

M/S. RAJIV PATEL & ASSOCIATES

ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg. (East Street), Pune - 411001.

Ref No. :

Date :

CERTIFICATE OF TITLE

RE: The contiguous block of land admeasuring Hectares 08=42.81 Ares equivalent to 84281 sq.mtrs formed of the following lands/portions described in Part I, Part II and Part III hereinbelow out of Survey Nos.4 or 21 all situate, lying and being at Village Undri within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Village Undri and falling in the "Residential" Zone under the Regional Plan for Pune Metropolitan Region currently in force.

PART I

SURVEY NO. / HISSA NO.	TOTAL AREA HECTARES=ARES	AREA WHICH FORMS THE SUBJECT MATTER OF THIS CERTIFICATE AND HELD BY NYATI REALTORS LLP
4/1B/1	01 = 27	00 = 46
4/1B/2	00 = 48	00 = 48
4/2A/1	01 = 46.7	01 = 06.60
4/3/1	00 = 67	00 = 67
4/3/3	00 = 66	00 = 66
4/4	01 = 67	00 = 15
21/4B/2/1	00 = 05	00 = 05
21/4B/2/9	00 = 05	00 = 05
21/4B/2/12	00 = 01	00 = 01
21/4B/2/13	00 = 02	00 = 02
21/4B/3	00 = 10	00 = 05
21/4B/5	00 = 10	00 = 10
	TOTAL	03 = 76.60



PART II

SURVEY NO. / HISSA NO.	TOTAL AREA HECTARES ARES =	AREA WHICH FORMS THE SUBJECT MATTER OF THIS CERTIFICATE AND HELD BY NYATI BUILDERS PRIVATE LIMITED
4/1A	01 = 75	01 = 75
4/2A/1	01 = 46.70	00 = 15.91
4/3/2	00 = 66	00 = 66
21/3B	00 = 82	00 = 82
21/4A	00 = 07	00 = 06
21/4A/1	00 = 10	00 = 10
21/4A/4	00 = 05	00 = 05
21/4A/5	00 = 06	00 = 06
21/4A/7/1	00 = 05	00 = 05
21/4B/1	00 = 10	00 = 10
21/4B/2/2	00 = 01	00 = 01
21/4B/2/3	00 = 01	00 = 01
21/4B/2/4	00 = 01	00 = 01
21/4B/2/5	00 = 01	00 = 01
21/4B/2/6	00 = 02	00 = 02
21/4B/2/7	00 = 01	00 = 01
21/4B/2/8	00 = 02	00 = 02
21/4B/2/11	00 = 04	00 = 04
21/4B/4	00 = 10	00 = 10
	TOTAL	04 = 03.91

PART III

SURVEY NO. / HISSA NO.	TOTAL AREA HECTARES ARES =	AREA WHICH FORMS THE SUBJECT MATTER OF THIS CERTIFICATE AND HELD BY NITIN DWARKADAS NYATI
4/4	01 = 67	00 = 32
21/4B/2/10	00 = 05	00 = 05
4/2/1A	00 = 11.30	00 = 11.30

21/4B/2/15	00 = 05	00 = 05
4/2A/1	01 = 46.70	00 = 09
	TOTAL	00 = 65.30

which contiguous block admeasuring Hectares 08=45.81 Ares formed of the lands/portions more particularly described in Part I, Part II and Part III hereinabove mentioned is hereinafter referred to collectively as "the said Land";

We have been instructed by MARVEL ZETA DEVELOPERS PRIVATE LIMITED, a company limited by shares duly incorporated under the provisions of the Companies Act, 1956 having its Registered Office at Third Floor "ArthaVishwa", Lane No.5, Koregaon Park, Pune 411001, to investigate the title of **(1) NYATI REALTORS LLP**, a Limited Liability Partnership Firm duly constituted under the provisions of the Limited Liability Partnership Act, 2008 (formerly a company limited by shares known as "NYATI REALTORS PRIVATE LIMITED") having its Registered Office at "Nyati Commerce House", Kalyani Nagar, Pune 411006, **(2) NYATI BUILDERS PRIVATE LIMITED**, a company limited by shares duly incorporated under the provisions of the Companies Act, 1956 having its Registered Office at "Nyati Commerce House", Kalyani Nagar, Pune 411006 and **(3) NITIN DWARKADAS NYATI**, having his permanent address at "Nyati Commerce House", Kalyani Nagar, Pune 411006 [Nos.(1), (2) and (3) of the Owners are hereinafter referred to collectively as "the said Owners"] to their respective holdings in the said Land and the beneficial title of the said Marvel Zeta Developers Private Limited thereto. We have carried out such investigation and our observations in respect thereof are as under:-

(I) LANDS ADMEASURING HECTARES 01=75 ARES AND HECTARES 00=48 ARES BEARING SURVEY NO.4 HISSA NOS.1A AND 1B/2, RESPECTIVELY, UNDRI, PUNE.

- 1) Shri Rama Tukaram Punekar was the holder of land admeasuring 6 Acres and 01 Gunthas bearing Survey No.4 Hissa No.1, Undri.
- 2) The said Shri Rama Tukaram Punekar died in or around the year 1925 leaving behind him as his only hers and next-of-kin his two sons, Babu and Vithoba. However, vide Mutation Entry No.324 dated 19.03.1928, only the name of the said Shri Babu Rama Punekar was entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1, Undri as the holder thereof.
- 3) The said Vithoba (Vithu) Rama Punekar conveyed his one-half share admeasuring 3 Acres and one-half Guntha out of the land bearing Survey No.4 Hissa No.1, Undri to



Shri Babu Maruti Mulik vide a Deed of Sale dated 24.09.1941 and which Deed of Sale was registered under Serial No.2076 of 1941 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring 3 Acres and one-half Guntha so sold to the said Shri Babu Maruti Mulik was assigned Hissa No.1B of Survey No.4, Undri while the remaining portion admeasuring 3 Acres one-half Guntha continued to be held by Shri Babu Rama Puneekar was assigned Hissa No.1A of Survey No.4, Undri vide Mutation Entry No.566 dated 15.11.1941. The name of the said Shri Babu Maruti Mulik was entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B, Undri as the Owner thereof vide the said Mutation Entry.

- 4) Vide a Deed of Sale dated 14.10.1944, the said Shri Babu Maruti Mulik assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.1B, Undri to the said Shri Babu Rama Puneekar and Vithoba (Vithu) Rama Puneekar. The names of the said Shri Babu and Vithu Rama Puneekar were entered as the holders of the said land bearing Survey No.4 Hissa No.1B, Undri vide Mutation Entry No.736 dated 30.01.1948.
- 5) Vide a Deed of Sale dated 24.11.1944, Shri Babu Rama Puneekar and Shri Vthoba Rama Puneekar conveyed as and by way of mortgage by conditional sale the land admeasuring 6 Acres 01 Gunthas in the aggregate bearing Survey No.4 Hissa Nos.1A and 1B, Undri to Shri Pandharinath Kalu Mulik and which Deed was registered under Serial No.2854 of 1944 with the Sub-Registrar, Haveli III, Pune. On the said Babu and Vithoba Rama Puneekar repaying the mortgage debt to the said Shri Pandharinath Kalu Mulik, the said Shri Pandharinath Kalu Mulik re-conveyed the said lands bearing Survey No.4 Hissa Nos.1A and 1B, Undri to/in favour of the said Shri Babu and Vithoba Rama Puneekar vide a Deed dated 20.01.1947 and which Deed was registered under Serial No.157 of 1947 with the Sub-Registrar, Haveli III, Pune. Such conveyance and re-conveyance were given effect to in the Revenue Record vide Mutation Entry Nos.668 and 689 dated 10.02.1947. However, there appears to be certain apparent errors in the said Mutation Entry.
- 6) The said Shri Vithoba Rama Puneekar assigned, transferred, assured and conveyed a portion admeasuring 1 Acre and 8 Gunthas out of his holding out of the land bearing Survey No.4 Hissa No.1B, Undri to Shri Dagdu Bala Chaudhary vide a Deed of Sale dated 07.05.1962 which was duly registered under Serial No.725 of 1962 with the Sub-Registrar, Haveli I, Pune. Such portion admeasuring 1 Acre 8 Gunthas so conveyed to the said Shri Dagdu Bala Chaudhary was assigned Pot Hissa No.2 of Hissa No.1B of Survey No.4, Undri while the remaining portion continued to be held by the said Shri Babu Rama Puneekar and Shri Vithoba Rama Puneekar as assigned Pot Hissa No.1 of Hissa No.1B of Survey No.4, Undri vide Mutation Entry No.1777 dated 05.07.1974 and the name of the said Shri Dagdu Bala Chaudhary was entered on the Revenue Record as the holder of the said land bearing Survey No.4 Hissa No.1B/2, Undri as the holder thereof vide the said Mutation Entry.
- 7) The said Shri Babu Rama Puneekar assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.1A, Undri to Smt. Chabubai Baburao Hadke

vide a Deed of Sale dated 08.03.1948 and which Deed was registered under Serial No.408 of 1948 with the Sub-Registrar, Haveli I, Pune. The name of the said Smt. Chabubai Baburao Hadke was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1A, Undri as the holder thereof vide Mutation Entry No.743 dated 03.04.1948.

- 8) The said Smt.Chabubai Baburao Hadke assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.1A, Undri to the said Shri Babu Rama Punekar vide a Deed of Sale dated 21.01.1953 and which Deed was registered under Serial No.103 of 1953 with the Sub-Registrar, Haveli I, Pune. The name of the said Shri Babu Rama Punekar was entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1A, Undri as the holder thereof vide Mutation Entry No.1033 dated 22.09.1954.
- 9) Shri Babu Rama Punekar availed of a loan of Rs.600/- from the Undri Vikas Co-operative Society Limited and the charge in favour of the said Society was created on the said land bearing Survey No.4 Hissa No.1A, Undri vide Mutation Entry No.1363 dated 06.11.1960. However, on the said Shri Babu Rama Punekar repaying the said dues of the said Society, the charge in favour of the said Society on the said land bearing Survey No.4 Hissa No.1A, Undri was deleted vide Mutation Entry No.1635 dated 29.12.1971.
- 10) The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act were made applicable to Village Undri vide Mutation Entry No.1558 dated 03.03.1969 and, in the circumstances, the area of the land bearing Survey No.4 Hissa No.1A, Undri was shown to be Hectares 01=29 Ares instead of 3 Acres and one-half Guntha. Accordingly, the area of the land bearing Survey No.4 Hissa No.1B, Undri was also shown to be Hectares 01=29 Ares instead of 3 Acres and one-half Guntha. There appears to be a mistake in the conversion of the areas of the said lands bearing Hissa Nos.1A and 1B of Survey No.4, Undri as the correct metric areas should have been Hectares 01=21.91 Ares each.
- 11) Vide a Deed of Sale dated 22.03.1971 (duly registered under Serial No.489 of 1971 with the Sub-Registrar, Haveli I, Pune), the said Shri Babu Rama Punekar and the said Shri Vithoba Rama Punekar conveyed the land admeasuring 2 Acres bearing Survey No.4 Hissa No.1B/1, Undri to Shri Dnyanoba Baloba Gondavale. Due to error, the land so conveyed by the said Shri Babu Rama Punekar vide the said Deed of Sale dated 22.03.1971 to the said Shri Dnyanoba Baloba Gondavale was shown to be Survey No.4 Hissa No.1B, Undri admeasuring 3 Acres 8 Gunthas i.e. Hectares 01=28 Ares. The name of the said Shri Dnyanoba Baloba Gondavale was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B/1, Undri admeasuring Hectares 00=81 Ares as the Owner thereof vide Mutation Entry No.1800 dated 01.09.1974.
- 12) A charge of "Bunding" was entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.4 Hissa No.1A, Undri vide



Mutation Entry No.1846 dated 14.08.1975. However, such Charge has been deleted vide Mutation Entry No.3020 dated 17.01.1984.

