

Date 07/09/2017

TITEL REPORT**To,****Pride Purple Infrastructure,**5th Floor, Pride House,

108/7, Ganesh Khind Road,

Shivaji Nagar Pune 411016

Subject : Land bearing S. No. 40/1/1, 40/1/2, 40/2, 40/3, 40/4/1, 40/4/2, 40/5, 40/6, 40/7, 40/8, 40/9/1, 40/9/2, 40/10 and 40/11, of village Marunje, Taluka Mulshi, Dist Pune.

Description of the subject lands as follows:

- a) All that peace and parcel of lands bearing S. No. 40/1/1, total adm. about 0H 18.5R, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are bounded as follows:

East	:	S.No. 40 Hissa No. 2
West	:	S.No. 41
North	:	S.No. 39
South	:	Hinjewadi Shiv

- b) All that peace and parcel of lands bearing S. No. 40/1/2, total adm about 0H 18.5R, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are bounded as follows:

East	:	S.No. 40 Hissa No. 2
West	:	S.No. 41
North	:	S.No. 39
South	:	Hinjewadi Shiv

- c) All that peace and parcel of lands bearing S. No. 40/2, total adm about 01 H 34 R, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are bounded as follows:

East	:	S.No. 40 Hissa No.3
West	:	S.No. 40/1
North	:	S.No. 39
South	:	Hinjewadi Shiv

- d) All that peace and parcel of lands bearing S. No. 40/3, total adm about 01 H 58 R, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are bounded as follows:

East	:	S.No. 40 Hissa No. 4
West	:	S.No. 40/2



North : S.No. 39
South : Hinjewadi Shiv

- e) All that peace and parcel of lands bearing S. No. 40/4/1, total adm about 0H 96.5 R, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are bounded as follows:

East : S.No. 40 Hissa No. 5
West : S.No. 40 Hissa No. 31
North : S.No. 39
South : Hinjewadi Shiv

- f) All that peace and parcel of lands bearing S. No. 40/4/2, total adm about 0H 96.5 R, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are bounded as follows:

East : S.No. 40 Hissa No. 5
West : S.No. 40 Hissa No. 31
North : S.No. 39
South : Hinjewadi Shiv

- g) All that peace and parcel of lands bearing S. No. 40/5, total adm. about 00H – 43 R, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are bounded as follows:

East : S.No. 40 Hissa No. 6
West : S.No. 40 Hissa No. 4
North : S.No. 39
South : Hinjewadi Shiv

- h) All that peace and parcel of lands bearing S. No. 40/6, total adm. about 0H – 37R, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are bounded as follows:

East : S.No. 40 Hissa No. 7
West : S.No. 40 Hissa No. 5
North : S.No. 39
South : Hinjewadi Shiv

- i) All that peace and parcel of lands bearing S. No. 40/7, total adm. about 0H – 23R, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are bounded as follows:

East : S.No. 40 Hissa No. 8
West : S.No. 40 Hissa No. 6
North : S.No. 39
South : Hinjewadi Shiv

- j) All that peace and parcel of lands bearing S. No. 40/8, total adm. about 0H – 19R, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are bounded as follows:



East : S.No. 40 Hissa No. 9
West : S.No. 40 Hissa No. 7
North : S.No. 39
South : Hinjewadi Shiv

- k) All that peace and parcel of lands bearing S. No. 40/9/1, total adm. about 0H – 30R, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are bounded as follows:

East : S.No. 40 Hissa No. 10
West : S.No. 40 Hissa No. 8
North : S.No. 39
South : Hinjewadi Shiv

- l) All that peace and parcel of lands bearing S. No. 40/9/2, total adm. about 0H – 29R, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are bounded as follows:

East : S.No. 40 Hissa No. 10
West : S.No. 40 Hissa No. 8
North : S.No. 39
South : Hinjewadi Shiv

- m) All that peace and parcel of lands bearing S. No. 40/10, total adm. about 0H – 68R, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are bounded as follows:

East : S.No. 40 Hissa No. 11
West : S.No. 40 Hissa No. 9
North : S.No. 39
South : Hinjewadi Shiv

- n) All that peace and parcel of lands bearing S. No. 40/11, total adm. about 0H – 46R out of this 9 Ares, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are bounded as follows:

East : S.No. 40 Hissa No. 11
West : S.No. 40 Hissa No. 9
North : S.No. 40 Hissa No. 11 (Part)
South : Hinjewadi Shiv



1) Documents submitted for my perusal

S.No.	Name of the document
1	8A extract
2	Zone Certificate of
3	Pot Hissa Patrak
4	Mutation Entry
5	Falni of S. No. 40
6	7/12 Extract of S.No. 40/1/1 :
7	7/12 Extract of S.No. 40/1/2 :

8	7/12 Extract of S.No. 40/2 :
9	7/12 Extract of S.No. 40/3 :
10	7/12 Extract of S.No. 40/4/1 :
11	7/12 Extract of S.No. 40/4/2 :
12	7/12 Extract of S.No. 40/5 :
13	7/12 Extract of S.No. 40/6 :
14	7/12 Extract of S.No. 40/7 :
15	7/12 Extract of S.No. 40/8 :
16	7/12 Extract of S.No. 40/9/1 :
17	7/12 Extract of S.No. 40/9/2 :
18	7/12 Extract of S.No. 40/10 :
19	7/12 Extract of S.No. 40/11 :
20	Declaration of S. Baaskaran dated 9.9.2010
21	POA of Sobha Developers Ltd. to Pride Purple Infrastructure at Sr. No. 5225/2010 dt. 14.9.2010
22	Agreement of Sale in favour of Pride Purple Infrastructure at Sr. No. 5159/2010 dated 8.9.2010
23	Sale deed dated 28/1/2015 registered at Sr. No. 808/2015

2) S. Nos. 40/1/1, 40/1/2, 40/2, 40/3, 40/4/1, 40/4/2, 40/5, 40/6, 40/7, 40/8, 40/9/1, 40/9/2, 40/10 and 40/11: -

All that peace and parcel of lands bearing S. No. 40/1/1 area 18.5 Ares, S. No. 40/1/2 area 18.5 Ares, S. No. 40/2 area 01 H 34 ares, S. no. 40/3 area 01 H 58 ares, S. No. 40/4/1 area 96.5 Ares, S. No. 40/4/2 area 96.5 Ares, S. No. 40/5 area 43 Ares, S. no. 40/6 Area 37 Ares S. no. 40/7 area 23 Ares, S. no. 40/8 ares 19 Ares, S. No. 40/9/1 area 30 Ares, S. No. 40/9/2 area 29 Ares, S. No. 40/10 area 68 ares and S. No. 40/11 area 46 Ares out of this 09 Ares, situated at village Marunje, Taluka Mulshi Dist Pune within the extended limits of Pimpri-Chinchwad Municipal Corporation, are the subject matter of these presents and the same is devolved with the present owner Mr. Mahendra Ramchandra Sanas, Mr Surendra Ramchandra Sanas and Mr Atul Ishwardas Chordia in the following manner: -

3) S. NO. 40/1/1: -

- On perusal of mutation entry bearing no. 409 in regard to s. no. 39/13, 40/1, 41/6 dated 11/12/1948 that Mhatu Genu Shinde and Hari Laxman Shinde purchased the said land from Godubai Hariba Shimpi vide sale deed dated 12/05/1948
- On perusal of mutation entry bearing no. 431 in regard to s. no. 40/1, dated 12/06/1950 Godabai Hari Shimpi her protective tenant under section 3(a) Shri Hari Laxman Shinde
- On perusal of mutation entry bearing no. 554 in regard to s. no. 40/1, dated 13/11/1951 that on the land of Mahatu Genu & Hari Laxman Shinde, remark of Fragmentation has been recorded



- On perusal of mutation entry bearing no. 736 in regard to s. no. 39/11, 40/1, 40/3, 40/7, dated 13/02/1962 that Hari Laxman Shinde is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 968 dated 11/05/1969 that Namdev Mahatu Shinde, Narayan Raghu Shinde, Dhondu Hari Shinde, Ramu Genu Shinde filed an application and given deposition that the lands mentioned therein are our ancestral land and our name is appearing as karta manager of HUF, and among all our family members we have effected partition 20 years back and as per that partition we are in to possession of respective lands allotted in the partition, hence as per the partition and possession our name to be recorded on revenue record and accordingly it has been recorded in the following manner (a) Namdev Mahatu & Vitthal Mahatu Shinde for S. No. 40/4(p), 41/4(p), 39/8 (p), 39/3(p), 39/6+7A, (b) Ramu Genu Shinde for 40/1 (p), 41/6(p), 39/8(p), 39/4(p), 39/3b, 39/2+13, 39/6+7b, (c) Dhondu Hari Shinde for S. No. 40/9(p), 40/4(p), 40/1(p), 41/6(p), 41/3(p), 39/8(p), 39/3c, 39/2+13(p), 39/6+7c (d) Narayan Raghu Shinde for s. no. 40/10, 40/9(p), 40/3, 41/4(b), 41/3(b), 41/2, 39/8(p), 39/4(p), 39/6+7d
- On perusal of mutation entry bearing no. 991 in regard to s. no. 40/1A, dated 06/12/1971, that as per the order of Tahsildar Mulshi under section 32G, after conducting enquiry it has been decided that there is no relation of Tenant and owner and hence name of the tenant Shri Kisan Haribhau Shinde and Hari Laxman Shinde deleted from other right column and name of Rama genu shinde owner remained same
- On perusal of mutation entry bearing no. 1075 in regard to s. no. 39/11, 40/1A, 41/6A, 39/8B, 39/4A, 39/3B, 39/2+13A, 39/6+7B, dated 17/11/1980 that Ramu Genu Shinde died on 12/02/1980 leaving behind his legal heirs widow Bhagubai Ramu Shinde, son Nivrutti Ramu Shinde, daughter Chandrabhaga Babu Chandare, Sarubai Motiram Sawant, Satyabhama Gajanan Vaydekar
- On perusal of mutation entry bearing no. 1707 in regard to S. No. 39/11, 39/3B, 39/6/7C, 39/8B, 39/2+13, 40/1A, 41/7A dated 16/04/1998 that Nivrutti Ramu Shinde obtained loan from Jay Malhar Group V K Sahkari Society Ltd. for Rs. 50,000/- and accordingly charge recorded
- On perusal of mutation entry bearing no. 2320 in regard to s no. 39/11, 39/3B, 39/6/7B, 39/8B, 39/2+13A, 40/1A, 41/6A, 39/4A, dated 08/05/2000 that Nivrutti Ramu Shinde obtained loan of Rs. 1,00,000/- from Jay Malhar Vividh Karyakari Seva S Society Ltd Marunje,
- On perusal of mutation entry bearing no. 2533 in regard to S. No. 39/6+7B, 39/11, 41/6A, 39/8B, 39/4A, 39/3B, 40/1A, 39/2+13 dated 06/01/2001, that Nivrutti Ramu Shinde filed an application to delete the name of died person i.e. Bhagubai Ramu Shinde which was recorded vide M E No. 1075, as she died on 27/06/1994 her name deleted
- On perusal of mutation entry bearing no. 2536 in regard to S. No. 39/6+7B, 39/11, 41/6A, 39/8B, 39/4A, 39/3B, 40/1A, 39/2+13 dated 07/01/2001 that Ramdas Baburao Chandare filed an application that Chandrabhaga Baburao Chandare died on 29/12/1984 leaving behind her legal heirs son Ramdas, daughter Janabai Sanjay Bhote, Muktabai Baburao Chandare



- On perusal of mutation entry bearing no. 3449 dated 27/10/2004 that as per the land consolidation the s no and its hissa has been corrected and accordingly S No. 39/1+12 to 39/1, 39/2+13B to 39/2, 39/3A to 39/3/1, 39/3B to 39/3/2, 39/3C to 39/3/3, 39/4A to 39/4/1, 39/4B to 39/4/2, 39/6+7A to 39/6/1, 39/6+7A/2 to 39/6/2, 39/6+7B to 39/6/3, 39/6+7C/1 to 39/6/4, 39/6+7C/2 to 39/6/5, 39/6+7D to 39/6/6, 39/8A to 39/8/1, 39/8B to 39/8/2, 39/8C to 39/8/3, 39/8D to 39/8/4, 40/1A to 40/1/1, 40/1B to 40/1/2, 40/4A to 40/4/1, 40/4B to 40/4/2, 40/9A to 40/9/1, 40/9B to 40/9/2, 41/3A to 41/3/1, 41/3B to 41/3/2, 41/4A to 41/4/1, 41/4B to 41/4/2, 41/6A to 41/6/1, 41/6B to 41/6/2, 51/3A to 51/3/1, 51/3B to 51/3/2, 51/7A to 51/7/1, 51/7B to 51/7/2
- On perusal of mutation entry bearing no. 3523 in regard to land bearing S. No. 39, 40, 41, dated 5/4/2005 that Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao ChandareJanabai Sanjay Bhote, Muktabai Baburao Chandare released all their rights title interest in the said lands vide release deed dated 28/02/2005 registered at sr. no. 1238/2005 in favour of Nivrutti Ramu shinde
- On perusal of mutation entry bearing no. 3598 that Smt Bhagabai Ramu Shinde died leaving behind her legal heirs son Nivrutti Ramu Shinde married daughter and grandson and granddaughter Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao ChandareJanabai Sanjay Bhote, Muktabai Baburao Chandare, but as all the daughter and grandson and granddaughter has already released their rights vide M E no. 3523, accordingly name of Bhagabai deleted and name of Nivrutti Ramu Shinde recorded
- On perusal of mutation entry bearing no. 3659 in regard to S. No. 40/1/1, 41/6/1 date d25/01/2006 that Nivrutti Ramu Shinde, Parvati Nivrutti Shinde, Shobha Shivaji Shinde, Asha Rohidas Swant, Sushila Shankar Yevale, Usha Kanhu Padale Sangeeta Vitthal Vidhate, Mangal Ramdas Gavade sold ethe said land to Atul Ishwardas Chordia and Surendra Ramchandra Sanas vide sale deed dated 17/12/2005 registered at sr. no. 6622/2005
- On perusal of mutation entry bearing no. 3736 in regard to S. No. 39/3/2, 39/4/1, 39/6/3, 39/8/2, 40/1/1, 41/6/1, dated 01/07/2006 that Shri Nivrutti Ramu Shinda repaid the entire loan amount of Rs. 50,000/-, Rs. 2,00,000/-, Rs. 1,00,000/- of Jaymalhar Vividh Karyakari Seva Sahkari Society Ltd hence the charge removed
- On perusal of mutation entry bearing no. 3887 dated 14/6/2007 it appears that Sobha Developers Pvt. Ltd. Through authorized signatory S. Bhaskaran entered into an agreement with Mr. Atul Ishwardas Chordia and Surendra Ramchandra Sanas through their Power of Attorney holder Mr. Sudhir Kulkarni and also as a authorized person of Sterling Premises Pvt. Ltd. On 17/1/2007 for the consideration of Rs. 9,60,11,250/-. The said Agreement is registered at Sr. No. 376/2007.
- On perusal of mutation entry bearing no. 4656 in regard to S. No. 39, 40 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/108/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/929/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2069(205)/3-14



dated 13 to 18/11/2009 State letter part 4B, page no. 15 to 17 published, hence as per the information remark of Industrial area recorded in the other right column of the said land

- On perusal of mutation entry bearing no. 5953 dated 14/12/2015 certified on 30/05/2016, it appears that Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Tulsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute, through Gardian Father Hanumant Mahadu Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the consent of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Agarwal sold the subject lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015 against total consideration of Rs. 113,95,68,750/-

