2015 and 4664/2015 respectively. (Hereinafter the aforesaid mentioned property as "captioned property").

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25/10/2018

said property has not under any Land acquisition Act/Kul kayada/ Rehabilitaion Act/Devsthan Inam/Vatan Shasan Van Zamin Pradan. Further he stated that the said property has not violated any rules & regulations.

22. **On perusal of Environment Clearance Certificate** dated 25/01/2016 it appears that Maharashtra Pollution Control Board, Mumbai has granted Environment Clearance Certificate on bearing no. SEAC-III-2014/CR-328/TC-3 under section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & Under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-waste (Management & Handling) Rule 2011) to Mr. Manish Dwarkadas Maheshwari proprietor of "Majestique Manhattan"
23. **On perusal of the Zone Certificate** issued by the PMRDA, Pune of dated 16/03/2016 bearing No. 1912, it appears that the said Survey No. 569 of village Wagholi comes under the Residential Zone category and 60mtr road is passing through this Survey number.
24. **On perusal of Transfer Deed (Road Handover)**, it appears that M/s. Majestique Housing LLP had executed transfer (Handover) deed in favour of Hon'ble Collector Pune dated 14/10/2016 which has been registered in the office of Sub-registrar Haveli no. 19 at Sr. no. 8573/2016.
25. **On perusal of Mutation entry no. 12475 dated 11/09/2016**, it appears that based upon the registered transfer deed mentioned above the concern authority has passed its order to enter the name of PMRDA upon the said captioned property and accordingly name of PMRDA is mutated upon the 7/12 Extract of said land vide Mutation Entry No. 12475.
26. **On perusal of Vikas Parwangi (Development Permission)** bearing Sr. no. DP/BHA/Mouje wagholi/Gat. no. 569 prakaran No. 1399/2017 dated 17/01/2017 issued from PMRDA Pune it appears that my client has got development permission on said property.
27. **On perusal of Photocopy of Registration Certificate** issued MahaRERA authority bearing no. P52100001192 dated 27/07/2017, it appears that as per section 5 of the Real Estate (Regulation and Development)

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Act 2016, the said Developers have got registered his project for building A, B, C upon the said land as per RERA act.

28. On perusal of Original Copy of Supplementary Agreement between M/s. Majestique Mantra Elegance AND Smt. Nirmaladevi Prataprao Satav, bearing Regd S.No. 13103/2017 of SRO 10, Dated 11/10/2017 alongwith Index-II and Registration Receipt, it appears that the said Landowners namely Smt. Nirmaladevi Prataprao Satav were allotted their units by the Developers/Promoter i.e. M/s. Majestique Housing LLP, in furtherance to basic Agreement bearing S.No. 4463/2015 of SRO 26 between the Landowners and Developer/Promoter. Hence, this Supplementary Agreement had been executed between them.

29. **Online Search**, apart from manual search I have also taken e-search on official web site of Department of Registration & stamp, Government of Maharashtra

It was also noted and found in esearch that Developer/Promoter have executed various agreements for sale of its Flats / Units with various purchasers, which are duely constructed upon the said captioned property. Other than this no such entry has been found.

D. GRANTING OF RIGHTS:-

1. Smt. Nirmaladevi P. Satav has transferred all rights for development in respect of the said captioned property in favour of my client i.e. **Majestique Housing LLP.**
2. Further it is found that **Majestique Housing LLP** is having absolute authority to develop an area of 9650 Sq. Mtrs. i.e. now known as **PLOT B** of land bearing Gat. No. 569 of Village Wagholi Tal-Havelli, Dist-Pune and to construct multi-storied building/s thereon and also to sell the flats/shops etc. from the said proposed building/s to prospective Purchases thereof.
3. I have paid Search Fee for Search of 30 Years In respect of the said property on behalf of me vide GRN No. MH000643839201819E. I have not published public notice in respect of the said property. I caused to inspect the index registers available in the registration office, however, and also taken online search. As per the available record and at the time of carrying out search in the Sub Registrar Offices no

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adverse entries were found in respect of the said property in the records made available to me.

After verification of 7/12 Extract and Registered Documents, I am of the opinion that **Majestique Housing LLP** is having right, title and interest to the land bearing **Gat. No. 569 (Old Gat No.79)** area admeasuring about 9650 Sq. Mtrs. situated at Village Wagholi Tal-Haveli, Dist -Pune and the said property is free from all encumbrances, lien, lease, charges etc except RCS suit no. 6929/2012 pending before Hon. Civil Judge Senior Division of Pune at Pune and Notice of les pendency bearing no. 7650/2013 at SRO 06 Pune, for suit bearing no. RCS 6929/2012 mentioned herein above in respect of captioned property and this report is issued by the relying on documents provided to me by my clients.

THIS SEARCH AND TITLE OPINION IS GIVEN ON Date:- 18/04/2017.


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ADVOCATE 19/4/2018

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TITLE OPINION

This is to certify that, my client **Majestique Housing LLP** proprietor of "**Majestique Manhattan**" has instructed me to give the Search & title opinion in respect of the property bearing **Gat. No. 569 (Old Gat No.79)** area admeasuring **9650 Sq. Mtrs.** situated at Village Wagholi Tal-Haveli, Dist -Pune and which is having marketable title and is free from all encumbrances, lien, lease, charges etc. except RCS suit no. 6929/2012 pending before Hon. Civil Judge Senior Division of Pune at Pune and Notice of les pendency bearing no. 7650/2013 at SRO 06 Pune, for suit bearing no. RCS 6929/2012 in respect of below mentioned captioned property.

Schedule -I

[Description of the entire Property]

All that Piece and Parcel of land totally admeasuring an area 08 H 33 R bearing Gat No. 569 [Old Gat no. 79] situated, lying and being at revenue Village-Wagholi, Taluka-Haveli, and District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli which is bounded as follows:-

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232,231 Wagholi

Schedule

[Description of the Said Captioned Property]

All that Piece and Parcel of land admeasuring an area **9650 Sq. Mtrs.** Sub-plot no. "**B**" out of land totally area admeasuring 08 H 33 R bearing **Gat No. 569 [Old Gat no. 79]** situated, lying and being at revenue Village-Wagholi, Taluka-Haveli, District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and Vendor's land is bounded as follows:-

East : By Plot A out of the same layout
West : By C out of the same layout
South : By Gat no. 571
North : By Gat no. 239, 240
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Date:-18/04/2018

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17/11/2018