- 13) The said Shri Babu Rama Punekar died on 19.08.1983 leaving behind him as his only heirs, his son, Jagannath, his daughters, Sarubai Sopan Bandhal and Indubai Eknath Hinge. However, as the said Smt. Sarubai Sopan Bandhal and Smt. Indubai Eknath Hinge released their share in the land bearing Survey No.4 Hissa No.1A, Undri, only the name of the said Shri Jagannath Baburao Punekar was entered on the Revenue Record pertaining to the said land as the holder thereof vide Mutation Entry No.3134 dated 19.09.1986.
- 14) As a result of a separate Revenue Village known as "Wadachiwadi" being carved out of the Revenue Village of Undri, Survey No.10 of Village Undri and higher Survey Numbers were assigned new Survey Numbers. However, the lands bearing Survey Nos.1 to 9 of the original Revenue Village of Village Undri continued to carry the same Survey Number. In the circumstances, there was no change in the Survey Number of the above captioned lands.
- 15) The said Shri Jagannath Baburao Punekar died on 05.02.1994 leaving behind him as his only heir and next-of-kin his sons, Shankar, Ravindra and Sunil, and his daughters, Anjana Namdev Bandhal, Ranjana Prakash Javalkar, Leelavati Ashok Sanas and Surekha Shivaji Hagawane. The names of the heirs of the late Shri Jagannath Baburao Punekar were duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1A, Undri as the holders thereof vide Mutation Entry No.4936 dated 16.01.1995.
- 16) Smt. Shalutai Tukaram Buddhiwant, Shaikh Kasam Shaikh Abdullah and Shri Lukman Hafizuddin Khan purchased a portion admeasuring Hectares 00=80 Ares out of the land admeasuring Hectares 00=81 Ares bearing Survey No.4 Hissa No.1B/1, Undri from the said Shri Dnyanoba Baloba Gondavale and members of his family vide a Deed of Sale dated 07.04.1995. The names of the said Smt. Shalutai Buddhiwant and Two Others were entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B/1, Undri as the holders of a portion admeasuring Hectares 00=80 Ares thereof vide Mutation Entry No.5106 dated 14.07.1995 even though the said Mutation Entry refers to the portion purchased by the said Smt. Shalutai Buddhiwant and Two Others as admeasuring Hectares 00=81 Ares.
- 17) The said Shri Dagdu Bala Chaudhary availed of a Loan from the Undri Vikas Co-operative Society Limited and the Charge of the said Society was entered in the "Other Rights" Column of the Revenue Record pertaining to, interalia, the said land bearing Survey No.4 Hissa No.1B/2, Undri vide Mutation Entry No.1791 dated 17.08.1974. However, on such dues of the said Society being duly repaid, the said Charge held by the said Society on, interalia, the said land bearing Survey No.4 Hissa No.1B/2, Undri was released and deleted from the Revenue Record vide Mutation Entry No.3592 dated 28.05.1990.

- 18) The said Shri Dagdu Bala Chaudhary and members of his family assigned, transferred, assured and conveyed the land admeasuring Hectares 00=48 Ares bearing Survey No.4 Hissa No.1B/2, undri to Shri Ramesh Parasram Bhatia vide a Deed of Sale dated 10.10.1995 (duly registered under Serial No.8369 of 1995 with the Sub-Registrar Haveli III, Pune). The name of the said Shri Ramesh Parasram Bhatia was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B/2, Undri as the holder thereof vide Mutation Entry No.5229 dated 10.02.1996.
- 19) By an Agreement dated 31.10.1996 [duly Registered under Serial No.7763 of 1996 with the Sub-Registrar, Haveli III, Pune] the said Shri.Ramesh Parshuram Bhatia agreed to sell the said land admeasuring Hectares 00 = 48 Ares bearing Survey No.4 Hissa No.1B / 2, Undri to Hill Paradise Co-operative Housing Society Limited. However, the said Agreement dated 31.10.1996 was cancelled by mutual consent of the said parties thereto vide a Deed of Cancellation dated 21.05.2008 and which Deed of Cancellation was duly Registered under Serial No.4592 of 2008 with the Sub-Registrar, Haveli XX, Pune. In the meanwhile by an Agreement for Development dated 20.09.2004 [duly Registered under Serial No.4050 of 2004 with the Sub-Registrar, Haveli XII, Pune], the said Shri.Ramesh Parshuram Bhatia agreed to sell a portion admeasuring Hectares 00 = 28 Ares out of the said land bearing Survey No.4 Hissa No.1B/2, Undri to Shri.Ramesh Kumar Chabria and Shri.Raju Atmaram Rane at or for the consideration and on the terms and conditions therein contained.
- 20) The said Shri.Raju Atmaram Rane assigned and transferred the rights of development of a portion admeasuring Hectares 00 = 14 Ares [representing his share] under the said Agreement for Development dated 20.09.2004 to / in favour of Shri.Vijay Kishanchand Vaswani and Shri.Rakesh Madanlal Verma vide an Agreement for Development dated 2.06.2006 and which Agreement has been duly Registered under Serial No.4639 of 2006 with the Sub-Registrar, Haveli XI, Pune.
- 21) The said Shri.Ramesh Kumar Chabria also agreed to assign and transfer the rights of development of the remaining portion admeasuring Hectares 00 = 14 Ares out of the said portion admeasuring Hectares 00 = 28 Ares out of the land bearing Survey No.4 Hissa No.1B/2, Undri [which form the subject matter of the said Agreement for Development dated 20.09.2004] to the said Nyati Realtors Private Limited at or for the consideration and on the terms and conditions mutually agreed upon.
- 22) The said Shri.Vijay K.Vaswani and Shri.Rakesh Verma have also agreed to assign and transfer their beneficial interest in the said portion admeasuring Hectares 00 = 14 Ares out of the land admeasuring Hectares 00 = 28 Ares out of the said land bearing Survey No.4 Hissa No.1B/2, Undri to the said Nyati Realtors Private Limited at or for the consideration and on the terms and conditions mutually agreed upon.



- 23) At the express request and direction of the said Shri.Ramesh Kumar Chabria and of the said Shri.Vijay K.Vaswani and Shri.Rakesh Verma, the said Shri.Ramesh Kumar Chabria assigned, transferred, assured and conveyed the said portion admeasuring Hectares 00 = 28 Ares out of the said land bearing Survey No.4 Hissa No.1B/2, Undri to / in favour of the said Nyati Realtors Private Limited. Vide a Deed of Conveyance dated 28.05.2008 read with a Declaration and Confirmation Deed dated 29.05.2009 and which Declaration and Confirmation Deed was duly Registered under Serial No.3602 of 2009 with the Sub-Registrar, Haveli VIII, Pune.
- 24) The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B/2, Undri as the holder of a portion admeasuring Hectares 00 = 28 Ares thereof vide Mutation Entry No.8939 dated 18.12.2009
- 25) Vide a Deed of Sale dated 9.12.2009 [duly Registered under Serial No.7238 of 2009 with the Sub-Registrar, Haveli VII, Pune] the said Shri.Ramesh Parshuram Bhatia assigned, transferred, assured and conveyed the remaining portion admeasuring Hectares 00 = 20 Ares out of the said land bearing Survey No.4 Hissa No.1B/2, Undri to / in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered vide Mutation Entry No.8938 dated 18.12.2009.
- 26) The said Shri Sunil Jagannath Puneekar availed of a Loan from the Undri Vikas Co-operative Society Limited and the Charge of the said Society was entered in the "Other Rights" Column of the Revenue Record pertaining to, interalia, the land bearing Survey No.4 Hissa No.1A, Undri vide Mutation Entry No.6695 dated 15.10.2002. However, on such dues of the said Society being duly repaid, the said Charge held by the said Society on, interalia, the said land bearing Survey No.4 Hissa No.1A, Undri was deleted from the Revenue Record vide Mutation Entry No.8297 dated 07.07.2007.
- 27) The land originally bearing Survey No.4 Hissa No.1, Undri was shown to admeasure 8 Acres and 12 Gunthas in the concerned Revenue Record before the VII/XII Extract in respect thereof was first issued. A portion admeasuring 2 Acres and 11 Gunthas out of the said area of 8 Acres 12 Gunthas was shown to be the Pot Kharaba. However, when the first VII/XII Extract was issued in respect of the said Land, the area was shown to be 6 Acres 1 Guntha only as the said area of "Pot Kharaba" was not reflected on the said VII/XII Extract. The said Shri Sunil Jagannath Puneekar made application to the concerned Revenue Authorities to have such of 2 Acres and 11 Gunthas of "Pot Kharaba" added to the area of the said land bearing Survey No.4 Hissa No.1A. Accordingly, pursuant to the Order of the Tahsildar, Taluka Haveli dated 13.07.2006 vide Mutation Entry No.8024 dated 15.07.2006, the area of the land bearing Survey No.4 Hissa No.1A, Undri was shown to have been increased from Hectares 01=29 Ares to Hectares 02=21 Ares on account of area of "Pot

Kharaba" of Hectares 00=92 Ares (i.e. 2 Acres and Eleven Gunthas) being included therein. However, the said Mutation Entry No.8024 was cancelled vide Mutation Entry No.8884 dated 09.09.2009 pursuant to the Order of the Additional Collector, Pune dated 10.06.2009. Pursuant to the said Order, the land bearing Survey No.4 Hissa No.1A, Undri was shown to admeasure Hectares 01=75 Ares while the land bearing Survey No.4 Hissa No.1B/1 was shown to admeasure Hectares 01=27 Ares with Pot Kharaba of Hectares 00=46 Ares.

- 28) It appears that Shri Ravindra Jagannath Punekar had availed of a loan from Shree Kedareshwar Nagarik Sahakari Pathsanstha and the Charge in favour of the said Society was entered in the "Other Rights" Column of the VII/XII Extract of the land bearing Survey No.4 Hissa No.1A, Undri. However, on the said Shri Ravindra Punekar re-paying all the dues of the said Shree Kedareshwar Nagarik Sahakari Pathsanstha, such Charge of the said Society was deleted from the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.4 Hissa No.1A, Undri vide Mutation Entry No.8294 dated 04.07.2007.
- 29) The said heirs of the late Shri Jagannath Babu Punekar was assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=05 Ares out of the land bearing Survey No.4 Hissa No.1A, Undri to/in favour of Shri Atul Purshottam Bapat vide a Deed of Sale dated 06.06.1998 (duly registered under Serial No.2816 of 1998 with the Sub-Registrar, Haveli III, Pune). However, the name of the said Shri Atul Purshottam Bapat has not yet been entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1A, Undri as the holder thereof. The said Shri Atul Purshottam Bapat granted rights of development of his said holding admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.4 Hissa No.1A, Undri to Shri Sunil Jagannath Punekar vide an Agreement for Development dated 26.06.2007 (duly registered under Serial No.5467 of 2007 with the Sub-Registrar, Haveli XII, Pune) at or for the consideration and on the terms and conditions therein contained. The said Shri Sunil Jagannath Punekar further assigned and transferred the rights of development of the said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.4 Hissa No.1A, Undri to/in favour of Nyati Realtors Private Limited vide an Agreement for Development dated 11.07.2007. As the said Agreement for Development dated 11.07.2007 could not be registered, the parties thereto executed on 16.12.2008, a Deed of Confirmation thereto and which Deed was duly registered under Serial No.8274 of 2008 with the Sub-Registrar, Haveli VII, Pune.
- 30) The said heirs of the late Shri Jagannath Punekar granted rights of development of the land bearing Survey No.4 Hissa No.1A, Undri (then shown to admeasure Hectares 02=21 Ares) to the said Nyati Realtors Private Limited vide an Agreement for Development dated 17.05.2007 duly registered under Serial No.4204 of 2007 with the Sub-Registrar, Haveli XII, Pune.
- 31) Pursuant to the said Agreements for Development dated 26.06.2007, 11.07.2007 and 17.05.2007, the said heirs of the late Shri Jagannath Punekar and the said Atul



Purshottam Bapat at the express request and direction of the said Nyati Realtors Private Limited assigned, transferred, assured and conveyed portions admeasuring Hectares 01=70 Ares and Hectares 00=05 Ares respectively out of the land admeasuring Hectares 01=75 Ares bearing Survey No.4 Hissa No.1A, Undri to Nyati Builders Private Limited as the nominee of the said Nyati Realtors Private Limited vide a Deed of Conveyance dated 19.10.2010 duly registered under Serial No.10374 of 2010 with the Sub-Registrar, Haveli VIII, Pune. The name of the said Nyati Builders Private Limited was entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1A, Undri as the holder thereof vide Mutation Entry No.9263 dated 27.12.2010.