4) S. NO. 40/1/2: -

- On perusal of mutation entry bearing no. 409 in regard to s. no. 39/13, 40/1, 41/6 dated 11/12/1948 that Mahatu Genu Shinde and Hari Laxman Shinde purchased the said land from Godubai Hariba Shimpi vide sale deed dated 12/05/1948
- On perusal of mutation entry bearing no. 431 in regard to s. no. 40/1, dated 12/06/1950 Godabai Hari Shimpi her protective tenant under section 3(a) Shri Hari Laxman Shinde
- On perusal of mutation entry bearing no. 554 in regard to s. no. 40/1, dated 13/11/1951 that on the land of Mahatu Genu & Hari Laxman Shinde, remark of Fragmentation has been recorded
- On perusal of mutation entry bearing no. 736 in regard to s. no. 39/11, 40/1, 40/3, 40/7, dated 13/02/1962 that Hari Laxman Shinde is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 968 dated 11/05/1969 that Namdev Mahatu Shinde, Narayan Raghu Shinde, Dhondhu Hari Shinde, Ramu Genu Shinde filed an application and given deposition that the lands mentioned therein are our ancestral land and our name is appearing as karta manager of HUF, and among all our family members we have effected partition 20 years back and as per that partition we are in to possession of respective lands allotted in the partition, hence as per the partition and possession our name to be recorded on revenue record and accordingly it has been recorded in the following manner (a) Namdev Mahatu & Vitthal Mahatu Shinde for S. No. 40/4(p), 41/4(p), 39/8 (p), 39/3(p), 39/6+7A, (b) Ramu Genu Shinde for 40/1 (p), 41/6(p), 39/8(p), 39/4(p), 39/3b, 39/2+13, 39/6+7b, (c) Dhondhu Hari Shinde for S. No. 40/9(p), 40/4(p), 40/1(p), 41/6(p), 41/3(p), 39/8(p), 39/3c, 39/2+13(p), 39/6+7c (d) Narayan Raghu Shinde for s. no. 40/10, 40/9(p), 40/3, 41/4(b), 41/3(b), 41/2, 39/8(p), 39/4(p), 39/6+7d
- On perusal of mutation entry bearing no. 1419 in regard to S. No. 39/3C, 39/6+7A, 39/8C, 39/2+13B, 40/1B, 40/4B, 40/9B, 41/3A, 41/6A dated 11/11/1993 that Shri Dhondiba Haribhau Shinde filed an application stating that the said lands are exclusively in my name but all these lands being ancestral land name of other coowner to be recorded i.e. name of 2



real brother, 3 sister and one mother and accordingly name of Dhondiba Haribhau Shinde, Kisan Haribhau Shinde, Dattatray Haribhau Shinde, sister Shantabai Maruti Kedari, Anjanabai Mahadu Jambhulkar, Kamalabai Bhagwan Kedari and mother Namadabai Haribhau Shinde

- On perusal of mutation entry bearing no. 1196 in regard to s. no. 39/3C, 39/6/7C, 39/8C, 39/2+13B, 40/1C, 40/4B, 41/8B, 41/3A, 41/6B, dated 29/07/1988 that Dhondu Hari Shinde obtained loan of Rs. 10,000/- from Hinjewadi Vikas Karyakari Seva Sahkari society
- On perusal of mutation entry bearing no. 2335 in regard to S. No. 39/3C, 39/6+7C, 39/2+13B, 40/1B, 40/4B, 40/9B, 41/3A, dated 25/05/2000 that Kisan Haribhau Shinde filed an application that name of following people to be recorded Kisan Haribhau Shinde, Dattatray Haribhau Shinde, Shantabai Maruti Kedari, Anjanabai Mahadu Jambhulkar, Kamalabai Bhagwan Kedari. vide mutation entry 968 name of Dhondu Hari Shinde, but name of other legal heirs were not recorded hence name of all the legal heirs recorded now
- On perusal of mutation entry bearing no. 3449 dated 27/10/2004 that as per the land consolidation the s no and its hissa has been corrected and accordingly S No. 39/1+12 to 39/1, 39/2+13B to 39/2, 39/3A to 39/3/1, 39/3B to 39/3/2, 39/3C to 39/3/3, 39/4A to 39/4/1, 39/4B to 39/4/2, 39/6+7A to 39/6/1, 39/6+7A/2 to 39/6/2, 39/6+7B to 39/6/3, 39/6+7C/1 to 39/6/4, 39/6+7C/2 to 39/6/5, 39/6+7D to 39/6/6, 39/8A to 39/8/1, 39/8B to 39/8/2, 39/8C to 39/8/3, 39/8D to 39/8/4, 40/1A to 40/1/1, 40/1B to 40/1/2, 40/4A to 40/4/1, 40/4B to 40/4/2, 40/9A to 40/9/1, 40/9B to 40/9/2, 41/3A to 41/3/1, 41/3B to 41/3/2, 41/4A to 41/4/1, 41/4B to 41/4/2, 41/6A to 41/6/1, 41/6B to 41/6/2, 51/3A to 51/3/1, 51/3B to 51/3/2, 51/7A to 51/7/1, 51/7B to 51/7/2
- On perusal of mutation entry bearing no. 3579 in regard to S. No. 39/3/3, 39/6/4, 39/8/3, 39/2, 40/1/2, 40/4/2, 40/9/2, 41/3/1 that Dhondu Hari Shinde repaid the entire loan amount hence the charge of Jaymlhar V K Seva Sahkari Society Ltd has been removed
- On perusal of mutation entry bearing no. 3585 in regard to S. No. 39/3/3, 39/6/4, 39/8/3, 39/2, 40/1/2, 40/4/2, 40/9/2, 41/3/1 that Dhondu Hari Shinde repaid the entire loan amount hence the charge of Jaymlhar V K Seva Sahkari Society Ltd has been removed
- On perusal of mutation entry bearing no. 3685 in regard to S. No. 40/1/2, 40/4/2, 40/9/2, 39/2, 39/3/3, 39/8/3 dated 16/03/2006 that Dhondiba Haribhau Shinde, Jijabai Dhondiba Shinde, Kailas Dhondiba Shinde, Manjula Kailas Shinde, Mayur Kailas Shinde, Tanuja Kailas Shinde, Onkar Kailas Shinde, Sudam Dhondiba Shinde, Mangal Sudam Shinde, Shradha Sudam Shinde, Sneha Sudam Shinde, Gajarabai Dilip Bhegade, Bhagyashree Rajaram Tapkir, Kisan Haribhau Shinde, Radhabai Kisan Shinde, Sangeeta Bhagwan Shinde, Mandabai Bapu Baikawade, Jayshree Bhagwan Shitole, Leelabai Bharat Jaykade, Santosh Kisan Shinde, Swati Lalu Ghotkule, Somnath Kisan Shinde, Dattatray Haribhau Shinde, Mainabai D Shinde, Maruti D Shinde, Nilima Maruti Shinde, Seema Deepak Shailar, Manohar Dattatray Shinde, Bhima Dattatray Shinde, sold the said land to Atul Ishwardas Chordia and Surendra Ramchandra Sanas vide sale deed dated 18/02/2006 registered at sr.no. 954/2006.
- On perusal of mutation entry bearing no. 5953 dated 14/12/2015 certified on 30/05/2016, it appears that Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Tulsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute through



Gardian Father Hanumant Mahadu Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the consent of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Agarwal sold the subject lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015 against total consideration of Rs. 113,95,68,750/-

5) S. NO. 40/2: -

- On perusal of mutation entry bearing no. 429 in regard to s. no. 39/5, 40/2, 40/8, Tukaram Genu Shinde his protective tenant under section 3(a) Shri Namdev Mahadu Shinde for 40/2 & 40/8, and Hari Nama Bhanuse for 39/5
- On perusal of mutation entry bearing no. 683 in regard to s. no. 39/5, 39/10, 40/8, 40/7, 40/2 dated 05/09/1959 that Mahadev Shankar Murkute purchased the said land from Tukaram Genu Shinde vide sale deed dated 19/06/1959, but actual possession is with Protective tenant hence his name kept in the other right column
- On perusal of mutation entry bearing no. 732 which is in regard to s. no. 39/2+13, 39/3, 39/4, 40/2, 40/3, 40/4, 40/7, 40/8 dated 13/02/1962 that Namdev Mahadu Shinde is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 1124 in regard to S. no. 39/10, 40/2, 40/7, 40/8, dated 10/02/1984 that as per the order of Tahsildar in case no. TLAK/863/83 dated 01/19/1984, that the Erogment remark on Mahadu Shankar Murkute's land has been deleted
- On perusal of mutation entry bearing no. 1148 in regard to S. no. 39/10, 40/2, 40/7, 40/8 dated 05/07/1985 that Mahadev Shankar Murkute obtained loan of Rs. 10,000/- from Hinjewadi Vikas Karyakari Seva Sahkari Society on 05/07/1985
- On perusal of mutation entry bearing no. 1201 in regard to s. no. 39/10, 40/2, 40/7, 40/8, dated 30/09/1988 that Mahadev Shankar Murkute obtained loan of rs. 15,000/- from Hinjewadi Vikas Karyakari Seva Sahkari society
- On perusal of mutation entry bearing no. 1237 in regard to S. No. 39/5, 39/10, 40/2, 40/7, 40/8, 39/8, 40/11 dated 25/05/1990 that Mahadev Shankar Murkute died on 27/04/1990 leaving behind his legal heirs son Suresh/Suryakant, Rambhau, Vilas, Hanumant Ashok, widow Kalawati
- On perusal of mutation entry bearing no. 1249 in regard to s. no. 39/10, 40/2, 40/7, 40/8, 39/9, dated 21/08/1990 that Suresh Mahadu Murkute obtained loan of Rs. 20,000/- from Hinjewadi Vikas Karyakari Sahkari Society on 21/08/1990
- On perusal of mutation entry bearing no. 1253 in regard to s. no. 39/10, 40/2, 40/7, 40/8, 39/9, dated 28/09/1990 that Suresh Mahadu Murkute obtained loan of Rs. 20,000/- from Hinjewadi Vikas Karyakari Sahkari Society on 26/09/1990
- On perusal of mutation entry bearing no. 1370 in regard to s. no. 39/10, 40/2, 40/7, 40/8, 39/5, dated 02/09/1992 that Shri Suresh/Suryakant Mahadu Murkute repaid the entire loan amount of Hinjewadi V K Seva Sahkari Society Ltd hence the charge removed
- On perusal of mutation entry bearing no. 1418 in regard to s. no. 39/5, 39/10, 40/2, 40/7, 40/8, 39/9 dated 23/10/1993 that all the loan of Hinjewadi V K Sahkari Society i.e. Rs. 20,000/- dt 26/09/1990, Rs. 10,000/- 05/07/1985, Rs. 15,000/- dt 30/9/1988, Rs. 20,000/- dt 21/08/1990



21/08/1990, Rs. 10,000/- dt 05/07/1985, Rs. 15,000/- dt 30/09/1988 and Rs. 20,000/- dt 21/08/1990, and all these loan has been repaid hence the charge from other right column has been removed

- On perusal of mutation entry bearing no. 2433 dated 28/08/2000 that as per Tahsildar Mulshi, order no. HANO/vatap/SR/33/2000 dated 3/08/2000, in the following manner partition has been effected: Lands allotted to Tanaji Sadashiv Murkute are S. No. 41/5p, 39/9p, 40/11p, Lands allotted to Vasant SAdashiv Murkute are S. No. 41/5p, 39/9p, 40/11p, Lands allotted to Nandkumar SAdashiv Murkute are S. No. 41/5p, 39/9p, 40/11p, Lands allotted to Rohidas Sahadu Murkute are S. No. 41/5p, 39/9p, 40/11p, Lands allotted to Ramesh Sahadu Murkute are S. No. 41/5p, 39/9p, 40/11p, Lands allotted to Bhanudas Sahadu Murkute are S. No. 39/1+12p, 41/5p, 39/9p, 40/11p, Lands allotted to Suresh/Suryakant Mahadu Murkute are S. No. 39/1+12p, 40/7, Lands allotted to Vasant Sahadu Murkute are S. No. 40/2p, Lands allotted to Hanumant Mahadu Murkute are S. No. 40/2p, 40/8, Lands allotted to Ashok Mahadu Murkute are S. No. 40/2p, Lands allotted jointly to Suresh/Suryakant Murkute, Vilas Mahadu Murkute, Ramdas Mahadu Murkute, Hanumant Mahadu Murkute, Ashok Mahadu Murkute Kalawati Mahadu Murkute are S. No. 39/5, 39/10,

- On perusal of mutation entry bearing no. 3436 in regard to S. No. 40/2, 40/8 dated 25/08/2004 that Hanumant Mahadu Murkute obtained loan of Rs. 2,25,000/- from Canara Bank, Hinjewadi Branch

- On perusal of mutation entry bearing no. 3483 in regard to S. No. 40/2, 40/8 dated 19/01/2005 that Hanumant Mahadu Murkute obtained loan of Rs. 2,25,000/- from Canara Bank, Hinjewadi Branch vide mortgage deed dated 31/07/2004 registered at sr. no. 4352/2004

- On perusal of mutation entry bearing no. 3650 in regard to S. No. 40/2, 40/8 dated 30/12/2005 that Hanumant Mahadu Murkute had obtained loan of Rs. 2,25,000/- from Canara Bank, Hinjewadi Branch and the same has been repaid hence the charge form other right column removed

- On perusal of mutation entry bearing no. 3687 in regard to S. No. 40/2 dated 16/03/2006 that Ashok Mahadu Murkute, Kalpana, Atharva, Gaurav Ashok Murkute, Vilas Mahadu Murkute, Sunita, Yogita, Priyanka Vilas Murkute, Hanumant Mahadu Murkute, Tulsa, Akash, Akshaya Hanumant Murkute, and with the consent of Suresh/Suryakant Mahadu Murkute, Shobha, Nitin, Pandurang Suryakant Murkute, Ramdas, Kalabai Mahadu Murkute, Mukatabai Ramdas Murkute sold the said land to Atul Ishwardas Chordia and Surendra Ramchandra Sanas vide sale deed dated 1/02/2006 registered at sr. no. 6858/2005

- On perusal of mutation entry no. 3886 dated 14/06/2007 it appears that Atul Ishwardas Chordia and Surendra Ramchandra Sanas given this land along with other land for development to Sobha Developers through Development agreement dated 17/01/2007 registered at sr. no. 378/2007.

- On perusal of mutation entry bearing no. 4656 in regard to S. No. 39, 40 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/108/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/929/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/205/3-14



dated 13 to 18/11/2009 State letter part 4B, page no. 15 to 17 published, hence as per the information remark of Industrial area recorded in the other right column of the said land

- On perusal of mutation entry bearing no. 4657 in regard to S. No. 39 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/109/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/928/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(306)/3-14 dated 24/07/2009 State letter part 4B dated July 30, August 5, 2009, page no. 3 published, hence as per the information remark of Industrial area recorded in the other right column of the said land

- On perusal of mutation entry bearing no. 5953 dated 14/12/2015 certified on 30/05/2016, it appears that Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Tulsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute, through Gardian Father Hanumant Mahadu Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the consent of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Agarwal sold the subject lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015 against total consideration of Rs. 113,95,68,750/-

6) S. NO. 40/3: -

- On perusal of mutation entry bearing no. 430 in regard to s. no.39/11, 40/3, Bhagubai Bhanuji Shembil her protective tenant under section 3(a) Shri Bahiru Khandu Shinde
- On perusal of mutation entry bearing no. 469 in regard to s. no. 39/11, 39/3, 40/3, dated 08/07/1951 Bhagubai Bhagu shelake her tenant under section 2(a) Shri namdev mahatu shinde & ramu genu shinde for 40/3, Namu Mahadu & Ramu Genu Shinde for 39/3 and Hari Laxman & Narayan Raghu Shinde for 39/11
- On perusal of mutation entry bearing no. 583 in regard to s. no. 39/3, 39/11, 40/3 dated 27/03/1952 that Narayan Raghu & Ramu Genu Shinde purchased the said land from Bhagubai Bhaguji Shelake vide sale deed dated 14/06/1950
- On perusal of mutation entry bearing no. 732 in regard to s. no. 39/2+13, 39/3, 39/4,40/2, 40/3, 40/4, 40/7, 40/8 dated 13/02/1962 that Namdev Mahatu Shinde is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 733 in regard to s. no. 39/2+13, 39/3, 39/8, 39/13, 40/3, 40/7, dated 13/02/1962 that Namdev Mahatu Shinde is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 735 in regard to s. no. 39/4, 39/11, 40/3, dated 13/02/1962 that Bahiru Khandu Shinde is not in possession since 1952 -1953 hence his name from other right column deleted