- 32) Vide an Agreement dated 25.04.2011 (duly registered under Serial No.4119 of 2011 with the Sub-Registrar, Haveli VIII, Pune) read with an Agreement supplemental thereto dated 19.06.2013 (duly registered under Serial No.5898 of 2013 with the Sub-Registrar, Haveli VIII, Pune) and further read with an Agreement supplemental thereto dated 27.11.2014 (duly registered under Serial No.11174 of 2014 with the Sub-Registrar, Haveli VIII, Pune), the said Nyati Realtors Private Limited granted rights of development of, inter-alia, the said lands bearing Survey No.4 Hissa Nos.1A and 1B/2, Undri, Pune to/in favour of the said Marvel Zeta Developers Private Limited at or for the consideration and on the terms and conditions therein contained.

(II) PORTION ADMEASURING HECTARES 00=46 ARES OUT OF LAND BERING SURVEY NO.4 HISSA NO.1B/1, UNDRI, PUNE.

1. As stated above, the said Shri Rama Tukaram Puneekar was the holder of land admeasuring 6 Acres and 01 Gunthas bearing Survey No.4 Hissa No.1, Undri.
2. As stated above, the said Shri Rama Tukaram Puneekar died in or around the year 1925 leaving behind him as his only heirs and next-of-kin his two sons, Babu and Vithoba. However, vide Mutation Entry No.324 dated 19.03.1928, only the name of the said Shri Babu Rama Puneekar was entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1, Undri as the holder thereof.
3. As stated above, the said Vithoba (Vithu) Rama Puneekar conveyed his one-half share admeasuring 3 Acres and one-half Guntha out of the land bearing Survey No.4 Hissa No.1, Undri to Shri Babu Maruti Mulik vide a Deed of Sale dated 24.09.1941 and which Deed of Sale was registered under Serial No.2076 of 1941 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring 3 Acres and one-half Guntha so sold to the said Shri Babu Maruti Mulik was assigned Hissa No.1B of Survey No.4, Undri while the remaining portion admeasuring 3 Acres one-half Guntha continued to be held by Shri Babu Rama Puneekar was assigned Hissa No.1A of Survey No.4, Undri vide Mutation Entry No.566 dated 15.11.1941. The name of the said Shri Babu Maruti Mulik was entered on the Revenue Record pertaining to

the said land bearing Survey No.4 Hissa No.1B, Undri as the Owner thereof vide the said Mutation Entry.

4. As stated above, vide a Deed of Sale dated 14.10.1944, the said Shri Babu Maruti Mulik assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.1B, Undri to the said Shri Babu Rama Puneekar and Vithoba (Vithu) Rama Puneekar. The names of the said Shri Babu and Vithu Rama Puneekar were entered as the holders of the said land bearing Survey No.4 Hissa No.1B, Undri vide Mutation Entry No.736 dated 30.01.1948.
5. As stated above, vide a Deed of Sale dated 24.11.1944, Shri Babu Rama Puneekar and Shri Vithoba Rama Puneekar conveyed as and by way of mortgage by conditional sale the land admeasuring 6 Acres 01 Gunthas in the aggregate bearing Survey No.4 Hissa Nos.1A and 1B, Undri to Shri Pandharinath Kalu Mulik and which Deed was registered under Serial No.2854 of 1944 with the Sub-Registrar, Haveli III, Pune. On the said Babu and Vithoba Rama Puneekar repaying the mortgage debt to the said Shri Pandharinath Kalu Mulik, the said Shri Pandharinath Kalu Mulik re-conveyed the said lands bearing Survey No.4 Hissa Nos.1A and 1B, Undri to/in favour of the said Shri Babu and Vithoba Rama Puneekar vide a Deed dated 20.01.1947 and which Deed was registered under Serial No.157 of 1947 with the Sub-Registrar, Haveli III, Pune. Such conveyance and re-conveyance were given effect to in the Revenue Record vide Mutation Entry Nos.668 and 689 dated 10.02.1947. However, there appears to be certain apparent errors in the said Mutation Entry.
6. As stated above, the said Shri Vithoba Rama Puneekar assigned, transferred, assured and conveyed a portion admeasuring 1 Acre and 8 Gunthas out of his holding out of the land bearing Survey No.4 Hissa No.1B, Undri to Shri Dagdu Bala Chaudhary vide a Deed of Sale dated 07.05.1962 which was duly registered under Serial No.725 of 1962 with the Sub-Registrar, Haveli I, Pune. Such portion admeasuring 1 Acre 8 Gunthas so conveyed to the said Shri Dagdu Bala Chaudhary was assigned Pot Hissa No.2 of Hissa No.1B of Survey No.4, Undri while the remaining portion continued to be held by the said Shri Babu Rama Puneekar and Shri Vithoba Rama Puneekar as assigned Pot Hissa No.1 of Hissa No.1B of Survey No.4, Undri vide Mutation Entry No.1777 dated 05.07.1974 and the name of the said Shri Dagdu Bala Chaudhary was entered on the Revenue Record as the holder of the said land bearing Survey No.4 Hissa No.1B/2, Undri as the holder thereof vide the said Mutation Entry.
7. As stated above, the provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act were made applicable to Village Undri vide Mutation Entry No.1558 dated 03.03.1969 and, in the circumstances, the area of the land bearing Survey No.4 Hissa No.1B, Undri was shown to be Hectares 01=29 Ares instead of 3 Acres and one-half Guntha. There appears to be a mistake in the conversion of the areas of the said lands bearing Hissa Nos.1A and 1B of Survey



No.4, Undri as the correct metric areas should have been Hectares 01=21.91 Ares each.

8. As stated above, vide a Deed of Sale dated 22.03.1971 (duly registered under Serial No.489 of 1971 with the Sub-Registrar, Haveli I, Pune), the said Shri Babu Rama Punekar and the said Shri Vithoba Rama Punekar conveyed the land admeasuring 2 Acres bearing Survey No.4 Hissa No.1B/1, Undri to Shri Dnyanoba Baloba Gondavale. Due to error, the land so conveyed by the said Shri Babu Rama Punekar vide the said Deed of Sale dated 22.03.1971 to the said Shri Dnyanoba Baloba Gondavale was shown to be Survey No.4 Hissa No.1B, Undri admeasuring 3 Acres 8 Gunthas i.e. Hectares 01=28 Ares. The name of the said Shri Dnyanoba Baloba Gondavale was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B/1, Undri admeasuring Hectares 00=81 Ares as the Owner thereof vide Mutation Entry No.1800 dated 01.09.1974.
9. As stated above, as a result of a separate Revenue Village known as "Wadachiwadi" being carved out of the Revenue Village of Undri, Survey No.10 of Village Undri and higher Survey Numbers were assigned new Survey Numbers. However, the lands bearing Survey Nos.1 to 9 of the original Revenue Village of Village Undri continued to carry the same Survey Number. In the circumstances, there was no change in the Survey Number of the above captioned land.
10. As stated above, Smt. Shalutai Tukaram Buddhiwant, Shaikh Kasam Shaikh Abdullah and Shri Lukman Hafizuddin Khan purchased a portion admeasuring Hectares 00=80 Ares out of the land admeasuring Hectares 00=81 Ares bearing Survey No.4 Hissa No.1B/1, Undri from the said Shri Dnyanoba Baloba Gondavale and members of his family vide a Deed of Sale dated 07.04.1995. The names of the said Smt. Shalutai Buddhiwant and Two Others were entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B/1, Undri as the holders of a portion admeasuring Hectares 00=80 Ares thereof vide Mutation Entry No.5106 dated 14.07.1995 even though the said Mutation Entry refers to the portion purchased by the said Smt. Shalutai Buddhiwant and Two Others as admeasuring Hectares 00=81 Ares.
11. As stated above, the land originally bearing Survey No.4 Hissa No.1, Undri was shown to admeasure 8 Acres and 12 Gunthas in the concerned Revenue Record before the VII/XII Extract in respect thereof was first issued. A portion admeasuring 2 Acres and 11 Gunthas out of the said area of 8 Acres 12 Gunthas was shown to be the Pot Kharaba. However, when the first VII/XII Extract was issued in respect of the said Land, the area was shown to be 6 Acres 1 Guntha only as the said area of "Pot Kharaba" was not reflected on the said VII/XII Extract. The said Shri Sunil Jagannath Punekar made application to the concerned Revenue Authorities to have such of 2 Acres and 11 Gunthas of "Pot Kharaba" added to the area of the said land

bearing Survey No.4 Hissa No.1A. Accordingly, pursuant to the Order of the Tahsildar, Taluka Haveli dated 13.07.2006 vide Mutation Entry No.8024 dated 15.07.2006, the area of the land bearing Survey No.4 Hissa No.1A, Undri was shown to have been increased from Hectares 01=29 Ares to Hectares 02=21 Ares on account of area of "Pot Kharaba" of Hectares 00=92 Ares (i.e. 2 Acres and Eleven Gunthas) being included therein. However, the said Mutation Entry No.8024 was cancelled vide Mutation Entry No.8884 dated 09.09.2009 pursuant to the Order of the Additional Collector, Pune dated 10.06.2009. Pursuant to the said Order, the land bearing Survey No.4 Hissa No.1A, Undri was shown to admeasure Hectares 01=75 Ares while the land bearing Survey No.4 Hissa No.1B/1 was shown to admeasure Hectares 01=27 Ares with Pot Kharaba of Hectares 00=46 Ares.

12. The said Vithoba Rama Puneekar died intestate leaving behind him as his only heirs and next-of-kin, his daughter-in-law, Sindhu Trimbak Puneekar [widow of Trimbak Vithoba Puneekar – predeceased son of the said Vithoba Rama Puneekar], Shobha Suresh Amle [daughter of the said Trimbak Vithoba Puneekar], his son, Dattatraya Vithoba Puneekar and Suman Kisan Patne, Indrayani Tukaram Shinde and Baby Mahadu Surve, all married daughters of the late Vithoba Rama Puneekar. However, as stated above, on transfer by the said Vithoba Rama Puneekar of the land bearing Survey No.4 Hissa No.1B/1, Undri [then shown to admeasure 2 Acres on the Revenue Record] to the said Dnyanoba Baloba Gondawale, the name of the said Vithoba Rama Puneekar was deleted as the holder of the said land. However, in view of the fact that the area of the said land bearing Survey No.4 Hissa No.1B/1 was increased to Hectares 01=27 Ares by virtue of "Pot Kharaba" of Hectares 00=46 Ares being included therein as mentioned above, the name of the said Vithoba Rama Puneekar or his heirs should have been entered on the Revenue Record pertaining to the land bearing Survey No.4 Hissa No.1B/1, Undri as the holders of the said portion admeasuring Hectares 00=46 Ares thereof. However, this was not done.
13. Vide an Agreement for Development dated 18.06.2007 (duly registered under Serial No.5158 of 2007 with the Sub-Registrar, Haveli XII, Pune), the said heirs of the late Vithoba Rama Puneekar granted rights of development of, inter-alia, their purported holding admeasuring Hectares 00=46 Ares out of the lands bearing Hissa Nos.1A and 1B/1 of Survey No.4, Undri to Mahendra Ashok Sanas at or for the consideration and on the terms and conditions therein contained. However, as the heirs of the late Vithoba Rama Puneekar had no lawful claim to the land bearing Survey No.4 Hissa No.1A, Undri, and as stated above, they held the said portion admeasuring Hectares 00=46 Ares out of the land bearing Survey No.4 Hissa No.1B/1, Undri, such grant of rights of development by the heirs of the late Vithoba Rama Puneekar to the said Mahendra Ashok Sanas could only be restricted to the said portion admeasuring Hectares 00 = 46 Ares out of the land bearing Survey No.4 Hissa No.1B/1, Undri.
14. At the instance of the said Mahendra Ashok Sanas, the said heirs of the late Vithoba Rama Puneekar assigned, transferred, assured and conveyed their said holding out of the land bearing Survey No.4 Hissa No.1B/1, Undri to Nyati Realtors Private Limited vide a Deed of Sale dated 06.08.2009 (duly registered under Serial No.5719 of 2009



with the Sub-Registrar, Haveli VIII, Pune). The name of the said Nyati Realtors Private Limited has been entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.1B/1, Undri as the holder of the said portion admeasuring Hectares 00=46 Ares thereof vide Mutation Entry No. 9735 dated 10.07.2012.