- On perusal of mutation entry bearing no. 736 in regard to s. no. 39/11, 40/1, 40/3, 40/7, dated 13/02/1962 that Hari Laxman Shinde is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 737 in regard to s. no. 39/11, 40/3, dated 13/02/1962 that Narayan Raghu Shinde is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 968 dated 11/05/1969 that Namdev Mahatu Shinde, Narayan Raghu Shinde, Dhondu Hari Shinde, Ramu Genu Shinde filed an application and given deposition that the lands mentioned therein are our ancestral land and our name is appearing as karta manager of HUF, and among all our family members we have effected partition 20 years back and as per that partition we are in to possession of respective lands allotted in the partition, hence as per the partition and possession our name to be recorded on revenue record and accordingly it has been recorded in the following manner (a) Namdev Mahatu & Vitthal Mahatu Shinde for S. No. 40/4(p), 41/4(p), 39/8 (p), 39/3(p), 39/6+7A, (b) Ramu Genu Shinde for 40/1 (p), 41/6(p), 39/8(p), 39/4(p), 39/3b, 39/2+13, 39/6+7b, (c) Dhondu Hari Shinde for S. No. 40/9(p), 40/4(p), 40/1(p), 41/6(p), 41/3(p), 39/8(p), 39/3c, 39/2+13(p), 39/6+7c (d) Narayan Raghu Shinde for s. no. 40/10, 40/9(p), 40/3, 41/4(b), 41/3(b), 41/2, 39/8(p), 39/4(p), 39/6+7d
- On perusal of mutation entry bearing no. 2392 in regard to S. No. 39/4B, 39/6+7D, 39/8D, 40/3, 40/9A, 40/10, 41/2, 41/3b, 41/4b, dated 29/07/2000 that Vijay Narayan Shinde filed an application that Narayan Raghu Shinde died 20/08/1999 leaving behind his legal heirs son Vijay, Laxman, daughter Parvatibai Maruti Jambhulkar, Gunabai Sudam Bame, nephew Anand Laxman Shinde, Ganesh Laxman Shinde, niece Vaishali Sanjay Valke, daughter in law Sahntabai Laxman Shinde
- On perusal of mutation entry bearing no. 2676 in regard to S. No. 39/4B, 39/6+7D, 39/8D, 40/3, 40/9A, 40/10, 41/2, 41/3b, 41/4b, dated 22/07/2001 that Vijay Narayan Shinde has obtained loan of Rs. 70,000/- from Jay Malhar V K S Society
- On perusal of mutation entry bearing no. 3750 in regard to S. No. 39/4/2, 39/8/4, 40/3, 40/9/1, 40/10, 41/2, 41/3/2, 41/4/2 dated 18/07/2006 Vijay Narayan Shinde repaid the entire loan of Jaymalhar V K Seva Sahkari Society Marunje hence the charge removed
- On perusal of mutation entry bearing no. 3949 in regard to S. No. 40/3, 40/9/1, 40/10, 39/6/6 dated 27/10/2007 that Vijay Narayan Shinde, Ananda Laxman Shinde, Prabhakar Vijay shinde, Rahul Vijay Shinde, Sunita Janardan Garade, Shantabai Laxman Shinde, Ganesh Laxman Shinde, Vaishali Sanjay Valke, Surekha and Sushila through guardian Vijay Narayan Shinde, Parvatibai Marutirao Jambhulkar, Gunabai Sudam Bame, sold the said land to Mahendra Ramchandra Sanas vide sale deed dated 21/09/2007 registered at sr. no. 6821/2007
- On perusal of mutation entry bearing no. 4656 in regard to S. No. 39, 40 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/108/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/929/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(205)/3-14 dated 13 to 18/11/2009 State letter part 4B, page no. 15 to 17 published, hence as per the information remark of Industrial area recorded in the other right column of the said land

• On perusal of mutation entry bearing no. 5953 dated 14/12/2015 certified on 30/05/2016, it appears that Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Talsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute, through Gardian Father Hanumant Mahadu Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the consent of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Agarwal sold the subject lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015 against total consideration of Rs. 113,95,68,750/-

7) S. NO. 40/4/1: -

- On perusal of mutation entry bearing no. 206 in regard to S. no. 39/2, 39/6, 39/7, 39/13 and 40/4, dated 20/9/1934 that Hari Vaman Bhat died leaving behind his legal heirs son Shripad Hari Bhat, as manager of HUF.
- On perusal of mutation entry bearing no. 428 in regard to s. no. 39/2+13, 40/4, Shripati Hari Bhat his protective tenant under section 3(a) Shri Nama Mahadu Shinde for 40/4 and Hari Nama Bhanuse for 39/2+13
- On perusal of mutation entry bearing no. 593 in regard to S. no. 39/2, 39/6, 39/7, 39/13, 40/4, that Shripad Hari Bhat filed an application that the said land along with possession has been mortgaged with me, and in regard to said mortgage compromise taken place and hence my name to be deleted and name of Mahatu Genu Shinde to be taken on record and accordingly it has been recorded
- On perusal of mutation entry bearing no. 732 which is in regard to s. no. 39/2+13, 39/3, 39/4, 40/2, 40/3, 40/4, 40/7, 40/8 dated 13/02/1962 that Namdev Mahatu Shinde is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 782 in regard to s. no. 40/4, 40/9, 41/3, 41/6 dated 16/04/1962 that Hari laxman Shinde obtained loan of rs. 450/- from Marunje Cooperative Society
- On perusal of mutation entry bearing no. 968 dated 11/05/1989 that Namdev Mahatu Shinde, Narayan Raghu Shinde, Dhondu Hari Shinde, Ramu Genu Shinde filed an application and given deposition that the lands mentioned herein are our ancestral land and our name is appearing as karta manager of HUF, and among all our family member we have effected partition 20 years back and as per that partition we are in to possession of respective lands allotted in the partition, hence as per the partition and possession our name to be recorded on revenue record and accordingly it has been recorded in the following manner (a) Namdev Mhatu & Vitthal Mahatu Shinde for S. No. 40/4(p), 41/4(p), 39/8 (p), 39/3(p), 39/6+7A, (b) Ramu Genu Shinde for 40/1 (p), 41/6(p), 39/8(p), 39/4(p), 39/3b, 39/2+13, 39/6+7b, (c) Dhondu Hari Shinde for S. No. 40/9(p), 40/4(p), 40/1(p), 41/6(p), 41/3(p), 39/8(p), 39/3c, 39/2+13(p), 39/6+7c (d) Narayan Raghu Shinde for s. no. 40/9, 40/9(p), 40/3, 41/4(b), 41/3(b), 41/2, 39/8(p), 39/4(p), 39/6+7d



- On perusal of mutation entry bearing no. 1369 dated 02/09/1992 that Ravindra Namdev Shinde filed an application stating that his father Namdev Mahatu Shinde died on 07/06/1992 leaving behind his legal heirs son Shyamsunder, Ravindra & Gajendra, daughter Kondabai Dinkar Jambhulkar, Draupadabai Manik Kedari and Kalpana Ramdas Memane and two widow Jankabai Namdev Shinde and Vatslabai Namdev Shinde.
- On perusal of mutation entry bearing no. 1376 dated 10/10/1992 that Rakhmabai Vitthal Shinde filed an application stating that her husband Vitthal Mahatu Shinde died on 13/05/1990 leaving behind his legal heirs two widow Laxmibai Vitthal Shinde and Rakhmabai Vitthal Shinde as only legal heirs.
- On perusal of mutation entry bearing no. 3449 dated 27/10/2004 that as per the land consolidation the s no and its hissa has been corrected and accordingly S No. 39/1+12 to 39/1, 39/2+13B to 39/2, 39/3A to 39/3/1, 39/3B to 39/3/2, 39/3C to 39/3/3, 39/4A to 39/4/1, 39/4B to 39/4/2, 39/6+7A to 39/6/1, 39/6+7A/2 to 39/6/2, 39/6+7B to 39/6/3, 39/6+7C/1 to 39/6/4, 39/6+7C/2 to 39/6/5, 39/6+7D to 39/6/6, 39/8A to 39/8/1, 39/8B to 39/8/2, 39/8C to 39/8/3, 39/8D to 39/8/4, 40/1A to 40/1/1, 40/1B to 40/1/2, 40/4A to 40/4/1, 40/4B to 40/4/2, 40/9A to 40/9/1, 40/9B to 40/9/2, 41/3A to 41/3/1, 41/3B to 41/3/2, 41/4A to 41/4/1, 41/4B to 41/4/2, 41/6A to 41/6/1, 41/6B to 41/6/2, 51/3A to 51/3/1, 51/3B to 51/3/2, 51/7A to 51/7/1, 51/7B to 51/7/2
- On perusal of mutation entry bearing no. 3511 in regard to S. No. 41/4/1, 40/4/1, 39/6/1, 39/3/1 dated 4/4/2005 that Shri Shyamsudner Namdev Shinde repaid the entire loan amount hence the charge removed
- On perusal of mutation entry bearing no. 3599 in regard to S. No. 39/3/1, 39/6/1, 39/8/1, 40/4/1, 41/4/1, dated 20/9/2005 that Laxmibai Vithoba Shinde died on 22/03/2005 leaving behind her legal heirs Rukmini Vitthal Shinde second wife of Vithoba Shinde
- On perusal of mutation entry bearing no. 4064 in regard to S. No. 41/4/1, 40/4/1, dated 19/04/2008 that Ravindra Namdev Shinde for himself and for Kajal, Sunita Ravindra Shinde, Shyamsunder Namdev Shinde for himself and for Jaya, Pavan, Bayadabai Shyamsunder Shinde, Machindra Shyamsunder Shinde, Meena Shyamsunder Shinde, Rajendra /Gajendra Namdev Shinde and for Akshada, Vaibhav, Swati Rajendra Shinde, Vatsla Namdev Shinde Kondabai Dinkar Jambhulkar, Draupada Manik Kedari, Klpna Ramdas Memane, Rukmini Vitthal Shinde sold the said land to Atul Ishwardas Chonrdia and Surendra Ramchandra Sanas
- On perusal of mutation entry bearing no. 4656 in regard to S. No. 39, 40 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/108/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/929/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(205)/3-14 dated 13 to 18/11/2009 State letter part 4B, page no. 15 to 17 published, hence as per the information remark of Industrial area recorded in the other right column of the said land
- On perusal of mutation entry bearing no. 5953 dated 14/12/2015 it appears that Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Tulsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute, through Gardian Father Hanumant Mahadu



Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the consent of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Agarwal sold the subject lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015 against total consideration of Rs. 113,95,68,750/-

8) S. No. 40/4/2

- On perusal of mutation entry bearing no. 206 in regard to S. no. 39/2, 39/6, 39/7, 39/13 and 40/4, dated 20/9/1934 that Hari Vaman Bhat died leaving behind his legal heirs son Shripad Hari Bhat, as manager of HUF.
- On perusal of mutation entry bearing no. 428 in regard to s. no. 39/2+13, 40/4, Shripati Hari Bhat his protective tenant under section 3(a) Shri Nama Mahadu Shinde for 40/4 and Hari Nama Bhanuse for 39/2+13
- On perusal of mutation entry bearing no. 593 in regard to S. no. 39/2, 39/6, 39/7, 39/13, 40/4, that Shripad Hari Bhat filed an application that the said land along with possession has been mortgaged with me, and in regard to said mortgage compromise taken place and hence my name to be deleted and name of Mahatu Genu Shinde to be taken on record and accordingly it has been recorded.
- On perusal of mutation entry bearing no. 732 in regard to s. no. 39/2+13, 39/3, 39/4, 40/2, 40/3, 40/4, 40/7, 40/8 dated 13/02/1962 that Namdev Mahatu Shinde is not in possession since 1952-1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 968 dated 11/05/1969 that Namdev Mahatu Shinde, Narayan Raghu Shinde, Dhondu Hari Shinde, Ramu Genu Shinde filed an application and given deposition that the lands mentioned therein are our ancestral land and our name is appearing as karta manager of HUF, and among all our family members we have effected partition 20 years back and as per that partition we are in to possession of respective lands allotted in the partition, hence as per the partition and possession our name to be recorded on revenue record and accordingly it has been recorded in the following manner (a) Namdev Mahatu & Vitthal Mahatu Shinde for S. No. 40/4(p), 41/4(p), 39/8 (p), 39/3(p), 39/6+7A, (b) Ramu Genu Shinde for 40/1 (p), 41/6(p), 39/8(p), 39/4(p), 39/3b, 39/2+13, 39/6+7b, (c) Dhondu Hari Shinde for S. No. 40/9(p), 40/4(p), 40/1(p), 41/6(p), 41/3(p), 39/8(p), 39/3c, 39/2+13(p), 39/6+7c (d) Narayan Raghu Shinde for s. no. 40/10, 40/9(p), 40/3, 41/4(b), 41/3(b), 41/2, 39/8(p), 39/4(p), 39/6+7d
- On perusal of mutation entry bearing no. 1019 in regard to s. no. 40/4B, 40/9B, 41/6b, 41/3a, 01/06/1976 that Maharashtra State Cooperative Land development Bank Ltd branch Pune given loan to Dhondiba Haribhau Shinde, and accordingly entered into Mortgage with possession, hence name of the said bank recorded in the ownership column and name of owner recorded in other right column
- On perusal of mutation entry bearing no. 1116 in regard to s. no. 40/4B, 40/9B, 41/6B, 41/3A, dated 13/02/1983 that Dhondiba Haribhau Shinde repaid the entire loan of Maharashtra State Cooperative Land Development Bank Ltd on 30/06/1982 and hence the charge removed and name of owner recorded again in the ownership column



- On perusal of mutation entry bearing no. 1196 in regard to s. no. 39/3C, 39/6/7C, 39/8C, 39/2, 40/1C, 40/4B, 41/8B, 41/3A, 41/6B, dated 29/07/1988 that Dhondu Hari Shinde obtained loan of rs. 10,000/- from Hinjewadi Vikas Karyakari Seva Sahkari society
- On perusal of mutation entry bearing no. 1419 in regard to S. No. 39/3C, 39/6+7A, 39/8C, 39/2+13B, 40/1B, 40/4B, 40/9B, 41/3A, 41/6A dated 11/11/1993 that Shri Dhondiba Haribhau Shinde filed an application stating that the said lands are exclusively in my name but all these lands being ancestral land name of other coowner to be recorded i.e. name of 2 real brother, 3 sister and one mother and accordingly name of Dhondiba Haribhau Shinde, Kisan Haribhau Shinde, Dattatray Haribhau Shinde, sister Shantabai Maruti Kedari, Anjanabai Mahadu Jambhulkar, Kamalabai Bhagwan Kedari and mother Namadabai Haribhau Shinde
- On perusal of mutation entry bearing no. 2335 in regard to S. No. 39/3C, 39/6+7C, 39/2+13B, 40/1B, 40/4B, 40/9B, 41/3A, dated 25/05/2000 that Kisan Haribhau Shinde filed an application that name of following people to be recorded Kisan Haribhau Shinde, Dattatray Haribhau Shinde, Shantabai Maruti Kedari, Anjanabai Mahadu Jambhulkar, Kamalabai Bhagwan Kedari. vide mutation entry 968 name of Dhondu Hari Shinde, but name of other legal heirs were not recorded hence name of all the legal heirs recorded
- On perusal of mutation entry bearing no. 3449 dated 27/10/2004 that as per the land consolidation the s no and its hissa has been corrected and accordingly S No. 39/1+12 to 39/1, 39/2+13B to 39/2, 39/3A to 39/3/1, 39/3B to 39/3/2, 39/3C to 39/3/3, 39/4A to 39/4/1, 39/4B to 39/4/2, 39/6+7A to 39/6/1, 39/6+7A/2 to 39/6/2, 39/6+7B to 39/6/3, 39/6+7C/1 to 39/6/4, 39/6+7C/2 to 39/6/5, 39/6+7D to 39/6/6, 39/8A to 39/8/1, 39/8B to 39/8/2, 39/8C to 39/8/3, 39/8D to 39/8/4, 40/1A to 40/1/1, 40/1B to 40/1/2, 40/4A to 40/4/1, 40/4B to 40/4/2, 40/9A to 40/9/1, 40/9B to 40/9/2, 41/3A to 41/3/1, 41/3B to 41/3/2, 41/4A to 41/4/1, 41/4B to 41/4/2, 41/6A to 41/6/1, 41/6B to 41/6/2, 51/3A to 51/3/1, 51/3B to 51/3/2, 51/7A to 51/7/1, 51/7B to 51/7/2
- On perusal of mutation entry bearing no. 3579 in regard to S. No. 39/3/3, 39/6/4, 39/8/3, 39/2, 40/1/2, 40/4/2, 40/9/2, 41/3/1 that Dhondu Hari Shinde repaid the entire loan amount hence the charge of Jaymihar V K Seva Sahkari Society Ltd has been removed
- On perusal of mutation entry bearing no. 3685 in regard to S. No. 40/1/2, 40/4/2, 40/9/2, 39/2, 39/3/3, 39/8/3 dated 16/03/2006 that Dhondiba Haribhau Shinde, Jijabai Dhondiba Shinde, Kailas Dhondiba Shinde, Manjula Kailas Shinde, Mayur Kailas Shinde, Tanuja Kailas Shinde, Onkar Kailas Shinde, Sudam Dhondiba Shinde, Mangal Sudam Shinde, Shradha Sudam Shinde, Sneha Sudam Shinde, Gajrabai Dilip Bhegade, Bhagyashree Rajaram Tapkir, Kisan Haribhau Shinde, Radhabai Kisan Shinde, Sangeeta Bhagwan Shinde, Mandabai Bapu Balkawade, Jayshree Bhagwan Shitole, Leelabai Bharat Jaykade, Santosh Kisan Shinde, Swati Lalu Ghotkule, Somnath Kisan Shinde, Dattatray Haribhau Shinde, Mainabai D Shinde, Maruti D Shinde, Nilima Maruti Shinde, Seema Deepak Shailar, Manohar Dattatray Shinde, Bhima Dattatray Shinde, sold the said land to Atul Ishwardas Chordia and Surendra Ramchandra Sanas vide sale deed dated 18/02/2006 registered at sr.no. 954/2006.
- On perusal of mutation entry bearing no. 3886 dated 14/06/2007 it appears that Atul Ishwardas Chordia and Surendra Ramchandra Sanas given this land along with other land for development to Sobha Developers through Development agreement dated 17/01/2007 registered at sr. no. 378/2007.