15. Vide an Agreement dated 25.04.2011 (duly registered under Serial No.4119 of 2011 with the Sub-Registrar, Haveli VIII, Pune) read with an Agreement supplemental thereto dated 19.06.2013 (duly registered under Serial No.5898 of 2013 with the Sub-Registrar, Haveli VIII, Pune) and further read with an Agreement supplemental thereto dated 27.11.2014 (duly registered under Serial No.11174 of 2014 with the Sub-Registrar, Haveli VIII, Pune), the said Nyati Realtors Private Limited granted rights of development of, inter-alia, of the said portion admeasuring Hectares 00=46 Ares out of the said land bearing Survey No.4 Hissa No.1B/1, Undri, Pune to/in favour of the said Marvel Zeta Developers Private Limited at or for the consideration and on the terms and conditions therein contained.

(III) (A) PORTION ADMEASURING HECTARES 01=06.60 ARES OUT OF LAND BEARING SURVEY NO.4 HISSA NO.2A/1, UNDRI, PUNE.

(B) PORTION ADMEASURING HECTARES 00=15.91 ARES OUT OF LAND BEARING SURVEY NO.4 HISSA NO.2A/1, UNDRI, PUNE.

(C) PORTION ADMEASURING HECTARES 00=09 ARES OUT OF LAND BEARING SURVEY NO.4 HISSA NO.2A/1, UNDRI, PUNE.

(D) PORTION ADMEASURING HECTARES 00=11.30 ARES OUT OF LAND BEARING SURVEY NO.4 HISSA NO.2/1A, UNDRI, PUNE.

- 1) One Shri.Govindraj Gurudayalraj Mahaanubhav was the holder of land admeasuring 4 Acres and 28 Gunthas bearing Survey No.4 Hissa No.2, Undri.
- 2) The said Shri.Govindraj Gurudayalraj Mahaanubhav assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.2, Undri to Shri.Sonu Laxman Puneekar, Shri.Shripati Laxman Puneekar and Shri.Ganpat Laxman Puneekar vide a Deed of Sale registered on 27.06.1947. The names of the said Sonba (alias Sonu), Shripati and Ganpat Laxman Puneekar were entered on the Revenue Record bearing Survey No.4 Hissa No.2, Undri vide Mutation Entry No.921 dated 17.02.1952.
- 3) The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act were made applicable to Village Undri vide Mutation Entry No.1558 dated 03.03.1969 and, accordingly, the area of the land bearing Survey No.4 Hissa No.2, Undri was shown to admeasure Hectares 01=91 Ares.

- 4) A charge of "Bunding" was entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.4 Hissa No.2, Undri vide Mutation Entry No.1846 dated 14.08.1975. However, such Charge has been deleted vide Mutation Entry No.3020 dated 17.01.1984.
- 5) The said Shri.Sonba Laxman Puneekar availed of a Loan from the Undri Vikas Co-operative Society Limited and, as security for due repayment of such loan, a Charge of the said Society was created on the said land bearing Survey No.4 Hissa No.2, Undri and entered in the "Other Rights" Column of the VII/XII Extract in respect thereof vide Mutation Entry No.1889 dated 01.11.1976.
- 6) The said Shri.Ganpat Laxman Puneekar availed of a Loan from the Undri Vikas Co-operative Society Limited and, as security for due repayment of such loan, a Charge of the said Society was created on the said land bearing Survey No.4 Hissa No.2, Undri and entered in the "Other Rights" Column of the VII/XII Extract in respect thereof vide Mutation Entry No.1897 dated 02.11.1976.
- 7) The said Shri.Shripati Laxman Puneekar availed of a Loan from the Undri Vikas Co-operative Society Limited and, as security for due repayment of such loan, a Charge of the said Society was created on the said land bearing Survey No.4 Hissa No.2, Undri and entered in the "Other Rights" Column of the VII/XII Extract in respect thereof vide Mutation Entry No.2035 dated 30.06.1982.
- 8) The said Shri.Sonba Laxman Puneekar died in Undri on 27.04.1980 leaving behind him as his only heirs and next-of-kin, his sons, Pandurang, Eknath, Dilip alias Nivrutti and Tulshiram, his widow, Dhondabai, and his daughters, Narmadabai Sonba Pokale and Shantabai Ananta Ghule. The names of the said sons of the late Shri.Sonu Laxman Puneekar were entered in the "Possessory" Column of the VII/XII Extract pertaining to the said land bearing Survey No.4 Hissa No.2, Undri as the holders of the share therein earlier held by the late Shri.Sonba Puneekar while the names of the said widow and the daughters of the late Sonba Puneekar were entered in the "Other Rights" Column of the said VII/XII Extract vide Mutation Entry No.3000 dated 23.07.1983.
- 9) Vide a Deed of Sale dated 10.04.1990 (duly registered under Serial No.5867 of 1990 with the Sub-Registrar, Haveli II, Pune), the said Ganpat Laxman Puneekar assigned, transferred, assured and conveyed, interalia, a portion admeasuring Hectares 00=14 Ares out of his said holding out of the land bearing Survey No.4 Hissa No.2, Undri to Shivaji Ganpat Puneekar. The name of the said Shivaji Ganpat Puneekar has been duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2, Undri as the holder of the said portion admeasuring Hectares 00 = 14 Ares thereof vide Mutation Entry No.3825 dated 15.04.1991.



- 10) The said Shri.Dilip Sonba Punekar availed of a Loan from the Undri Vikas Co-operative Society Limited and, as security for due repayment of such loan, a Charge of the said Society was created on the said land bearing Survey No.4 Hissa No.2, Undri and entered in the "Other Rights" Column of the VII/XII Extract in respect thereof vide Mutation Entry No.3940 dated 14.08.1991.
- 11) Vide a Deed of Sale dated 22.12.1989 (duly registered under Serial No.19366 of 1989 with the Sub-Registrar, Haveli II, Pune), the said Ganpat Laxman Punekar assigned, transferred, assured and conveyed, inter alia, a portion admeasuring Hectares 00=11.30 Ares out of his said holding out of the land bearing Survey No.4 Hissa No.2, Undri to Raghunath Ganpat Punekar and Vimal Raghunath Punekar. The said portion admeasuring Hectares 00=11.30 Ares so conveyed in favour of the said Raghunath Ganpat Punekar and Another was assigned Pot Hissa No.1 of Hissa No.2 of Survey No.4, Undri and the names of the said Raghunath Ganpat Punekar and Vimal Raghunath Punekar have been duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2/1, Undri as the holdersthereof vide Mutation Entry No.3486 dated 13.01.1990.
- 12) The said Shri.Ganpat Laxman Punekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=15 Ares out of his holding out of the land bearing Survey No.4 Hissa No.2, Undri to Shri.Murlidhar Ganpat Punekar. Such portion so conveyed to the said Shri.Murlidhar Ganpat Punekar was assigned Pot Hissa No.2 of Hissa No.2 of Survey No.4, Undri while the remaining portion out of the land originally bearing Survey No.4 Hissa No.2, Undri was assigned Pot Hissa No.1 of Hissa No.2 of Survey No.4, Undri vide Mutation Entry No.4207 dated 28.04.1992 and the name of the said Shri.Murlidhar Ganpat Punekar was entered as the holder of the said land bearing Survey No.4 Hissa No.2/2, Undri vide the said Mutation Entry.
- 13) The said Shri.Dilip Sonba Punekar died on 04.09.1997 leaving behind him as his only heirs and next-of-kin, his sons, Pravin and Sachin, and his widow, Shalan Dilip Punekar. The names of the said heirs of the Late Shri.Dilip Sonba Punekar were duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2/1, Undri as the holders of the share earlier held by the said Shri.Dilip Sonba Punekar vide Mutation Entry No.4508 dated 25.01.1993.
- 14) The said Shri.Shripati Laxman Punekar died on 09.12.1992 leaving behind him as his only heirs and next-of-kin, his sons, Dnyanoba, Parshuram and Pandharinath, and his daughters, Rahibai Sadashiv Takale and Taibai Chandrakant Kad. The names of the said heirs of the late Shri.Shripati Laxman Punekar were duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2/1, Undri as the holders of the share therein earlier held by the Late Shri.Shripati Laxman Punekar vide Mutation Entry No.4586 dated 25.05.1993.

- 15) The said Shri.Raghunath Ganpat Punekar availed of a Loan from the Undri Vikas Co-operative Society Limited and, as security for due repayment of such loan, a Charge of the said Society was created on the said land bearing Survey No.4 Hissa No.2, Undri and entered in the "Other Rights" Column of the VII/XII Extract in respect thereof vide Mutation Entry No.4631 dated 11.09.1993.
- 16) Vide a Deed of Release dated 14.08.1996 (duly registered under Serial No.5691 of 1996 with the Sub-Registrar, Haveli III, Pune), the said Smt. Narmadabai Sonba Pokale and the said Smt.Shantabai Ananta Ghule have released their right, title and interest therein, in interalia, the land bearing Survey No.4 Hissa No.2A/1, Undri in favour of Shri.Pandurang Sonu Punekar, Shri Anil alias Tulshiram Sonba Punekar, Shri.Kundalik Eknath Punekar, Shri.Manohar Eknath Punekar, Shri.Pravin Dilip Punekar and Shri.Sachin Dilip Punekar. However, the necessary Mutation in the Revenue Record corresponding to such release by the said Smt. Narmadabai Sonba Pokale and the said Smt.Shantabai Ananta Ghule has yet to be effected.
- 17) Vide a Deed of Sale dated 10.10.1997 (duly registered under Serial No.6710 of 1997 with the Sub-Registrar, Haveli III, Pune), the said Shivaji Ganpat Punekar assigned, transferred, assured and conveyed, interalia, a portion admeasuring Hectares 00=02 Ares out of his said holding out of the land bearing Survey No.4 Hissa No.2A/1, Undri to/ in favour of Kishore Neelkanth Bhujbal. The name of the said Kishore Neelkanth Bhujbal has been duly entered on the Revenue Record pertaining to the said land as the holder of the said portion admeasuring Hectares 00=02 Ares thereof vide Mutation Entry No.6151 dated 03.02.1999.
- 18) Vide a Deed of Sale dated 10.10.1997 (duly registered under Serial No.6709 of 1997 with the Sub-Registrar, Haveli III, Pune), the said Shivaji Ganpat Punekar assigned, transferred, assured and conveyed, interalia, a portion admeasuring Hectares 00=01 Ares out of his said holding admeasuring Hectares 00=14 Ares out of the land bearing Survey No.4 Hissa No.2/1, Undri to Jagannath Marutirao Chimegave. The name of the said Jagannath Marutirao Chimegave has been duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2/1, Undri as the holder of the said portion admeasuring Hectares 00=01 Ares thereof vide Mutation Entry No.8323 dated 16.07.2007.
- 19) Prior to 20.07.1999, the said Shivaji Ganpat Punekar died intestate leaving behind him as his only heirs and next-of-kin his widow, Rekha, his sons, Sagar, Santosh and Somnath. The names of the said heirs of the late Shivaji Ganpat Punekar were entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2/1,



Undri as the holders of the share therein earlier held by Shivaji Ganpat Puneekar vide Mutation Entry No.6221 dated 20.07.1999.

- 20) Pursuant to the Order dated 24.02.2005 made by the Tahsildar, Taluka Haveli, new Hissa Numbers were assigned to certain lands in Village Undri. Accordingly, the lands bearing Hissa Nos.2/1 and 2/2 of Survey No.4, Undri were assigned Hissa Nos.2A/1 and 2A/2 of the said Hissa Number respectively vide Mutation Entry No.6946 dated 24.02.2005.
- 21) The said Smt.Narmadabai Sonba Pokale died on 10.07.2006 leaving behind her as her only heirs and next-of-kin, her son, Shivaji Sonba Pokale. Due to the fact that the said Narmadabai Sonba Pokale's name was not deleted from the said Revenue Record, the name of the said Shri.Shivaji Sonba Pokale was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder of the share therein earlier held by the said Smt. Narmadabai Sonba Pokale vide Mutation Entry No.8211 dated 27.03.2007.
- 22) The said ShriEknath Sonba Puneekar died intestate on 12.07.1996 leaving behind him as his only heirs and next-of-kin, hiw widow, Sulochana, his sons, Kundalik and Manohar, and his married daughter, Smt.Surekha Sunil Kakade. The names of the said heirs of the late Shri.Eknath Sonba Puneekar were entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2/1, Undri as the holders of the share therein earlier held by the said Shri.Eknath Sonba Puneekar vide Mutation Entry No.5412 dated 18.09.1996.
- 23) The said Smt.Rahibai Sadashiv Takale (daughter of the late Shripati Laxman Puneekar) died on 30.05.2009 leaving behind her as her only heirs and next-of-kin, her sons, Uttam, Subhash, Ashok and Kailas. The names of the said heirs of the late Smt.Rahibai Sadashiv Takale were duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder of the share therein earlier held by the said Smt. Rahibai Sadashiv Takale vide Mutation Entry No.8844 dated 04.07.2009.
- 24) The said Shri.Pandurang Sonba Puneekar died intestate on 02.10.2006 leaving behind him as his only heirs and next-of-kin, hiw widows, Hirabai and Vatsalabai, and his sons, Rajendra alias Balasaheb, Tanaji, Raju, Sanjay and Manish Pandurang Puneekar. The names of the heirs of the late Shri.Pandurang Sonu Puneekar were duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder of the share therein earlier held by the said Shri.Pandurang Sonu Puneekar vide Mutation Entry No.8099 dated 31.10.2006.
- 25) Shri.Tulshiram Sonba Puneekar, Shri.Sachin Tulshiram Puneekar, Shri.Amit Tulshiram Puneekar, Smt.Mangala Tulshiram Puneekar, Shri.Kundalik Eknath Puneekar, Shri.Manohar

Eknath Punekar, Smt.Surekha Sunil Kakde, Smt.Sulochana Eknath Punekar, Smt.Vatsala Pandurang Punekar, Shri.Raju Pandurang Punekar, Shri Sanjay Pandurang Punekar, Shri Manish Pandurang Punekar and Smt.Shantabai Ananta Ghule granted rights of development of a portion admeasuring Hectares 00=40.94 Ares out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to the said Nyati Realtors Private Limited vide an Agreement for Development dated 07.04.2007 duly registered under Serial No.3067 of 2007 with the Sub-Registrar, Haveli XII, Pune.

26) Vide an Agreement dated 13.09.2007 (duly registered under Serial No.8598 of 2007 with the Sub-Registrar, Haveli XII, Pune), Shri.Pandharinath Shripati Punekar, Smt. Indubai Pandharinath Punekar, Shri.Bhanudas Pandharinath Punekar, Smt. Savita Bhanudas Punekar, Nikita Bhanudas Punekar, ShriPravin Pandharinath Punekar, Smt. Jyoti Pravin Punekar and Smt.Anita Govind Ghule granted rights of development of a portion admeasuring Hectares 00=21.22 Ares out of their holding out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to the said Nyati Relators Private Limited.

27) Pursuant to the above recited Agreements of Development dated 07.04.2007 and 13.09.2007, the said Shri.Tulshiram Sonba Punekar and Others and the said Shri.Pandharinath Shripati Punekar and Others assigned, transferred, assured and conveyed the said portions admeasuring Hectares 00=40.94 Ares and Hectares 00=21.22 Ares respectively out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to the said Nyati Realtors Private Limited vide a Deed of Conveyance dated 06.07.2010 (duly registered under Serial No.6231 of 2010 with the Sub-Registrar, Haveli XII, Pune). The name of the said Nyati Realtors Private Limited has been duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder of the said portion admeasuring Hectares 00= 21.22Ares.

28) Vide a Deed of Conveyance dated 05.03.2010 (duly registered under Serial No.1918 of 2010 with the Sub-Registrar, Haveli XII, Pune), the said Dnyanoba Shripati Punekar, Smt.Muktabai Dnyanoba Punekar, Shri.Chandrashekhar Dnyanoba Punekar, Smt.Ganga Chandrashekhar Punekar, Shri.Kashinath Dnyanoba Punekar, Smt.Sushma Kashinath Punekar, Shri.Harishchandra Dnyanoba Punekar, Smt.Kalyani Harishchandra Punekar, Smt.Chaya Nanasaheb Bandal, Smt.Lata Ramesh Ghule, Smt.Ratnaprabha Ramchandra Bahirat, Smt.Sunita Chandrakant Bandal, Shri.Parshuram Shripati Punekar, Smt.Jyotsna Parshuram Punekar, Shri.Vikas Parshuram Punekar, Smt.Manisha Vikas Punekar, Jai Vikas Punekar, Shri Vijay Parshuram Punekar, Smt. Neeta Vijay Punekar, Aditya Vijay Punekar, Shri Vishal Parshuram Punekar, Shri.Sadashiv Laxman Takle, Shri.Uttam Sadashiv Takle, Shri.Subhash Sadashiv Takle, Shri Ashok Sadashiv Takle, Shri.Kailas Sadashiv Takle and Smt.Taibai Chandrakant Kad assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=42.44 Ares out of their holding out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited has been duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder of the said portion admeasuring Hectares 00 = 42.44 Ares vide Mutation Entry No.9001 dated 12.03.2010.



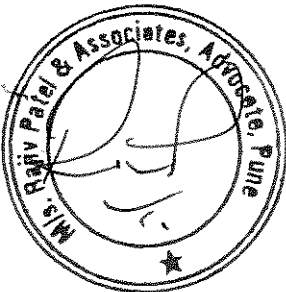
- 29) Vide a Deed of Conveyance dated 24.06.2010 (duly registered under Serial No.5789 of 2010 with the Sub-Registrar, Haveli XII, Pune), the said Kishore Neelkanth Bhujbal assigned, transferred, assured and conveyed his holding admeasuring Hectares 00=02 Ares out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder thereof vide Mutation Entry No.9108 dated 14.07.2010.
- 30) The said heirs of the late Dilip Sonba Punekar assigned, transferred, assured and conveyed the said portion admeasuring Hectares 00=15.91 Ares out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to the said Nyati Builders Private Limited vide a Deed of Exchange dated 18.09.2010 which was duly registered under Serial No.7959 of 2010 with the Sub-Registrar, Haveli XIV, Pune. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder of the said portion admeasuring Hectares 00=15.91 Ares thereof vide Mutation Entry No.9261 dated 27.12.2010.
- 31) Vide a Deed of Sale dated 10.06.2011 (duly registered under Serial No.5022 of 2011 with the Sub-Registrar, Haveli III, Pune), the said Raghunath Ganpat Punekar and Vimal Raghunath Punekar assigned, transferred, assured and conveyed the said land admeasuring Hectares 00=11.30 Ares bearing Survey No.4 Hissa No.2/1A, Undri to/in favour of the said Nitin Dwarkadas Nyati. The name of the said Nitin Dwarkadas Nyati was duly entered on the Revenue Record pertaining to the said land as the holder thereof vide Mutation Entry No.9509 dated 12.08.2011.
- 32) Vide a Deed of Sale dated 12.08.2011 (duly registered under Serial No.8177 of 2011 with the Sub-Registrar, Haveli XIV, Pune), the said heirs of the late Shivaji Ganpat Punekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=09 Ares out of their said holding out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to/in favour of the said Nitin Dwarkadas Nyati. The name of the said Nitin Dwarkadas Nyati was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.2A/1, Undri as the holder of the said portion admeasuring Hectares 00=09 Ares thereof vide Mutation Entry No.9542 dated 19.10.2011.
- 33) Vide a Deed of Sale dated 21.06.2013 (duly registered under Serial No.5988 of 2013 with the Sub-Registrar, Haveli VIII, Pune), the said Jagannath Marutirao Chimegave assigned, transferred, assured and conveyed, inter alia, his said holding admeasuring Hectares 00=01 Ares out of the said land bearing Survey No.4 Hissa No.2A/1, Undri to/in favour of the said Nitin Dwarkadas Nyati. The said purchase by the said Nitin Dwarkadas Nyati of the said portion admeasuring Hectares 00=01 Ares out of the said land bearing Survey No.4 Hissa No.2A/1, Undri was given effect to in the Revenue Record vide Mutation Entry No.10002 dated 11.07.2013.

34) Vide an Agreement dated 25.04.2011 (duly registered under Serial No.4119 of 2011 with the Sub-Registrar, Haveli VIII, Pune) read with an Agreement supplemental thereto dated 19.06.2013 (duly registered under Serial No.5898 of 2013 with the Sub-Registrar, Haveli VIII, Pune) and further read with an Agreement supplemental thereto dated 27.11.2014 (duly registered under Serial No.11174 of 2014 with the Sub-Registrar, Haveli VIII, Pune), the said Nyati Builders Private Limited, the said Nyati Realtors Private Limited and the said Nitin Dwarkadas Nyati granted rights of development of, inter-alia, the said portions admeasuring Hectares 01=06.60 Ares, Hectares 00=15.90 Ares, and Hectares 00=12 Ares out of the said land bearing Survey No.4 Hissa No.2A/1, Undri, Pune, the said portion admeasuring Hectares 00=11.30 Ares out of the said land bearing Survey No.4 Hissa No.2/1A, Undri, Pune to/in favour of the said Marvel Zeta Developers Private Limited at or for the consideration and on the terms and conditions therein contained.

35) The said Nyati Realtors Private Limited was converted into a Limited Liability Partnership known as "NYATI REALTORS LLP" with effect from 24.09.2014.

IV) LANDS ADMEASURING HECTARES 00=67 ARES, HECTARES 00=66 ARES AND HECTARES 00=66 ARES BEARING POT HISSA NOS.1, 2 AND 3 RESPECTIVELY OF HISSA NO.3 OF SURVEY NO.4, UNDRI, PUNE.

- 1) One Shri Bahiru Maruti Puneekar [in his capacity as the Karta of his Hindu Undivided Family] was the holder of land admeasuring 4 Acres and 36 Gunthas bearing Survey No.4 Hissa No.3, Undri.
- 2) The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Undri vide Mutation Entry No.1558 dated 03.03.1969 and, accordingly, the area of the said land then bearing Survey No.4 Hissa No.3, Undri was shown to be Hectares 01=99 Ares.
- 3) A charge on account of "Bunding" was entered in the "Other Rights" Column of , inter-alia, the said land bearing Survey No.4 Hissa No.3, Undri vide Mutation Entry No.1846 dated 14.08.1975. However, on repayment of such dues, such Charge was deleted from the "Other Rights" Column.
- 4) The said Shri Bahiru Maruti Puneekar availed of a Loan of Rs.3000/- from the Undri Vikas Co-operative Society Limited and a Charge in favour of the said Society was entered in the "Other Rights" Column of the VII/XII Extract of the land then bearing Survey No.4 Hissa No.3, Undri vide Mutation Entry No.1899 dated 02.11.1976. However, subsequently, on the dues of the said Society being duly paid, such Charge of the said was deleted from the Revenue Record vide Mutation Entry No.8300 dated 10.07.2007.