- On perusal of mutation entry bearing no. 4656 in regard to S. No. 39, 40 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/108/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/929/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(205)/3-14 dated 13 to 18/11/2009 State letter part 4B, page no. 15 to 17 published, hence as per the information remark of Industrial area recorded in the other right column of the said land.
- On perusal of mutation entry bearing no. 4824 in regard to S. No. 39/6/6 dated 07/05/2011 that Vijay Narayan Shinde repaid the entire loan of Jaymalhar V K Seva Sahkari Society Ltd Marunje hence the charge removed.
- On perusal of mutation entry bearing no. 5953 dated 14/12/2015 it appears that Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Tulsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute, through Gardian Father Hanumant Mahadu Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the consent of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Agarwal sold the subject lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015 against total consideration of Rs. 113,95,68,750/-

9) S. No. 40/5

- On perusal of mutation entry bearing no. 295 in regard to s. no. 40/5 and 41/1 dated 26/07/1944 that Nana Babaji Buchade purchased the said land from Dagadu Gajaba Shitole vide sale deed dated 05/05/1944
- On perusal of mutation entry bearing no. 1016 in regard to s. no. 40/5, 41/1, dated 5/2/1976, that Nana Babaji Buchade died on 04/02/1976 leaving behind his legal heirs son Haribhau, Balaso, daughter Dhondabai Bhikoba Chinchwade, Haunsabai Baburao Parkhi, Muktabai Madhavrao Khandave,
- On perusal of mutation entry bearing no. 1081 in regard to s. no. 40/5, 41/1, dated 17/12/1980 that as per application by Haribhau Nana Buchade, Balasaheb Nana Buchade and consent letter dated 29/11/1980 given by sister, name of Dhondabai Bhikoba Chinchavde, Haunsabai Baburao Parkhi, Muktabai Madhavrao Khandave deleted from other right column
- On perusal of mutation entry bearing no. 1096 in regard to s. no. 44/2, 40/5, 41/1 dated 26/05/1981 that as per the order in case no. Vatap 21/81 dated 25/03/1981, passed by Tahsildar Mulshi, and accordingly effected the partition and by virtue of the partition the land bearing S. No. 44/2 has been allotted to Pandurang Balaso Buchade, S. No. 40/5, 41/1 allotted to Shahaji Haribhau Buchade,



- On perusal of mutation entry bearing no. 1181 in regard to s. no. 40/5, 41/1, dated 06/11/1987 that shahaji haribhau Buchade obtained loan of rs. 15000/- from Hinjewadi Vikas Karyakari Seva Sahkari society
- On perusal of mutation entry bearing no. 1707 in regard to S. No. 39/11, 39/3B, 39/6/7C, 39/8B, 39/2+13, 40/1A, 41/7A dated 16/04/1998 that Nivrutti Ramu Shinde obtained loan from Jay Malhar Group V K Sahkari Society Ltd. for Rs. 50,000/- and accordingly charge recorded
- On perusal of mutation entry bearing no. 1220 in regard to s. no. 40/5, 41/1, dated 21/09/1989 that Shahaji Haribhau Buchade obtained loan of Rs. 25,000/- from Hinjewadi Vikas Karyakari Sahkari Society on 17/08/1989
- On perusal of mutation entry bearing no. 1311 in regrda to S. No. 40/5, 41/1, dated 05/10/1991 that Shri Shahaji Haribhau Buchade obtained loan of Rs. 20,000/- from Jaymlhar V K Sahkari Society
- On perusal of mutation entry bearing no. 1319 in regrda to S. No. 40/5, 41/1, dated 28/12/1991 that Shri Shahaji Haribhau Buchade obtained loan of Rs. 50,000/- from Jaymlhar V K Sahkari Society
- On perusal of mutation entry bearing no. 1683 in regard to S. No. 40/5, 41/1 dated 23/10/1997 that Shahaji Haribhau Buchade obtained loan from Marunje Group V K Sahkari Society Ltd. for Rs. 10,000/- and accordingly charge recorded
- On perusal of mutation entry bearing no. 3114 in regard to S. No. 40/5, 41/1, dated 10/7/2002 that Shahaji Haribhau Buchade obtained laon of Rs. 1,50,000/- from Jaymlhar V K S Society Marunje
- On perusal of mutation entry bearing no. 3286 in regard to S. No. 40/5, dated 31/5/2003 that Baba Shahaji Buchade obtained laon of Rs. 4,00,000/- from Jaymlhar V K S Society Marunje
- On perusal of mutation entry bearing no. 3523 in regard to land bearing S. No. 39, 40, 41, dated 5/4/2005 that Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao ChandareJanabai Sanjay Bhote, Muktabai Baburao Chandare released all their rights title inetrest in the said lands vide release deed dated 28/02/2005 registered at sr. no. 1238/2005 in favour of Nivrutti Ramu shinde
- On perusal of mutation entry bearing no. 3555 in regard to s. no. 40/5, dated 4/7/2005 that Jayhind Urban Cooperative Bank Ltd Wakad Pimpri Chinchwad their letter no Jayhind/Recovery/05/06 dated 10/5/2005, stating that Shahaji Haribhau Buchade repaid the entire loan amount hence charge removed
- On perusal of mutation entry bearing no. 3598 that Smt Bhagabai Ramu Shinde died leaving behind her legal heirs son Nivrutti Ramu Shinde married daughter and grandson and granddaughter Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao ChandareJanabai Sanjay Bhote, Muktabai Baburao Chandare, but as all the daughter and grandson and granddaughter has already released their rights vide M E no. 3523, accordingly name of Bhagabai deleted and name of Nivrutti Ramu Shinde recorded
- On perusal of mutation entry bearing no. 3667 in regard to S. No. 40/5, 41/1 dated 30/01/2006 that Shahaji Haribhau Buchade repaid the entire loan amount of Hinjewadi V K Seva Sahkari Society hence the charge removed



- On perusal of mutation entry bearing no. 3668 in regard to S. No. 40/5, 41/1 dated 30/01/2006 that Shahaji Haribhau Buchade repaid the entire loan amount of Jaymalhar V K Seva Sahkari Society hence the charge removed
- On perusal of mutation entry bearing no. 3731 in regard to land S. No. 40/5 dated 22/06/2006 Babasaheb Shahaji Buchade, Manik Shahaji Buchade, Seema Vikram Bhegade, Shahaji Haribhau Buchade sold the said land to Atul Ishwardas Chordia vide sale deed dated 05/05/2006 registered at sr. no. 2775/2006
- On perusal of mutation entry bearing no. 4656 in regard to S. No. 39, 40 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/108/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/929/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(205)/3-14 dated 13 to 18/11/2009 State letter part 4B, page no. 15 to 17 published, hence as per the information remark of Industrial area recorded in the other right column of the said land
- On perusal of mutation entry bearing no. 4657 in regard to S. No. 39 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/109/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/928/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(306)/3-14 dated 24/07/2009 State letter part 4B dated July 30, August 5, 2009, page no. 3 published, hence as per the information remark of Industrial area recorded in the other right column of the said land
- On perusal of mutation entry bearing no. 5953 dated 14/12/2015 it appears that Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Tulsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute, through Gardian Father Hanumant Mahadu Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the consent of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Agarwal sold the subject lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015 against total consideration of Rs. 113,95,68,750/-

10) S. No. 40/6

- On perusal of mutation entry bearing no. 160 in regard to S. No. 40/6, dated 7/01/1929 that Ganpat Narsu Kshirsagar purchased the said land from Maruti Gopala Shinde vide sale deed dated 20/11/1928
- On perusal of mutation entry bearing no. 432 in regard to s. no. 40/6, dated 12/06/1950 Godabai Maruti Shinde her protective tenant under section 3(a) Shri Khandu Dhondu Buchade



- On perusal of mutation entry bearing no. 555 in regard to s. no. 40/6, dated 13/11/1951 that on the land of Yesabai Maruti Shinde, remark of Fragmentation has been recorded
- On perusal of mutation entry bearing no. 576 in regard to s. no. 40/6, dated 26/02/1952 Khandu Dhondu Buchade tenant under section 2(a) of Shri Yesabai Maruti Shinde
- On perusal of mutation entry bearing no. 591 in regard to s. no. 40/6, dated 09/09/1953 that Yesabai Maruti Shinde died on 08/09/1953 leaving behind her legal heirs daughter Tanhabai Shankar Sasar, Venubai Khandu Buchade and Thakubai Narhari Buchade
- On perusal of mutation entry bearing no. 738 in regard to s. no. 40/6, dated 13/02/1962 that Khandu Dhondu Buchade is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 762 in regard to s. no. 40/6, dated 16/04/1962 that Khandu Dhondu Buchade obtained loan of Rs. 400/- from Marunje Cooperative society
- On perusal of mutation entry bearing no. 860 in regard to s. no. 40/6 dated 19/08/1962 that name of Khandu Dhondu Buchade recorded as per Rit 1 and actually in possession hence recorded in ownership column and name of Tanhabai Shankar Sasar, Venubai Khandu Buchade and Thakubai Narhari Buchade deleted
- On perusal of mutation entry bearing no. 1078 in regard to s. no. 40/6, dated 17/11/1980, that Khandu Dhonduba Buchade died on 14/12/1976, leaving behind his legal heirs son Dnyanoba, daughter Prabhatai Nivrutti Marne, Muktabai Genubhau Waikar
- On perusal of mutation entry bearing no. 3523 in regard to land bearing S. No. 39, 40, 41, dated 5/4/2005 that Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao Chandare Janabai Sanjay Bhote, Muktabai Baburao Chandare released all their rights title interest in the said lands vide release deed dated 28/02/2005 registered at sr. no. 1238/2005 in favour of Nivrutti Ramu shinde
- On perusal of mutation entry bearing no. 3598 that Smt Bhagabai Ramu Shinde died leaving behind her legal heirs son Nivrutti Ramu Shinde married daughter and grandson and granddaughter Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao Chandare Janabai Sanjay Bhote, Muktabai Baburao Chandare, but as all the daughter and grandson and grand daughter has already released their rights vide M E no. 3523, accordingly name of Bhagabai deleted and name of Nivrutti Ramu Shinde recorded
- On perusal of mutation entry bearing no. 3620 in regard to S. No. 40/6, dated 28/11/2005 that Dnyanoba Khandu Buchade, Prabhatai Nivrutti Marne, Muktabai Genubhau Marne, Subhash Dnyanoba Buchade, Vivek Dnyanoba Buchade, Santosh Dnyanoba Buchade and Ashok Dnyanoba Buchade sold the said land to Ananda Laxman Shinde, Vijay Narayan Shinde vide sale deed dated 5/10/2005 registered at sr. no. 5108/2005
- On perusal of mutation entry bearing no. 3948 in regard to S. No. 40/6 dated 27/10/2007 that Vijay Narayan Shinde, Ananda Laxman Shinde, Prabhakar Vijay shinde, Rahul Vijay Shinde, Sunita Janardan Garade, Shantabai Laxman Shinde, Ganesh Laxman Shinde, Vaishali Sanjay Valke, Surekha and Sushila through gaurdian Vijay Narayan Shinde, Parvatibai Marutirao Jambhuikar, Gunabai Sudam Barne, sold the said land to

Mahendra Ramchandra Sanas vide sale deed dated 21/09/2007 registered at sr. no. 6824/2007

- On perusal of mutation entry bearing no. 4656 in regard to S. No. 39, 40 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/108/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/929/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(205)/3-14 dated 13 to 18/11/2009 State letter part 4B, page no. 15 to 17 published, hence as per the information remark of Industrial area recorded in the other right column of the said land
- On perusal of mutation entry bearing no. 4657 in regard to S. No. 39 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/109/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/928/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(306)/3-14 dated 24/07/2009 State letter part 4B dated July 30, August 5, 2009, page no. 3 published, hence as per the information remark of Industrial area recorded in the other right column of the said land.
- On perusal of mutation entry no. 5074 dated 9/1/2012 it appears that Tahsildar Tal. Mulshi has given an order bearing No. HANO/SR/158/11 Paud dated 27/12/2011 where in as per Sec. 155 of Maharashtra Land Revenue Code 1966 the correction has been carried on S.No. 40/6 and by virtue of correction the wrong mutation entry bearing no. 176 has been removed and 576 has been recorded.
- On perusal of mutation entry bearing no. 5953 dated 14/12/2015 it appears that Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Tulsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute, through Gardian Father Hanumant Mahadu Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the consent of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Agarwal sold the subject lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015 against total consideration of Rs. 113,95,68,750/-

11) S. No. 40/7

- On perusal of mutation entry bearing no. 433 in regard to s. no. 40/7, dated 12/06/1950 Kashibai Rakhama Shinde her protective tenant under section 3(a) Shri Hari Laxman Shinde
- On perusal of mutation entry bearing no. 471 in regard to s. no. 40/7, dated 08/07/1951 Tukaram Genu Shinde his tenant under section 2(a) Shri Nama Mhatu Shinde, Raghu Genu Shinde Narayan Raghuji Shinde



- On perusal of mutation entry bearing no. 551 in regard to s. no. 39/5, 39/10, 40/7, 40/8, dated 13/11/1951 that on the land of Tukaram Genu Shinde, remark of Fragmentation has been recorded
- On perusal of mutation entry bearing no. 683 in regard to s. no. 39/5, 39/10, 40/8, 40/7, 40/2 dated 05/09/1959 that Mahadev Shankar Murkute purchased the said land from Tukaram Genu Shinde vide sale deed dated 19/06/1959, but actual possession is with Protective tenant hence his name kept in the other right column
- On perusal of mutation entry bearing no. 732 in regard to s. no. 39/2+13, 39/3, 39/4, 40/2, 40/3, 40/4, 40/7, 40/8 dated 13/02/1962 that Namdev Mahadu Shinde is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 733 in regard to s. no. 39/2+13, 39/3, 39/8, 39/13, 40/3, 40/7, dated 13/02/1962 that Namdev Mahadu Shinde is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 734 in regard to s. no. 39/2+13, 40/7, 40/10, dated 13/02/1962 that Narayan Genu Shinde is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 736 in regard to s. no. 39/11, 40/1, 40/3, 40/7, dated 13/02/1962 that Hari Laxman Shinde is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 1124 in regard to S no. 39/10, 40/2, 40/7, 40/8, dated 10/02/1984 that as per the order of Tahsildar in case no. TLAK/863/83 dated 01/19/1984, that the Fragment remark on Mahadu Shankar Murkute's land has been deleted
- On perusal of mutation entry bearing no. 1148 in regard to S. no. 39/10, 40/2, 40/7, 40/8 dated 05/07/1985 that Mahadev Shankar Murkute obtained loan of Rs. 10,000/- from Hinjewadi Vikas Karyakari Seva Sahkari Society on 05/07/1985
- On perusal of mutation entry bearing no. 1201 in regard to s. no. 39/10, 40/2, 40/7, 40/8, dated 30/09/1988 that Mahadev Shankar Murkute obtained loan of rs. 15,000/- from Hinjewadi Vikas Karyakari Seva Sahkari society
- On perusal of mutation entry bearing no. 1237 in regard to S. No. 39/5, 39/10, 40/2, 40/7, 40/8, 39/8, 40/11 dated 25/05/1990 that Mahadev Shankar Murkute died on 27/04/1990 leaving behind his legal heirs son Suresh/Suryakant, Rambhau, Vilas, Hanumant Ashok, widow Kalawati
- On perusal of mutation entry bearing no. 1249 in regard to s. no. 39/10, 40/2, 40/7, 40/8, 39/9, dated 21/08/1990 that Suresh Mahadu Murkute obtained loan of Rs. 20,000/- from Hinjewadi Vikas Karyakari Sahkari Society on 21/08/1990
- On perusal of mutation entry bearing no. 1253 in regard to s. no. 39/10, 40/2, 40/7, 40/8, 39/9, dated 28/09/1990 that Suresh Mahadu Murkute obtained loan of Rs. 20,000/- from Hinjewadi Vikas Karyakari Sahkari Society on 26/09/1990
- On perusal of mutation entry bearing no. 1370 in regard to s. no. 39/10, 40/2, 40/7, 40/8, 39/5, dated 02/09/1992 that Shri Suresh/Suryakant Mahadu Murkute repaid the entire loan amount of Hinjewadi V K Seva Sahkari Society Ltd hence the charge removed
- On perusal of mutation entry bearing no. 1418 in regard to s. no. 39/5, 39/10, 40/2, 40/7, 40/8, 39/9 dated 23/10/1993 that all the loan of Hinjewadi V K Sahkari Society i.e. Rs. 20,000/- dt 26/09/1990, Rs. 10,000/- 05/07/1985, Rs. 15,000/- dt 30/09/1988 and Rs. 20,000/- dt 21/08/1990, Rs. 10,000/- dt 05/07/1985, Rs. 15,000/- dt 30/09/1988 and Rs. 20,000/- dt



21/08/1990, and all these loan has been repaid hence the charge from other right column has been removed

- On perusal of mutation entry bearing no. 3192 in regard to S. No. 39/1+12p, 39/5p, 39/10p 40/7, dated 22/11/2002 that Suresh/Suryakant Buchade obtained loan of Rs. 60,000/- from Jaymalhar V K S Society Marunje
- On perusal of mutation entry bearing no. 3523 in regard to land bearing S. No. 39, 40, 41, dated 5/4/2005 that Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao Chandare, Janabai Sanjay Bhote, Muktabai Baburao Chandare released all their rights title interest in the said lands vide release deed dated 28/02/2005 registered at sr. no. 1238/2005 in favour of Nivrutti Ramu shinde
- On perusal of mutation entry bearing no. 3598 that Smt Bhagabai Ramu Shinde died leaving behind her legal heirs son Nivrutti Ramu Shinde married daughter and grandson and granddaughter Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao Chandare, Janabai Sanjay Bhote, Muktabai Baburao Chandare, but as all the daughter and grandson and granddaughter has already released their rights vide M E no. 3523, accordingly name of Bhagabai deleted and name of Nivrutti Ramu Shinde recorded
- On perusal of mutation entry bearing no. 3686 in regard to S. No. 40/7 dated 16/03/2006 that Suresh/Suryakant Mahadu Murkute, Shobha, Nitin, Pandurang Suryakant Murkute, Ashok Mahadu Murkute, Kalpana, Atharva, Gaurav Ashok Murkute, Vilas Mahadu Murkute, Sunita, Yogita, Priyanka Vilas Murkute, Hanumant Mahadu Murkute, Talsa, Akash, Akshaya Hanumant Murkute, Mukatabai Ramdas Murkute sold the said land to Atul Ishwardas Chordia and Surendra Ramchandra Sanas vide sale deed dated 31/01/2006 registered at sr. no. 6861/2005
- On perusal of mutation entry bearing no. 4656 in regard to S. No. 39, 40 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/108/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/929/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(205)/3-14 dated 13 to 18/11/2009 State letter part 4B, page no. 15 to 17 published, hence as per the information remark of Industrial area recorded in the other right column of the said land
- On perusal of mutation entry bearing no. 4657 in regard to S. No. 39 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/109/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/928/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(306)/3-14 dated 24/07/2009 State letter part 4B dated July 30, August 5, 2009, page no. 3 published, hence as per the information remark of Industrial area recorded in the other right column of the said land
- On perusal of mutation entry bearing no. 4809 in regard to S. No. 39/11 dated 08/04/2011 that Nivrutti Ramu Shinde repaid the entire loan of Jaymalhar V K Seva Sahkari Society Ltd Marunje hence the charge removed



- On perusal of mutation entry bearing no. 4825 in regard to S. No. 39/1, 40/7 dated 07/05/2011 that Suryakant Mahadu Murkute repaid the entire loan of Jaymalhar V K Seva Sahkari Society Ltd Marunje hence the charge removed.
- On perusal of mutation entry bearing no. 5953 dated 14/12/2015 it appears that Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Tulsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute, through Gardian Father Hanumant Mahadu Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the consent of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Agarwal sold the subject lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015 against total consideration of Rs. 113,95,68,750/-

12) S. NO. 40/8: -

- On perusal of mutation entry bearing no. 429 in regard to s. no. 39/5, 40/2, 40/8, Tukaram Genu Shinde his protective tenant under section 3(a) Shri Namdev Mahadu Shinde for 40/2 & 40/8, and Hari Nama Bhanuse for 39/5
- On perusal of mutation entry bearing no. 683 in regard to s. no. 39/5, 39/10, 40/8, 40/7, 40/2 dated 05/09/1959 that Mahadev Shankar Murkute purchased the said land from Tukaram Genu Shinde vide sale deed dated 19/06/1959, but actual possession is with Protective tenant hence his name kept in the other right column
- On perusal of mutation entry bearing no. 1124 in regard to S no. 39/10, 40/2, 40/7, 40/8, dated 10/02/1984 that as per the order of Tahsildar in case no. TLAK/863/83 dated 01/19/1984, that the Fragment remark on Mahadu Shankar Murkute's land has been deleted
- On perusal of 7/12 extract for the year 1940 to 1952 of the said land, from the Other Rights column, it appears that the name of Shankar Mukinda Murkute is appearing as simple tenant by virtue of M. E. No. 577. However, in the subsequent 7/12 extracts, it appears that the name of father of the said Shankar is mentioned as Mahadu instead of Mukinda and the same is appearing till today. The present report is given subject to the said entry of simple tenant in other right column.
- On perusal of mutation entry bearing no. 1148 in regard to S. no. 39/10, 40/2, 40/7, 40/8 dated 05/07/1985 that Mahadev Shankar Murkute obtained loan of Rs. 10,000/- from Hinjewadi Vikas Karyakari Seva Sahkari Society on 05/07/1985
- On perusal of mutation entry bearing no. 1201 in regard to s. no. 39/10, 40/2, 40/7, 40/6, dated 30/09/1988 that Mahadev Shankar Murkute obtained loan of rs. 15,000/- from Hinjewadi Vikas Karyakari Seva Sahkari society
- On perusal of mutation entry bearing no. 1237 in regard to S. No. 39/5, 39/10, 40/2, 40/7, 40/8, 39/8, 40/11 dated 25/05/1990 that Mahadev Shankar Murkute died on 27/04/1990 leaving behind his legal heirs son Suresh/Suryakant, Rambhau, Vilas, Hanumant Ashok, widow Kalawati



- On perusal of mutation entry bearing no. 1249 in regard to s. no. 39/10, 40/2, 40/7, 40/8, 39/9, dated 21/08/1990 that Suresh Mahadu Murkute obtained loan of Rs. 20,000/- from Hinjewadi Vikas Karyakari Sahkari Society on 21/08/1990
- On perusal of mutation entry bearing no. 1253 in regard to s. no. 39/10, 40/2, 40/7, 40/8, 39/9, dated 28/09/1990 that Suresh Mahadu Murkute obtained loan of Rs. 20,000/- from Hinjewadi Vikas Karyakari Sahkari Society on 26/09/1990
- On perusal of mutation entry bearing no. 1370 in regard to s. no. 39/10, 40/2, 40/7, 40/8, 39/5, dated 02/09/1992 that Shri Suresh/Suryakant Mahadu Murkute repaid the entire loan amount of Hinjewadi V K Seva Sahkari Society Ltd hence the charge removed
- On perusal of mutation entry bearing no. 1418 in regard to s. no. 39/5, 39/10, 40/2, 40/7, 40/8, 39/9 dated 23/10/1993 that all the loan of Hinjewadi V K Sahkari Society i.e. Rs. 20,000/- dt 26/09/1990, Rs. 10,000/- 05/07/1985, Rs. 15,000/- dt 30/9/1988, Rs. 20,000/- dt 21/08/1990, Rs. 10,000/- dt 05/07/1985, Rs. 15,000/- dt 30/09/1988 and Rs. 20,000/- dt 21/08/1990, and all these loan has been repaid hence the charge from other right column has been removed
- On perusal of mutation entry bearing no. 3436 in regard to S. No. 40/2, 40/8 dated 25/08/2004 that Hanumant Mahadu Murkute obtained loan of Rs. 2,25,000/- from Canara Bank, Hinjewadi Branch
- On perusal of mutation entry bearing no. 3483 in regard to S. No. 40/2, 40/8 dated 19/01/2005 that Hanumant Mahadu Murkute obtained loan of Rs. 2,25,000/- from Canara Bank, Hinjewadi Branch vide mortgage deed dated 31/07/2004 registered at sr. no. 4352/2004
- On perusal of mutation entry bearing no. 3523 in regard to land bearing S. No. 39, 40, 41, dated 5/4/2005 that Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao Chandare, Janabai Sanjay Bhote, Muktabai Baburao Chandare released all their rights title interest in the said lands vide release deed dated 28/02/2005 registered at sr. no. 1238/2005 in favour of Nivrutti Ramu shinde
- On perusal of mutation entry bearing no. 3598 that Smt Bhagabai Ramu Shinde died leaving behind her legal heirs son Nivrutti Ramu Shinde married daughter and grandson and granddaughter Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao Chandare, Janabai Sanjay Bhote, Muktabai Baburao Chandare, but as all the daughter and grandson and granddaughter has already released their rights vide M E no. 3523, accordingly name of Bhagabai deleted and name of Nivrutti Ramu Shinde recorded
- On perusal of mutation entry bearing no. 3650 in regard to S. No. 40/2, 40/8 dated 30/12/2005 that Hanumant Mahadu Murkute had obtained loan of Rs. 2,25,000/- from Canara Bank, Hinjewadi Branch and the same has been repaid hence the charge from other right column removed
- On perusal of mutation entry bearing no. 3966 in regard to S. No. 40/8, dated 23/11/2007 that Akash Hanumant Murkute, Akshaya Hanumant Murkute, Hanumant Mahadu Murkute, Tulsa Hanumant Murkute agreed to sale the said land to Atul Ishwardas Chordia and Surendra Ramchandra Sanas vide Agreement to sale dated 23/11/2005 no. 6869/2005, but the said transaction is not sale deed and its Agreement hence the mutation entry cancelled
- On perusal of mutation entry bearing no. 4656 in regard to S. No. 39, 40 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/108/10



dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/929/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(205)/3-14 dated 13 to 18/11/2009 State letter part 4B, page no. 15 to 17 published, hence as per the information remark of Industrial area recorded in the other right column of the said land

- On perusal of mutation entry bearing no. 4657 in regard to S. No. 39 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/109/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/928/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(306)/3-14 dated 24/07/2009 State letter part 4B dated July 30, August 5, 2009, page no. 3 published, hence as per the information remark of Industrial area recorded in the other right column of the said land.

- On perusal of mutation entry bearing no. 5953 dated 14/12/2015 it appears that Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Tulsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute, through Gardian Father Hanumant Mahadu Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the consent of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Agarwal sold the subject lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015 against total consideration of Rs. 113,95,68,750/-

13) S. NO. 40/9/1: -

- On perusal of mutation entry bearing no. 228 in regard to S. no. 40/9 and 41/3, dated 03/11/1935 that Bhima Raghu Shinde died on 30/07/1935 leaving behind his legal heirs real brother Narayan Raghu Shinde, taken on record as Karta manager of HUF

- On perusal of mutation entry bearing no. 241 in regard to S. No. 40/9, 41/3 and 41/4 dated 01/06/1938 that Narayan Raghu Shinde entered into Mortgage deed on 27/10/1937 for 2 years with M/s Chairmen Co operative Society Marunje Shri Appa Rama Jagtap for Rs. 100/-

- On perusal of mutation entry bearing no. 603 dated 17/09/1954 it appears that Shri Hari Laxman Shinde gave an Ikrar to Secretary Co-operative Society.

- On perusal of mutation entry bearing no. 782 in regard to s. no. 40/4, 40/9, 41/3, 41/6 dated 16/04/1962 that Hari laxman Shinde obtained loan of rs. 450/- from Marunje Cooperative Society

- On perusal of mutation entry bearing no. 787 dated 16/04/1962 it appears that Shri Narayan Raghu Shinde gave an Ikrar on 31/30/1961 to Secretary Co-operative Society for Rs. 600/-



- On perusal of mutation entry bearing no. 968 dated 11/05/1969 that Namdev Mahatu Shinde, Narayan Raghu Shinde, Dhondu Hari Shinde, Ramu Genu Shinde filed an application and given deposition that the lands mentioned therein are our ancestral land and our name is appearing as karta manager of HUF, and among all our family members we have effected partition 20 years back and as per that partition we are in possession of respective lands allotted in the partition, hence as per the partition and possession our name to be recorded on revenue record and accordingly it has been recorded in the following manner (a) Namdev Mahatu & Vitthal Mahatu Shinde for S. No. 40/4(p), 41/4(p), 39/8 (p), 39/3(p), 39/6+7A, (b) Ramu Genu Shinde for 40/1 (p), 41/6(p), 39/8(p), 39/4(p), 39/3b, 39/2+13, 39/6+7b, (c) Dhondu Hari Shinde for S. No. 40/9(p), 40/4(p), 40/1(p), 41/6(p), 41/3(p), 39/8(p), 39/3c, 39/2+13(p), 39/6+7c (d) Narayan Raghu Shinde for s. no. 40/10, 40/9(p), 40/3, 41/4(b), 41/3(b), 41/2, 39/8(p), 39/4(p), 39/6+7d
- On perusal of mutation entry bearing no. 2392 in regard to S. No. 39/4B, 39/6+7D, 39/8D, 40/3, 40/9A, 40/10, 41/2, 41/3b, 41/4b, dated 29/07/2000 that Vijay Narayan Shinde filed an application that Narayan Raghu Shinde died 20/08/1999 leaving behind his legal heirs son Vijay, Laxman, daughter Parvatibai Maruti Jambhulkar, Gunabai Sudam Barne, nee Anand Laxman Shinde, Ganesh Laxman Shinde, neice Vaishali Sanjay Valke, daughter in law Sahntabai Laxman Shinde
- On perusal of mutation entry bearing no. 2676 in regard to S. No. 39/4B, 39/6+7D, 39/8D, 40/3, 40/9A, 40/10, 41/2, 41/3b, 41/4b, dated 22/07/2001 that Vijay Narayan Shinde has obtained loan of Rs. 70,000/- from Jay Malhar V K S Society
- On perusal of mutation entry bearing no. 3523 in regard to land bearing S. No. 39, 40, 41, dated 5/4/2005 that Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao Chandare, Janabai Sanjay Bhote, Muktabai Baburao Chandare released all their rights title interest in the said lands vide release deed dated 28/02/2005 registered at sr. no. 1238/2005 in favour of Nivrutti Ramu Shinde
- On perusal of mutation entry bearing no. 3598 that Smt Bhagabai Ramu Shinde died leaving behind her legal heirs son Nivrutti Ramu Shinde married daughter and grandson and granddaughter Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao Chandare, Janabai Sanjay Bhote, Muktabai Baburao Chandare, but as all the daughter and grandson and granddaughter has already released their rights vide M E no. 3523, accordingly name of Bhagabai deleted and name of Nivrutti Ramu Shinde recorded
- On perusal of mutation entry bearing no. 3750 in regard to S. No. 39/4/2, 39/8/4, 40/3, 40/9/1, 40/10, 41/2, 41/3/2, 41/4/2 dated 18/07/2006 Vijay Narayan Shinde repaid the entire loan of Jaymalhar V K Seva Sahkari Society Marunje hence the charge removed
- On perusal of mutation entry bearing no. 3949 in regard to S. No. 40/3, 40/9/1, 40/10, 39/6/6 dated 27/10/2007 that Vijay Narayan Shinde, Ananda Laxman Shinde, Prabhakar Vijay Shinde, Rahul Vijay Shinde, Sunita Janardan Garade, Shantabai Laxman Shinde, Ganesh Laxman Shinde, Vaishali Sanjay Valke, Surekha and Sushila through guardian Vijay Narayan Shinde, Parvatibai Marutirao Jambhulkar, Gunabai Sudam Barne, sold the said land to Mahendra Ramchandra Sanas vide sale deed dated 21/09/2007 registered at sr. no. 6621/2007
- On perusal of mutation entry bearing no. 4656 in regard to S. No. 39, 40 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/108/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no.



acquisition/13/Astha-2/Kavi/929/10 dated 29/09/2010 and as per these order the land at village Marunje has been delcraed as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(205)/3-14 dated 13 to 18/11/2009 State letter part 4B, page no. 15 to 17 published, hence as per the information remark of Industrial area recorded in the other right column of the said land

- On perusal of mutation entry bearing no. 4657 in regard to S. No. 39 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/109/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/928/10 dated 29/09/2010 and as per these order the land at village Marunje has been delcraed as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(306)/3-14 dated 24/07/2009 State letter part 4B dated July 30, August 5, 2009, page no. 3 published, hence as per the information remark of Industrial area recorded in the other right column of the said land.