- 5) A partition by metes and bounds was effected vide a registered Deed of Partition of, interalia, the land then admeasuring Hectares 01=99 Ares bearing Survey No.4 Hissa No.3, Undri and, on such partition, portions admeasuring Hectares 00=67 Ares, Hectares 00=66 Ares and Hectares 00=66 Ares out of the said land bearing Survey No.4 Hissa No.3, Undri came to the share of Shri Chandrakant Sahadu Puneekar, Smt. Shobhana Kisan Puneekar, Shri Shashikant Mahadev Puneekar & Shri Manohar Mahadev Puneekar and which portions were assigned Pot Hissa Nos.1, 2 and 3 respectively of Hissa No.3 of Survey No.4, Undri vide Mutation Entry No.4355 dated 10.09.1992. The names of the said Shri Chandrakant Sahadu Puneekar, Smt. Shobhana Kisan Puneekar, Shri Shashikant Mahadev Puneekar & Shri Manohar Mahadev Puneekar were duly entered on the Revenue Record pertaining to the said land bearing Pot Hissa Nos.1, 2 and 3 of Hissa No.3 of Survey No.4, Undri vide the said Mutation Entry.
- 6) The names of Shri Satish Kisan Puneekar and Smt. Sitabai Vilas Lonkar (son and daughter respectively of the said Smt. Shobhana Kisan Puneekar) were entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.3/2, Undri as the holders together with the said Smt.Shobhana Kisan Puneekar vide Mutation Entry No.7004 dated 17.12.2005.
- 7) However, pursuant to the Order dated 16.01.2010 passed by the Sub-Divisional Officer, Pune Sub-Division, in RTS Appeal Nos.215 and 216 of 2008, the said Mutation Entry No.7004 was cancelled and the names of the said Shri Satish Kisan Puneekar and Smt. Sitabai Vilas Lonkar were deleted from the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.3/2, Undri as joint holders thereof together with the said Smt.Shobhana Kisan Puneekar.
- 8) Vide a Deed of Sale dated 02.08.1995 (duly registered under Serial No.6387 of 1995 with the Sub-Registrar Haveli, Pune), the said Smt.Shobhana Kisan Puneekar assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.3/2 to/in favour of the Someshwar Co-operative Housing Society Limited. The name of the said Society was entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.3/2, Undri as the holder thereof vide Mutation Entry No.8357 dated 14.09.2007. Vide an Agreement for Development dated 31.12.2009 (duly registered under Serial No.968 of 2011 with the Sub-Registrar Haveli XIII, Pune) made by and between, interalia, the said Society, M/s Wellindon Estates, a partnership firm and the said Nyati Builders Private Limited, the rights of development of the said land bearing Survey No.4 Hissa No.3/2, Undri was granted to/in favour of the said Nyati Builders Private Limited.
- 9) The said Shri Chandrakant Sahadu Puneekar died in Village Undri on 21.04.1998 leaving behind him as his only heirs and next-of-kin his widow, Kaushalyabai, two sons, Satyavan and Vijay, and two daughters, Jayeshree Chandrakant Puneekar and Smt. Maya Dattatraya Dhavade. The names of the said heirs of the late Shri Chandrakant Sahadu Puneekar were entered on the Revenue Record as the holders

thereof pertaining to the said land bearing Survey No.4 Hissa No.3/1, Undri vide Mutation Entry No.6011 dated 08.05.1998.

- 10) The said heirs of the late Shri Chandrakant Sahadu Punekar granted rights of development of the said land bearing Survey No.4 Hissa No.3/1, Undri to/in favour of Nyati Realtors Private Limited vide an Agreement for Development dated 08.05.2007 and which was duly registered under Serial No.3998 of 2007 with the Sub-Registrar, Haveli XII, Pune.
- 11) Pursuant to the said Agreement for Development dated 08.05.2007, the said Smt. Kaulshalyabai Chandrakant Punekar and Others assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.3/1, Undri to/in favour of the said Nyati Realtors Private Limited vide a Deed of Conveyance dated 24.06.2010 and which Deed has been duly registered under Serial No.5787 of 2010 with the Sub-Registrar, Haveli XII, Pune. The name of the said Nyati Realtors Private Limited has been duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.3/1, Undri as the holder thereof vide Mutation Entry No.9110 dated 14.07.2010.
- 12) The said Shri Shashikant Mahadev Punekar & Shri Manohar Mahadev Punekar and members of their respective families granted rights of development of the said land bearing Survey No.4 Hissa No.3/3, Undri to/in favour of the said Nyati Realtors Private Limited vide an Agreement for Development dated 08.05.2007 (duly registered under Serial No.4000 of 2007 with the Sub-Registrar, Haveli XII, Pune). Pursuant to the said Agreement for Development dated 08.05.2007, the said Shri Shashikant Mahadev Punekar & Shri Manohar Mahadev Punekar and members of their respective families assigned, transferred assured and conveyed the said land bearing Survey No.4 Hissa No.3/3, Undri to/in favour of the Nyati Realtors Private Limited vide the above recited Deed of Sale dated 24.06.2010 which was duly registered under Serial No.5787 of 2010 with the Sub-Registrar, Haveli XII, Pune. The name of the said Nyati Realtors Private Limited has been duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.3/3, Undri as the holder thereof vide Mutation Entry No.9110 dated 14.07.2010.
- 13) Vide a Deed of Conveyance dated 14.09.2012 (duly registered under Serial No.6958 of 2012 with the Sub-Registrar Haveli XII, Pune), the said Someshwar Co-operative Housing Society Limited assigned, transferred, assured and conveyed the said land bearing Survey No.4 Hissa No.3/2, Undri, Pune to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.4 Hissa No.3/2, Undri, Pune as the holder thereof vide Mutation Entry No.9772 dated 22.10.2012.
- 14) Vide an Agreement dated 25.04.2011 (duly registered under Serial No.4119 of 2011 with the Sub-Registrar, Haveli VIII, Pune) read with an Agreement supplemental



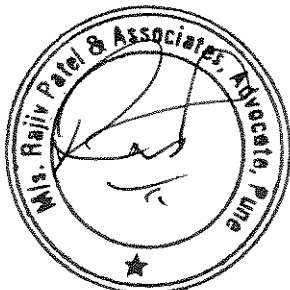
thereto dated 19.06.2013 (duly registered under Serial No.5898 of 2013 with the Sub-Registrar, Haveli VIII, Pune) and further read with an Agreement supplemental thereto dated 27.11.2014 (duly registered under Serial No.11174 of 2014 with the Sub-Registrar, Haveli VIII, Pune), the said Nyati Builders Private Limited and the said Nyati Realtors Private Limited granted rights of development of, inter-alia, of the said lands bearing Pot Hissa Nos.1,2, and 3 of Hissa No.3 of Survey No.4, Undri, Pune to/in favour of the said Marvel Zeta Developers Private Limited at or for the consideration and on the terms and conditions therein contained.

V) PORTION ADMEASURING HECTARES 00=47 ARES OUT OF LAND BEARING SURVEY NO.4 HISSA NO.4, UNDRI,PUNE.

- 1) One Genu (Genba) NamaPunekar was the holder of land admeasuring 3 Acres and 12 Gunthas bearing Survey No.4 Hissa No.4, Village Undri, Taluka Haveli, District Pune.
- 2) The said Genu Nama Punekar availed of certain Loans from the Undri Vikas Society Limited and, as security for repayment of such Loans, created charges on the said Land bearing Survey No.4 Hissa No.4, Undri in favour of the said Society. Such charges in favour of such Society were entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said land vide a Mutation Entry dated 06.11.1960 [the number whereof is not legible] and by Mutation Entry Nos.1710 and 1938 dated 20.08.1973 and 04.05.1978 respectively. On all the said Loans being duly repaid, the charges of the Undri Vikas Society were deleted from the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.4 Hissa No.4, Undri vide Mutation Entry No.3009 dated 12.11.1983.
- 3) The said Genu Nama Punekar died intestate on 10.03.1981 in Village Undri leaving behind him as his only heirs and next-of-kin his two sons, Manik and Ramdas, his wife, Parubai, and his three married daughters, Venubai Dattu Pawar, Hirabai Gangadhar Kad and Shalubai Baburao Gujjar. The names of the said sons of the late Genu Nama Punekar were entered in the "Possessory" Column of the VII/XII Extract in respect of the land bearing Survey No.4 Hissa No.4, Undri while the name of his said widow, Parubai, was entered in the "Other Rights" Column of the said VII/XII Extract. However, the names of the said married daughters of Genu Nama Punekar were not entered on the Revenue Record.
- 4) The said Manik Genu Punekar availed of a Loan from the Maharashtra Rajya Bhuvikas Bank, Pune Branch, Pune and, as security for due repayment of such Loan, a "Possessory" Mortgage was created on the said land bearing Survey No.4 Hissa No.4, Undri in favour of the said Bank. Accordingly, the name of the said Bank was entered as a Mortgagee in Possession of the said land on the Revenue Record in respect thereof vide Mutation Entry No.3750 dated 16.11.1990 while the name of Manik Genu Punekar was entered in the "Other Rights" Column in respect of the VII/XII Extracts pertaining to the said land. On repayment of all the dues of the said Bank [in two tranches], the said Bank released the said land bearing Survey No.4 Hissa No.4, Undri from such Mortgage

held by it. Accordingly, vide Mutation Entry Nos.8439 and 8905 dated 20.12.2007 and 29.10.2009 respectively, the name of the said Bank was deleted from the VII/XII Extract in respect of the said land bearing Survey No.4 Hissa No.4, Undri as a Mortgagee in Possession thereof.

- 5) Vide a Deed of Sale dated 02.11.1995 [duly Registered under Serial No.8934 of 1995 with the Sub-Registrar, Haveli III, Pune] the said Ramdas Genu Punekar and the said Parubai Genu Punekar, with the consent of the said Manik Genu Punekar, assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 40 Ares out of the their share / holding out of the land bearing Survey No.4 Hissa No.4, Undri to Manish NatwarlalSuratwala. The name of the said Manish NatwarlalSuratwala was duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.4, Undri as the holder of the said portion admeasuring Hectares 00 = 40 Ares thereof vide Mutation Entry No.5239 dated 01.03.1996.
- 6) The names of MohanlalKaramchandBudit and BheemajiNanaji Sonar were entered in the "Other Rights" Column of the VII/XII Extract in respect of the said land bearing Survey No.4 Hissa No.4, Undri as Mortgagees thereof. However, vide Mutation Entry No.4645 dated 05.05.1993, the names of the said MohanlalKaramchandBudit and BheemajiNanaji Sonar were deleted from the said "Other Rights" Column pursuant to the Order dated 05.05.1993 of the Tehsildar, Taluka Haveli.
- 7) Pursuant to the Order of the Taluka Inspector of Land Records, Haveli dated 05.01.2007 and the Order of the Tehsildar, Taluka Haveli dasted 15.01.2007 the area of the said land bearing Survey No.4 Hissa No.4, Undri was increased from Hectares 01 = 34 Ares to Hectares 01 = 67 Ares by virtue of addition of area of "Pot Kharaba" of Hectares 00 = 33 Ares. Effect of the said Orders was given in the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.4, Undri vide Mutation Entry No.8149 dated 15.01.2007.
- 8) Ramdas Genu Punekar died on 13.09.2007 leaving behind him as his only heirs and next-of-kin his two sons, Shashikant and Ganesh, and one married daughter, AlkaKailashTakle. The names of the said heirs of the late Ramdas Genu Punekar were duly entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.4, Undri as the holders of the shares therein earlier held by the said Ramdas Genu Punekar vide Mutation Entry No.8372 dated 28.09.2007.
- 9) Though, as stated above, the name of only Genu NamaPunekar had earlier been shown as the holder of the land bearing Survey No.4 Hissa No.4, Undri, it appears that the land was jointly held by the said Genu NamaPunekar and his brother, SayajiNamaPunekar.
- 10)Vide a Deed of Partition [duly Registered under Serial No.3735 of 1999 with the Sub-Registrar, Haveli III, Pune] made by and between the said Manik Genu Punekar and Ramdas Genu Punekar as the First Parties therein, the said SayajiNamaPunekar, PandurangSayajiPunekar, ArunSayajiPunekar, NitinPandurangPunekar as the Second Parties therein and AlkaPandurangPunekar as the Third Party therein with NirmalaBalasahebChinchwade and Others as Confirming Parties therein, portions



admeasuring Hectares 00 = 67 Ares and Hectares 00 = 27 Ares out of the land then admeasuring Hectares 01 = 34 Ares bearing Survey No.4 Hissa No.4, Undri came to the share of the said Manik Genu Punekar and the said AlkaPandurangPunekar respectively. Effect of the said partition was given in the Revenue Record vide Mutation Entry No.8397 dated 31.10.2007. As stated above, a portion admeasuring Hectares 00 = 40 Ares out of the land then admeasuring Hectares 01 = 34 Ares bearing Survey No.4 Hissa No.4, Undri had already been alienated to the said Manish NatwarlalSuratwala. As stated above, the area of Hectares 00 = 33 Ares was added on to the area of the said land bearing Survey No.4 Hissa No.4, Undri on account of "Pot Kharaba". It appears that the area of Hectares 00 = 05 Ares out of the said "Pot Kharaba" area was allotted to the share of the said AlkaPandurangPunekar who thereupon came to hold a portion admeasuring Hectares 00 = 32 Ares (Hectares 00 = 27 Ares + Hectares 00 = 05 Ares) out of the said land admeasuring Hectares 01 = 67 Ares bearing Survey No.4 Hissa No.4, Undri.