- On perusal of mutation entry bearing no. 5953 dated 14/12/2015 it appears that Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Tulsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute, through Gardian Father Hanumant Mahadu Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the conset of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Agarwal sold the subject lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015 against total consideration of Rs. 113,95,68,750/-

14) S. NO. 40/9/2: -

- On perusal of mutation entry bearing no. 228 in regard to S. no. 40/9 and 41/3, dated 03/11/1935 that Bhima Raghu Shinde died on 30/07/1935 leaving behind his legal hiers real brother Narayan Raghu Shinde, taken on record as Karta manager of HUF

- On perusal of mutation entyr bearing no. 241 in regard to S. No. 40/9, 41/3 and 41/4 dated 01/06/1938 that Narayan Raghu Shinde entered into Mortgage deed on 27/10/1937 for 2 years with M/s Chairmen Co operative Society Marunje Shri Appa Rama Jagtap fro Rs. 100/-

- On perusal of mutation entry bearing no. 603 dated 17/09/1954 it appears that Shri Hari Laxman Shinde gave an Ikrar to Secretary Co-operative Society

- On perusal of mutation entry bearing no. 782 in regard to s. no. 40/4, 40/9, 41/3, 41/6 dated 16/04/1962 that Hari laxman Shinde obtained loan of rs. 450/- from Marunje Cooperative Society

- On perusal of mutation entry bearing no. 787 dated 16/04/1962 it appears that Shri Narayan Raghu Shinde gave an Ikrar on 31/30/1961 to Secretary Co-operative Society for Rs. 600/-

- On perusal of mutation entry bearing no. 968 dated 11/05/1969 that Namdev Mahatu Shinde, Narayan Raghu Shinde, Dhondu Hari Shinde, Ramu Genu Shinde filed an

application and given deposition that the lands mentioned therein are our ancestral land and our name is appearing as karta manager of HUF, and among all our family members we have effected partition 20 years back and as per that partition we are in possession of respective lands allotted in the partition, hence as per the partition and possession our name to be recorded on revenue record and accordingly it has been recorded in the following manner (a) Namdev Mhatu & Vitthal Mahatu Shinde for S. No. 40/4(p), 41/4(p), 39/8 (p), 39/3(p), 39/6+7A, (b) Ramu Genu Shinde for 40/1 (p), 41/6(p), 39/8(p), 39/4(p), 39/3b, 39/2+13, 39/6+7b, (c) Dhondu Hari Shinde for S. No. 40/9(p), 40/4(p), 40/1(p), 41/6(p), 41/3(p), 39/8(p), 39/3c, 39/2+13(p), 39/6+7c (d) Narayan Raghu Shinde for s. no. 40/10, 40/9(p), 40/3, 41/4(b), 41/3(b), 41/2, 39/8(p), 39/4(p), 39/6+7d

- On perusal of mutation entry bearing no. 1019 in regard to s. no. 40/4B, 40/9B, 41/6b, 41/3a, 01/08/1976 that Maharashtra State Cooperative Land development Bank Ltd branch Pune given loan to Dhondiba Haribhau Shinde, and accordingly entered into Mortgage with possession, hence name of the said bank recorded in the ownership column and name of owner recorded in other right column

- On perusal of mutation entry bearing no. 1116 in regard to s. no. 40/4B, 40/9B, 41/6B, 41/3A, dated 13/02/1983 that Dhondiba Haribhau Shinde repaid the entire loan of Maharashtra State Cooperative Land Development Bank Ltd on 30/06/1982 and hence the charge removed and name of owner recorded again in the ownership column

- On perusal of mutation entry bearing no. 1419 in regard to S. No. 39/3C, 39/6+7A, 39/8C, 39/2+13B, 40/1B, 40/4B, 40/9B, 41/3A, 41/6A dated 11/11/1993 that Shri Dhondiba Haribhau Shinde filed an application stating that the said lands are exclusively in my name but all these lands being ancestral land name of other coowner to be recorded i.e. name of 2 real brother, 3 sister and one mother and accordingly name of Dhondiba Haribhau Shinde, Kisan Haribhau Shinde, Dattatray Haribhau Shinde, sister Shantabai Maruti Kedari, Anjanabai Mahadu Jambhulkar, Kamalabai Bhagwan Kedari and mother Narmadabai Haribhau Shinde

- On perusal of mutation entry bearing no. 2335 in regard to S. No. 39/3C, 39/6+7C, 39/2+13B, 40/1B, 40/4B, 40/9B, 41/3A, dated 25/05/2000 that Kisan Haribhau Shinde filed an application that name of following people to be recorded Kisan Haribhau Shinde, Dattatray Haribhau Shinde, Shantabai Maruti Kedari, Anjanabai Mahadu Jambhulkar, Kamalabai Bhagwan Kedari. vide mutation entry 968 name of Dhondu Hari Shinde, but name of other legal heirs were not recorded hence name of all the legal heirs recorded now

- On perusal of mutation entry bearing no. 3449 dated 27/10/2004 that as per the land consolidation the s no and its hissa has been corrected and accordingly S No. 39/1+12 to 39/1, 39/2+13B to 39/2, 39/3A to 39/3/1, 39/3B to 39/3/2, 39/3C to 39/3/3, 39/4A to 39/4/1, 39/4B to 39/4/2, 39/6+7A to 39/6/1, 39/6+7A/2 to 39/6/2, 39/6+7B to 39/6/3, 39/6+7C/1 to 39/6/4, 39/6+7C/2 to 39/6/5, 39/6+7D to 39/6/6, 39/8A to 39/8/1, 39/8B to 39/8/2, 39/8C to 39/8/3, 39/8D to 39/8/4, 40/1A to 40/1/1, 40/1B to 40/1/2, 40/4A to 40/4/1, 40/4B to 40/4/2, 40/9A to 40/9/1, 40/9B to 40/9/2, 41/3A to 41/3/1, 41/3B to 41/3/2, 41/4A to 41/4/1, 41/4B to 41/4/2, 41/6A to 41/6/1, 41/6B to 41/6/2, 51/3A to 51/3/1, 51/3B to 51/3/2, 51/7A to 51/7/1, 51/7B to 51/7/2

- On perusal of mutation entry bearing no. 3523 in regard to land bearing S. No. 39, 40, 41, dated 5/4/2005 that Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao Chandare, Janabai Sanjay Bhote, Muktabai Baburao Chandare released all



their rights title interest in the said lands vide release deed dated 28/02/2005 registered at sr. no. 1238/2005 in favour of Nivrutti Ramu Shinde

- On perusal of mutation entry bearing no. 3579 in regard to S. No. 39/3/3, 39/6/4, 39/8/3, 39/2, 40/1/2, 40/4/2, 40/9/2, 41/3/1 that Dhondu Hari Shinde repaid the entire loan amount hence the charge of Jaymihar V K Seva Sahkari Society Ltd has been removed
- On perusal of mutation entry bearing no. 3598 that Smt Bhagabai Ramu Shinde died leaving behind her legal heirs son Nivrutti Ramu Shinde married daughter and grandson and granddaughter Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao Chandare, Janabai Sanjay Bhote, Muktabai Baburao Chandare, but as all the daughter and grandson and granddaughter has already released their rights vide M E no. 3523, accordingly name of Bhagabai deleted and name of Nivrutti Ramu Shinde recorded
- On perusal of mutation entry bearing no. 3685 in regard to S. No. 40/1/2, 40/4/2, 40/9/2, 39/2, 39/3/3, 39/8/3 dated 16/03/2006 that Dhondiba Haribhau Shinde, Jijabai Dhondiba Shinde, Kailas Dhondiba Shinde, Manjula Kailas Shinde, Mayur Kailas Shinde, Tanuja Kailas Shinde, Onkar Kailas Shinde, Sudam Dhondiba Shinde, Mangal Sudam Shinde, Shradha Sudam Shinde, Sneha Sudam Shinde, Gajarabai Dilip Bhegade, Bhagyashree Rajaram Tapkir, Kisan Haribhau Shinde, Radhabai Kisan Shinde, Sangeeta Bhagwan Shinde, Mandabai Bapu Balkawade, Jayshree Bhagwan Shitole, Leelabai Bharat Jaykade, Santosh Kisan Shinde, Swati Lalu Ghotkule, Somnath Kisan Shinde, Dattatray Haribhau Shinde, Mainabai D Shinde, Maruti D Shinde, Nilima Maruti Shinde, Seema Deepak Shailar, Manohar Dattatray Shinde, Bhima Dattatray Shinde, sold the said land to Atul Ishwardas Chordia and Surendra Ramchandra Sanas vide sale deed dated 18/02/2006 registered at sr.no. 954/2006.
- On perusal of mutation entry bearing no. 4656 in regard to S. No. 39, 40 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/108/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/929/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(205)/3-14 dated 13 to 18/11/2009 State letter part 4B, page no. 15 to 17 published, hence as per the information remark of Industrial area recorded in the other right column of the said land
- On perusal of mutation entry bearing no. 4657 in regard to S. No. 39 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/109/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/928/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(306)/3-14 dated 24/07/2009 State letter part 4B dated July 30, August 5, 2009, page no. 3 published, hence as per the information remark of Industrial area recorded in the other right column of the said land.
- On perusal of mutation entry bearing no. 5953 dated 14/12/2015 it appears that Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Talsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute, through Gardian Father Hanumant Mahadu



Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the consent of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Agarwal sold the subject lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015 against total consideration of Rs. 113,95,68,750/-

15) S. NO. 40/10: -

- On perusal of mutation entry bearing no. 470 in regard to s. no. 39/4, 40/10, dated 08/07/1951 Mahatu Genu Shinde his tenant under section 2(a) Shri Narayan Raghu shinde for 40/10 and Ramu Genu Shinde for 39/4
- On perusal of mutation entry bearing no. 734 in regard to s. no. 39/2+13, 40/7, 40/10, dated 13/02/1962 that Narayan Genu Shinde is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 968 dated 11/05/1969 that Namdev Mahatu Shinde, Narayan Raghu Shinde, Dhondur Hari Shinde, Ramu Genu Shinde filed an application and given deposition that the lands mentioned therein are our ancestral land and our name is appearing as karta manager of HUF, and among all our family members we have effected partition 20 years back and as per that partition we are in to possession of respective lands allotted in the partition, hence as per the partition and possession our name to be recorded on revenue record and accordingly it has been recorded in the following manner (a) Namdev Mahatu & Vitthal Mahatu Shinde for S. No. 40/4(p), 41/4(p), 39/8 (p), 39/3(p), 39/6+7A, (b) Ramu Genu Shinde for 40/1 (p), 41/6(p), 39/8(p), 39/4(p), 39/3b, 39/2+13, 39/6+7b, (c) Dhondur Hari Shinde for S. No. 40/9(p), 40/4(p), 40/1(p), 41/6(p), 41/3(p), 39/8(p), 39/3c, 39/2+13(p), 39/6+7c (d) Narayan Raghu Shinde for s. no. 40/10, 40/9(p), 40/3, 41/4(b), 41/3(b), 41/2, 39/8(p), 39/4(p), 39/6+7d
- On perusal of mutation entry bearing no. 2392 in regard to S. No. 39/4B, 39/6+7D, 39/8D, 40/3, 40/9A, 40/10, 41/2, 41/3b, 41/4b, dated 29/07/2000 that Vijay Narayan Shinde filed an application that Narayan Raghu Shinde died 20/08/1999 leaving behind his legal heirs son Vijay, Laxman, daughter Parvatibai Maruti Jhambhulkar, Gunabai Sudam Bame, nephew Anand Laxman Shinde, Ganesh Laxman Shinde, niece Vaishali Sanjay Valke, daughter in law Sahntabai Laxman Shinde
- On perusal of mutation entry bearing no. 2676 in regard to S. No. 39/4B, 39/6+7D, 39/8D, 40/3, 40/9A, 40/10, 41/2, 41/3b, 41/4b, dated 22/07/2001 that Vijay Narayan Shinde has obtained loan of Rs. 70,000/- from Jay Malhar V K S Society
- On perusal of mutation entry bearing no. 3523 in regard to land bearing S. No. 39, 40, 41, dated 5/4/2005 that Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao Chandare, Janabai Sanjay Bhote, Muktabai Baburao Chandare released all their rights title interest in the said lands vide release deed dated 28/02/2005 registered at sr. no. 1238/2005 in favour of Nivrutti Ramu shinde
- On perusal of mutation entry bearing no. 3598 that Smt Bhagabai Ramu Shinde died leaving behind her legal heirs son Nivrutti Ramu Shinde married daughter and grandson and granddaughter Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao Chandare, Janabai Sanjay Bhote, Muktabai Baburao Chandare, but as all the



daughter and grandson and granddaughter has already released their rights vide M E no. 3523, accordingly name of Bhagabai deleted and name of Nivrutti Ramu Shinde recorded

- On perusal of mutation entry bearing no. 3750 in regard to S. No. 39/4/2, 39/8/4, 40/3, 40/9/1, 40/10, 41/2, 41/3/2, 41/4/2 dated 18/07/2006 Vijay Narayan Shinde repaid the entire loan of Jaymalhar V K Seva Sahkari Society Marunje hence the charge removed

- On perusal of mutation entry bearing no. 3949 in regard to S. No. 40/3, 40/9/1, 40/10, 39/6/6 dated 27/10/2007 that Vijay Narayan Shinde, Ananda Laxman Shinde, Prabhakar Vijay shinde, Rahul Vijay Shinde, Sunita Janardan Garade, Shantabai Laxman Shinde, Ganesh Laxman Shinde, Vaishali Sanjay Valke, Surekha and Sushila through gaurdian Vijay Narayan Shinde, Parvatibai Marutirao Jambhulkar, Gunabai Sudam Barne, sold the said land to Mahendra Ramchandra Sanas vide sale deed dated 21/09/2007 registered at sr. no. 6821/2007

- On perusal of mutation entry bearing no. 4656 in regard to S. No. 39, 40 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/108/10 dataed 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/929/10 dated 29/09/2010 and as per these order the land at village Marunje has been delcraed as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(205)/3-14 dated 13 to 18/11/2009 State letter part 4B, page no. 15 to 17 published, hence as per the information remark of Industrial area recorded in the other right column of the said land

- On perusal of mutation entry bearing no. 4657 in regard to S. No. 39 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/109/10 dataed 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/928/10 dated 29/09/2010 and as per these order the land at village Marunje has been delcraed as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(306)/3-14 dated 24/07/2009 State letter part 4B dated July 30, August 5, 2009, page no. 3 published, hence as per the information remark of Industrial area recorded in the other right column of the said land.