- 11) In anticipation of the area of certain part of the said "Pot Kharaba" admeasuring Hectares 00 = 33 Ares being added on to her holding admeasuring Hectares 00 = 27 Ares, the said AlkaPandurangPunekar granted rights of development of her holding admeasuring Hectares 00 = 32 Ares out of the said land bearing Survey No.4 Hissa No.4, Undri to Orchid Land Developers Private Limited vide an Agreement for Development dated 22.06.2008 duly Registered under Serial No.4941 of 2006 with the Sub-Registrar, Haveli XI, Pune. The said Orchid Land Developers Private Limited assigned and transferred the rights of development of the said portion admeasuring Hectares 00 = 32 Ares out of the said land bearing Survey No.4 Hissa No.4, Undri to the said Shri.NitinDwarkasNyati and caused the said AlkaPandurangPunekar [and members of her family] to convey the same in favour of the said Shri.NitinDwarkadasNyati] vide a Deed of Conveyance dated 20.03.2011 which was duly Registered under Serial No.2660 of 2011 with the Sub-Registrar, Haveli XII, Pune. The said Orchid Developers Private Limited joined as a Confirming Party to the said Deed of Conveyance. The name of the said Shri.NitinDwarkadasNyati has been entered on the Revenue Record pertaining to the land bearing Survey No.4 Hissa No.4, Undri as the holder of the said portion admeasuring Hectares 00 = 32 Ares thereof vide Mutation Entry No.9445 dated 18.05.2011. Vide a Deed of Consent/Confirmation cum Assignment dated 07.07.2015 [duly Registered under Serial No. 5713 of 2015 with the Sub Registrar, Haveli XI, Pune] made by and between Shri Nitin Dwarkasad Nyati of the First Part, the said Manik Genba Punekar and Sixteen Others of the Second Part and the said Orchid Land Developers Private Limited of the Third Part, the said Manik Genba Punekar and Sixteen Others have consented to and confirmed the said Agreement for Development dated 22.06.2008 executed by the said Alka Pandurang Punekar in favour of the said Orchid Land Developers Private Limited and the said Deed of Conveyance dated 20.03.2011 executed by the said Alka Pandurang Punekar in favour of the said Shri Nitin Dwarkasad Nyati with Orchid Land Developers Private Limited as Confirming Party thereto, in respect of the said portion admeasuring Hectares 00 = 32 Ares out of the said land bearing Survey No.4 Hissa No.4, Undri which has been convened in favour of the said Shri Nitin Dwarkadas Nyati.

- 12) Vide a Deed of Sale dated 09.06.2008 (duly registered under Serial No.4978 of 2008 with the Sub-Registrar, Haveli VIII, Pune), the married daughters of the late Genu aka GenbaNamaPunekar namely, HirabaiGangadharKad, VenubaiDattatrayaPawar, ShakuntalaBaburaoGujar and his widow, ParubaiGenbaPunekar and the said ManikGenbaPunekar, ShashikantRamdasPunekar and Ganesh RamdasPunekar purported to assign, transfer, assure and convey portion admeasuring Hectares 00=15 Ares out of land bearing Survey No.4 Hissa No.4, Undri to/in favour of the said Nyati Realtors Private Limited. However, due to inadvertence, the said ManikGenbaPunekar, ShashikantRamdasPunekar and Ganesh RamdasPunekar were shown as "Confirming Parties" in the said Deed of Sale dated 09.06.2008 instead of being shown as Vendors therein alongwith the said HirabaiGangadharKad and Others. This mistake was rectified vide a Deed of Correction dated 15.03.2014 (duly registered under Serial No.1371 of 2014 with the Sub-Registrar, Haveli XXVI, Pune) executed by the heirs of the late ParubaiGenbaPunekar (who had died in the interim) and the said parties to the said Deed of Sale dated 09.06.2008.
- 13) Vide a Deed of Sale dated 15.03.2014 (duly registered under Serial No.1272 of 2014 with the Sub-Registrar, Haveli XXVI, Pune), Alka Kailas Takle, KasubaiManikPunekar, VijayaDilipPunekar, ShahajiManikPunekar, SuvarnaShahajiPunekar, Vijay ManikPunekar, Reshma Vijay Punekar, BalasahebManikPunekar, VaishaliBalasahebPunekar, JayshreeShashikantPunekar and Swati Ganesh Punekar conveyed their undivided share/claim in the said portion admeasuring Hectares 00=15 Ares out of the said land bearing Survey No.4 Hissa No.4, Undri conveyed by the above recited Deed of Sale dated 09.06.2008 read with the said Deed of Correction thereto dated 15.03.2014 in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited has been entered on the Revenue Record pertaining to the said land bearing Survey No.4 Hissa No.4, Undri as the holder of the said portion admeasuring Hectares 00=15 Ares vide Mutation Entry No. 10528 dated 07.07.2015.
- 14) The said Nyati Realtors Private Limited was converted into a Limited Liability Partnership known as "NYATI REALTORS LLP" with effect from 24.09.2014.

VI) LAND ADMEASURING HECTARES 00=82 ARES BEARING SURVEY NO.21 HISSA NO.3B, UNDRI, PUNE.

- 1) One Babu Rama Punekar was the owner of land then admeasuring 2 Acres and 22 Gunthas bearing Survey No.20 Hissa No.3, Village Undri, Taluka Haveli, District Pune.
- 2) Vide a Deed of Sale dated 20.7.1940, the said Babu Rama Punekar assigned, transferred, assured and conveyed the said land bearing Survey No.20 Hissa No.3, Undri to Babu GenuKundalkar.
- 3) The name of the said Babu GenuKundalkar was duly entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.3, Undri as the holder thereof vide Mutation Entry No.555 dated 25.08.1940.



- 4) Vide Mutation Entry No.1410 dated 07.12.1950, the land admeasuring 2 Acres and 22 Gunthas bearing Survey No.20 Hissa No.3, Undri was divided into two parts, one admeasuring 21 Gunthas and the other admeasuring 2 Acres and 1 Gunthas and which portions were assigned Hissa Nos.3A and 3B respectively of Survey No.20 vide the said Mutation Entry. The name of the said ShriBabu Genu Kundalkar was entered on the Revenue Record bearing Survey No.20 Hissa No.3B as the holder thereof vide the said Mutation Entry.
- 5) On the provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955, being made applicable to Village Undri, the area of the said land bearing Survey No.20 Hissa No.3B, Undri was shown to admeasure Hectares 00 = 82 Ares vide Mutation Entry No.1558 dated 03.03.1969.
- 6) The said Babu Genu Kundalkar died intestate in Village Undri on 02.07.1970 leaving behind him as his only heirs and next-of-kin his wife, Laxmibai, and his son, Nathu and Ishwar Babu Kundalkar. The names of the said heirs of the late Babu Genu Kundalkar were duly entered on the Revenue Record pertaining to, inter-alia, the said land bearing Survey No.20 Hissa No.3B, Undri as the holders thereof vide Mutation Entry No.3340 dated 6.06.1989.
- 7) The name of one Mohanlal Karamchand was entered in the "Other Rights" column of the land bearing Survey No.20 Hissa No.3B, Undri as a "Mortgagee Without Possession". Vide Mutation Entry No.3362 dated 12.07.1989 the name of the said Mohanlal Karamchand was deleted from the "Other Rights Column pertaining to the said land bearing Survey No.20 Hissa No.3B, Undri as he was stated to have released his rights therein.
- 8) The said heirs of the late Babu Genu Kundalik assigned, transferred, assured and conveyed portions admeasuring Hectares 00 = 21 Ares, Hectares 00 = 21 Ares, Hectares 00 = 20 Ares and Hectares 00 = 20 Ares out of the said land bearing Survey No.20 Hissa No.3B, Undri to Mahadev Ganpat Pasalkar, Sharad Babjirao Dhamale, Sahebrao Damodar Shilimkar and Shankarrao Ganpat Pawar respectively vide a Deed of Sale which was duly Registered on 11.12.1989. The names of the said Mahadev Ganpat Pasalkar and Three Others were duly entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.3B, Undri as the holders of the said respective portions thereof vide Mutation Entry No.3439 dated 12.12.1989.
- 9) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 10) Vide a Deed of Sale dated 21.12.1994 [duly Registered under Serial No.7173 of 1994 with the Sub-Registrar, Haveli III, Pune] the said Mahadev Ganpat Pasalkar, Sahebrao Damodar Shilimkar and Shankarrao Ganpat Pawar assigned, transferred, assured and conveyed their respective portions admeasuring Hectares 00 = 21 Ares, Hectares 00 =

20 Ares and Hectares 00 = 20 Ares out of the said land bearing Survey No.21 Hissa No.3B to RamraoWamanraoAdik. The name of the said RamraoWamanraoAdik was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.3B, Undri as the holder of the said portion admeasuring Hectares 00 = 61 Ares thereof vide Mutation Entry No.5004 dated 31.03.1995.

- 11) Vide a Deed of Sale dated 15.11.1994 [duly Registered under Serial No.6300 of 1994 with the Sub-Registrar, Haveli III, Pune] read with a Deed of Correction dated 01.12.1994 [duly Registered under Serial No.6985 of 1994 with the Sub-Registrar, Haveli III, Pune], the said SharadBajiraoDhamale assigned, transferred, assured and conveyed his said holding admeasuring Hectares 00 = 21 Ares out of the said land bearing Survey No.21 Hissa No.3B, Undri to the said RamraoWamanraoAdik. The name of the said SharadBajiraoDhamale was deleted from the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.3B, Undri as the holder of the said portion admeasuring Hectares 00=21 Ares thereof vide Mutation Entry No.5006 dated 31.03.1995.
- 12) Vide an Agreement for Development dated 5.12.2002 [duly Registered under Serial No.6244 of 2002 with the Sub-Registrar, Haveli XII, Pune] the said RamraoWamanraoAdik granted rights of development of a portion admeasuring Hectares 00 = 41 Ares out of the said land admeasuring Hectares 00 = 82 Ares bearing Survey No.21 Hissa No.3B, Undri to (1) M/s.Sameer Diamond (2)Rajnikanth C.Bhansali HUF and (3) SaurabhR.Bhansali (HUF).
- 13) Vide an Agreement for Assignment of Development Rights dated 29.12.2007 [duly Registered under Serial No.9947 of 2007 with the Sub-Registrar, Haveli XIX, Pune] the said (1) M/s.SameerDiamond, (2) Rajnikanth C.Bhansali HUF and (3) SaurabhR.Bhansali (HUF) assigned, transferred, assured and conveyed the rights of development of the said portion admeasuring Hectares 00 = 41 Ares out of the said land bearing Survey No.21 Hissa No.3B, Undri to Nyati Builders Private Limited, "Nyati Commerce House", Kalyaninagar, Pune 411006.
- 14) Vide an Agreement for Development dated 5.12.2002 [duly Registered under Serial 6246 of 2002 with the Sub-Registrar, Haveli XII, Pune], the said RamraoWamanraoAdik granted rights of development of the remaining portion admeasuring Hectares 00 = 41 Ares out of the said land bearing Survey No.21 Hissa No.3B, Undri to / in favour of the said Nyati Builders Private Limited.
- 15) The said RamraoWamanraoAdik died leaving behind him as his only heirs and next-of-kin, ShobhaRamraoAdik, Suresh RamraoAdik, PrithvirajRamrao Adik and VijayaJambutraoDhore. Vide a Deed of Conveyance dated 17.09.2010 (duly registered under Serial No.8184 of 2010 with the Sub-Registrar, Haveli XIII, Pune) made by and between the said heirs of the late RamraoWamanraoAdik of the First Part, the said M/s.SameerDiamond,Rajnikanth C. Bhansali HUF and SaurabhR.Bhansali (HUF) of the Second Part and the said Nyati Builders Private Limited of the Third Part, the said land bearing Survey No.21 Hissa No.3B, Undri was assigned, transferred, assured and conveyed in favour of the said Nyati Builders Private Limited. The name of the said



Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the above captioned land as the holder thereof vide Mutation Entry No.9259 dated 27.12.2010.