- On perusal of mutation entry bearing no. 5953 dated 14/12/2015 it appears that Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Tulsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute, through Gardian Father Hanumant Mahadu Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the consert of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Agarwal sold the subject lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015 against total consideration of Rs. 113,95,68,750/-

16) S. NO. 40/11: -



- On perusal of mutation entry bearing no. 410 in regard to s. no. 39/9, 40/11, dated 21/12/1948 that Sadashiv Shankar Murkute, Mahadu Shankar and Sahadu Shankar Murkute purchased the said land from Bajabai Dagadu Shinde vide sale deed dated 20/9/1948
- On perusal of mutation entry bearing no. 434 in regard to s. no. 40/11, dated 12/06/1950 Bayadabai Dagadu Shinde her protective tenant under section 3(a) Shri Shankar Mukinda Murkute
- On perusal of mutation entry bearing no. 739 in regard to s. no. 40/11, dated 13/02/1962 that Shankar Mukinda Murkute is not in possession since 1952 -1953 hence his name from other right column deleted
- On perusal of mutation entry bearing no. 788 in regard to s. no. 39/1/2, 39/9, 40/11, 41/5 dated 16/04/1962 that Sadashiv Shankar Murkute obtained loan of rs. 700/- from Marunje Cooperative Society
- On perusal of mutation entry bearing no. 1237 in regard to S. No. 39/5, 39/10, 40/2, 40/7, 40/8, 39/8, 40/11 dated 25/05/1990 that Mahadev Shankar Murkute died on 27/04/1990 leaving behind his legal heirs son Suresh/Suryakant, Rambhau, Vilas, Hanumant Ashok, widow Kalawati
- On perusal of mutation entry bearing no. 1257 in regard to s. no. 39/9, 40/11, dated 28/09/1990 that Sahadu Shankar Murkute obtained loan of Rs. 3600/- from Hinjewadi Vikas Karyakari Sahkari Society on 21/09/1990
- On perusal of mutation entry bearing no. 2433 dated 28/08/2000 that as per Tahsildar Mulshi, order no. HANO/vatap/SR/33/2000 dated 3/08/2000, in the following manner partition has been effected: Lands allotted to Tanaji Sadashiv Murkute are S. No. 41/5p, 39/9p, 40/11p, Lands allotted to Vasant Sadashiv Murkute are S. No. 41/5p, 39/9p, 40/11p, Lands allotted to Nandkumar Sadashiv Murkute are S. No. 41/5p, 39/9p, 40/11p, Lands allotted to Rohidas Sahadu Murkute are S. No. 41/5p, 39/9p, 40/11p, Lands allotted to Ramesh Sahadu Murkute are S. No. 41/5p, 39/9p, 40/11p, Lands allotted to Bhanudas Sahadu Murkute are S. No. 39/1+12p, 41/5p, 39/9p, 40/11p, Lands allotted to Suresh/Suryakant Mahadu Murkute are S. No. 39/1+12p, 40/7, Lands allotted to Vasant Sahadu Murkute are S. No. 40/2p, Lands allotted to Hanumant Mahadu Murkute are S. No. 40/2p, 40/8, Lands allotted to Ashok Mahadu Murkute are S. No. 40/2p, Lands allotted jointly to Suresh/Suryakant Murkute, Vilas Mahadu Murkute, Ramdas Mahadu Murkute, Hanumant Mahadu Murkute, Ashok Mahadu Murkute Kalawati Mahadu Murkute are S. No. 39/5, 39/10,
- On perusal of mutation entry bearing no. 3523 in regard to land bearing S. No. 39, 40, 41, dated 5/4/2005 that Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao Chandare, Janabai Sanjay Bhote, Muktabai Baburao Chandare released all their rights title interest in the said lands vide release deed dated 28/02/2005 registered at sr. no. 1238/2005 in favour of Nivrutti Ramu shinde
- On perusal of mutation entry bearing no. 3598 that Smt Bhagabai Ramu Shinde died leaving behind her legal heirs son Nivrutti Ramu Shinde married daughter and grandson and granddaughter Sakhubai Motiram Savant, Satyabhama Gajanan Vaydekar, Ramdas Baburao Chandare, Janabai Sanjay Bhote, Muktabai Baburao Chandare, but as all the daughter and grandson and granddaughter has already released their rights vide M E no. 3523, accordingly name of Bhagabai deleted and name of Nivrutti Ramu Shinde recorded



- On perusal of mutation entry bearing no. 3750 in regard to S. No. 39/4/2, 39/8/4, 40/3, 40/9/1, 40/10, 41/2, 41/3/2, 41/4/2 dated 18/07/2006 Vijay Narayan Shinde repaid the entire loan of Jaymalhar V K Seva Sahkari Society Marunje hence the charge removed
- On perusal of mutation entry bearing no. 4225 in regard to S. No. 40/11 dated 24/12/2008 that Tanhaji Sadashiv Murkute, Kusum Tanhaji Murkute, Santosh Tanhaji Murkute, Vasant Sadashiv Murkute, Parubai Vasant Murkute, Sham Vasant Murkute, Rahul Vasant Murkute, Mandabai Vasant Murkute, Sandeep Vasant Murkute, Chaya Vasant Murkute (Chaya Vasant Pasalkar), Nandkumar Sadashiv Murkute and for Ashish, Sweta, Maya Nandkumar Murkute, Rohidas Sahadu Murkute for Tushar & Varsha, Nandabai Rohidas Murkute, Maya Rohidas Murkute/Maya Santosh Lena, Ramesh Sahadu Murkute for Puja, Aarti, Prasad, Suvarna Ramesh Murkute, Bhanudas Sahadu Murkute for Latik and Vedant, Kavita Bhanudas Murkute sold the said land to Surendra Ramchandra Sanas vide sale deed dated 14/11/2008 registered at s. no. 8324/2008
- On perusal of mutation entry bearing no. 4656 in regard to S. No. 39, 40 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/108/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/929/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(205)/3-14 dated 13 to 18/11/2009 State letter part 4B, page no. 15 to 17 published, hence as per the information remark of Industrial area recorded in the other right column of the said land
- On perusal of mutation entry bearing no. 4657 in regard to S. No. 39 dated 20/10/2010 that as per the Tahsildar Mulshi order bearing no. Land Acquisition/Kavi/109/10 dated 18/10/2010, and SDO land acquisition no. 13, Pune order no. land acquisition/13/Astha-2/Kavi/928/10 dated 29/09/2010 and as per these order the land at village Marunje has been declared as reserved for Rajiv Gandhi Information & Technology Park, Road, Pvt land declared for industrial area, Maharashtra state no. IDC/2009/(306)/3-14 dated 24/07/2009 State letter part 4B dated July 30, August 5, 2009, page no. 3 published, hence as per the information remark of Industrial area recorded in the other right column of the said land
- On perusal of mutation entry bearing no. 4810 in regard to S. No. 41/5, 40/11 dated 08/04/2011 that Sahadu Shankar Murkute repaid the entire loan of Hinjewadi V K Seva Sahkari Society Ltd Marunje hence the charge removed
- On perusal of mutation entry bearing no. 4827 in regard to S. No. 40/11, 41/5 dated 07/05/2011 that Sadashiv Shankar Murkute repaid the entire loan of Jaymalhar V K Seva Sahkari Society Ltd Marunje hence the charge removed.
- On perusal of mutation entry bearing no. 5953 dated 14/12/2015 it appears that Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Tulsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute, through Gardian Father Hanumant Mahadu Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the consent of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Aggarwal and the subject



lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015 against total consideration of Rs. 113,95,68,750/-

12) Common Devolution of the said lands bearing S. Nos. 40/1/1, 40/1/2, 40/2, 40/3, 40/4/1, 40/4/2, 40/5, 40/6, 40/7, 40/8, 40/9/1, 40/9/2, 40/10 and 40/11: -

- That Nivrutti Ramu Shinde, Parvati Nivrutti Shinde, Shobha Shivaji Shinde, Asha Rohidas Swant, Sushila Shankar Yevale, Usha Kanhu Padale Sangeeta Vitthal Vidhate, Mangal Ramdas Gavade sold the land bearing S. No. 40/1/1, 41/6/1 to Atul Ishwardas Chordia and Surendra Ramchandra Sanas vide sale deed dated 17/12/2005 registered at sr. no. 6622/2005, upon payment of requisite stamp duty. Further in pursuance to the sale deed the owners also executed Power of attorney dated 17/12/2005 registered at sr. no. 6623/2005 and Declaration dated 17/12/2005 registered at sr. no. 6624/2005 in favour of Atul Ishwardas Chordia and Mr. Surendra Ramchandra Sanas.
- That Ashok Mahadu Murkute, Kalpana, Atharva, Gaurav Ashok Murkute, Vilas Mahadu Murkute, Sunita, Yogita, Priyanka Vilas Murkute, Hanumant Mahadu Murkute, Talsa, Akash, Akshaya Hanumant Murkute, and with the consent of Suresh/Suryakant Mahadu Murkute, Shobha, Nitin, Pandurang Suryakant Murkute, Ramdas, Kalabai MAhadu Murkute, Mukatabai Ramdas Murkute sold the land bearing S no 40/2 to Atul Ishwardas Chordia and Surendra Ramchandra Sanas vide sale deed dated 1/02/2006 registered at sr. no. 6858/2005. Further in pursuance to the sale deed the owners also executed Power of attorney dated 01/02/2006 registered at sr. no. 6859/2006 and Declaration dated 01/02/2006 registered at sr. no. 6860/2006 in favour of Atul Ishwardas Chordia and Mr. Surendra Ramchandra Sanas.
- That Shri Dhondiba Haribhau Shinde, Jijabai Dhondiba Shinde, Kailas Dhondiba Shinde, Manjula Kailas Shinde, Mayur Kailas Shinde, Tanuja Kailas Shinde, Onkar Kailas Shinde, Sudam Dhondiba Shinde, Mangal Sudam Shinde, Shradha Sudam Shinde, Sneha Sudam Shinde, Gajarabai Dilip Bhegade, Bhagyashree Rajaram Tapkir, Kisan Haribhau Shinde, Radhabai Kisan Shinde, Sangeeta Bhagwan Shinde, Mandabai Bapu Balkawade, Jayshree Bhagwan Shitole, Leelabai Bharat Jaykade, Santosh Kisan Shinde, Swati Lalu Ghotkule, Somnath Kisan Shinde, Dattatray Haribhau Shinde, Mainabai D Shinde, Maruti D Shinde, Nilima Maruti Shinde, Seema Deepak Shailar, Manohar Dattatray Shinde, Bhima Dattatray Shinde sold the land bearing S. No. 40/1/2, 40/4/2, 40/9/2 to Mr. Surendra Ramchandra Sanas and Mr Atul Ishwardas Chordia, by executing Deed of Conveyance to that effect on 18/02/2006, which is registered in the office of Sub - Registrar, Mulshi at Sr. No. 954/2006, upon payment of requisite stamp duty. Further in pursuance to the sale deed the owners also executed Power of attorney dated 18/02/2006 registered at sr. no. 955/2006 in favour of Mr. Surendra Ramchandra Sanas and Mr Atul Ishwardas Chordia.
- Vijay Narayan Shinde, Ananda Laxman Shinde, Prabhakar Vijay Shinde, Rahul Vijay Shinde, Sunita Janardan Garade, Shantabai Laxman Shinde, Ganesh Laxman Shinde, Vaishali Sanjay Valke, Surekha and Sushila through gaurdian Vijay Narayan Shinde, Parvatibai Marutirao Jambhulkar, Gunabai Sudam Barne, sold the land bearing S. No. 40/3, 40/9/1 and 40/10 and other lands to Mahendra Ramchandra Sanas vide sale deed dated 21/09/2007 registered at sr. no. 6821/2007. Further in pursuance to the sale deed the owners also executed Power of attorney dated 21/09/2007 registered at sr. no. 6823/2007



and Declaration dated 21/09/2007 registered at sr. no. 6822/2007 in favour of Mr. Mahendra Ramchandra Sanas.

- That Ravindra Namdev Shinde for himself and for Kajal, Sunita Ravindra Shinde, Shyansunder Namdev Shinde for himself and for Jaya, Pavan, Bayadabai Shyamsunder Shinde, Machindra Shyamsunder Shinde, Meena Shyamsunder Shinde, Rajendra /Gajendra Namdev Shinde and for Akshada, Vaibhav, Swati Rajendra Shinde, Vatsla Namdev Shinde Kondabai Dinker Jambhulkar, Draupada Manik Kedari, Klpana Ramdas Memane, Rukmini Vitthal Shinde sold the land bearing S. No. 40/4/1 to Atul Ishwardas Chonrdia and Surendra Ramchandra Sanas vide sale deed dated 29/12/2005 registered at sr. no. 6882/2005. Further in pursuance to the sale deed the owners also executed Power of attorney dated 29/12/2005 registered at sr. no. 6883/2005 and Declaration dated 29/12/2005 registered at sr. no. 6884/2005 in favour of Atul Ishwardas Chonrdia and Mr. Surendra Ramchandra Sanas.

- In regard to S. No. 40/11, Shri Tanhaji Sadashiv Murkute, Kusum Tanhaji Murkute, Santosh Tanhaji Murkute, Vasant Sadashiv Murkute, Parubai Vasant Murkute, Sham Vasant Murkute, Rahul Vasant Murkute, Mandabai Vasant Murkute, Sandeep Vasant Murkute, Chaya Vasant Murkute(Chaya Vasant Pasalkar), Nandkumar Sadashiv Murkute and for Ashish, Sweta, Maya Nandkumar Murkute, Rohidas Sahadu Murkute for Tushar & Varsha, Nandabai Rohidas Murkute, Maya Rohidas Murkute/Maya Santosh Lene, Ramesh Sahadu Murkute for Puja, Aarti, Prasad, Suvama Ramesh Murkute, Bhanudas Sahadu Murkute for LATik and Vedant, Kavita Bhanudas Murkute sold the said land to Surendra Ramchandra Sanas vide sale deed dated 14/11/2008 registered at Sr. no. 8324/2008. Further in pursuance to the sale deed the owners also executed Power of attorney dated 14/11/2008 registered at sr. no. 8326/2008 and Declaration dated 14/11/2008 registered at sr. no. 8325/2008 in favour of Mr. Surendra Ramchandra Sanas.

- In regard to land S. No. 40/5, Shri Babasaheb Shahaji Buchade, Manik Shahaji Buchade, Seema Vikram Bhegade, Shahaji Haribhau Buchade sold the said land to Sterling Premises Pvt. Ltd through Atul Ishwardas Chordia vide sale deed dated 05/05/2006 registered at sr. no. 2775/2006. Further in pursuance to the sale deed the owners also executed Power of attorney dated 05/05/2006 registered at sr. no. 2776/2006 and Declaration dated 05/05/2006 registered at sr. no. 2777/2006 in favour of Atul Ishwardas Chonrdia and Mr Surendra Ramchandra Sanas.

- In regard to S. No. 40/7 that Shri Suresh/Suryakant Mahadu Murkute, Shobha, Nitin, Pandurang Suryakant Murkute, Ashok Mahadu Murkute, Kalpana, Atharva, Gaurav Ashok Murkute, Vilas Mahadu Murkute, Sunita, Yogita, Priyanka Vilas Murkute, Hanumant Mahadu Murkute, Tulsa, Akash, Akshaya Hanumant Murkute, Mukatabai Ramdas Murkute sold the said land to Atul Ishwardas Chordia and Surendra Ramchandra Sanas vide sale deed dated 31/01/2006 registered at sr. no. 6861/2005. Further in pursuance to the sale deed the owners also executed Power of attorney dated 31/01/2006 registered at sr. no. 6862/2006 and Declaration dated 31/01/2006 registered at sr. no. 6863/2006 in favour of Atul Ishwardas Chonrdia and Mr Surendra Ramchandra Sanas.

- In regard to S. No. 40/6 that Shri Vijay Narayan Shinde, Ananda Laxman Shinde, Prabhakar Vijay shinde, Rahul Vijay Shinde, Sunita Janardan Garade, Shantabai Laxman Shinde, Ganesh Laxman Shinde, Vaishali Sanjay Valke, Surekha and Sushila through gaurdian Vijay Narayan Shinde, Parvatibai Marutirao Jambhulkar, Gunabai Sdam Barne,



sold the said land to Mahendra Ramchandra Sanas vide sale deed dated 21/09/2007 registered at sr. no. 6824/2007. Further in pursuance to the sale deed the owners also executed Power of attorney dated 21/09/2007 registered at sr. no. 6826/2007 and Declaration dated 21/09/2007 registered at sr. no. 6825/2006 in favour of Mr Mahendra Ramchandra Sanas.

- Mr. Mahendra Sanas has entrusted the development rights in respect of the said lands bearing S. Nos. 40/3, 40/9/1, 40/10, 40/6 and other lands in favour of Sobha Developers by executing Development Agreement to that effect on 05/10/2007, which is duly registered in the Office of Sub - Registrar, Mulshi at Sr. No. 6845/2007, upon payment of requisite stamp duty;

- That alongwith the said agreement, said Mr. Mahendra Sanas has also executed Power of Attorney dtd. 05/10/2007, in favour of Sobha Developers, which is authenticated in the Office of Sub - Registrar, Mulshi, at Sr. No. 6846/2007, in order to develop the said lands in the best possible manner;

- Mr. Surendra Sanas and Mr Atul Ishwrdas Chordia has entrusted the development rights in respect of the said lands bearing S. Nos. 40/2, 40/7, 40/8, 40/1/2, 40/4/1, 40/4/2, 40/9/2 and other lands in favour of Sobha Developers by executing Development Agreement to that effect on 14/10/2006, which is duly registered in the Office of Sub - Registrar, Mulshi at Sr. No. 378/2007 on 17/01/2007, upon payment of requisite stamp duty;

- That alongwith the said agreement, said Mr. Surendra Sanas and Mr Atul Ishwrdas Chordia has also executed Power of Attorney dtd. 14/10/2006, in favour of Sobha Developers, which is authenticated in the Office of Sub - Registrar, Mulshi, at Sr. No. 379/2007 on 17/01/2007, in order to develop the said lands in the best possible manner;

- Mr. Surendra Sanas and Mr Atul Ishwrdas Chordia has entrusted the development rights in respect of the said lands bearing S. Nos. 40/5 and other lands in favour of Sobha Developers by executing Development Agreement to that effect on 24/03/2007, which is duly registered in the Office of Sub - Registrar, Mulshi at Sr. No. 1935/2007 on 03/04/2007, upon payment of requisite stamp duty;

- That alongwith the said agreement, said Mr. Surendra Sanas and Mr Atul Ishwrdas Chordia has also executed Power of Attorney dtd. 24/03/2007, in favour of Sobha Developers, which is authenticated in the Office of Sub - Registrar, Mulshi, at Sr. No. 1936/2007 on 03/04/2007, in order to develop the said lands in the best possible manner;

- Mr. Surendra Sanas and Mr Atul Ishwrdas Chordia has entrusted the development rights in respect of the said lands bearing S. Nos. 40/1/1 and other lands in favour of Sobha Developers by executing Development Agreement to that effect on 06/12/2006, which is duly registered in the Office of Sub - Registrar, Mulshi at Sr. No. 376/2007 on 17/01/2007, upon payment of requisite stamp duty;

- That alongwith the said agreement, said Mr. Surendra Sanas and Mr Atul Ishwrdas Chordia has also executed Power of Attorney dtd. 06/12/2006, in favour of Sobha Developers, which is authenticated in the Office of Sub - Registrar, Mulshi, at Sr. No. 377/2007 on 17/01/2007, in order to develop the said lands in the best possible manner;

- Mr. Surendra Sanas has entrusted the development rights in respect of the said lands bearing S. Nos. 40/11 in favour of Sobha Developers by executing Development



Agreement to that effect on 06/04/2009, which is duly registered in the Office of Sub - Registrar, Mulshi at Sr. No. 2106/2009, upon payment of requisite stamp duty;

- That alongwith the said agreement, said Mr. Surendra Sanas and Mr Atul Ishwrdas Chordia in their personal capacity and as representative of Sterling premises Pvt Ltd has also executed Power of Attorney dtd. 06/04/2009, in favour of Sobha Developers, which is authenticated in the Office of Sub - Registrar, Mulshi, at Sr. No. 2107/2009, in order to develop the said lands in the best possible manner;

- That upon execution of the said Agreement, Sobha Developers has paid the agreed consideration to the said Mr. Surendra Sanas, Mr Atul Chordia and Mr Mahendra Sanas respectively, and accordingly, Mr. Surendra Sanas, Mr Atul Chordia and Mr Mahendra Sanas respectively has also delivered the possession in respect of the said lands bearing S. Nos. 40/1/1, 40/1/2, 40/2, 40/3, 40/4/1, 40/4/2, 40/5, 40/6, 40/7, 40/8, 40/9/1, 40/9/2, 40/10 and 40/11 to Sobha Developers, in capacity of the Licensee;

- That in this manner, Sobha Developers has acquired the development rights pertaining to the said lands bearing S. Nos. 40/1/1, 40/1/2, 40/2, 40/3, 40/4/1, 40/4/2, 40/5, 40/6, 40/7, 40/8, 40/9/1, 40/9/2, 40/10 and 40/11, and Sobha Developers is in actual possession of the same;

- Thereafter Sobha Developers being Power of Attorney holder of Mr. Surendra Sanas, Mr Atul Chordia and Mr Mahendra Sanas has agreed to sale the said properties to M/s Pride Purple Infrastructure, and accordingly entered into agreement to sale dated 08/09/2010 registered in the office of sub registrar Mulshi at Sr. No. 5159/2010 on 24/09/2010.

- That alongwith the said agreement said Mr. Surendra Sanas, Mr Atul Chordia and Mr Mahendra Sanas and Sobha Developers has also executed Power of Attorney dtd. 14/09/2010, in favour of Pride Purple Infrastructure, which is authenticated in the Office of Sub - Registrar, Mulshi, at Sr. No. 5225/2010, in order to develop the said lands in the best possible manner.

- That upon execution of the said Agreement, Pride Purple Infrastructure has paid the agreed consideration to the said Sobha Developers, and accordingly, Sobha Developers has also delivered the possession in respect of the said lands bearing S. Nos. 40/1/1, 40/1/2, 40/2, 40/3, 40/4/1, 40/4/2, 40/5, 40/6, 40/7, 40/8, 40/9/1, 40/9/2, 40/10 and 40/11 to Pride Purple Infrastructure. Thereafter in furtherance to the said agreement dated 8/9/2010 and Power of Attorney dated 14/9/2010 the said Sterling Premises Pvt. Ltd., SRS Developers through Partners Surendra Ramchandra Sanas Classic City Infopark Pvt. Ltd., Ujwala Sanjay Motwani, Surendra Ramchandra Sanas, Atul Ishwardas Chordia, Mahendra Ramchandra Sanas, Talsa Hanumant Murkute, Aakash Hanumant Murkute, Akshay Hanumant Murkute, through Gardian Father Hanumant Mahadu Murkute (for himself as well) all through their Power of Attorney Holder Sobha Developers Ltd. Through Surjit Chanda through their Power of Attorney holder Shri Arvind Premchand Jain through their Power of Attorney holder Mr. Rajesh Jain, with the conset of Sobha Ltd. Through Power of Attorney Holder Shri Shravan Devkinandan Agarwal sold and transferred the subject lands on to and in favour of Pride Purple Infrastructure through partner Shravan Devkinandan Agarwal and Arvind Premchand Jain vide Sale Deed dated 28/1/2015 registered at Sr. No. 808/2015



On perusal of record it appears that Learned Adv Vilol Khaladkar, has published the notice in daily Prabhat dated 07/01/2012, daily Indian Express dated 07/01/2012 and daily Loksatta dated 07/01/2012, in regard to the said land.

14) Disputes and Arbitration proceedings

a) On perusal of the record it appears that, a letter dated 17/04/2015 issued by Sobha Ltd (formerly known as Sobha Developers Ltd) addressed to Pride Purple Properties and Pride Purple Infrastructure in regards to termination of the Agreement to Sale dated 08/09/2010 and to hand over the original documents pertaining to the Agreement to sale of the subject lands.

b) On perusal of the record it appears that, Pride Purple Infrastructure on 24.06.2015 replied to the letter/notice dated 17/04/2015 and denied the contents therein and calling upon Sobha Ltd to withdraw the said notice unconditionally and to communicate Pride Purple Infrastructure accordingly in writing and further not to enter the subject lands or to disturb the actual, physical, and absolute possession anytime in future

c) The said Sobha Ltd had published Public Notice dated 29/05/2015 in the Times of India and also in daily Sakal informing the public at large that, due to breach committed by Pride Purple Infrastructure no person shall act based upon the POA executed in favour of Mr. Arvind Premchand Jain and Mr. Shravan Devkinandan Agarwal, both the partners of Pride Purple Infrastructure. Any act done based upon the POA shall stand invalid.

d) On perusal of the record it appears that, Pride Purple Infrastructure raised objections to the public notices dated 29/05/2015 published in Times of India Pune edition dated 30/05/2015 in the daily sakal Pune edition through their Adv Kiran Wagaj calling upon Sobha Ltd to withdraw the public notices.

e) On perusal it appears that, Sobha Ltd published a second public notice dated 24/06/2015 in the Daily Sakal and also in Daily Times of India informing the public at large that, Pride Purple Infrastructure through their partners Mr. Arvind Premchand Jain and Mr. Shravan Devkinandan Agarwal who have fraudulently brought into existence the purported Deed of Conveyance dated 24/01/2015 registered at serial no- 808/2015. In the light thereof the general public, government/ Semi Government authorities are cautioned not to entertain any purported claim based on the said void deed of conveyance and not to deal with Pride Purple Infrastructure and or its partners in regards to the any transaction despite the said notice.

f) On perusal of the record it appears that, one Mr. Surjit Chanda S/O Pramod Ranjan Chanda lodged a FIR bearing No- 199/2015 registered at Hinjewadi, Police Station dated 29/06/2015 against Mr. Arvind Premchand Jain and Mr. Shravan Devkinandan Agarwal the partners of Pride Purple Infrastructure for fraudulently executing purported Deed of Conveyance dated 24.01.2015 registered at Serial No- 808/2015. Mr. Arvind Premchand Jain had filed his reply dated 10/07/2015 before the Hinjewadi Police Station in regards to the said FIR. Sobha Ltd filed their withdrawal memo before the Commissioner of Police as per the common consent terms dated 03/06/2016.

g) On perusal of the record it appears that, complaint Mr. Arvind Premchand Jain and Mr. Shravan Devkinandan Agarwal filed an application for Anticipatory Bail under Section 438 of Cr.P.C before the District and Sessions Judge Pune bearing No- 2237/2015. The said



matter was disposed off and the Hon'ble District and Sessions court was pleased to grant anticipatory bail to the Applicants. The matter was disposed on 19/10/2015.

h) During the pendency of the Criminal Bail Application Pride Purple Properties filed an application before the District and Sessions Judge for protection Under Section 9 of the Arbitration and Conciliation Act, 1996 bearing No- 528/2015. It also appears that Sobha Ltd has filed their reply to the main application of the Applicants which is at Exh 25. The Applicants i.e Pride Purple Properties have filed their Affidavit in Rejoinder dated 19/08/2015 which is at Exh 3. It also appears that Sobha Ltd have also filed their Sur-Rejoinder which is at Exh 41. On perusal of the record it appears that, the parties to the Arbitration Application No- 528/2015 have filed a memo for withdrawal stating that dispute was referred to Arbitration and the parties have compromised all their disputes and have no claim against each other. The said memo for withdrawal is at Exh 43.

i) On perusal of the record it appears that, Sobha Ltd also filed counter applications under section 9 of the Arbitration and Conciliation Act, 1996 before the District and Session Court against Pride Purple Properties bearing No- 567/2015 and Pride Purple Infrastructure bearing No-568/2015 respectively.

j) It appears that Pride Purple Properties filed their say to the main application in Arbitration application No- 567/2015. It also appears that Sobha Ltd filed their Affidavit in Rejoinder in Arbitration application No- 567/2015. It appears that, Pride Purple Properties have filed their Sur joinder in the Arbitration Application No- 567/2015. It further appears that Pride Purple Properties raised preliminary objections and challenges to the jurisdiction of the Hon'ble court and the provisions of the Arbitration and Conciliation Act, 1996 including section 9 thereof which is at Exh 12 in Arbitration application No- 567/2015. It appears that, Sobha Ltd filed their say to Exh 12. On perusal of the record it appears that, Sobha Ltd filed an application for ad interim measures which is at Exh 13 and Pride Purple Properties filed their say to the said application. It appears that, Sobha Ltd filed a pursis dated 24/02/2015 stating that they have preferred an application under section 17 of Arbitration and Conciliation Act before the Arbitral Tribunal seeking for interim reliefs against the Pride Purple Properties. Hence they wish to withdraw the Arbitration Application No- 567/2015. The said pursis is at Exh 36.

k) On perusal of the record it appears that, Pride Purple Infrastructure filed their say to the main application in Arbitration application No- 568/2015. It also appears that Sobha Ltd filed their Affidavit in Rejoinder in Arbitration application No- 568/2015. It appears that, Pride Purple Properties have filed their Sur joinder in the Arbitration Application No- 568/2015. On perusal of the record it appears that, Sobha Ltd filed an application for ad interim measures and Pride Purple Infrastructure filed their say to the said application. It appears that, Sobha Ltd filed a pursis dated 28/06/2015 stating that they have preferred an application under section 17 of Arbitration and Conciliation Act before the Arbitral Tribunal seeking for interim reliefs against the Pride Purple Infrastructure. Hence they wish to withdraw the Arbitration Application No- 568/2015. The said pursis is at Exh 37.

l) During the pendency of the above applications before the District and Sessions court Sobha Ltd filed an application under section 11 (6) of the Arbitration and Conciliation Act, 1996 bearing Arbitration Application No- 268/2015 requesting for the appointment of an Arbitrator by the Hon'ble Chief Justice of High Court on account of failure of the Respondents i.e Pride Purple Infrastructure to nominate their Arbitrator in accordance with

the procedure agreed upon as per the Arbitration Agreement dated 08/09/2010. It further appears that, Pride Purple Infrastructure i.e the Respondents therein have filed their Affidavit in Reply to the main application. Dated 03/12/2015. It appears that, Sobha Ltd filed their Affidavit in Rejoinder in Arbitration Application No- 268/2015. The said Application for Arbitration Agreement was disposed off on 15/02/2016.

m) On perusal of the record it appears that, Mr. Surjit Chanda filed a complaint dated 04/07/2015 before the Joint District Registrar Controller of Stamps that, Pride Purple Infrastructure through its partners Mr. Arvind Premchand Jain and Mr. Shravan Devkinandan Agarwal have fraudulently executed a Deed of Conveyance dated 24/01/2015 bearing No- 808/2015 and were served with the notice dated 21/08/2015. It also appears that Mr. Arvind Premchand Jain filed his say to the said complaint on 01/09/2015.

n) On perusal of the record it appears that, an application was filed by Mr. Surendra Ramchandra Sanas and others against Mr. Arvind Premchand Jain bearing No- 103/2015 challenging the Mutation Entry bearing No- 5953 before the Circle Officer Thergaon. It appears that, say by the Respondents was filed to the said application on 19/01/2016. However, it appears that, the said application filed by the Applicants was disposed of and the said Mutation Entry bearing No- 5953 was certified vide order dated 29/03/2016.

o) On perusal of the record it appears that, Pride Purple Properties filed an application for specific performance and other reliefs before the Arbitral Tribunal consisting of Mr. Justice H.I. Gokhale (RETD), Presiding Arbitrator Mr. Justice J.A Patil (RETD), Co Arbitrator and Mr. D.G Karnik (RETD), Co Arbitrator. It appears that, Sobha Ltd filed an application under section 17 of the Arbitration and Conciliation Act, 1996 dated 18/02/2016 for Ad- interim measures both before the Arbitral Tribunal consisting of Mr. Justice H.I. Gokhale (RETD), Presiding Arbitrator Mr. Justice J.A Patil (RETD), Co Arbitrator and Mr. D.G Karnik (RETD), Co Arbitrator. It appears that, reply was filed by the Claimants to the Ad interim application filed by Sobha. It further appears that, the parties to the Arbitral proceedings amicably settled their disputes and have no claims against each other. It appears that, the Claimants filed a memo of withdrawal before the Arbitral Tribunal to close the proceedings before the Arbitrators as the matter has been settled as per the common consent terms dated 03/06/2016 and the consent award on those terms were drawn up accordingly.

Sub registrar search: From the record provided for my perusal it appears that Adv Swapnanjali P Swami has conducted the Sub registrar search of the properties mentioned herein from 1986 to 2016, by paying requisite fees for the same vide receipt dated 04/11/2016, and issued the search report wherein it has been mentioned that during her search she has not come across any adverse entry in regard to the said properties mentioned in the said report. Further Advocate Swapnanjali P Swami has taken search for 2016 to 2017 and issued search report dated 06/09/2017, it has been mentioned that during her search she has not come across any adverse entry in regard to the said properties.

On the basis of above mentioned facts, and the documents submitted to me for my perusal and upon search conducted by the said Advocate in the respective sub registrar office and

during the search conducted by said advocate in the respective offices and during the search the documents which was available and also on the basis of oral Declaration given by my client Pride Purple Infrastructure and also subject to all the facts mentioned herein and also whatever stated herein above, in my opinion Pride Purple Infrastructure is having clean clear marketable title and without any encumbrances whatsoever.

All the documents are returned herewith.



Advocate