- 16) Vide an Agreement dated 25.04.2011 (duly registered under Serial No.4119 of 2011 with the Sub-Registrar, Haveli VIII, Pune) read with an Agreement supplemental thereto dated 19.06.2013 (duly registered under Serial No.5898 of 2013 with the Sub-Registrar, Haveli VIII, Pune) and further read with an Agreement supplemental thereto dated 27.11.2014 (duly registered under Serial No.11174 of 2014 with the Sub-Registrar, Haveli VIII, Pune), the said Nyati Builders Private Limited granted rights of development of, inter-alia, of the said land bearing Survey No.21 Hissa No.3B, Undri, Pune to/in favour of the said Marvel Zeta Developers Private Limited at or for the consideration and on the terms and conditions therein contained.

VII) THE FOLLOWING LANDS OUT OF SURVEY NO.21 HISSA NOS.4A AND 4B, UNDRI, PUNE.

SURVEY NO. / HISSA NO.	TOTAL AREA HECTARES =	AREA WHICH FORMS THE SUBJECT MATTER OF THIS CERTIFICATE
21/4A	00 = 07	00 = 06
21/4A/1	00 = 10	00 = 10
21/4A/4	00 = 05	00 = 05
21/4A/5	00 = 06	00 = 06
21/4A/7/1	00 = 05	00 = 05
21/4B/1	00 = 10	00 = 10
21/4B/2/1	00 = 05	00 = 05
21/4B/2/2	00 = 01	00 = 01
21/4B/2/3	00 = 01	00 = 01
21/4B/2/4	00 = 01	00 = 01
21/4B/2/5	00 = 01	00 = 01
21/4B/2/6	00 = 02	00 = 02
21/4B/2/7	00 = 01	00 = 01
21/4B/2/8	00 = 02	00 = 02
21/4B/2/9	00 = 05	00 = 05
21/4B/2/11	00 = 04	00 = 04
21/4B/2/12	00 = 01	00 = 01

21/4B/2/13	00 = 02	00 = 02
21/4B/4	00 = 10	00 = 10
21/4B/5	00 = 10	00 = 10
21/4B/2/10	00 = 05	00 = 05
21/4B/3	00=10	00=05
21/4B/2/15	00=05	00=05
	TOTAL	01=03

(A) LAND BEARING SURVEY NO.21 HISSA NO.4A, /4A/1, 4A/4, 4A/5, UNDRI:

- 1) Genu Nama Punekar and Sayaji Nama Punekar were the holders of land bearing Survey No.20 Hissa No.4, Undri.
- 2) The land bearing Survey No.20 Hissa No.4, Undri was divided into Hissa Nos.4A and 4B and the said land bearing Hissa No.4A of Survey No.20, Undri admeasuring 1 Acre and 15 Gunthas was assigned to Sayaji Nama Punekar and whereas the land bearing Hissa No.4B of Survey No.20, Undri admeasuring 1 Acre 36 Gunthas was assigned to the said Genu Namdev Punekar vide Mutation Entry No.1410 dated 07.12.1950.
- 3) The said Sayaji Nama Punekar availed of a Loan from the UndriVikas Co-operative Society and, as security for due repayment of such Loan, a charge in favour of the said Society was entered in the "Other Rights" Column of the VII/XII Extract in respect of, inter-alia, the said land bearing Survey No.20 Hissa No.4A, Undri vide Mutation Entry No.1364 dated 6.11.1960.
- 4) The provisions of the Maharashtra Weights & Measures Act, 1958 and the Indian Coinage Act, 1955 were made applicable to Village Undri and, accordingly, the areas of the said lands bearing Hissa Nos.4A and 4B of Survey No.20, Undri were shown to be Hectares 00 = 56 Ares and Hectares 00 = 77 Ares instead of 1 Acre and 15 Gunthas and 1 Acre and 36 Gunthas respectively vide Mutation Entry No.1558 dated 03.03.1969.
- 5) The said Sayaji Nama Punekar availed of a Loan from the Undri Vikas Co-operative Society and, as security for due repayment of such Loan, a charge in favour of the said Society was entered in the "Other Rights" Column of the VII/XII Extract in respect of, inter-alia, the said land bearing Survey No.20 Hissa No.4A, Undri vide Mutation Entry No.1630 dated 20.12.1971. On repayment of



such loan, such Charge of the said Society was deleted vide Mutation Entry No.9534 dated 08.10.2011.

- 6) Vide a Deed of Sale dated 12.04.1983, the said Sayaji Nama Puneekar and his sons, Pandurang and Arun, assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 56 Ares bearing Survey No.20 Hissa No.4A, Undri to Geetabai Ashok Ranka. The name of the said Geetabai Ashok Ranka was duly entered on the Revenue Record pertaining to the said land as the holder thereof vide Mutation Entry No.2081 dated 14.06.1983.
- 7) Vide a Deed of Sale dated 17.03.1987 [duly Registered under Serial No.3365 of 1987 with the Sub-Registrar, Haveli I, Pune] the said Geetabai Ashok Ranka assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=07 Ares out of the said land bearing Survey No.20 Hissa No.4A, Undri to Nama Baban Maimane. The name of the said Nama Baban Maimane was duly entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4A, Undri as the holder of the said portion admeasuring Hectares 00=07 Ares thereof vide Mutation Entry No.3682 dated 12.08.1990.
- 8) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Undri was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 9) The said Nama Baban Maimane assigned, transferred, assured and conveyed the said portion admeasuring Hectares 00 = 07 Ares out of the said land bearing Survey No.20 Hissa No.4A, Undri to Shri.Dhanraj Bhalchandra Rathi vide a Deed of Sale dated 03.04.1990 duly Registered under Serial No.4915 of 1990 with the Sub-Registrar, Haveli, Pune. The name of the said Dhanraj Bhalchandra Rathi was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A,Undri as the holder of the said portion admeasuring Hectares 00 = 07 Ares thereof vide Mutation Entry No.6354 dated 01.08.2000.
- 10) The said Dhanraj Bhalchandra Rathi assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 06 Ares out of his said holding admeasuring Hectares 00 = 07 Ares out of the land bearing Survey No.21Hissa No.4A, Undri to Ghansham Nandlal Bhavarlal Laddha vide a Deed of Sale dated 02.07.1990 which was duly Registered under Serial No.8909 of 1990 with the Sub-Registrar, Haveli, Pune. The name of the said Ghamsham Bhavarlal Laddha was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A,Undri as the holder of the said portion admeasuring Hectares 00=06 Ares thereof vide Mutation Entry No.6355 dated 01.08.2000.
- 11) The said Ghansham Nandlal Bhavarlal Laddha assigned, transferred, assured and conveyed the said portion admeasuring Hectares 00 = 06 Ares out of the said land bearing Survey No.21 Hissa No.4A, Undri to Sulochana Malikarjun Siddique

vide a Deed of Sale dated 03.04.1991 which was duly Registered under Serial No.4817 of 1991 with the Sub-Registrar, Haveli, Pune. The name of the said Sulochana Malikarjun Siddique was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A, Undri as the holder of the portion thereof admeasuring Hectares 00 = 06 Ares vide Mutation Entry No.6356 dated 01.08.2000.

12) The said Sulochana Malikarjun Siddique assigned, transferred, assured and conveyed, inter-alia, the said portion admeasuring Hectares 00 = 06 Ares out of the said land bearing Survey No.21 Hissa No.4A, Undri to Chandrabhagabai Devidas Bhat vide a Deed of Sale dated 31.07.1991 duly Registered under Serial No.2469 of 1993 with the Sub-Registrar, Haveli, Pune. The name of the said Chandrabhagabai Devidas Bhat was duly entered on the Revenue Record pertaining to land bearing Survey No.21 Hissa No.4A, Undri as the holder of the said portion admeasuring Hectares 00 = 06 Ares thereof vide Mutation Entry No.6357 dated 01.08.2000.

13) Vide an Agreement for Development dated 14.02.2005 [duly Registered under Serial No.924 of 2005 with the Sub-Registrar, Haveli XII, Pune], the said Chandrabhagabai Devidas Bhat granted rights of development of her said holding admeasuring Hectares 00 = 06 Ares out of the said land bearing Survey No.21 Hissa No.4A, Undri to Shri.Ashok Ramchand Chandwani at or for the consideration and on the terms and conditions therein contained.

14) Vide a "Deed of Assignment of Development Rights" dated 16.05.2006 (duly registered under Serial No.3867 of 2006 with the Sub-Registrar, Haveli X, Pune), the said Shri.Ashok Ramchand Chandwani assigned and transferred the rights of development of the said portion admeasuring Hectares 00 = 06 Ares out of the said land bearing Survey No.21 Hissa No.4A, Undri to M/s.Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002. Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Chandrabhagabai Devidas Bhat conveyed her said holding admeasuring Hectares 00 = 06 Ares out of the said land bearing Survey No.21 Hissa No.4A, Undri at the instance of the said M/s.Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A, Undri as the holder of the said portion admeasuring Hectares 00 = 06 Ares thereof vide Mutation Entry No.8498 dated 05.03.2008.

15) The said Geetabai Ashok Ranka assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 10 Ares out of her said holding out of the land bearing Survey No.20 Hissa No.4A, Undri to Laxman Kisan Maimane vide a Deed of Sale dated 05.07.1984 duly Registered under Serial No.5292 of 1984 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares



00 = 10 Ares out of the land bearing Survey No.20 Hissa No.4A,Undri so conveyed to the said Laxman Kisan Maimane was assigned Pot Hissa No.1 of Hissa No.4A of Survey No.20, Undri vide Mutation Entry No.3064 dated 21.03.1985 and the name of the said Laxman Kisan Maimane was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4A/1, Undri as the holder thereof vide the said Mutation.

- 16) The said Laxman Kisan Maimane assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4A / 1, Undri to Prakash Vithalrao Kadam vide a Deed of Sale dated 10.10.1990 and the name of the said Prakash Vithalrao Kadam was duly entered on the Revenue Record pertaining to land bearing Survey No.21 Hissa No.4A / 1, Undri as the holder thereof vide Mutation Entry No.4156 dated 8.02.1992. The said Prakash V.Kadam assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4A /1, Undri to Sripad Vasudev Kulkarni vide a Deed of Sale dated 13.10.1992. The name of the said Sripad Vasudev Kulkarni was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A / 1, as the holder thereof vide Mutation Entry No.4568 dated 26.02.1993. The said Sripad Vasudev Kulkarni assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4A/1, Undri to Harilal Nanabhai Suratwala vide a Deed of Sale dated 07.07.1995 duly Registered under Serial No.5609 of 1995 with the Sub-Registrar, Haveli III, Pune. The name of the said Harilal Nanabhai Suratwala was duly entered on the Revenue Record pertaining to the said lands bearing Survey No.21 Hissa No.4A/1, Undri as the holder thereof vide Mutation Entry No.5113 dated 14.07.1995.
- 17) Vide an Agreement for Development dated 18.06.2005 [duly Registered under Serial No.3706 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Harilal Nanabhai Suratwala granted rights of development of the said land bearing Survey No.21 Hissa No.4A / 1, Undri to Neetu Kimatrai Motiyani and Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. The said Neetu Kimatrai Motiyani and Nisha Gul Daswani assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4A / 1, Undri to M/s.Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.
- 18) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Harilal Nanabhai Suratwala conveyed the said land bearing Survey No.21 Hissa No.4A /1, Undri at the instance of the said M/s. Shanti Construction Company to / in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A /1, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.

- 19) The said Geetabai Ashok Ranka assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 05 Ares out of her said holding out of the land bearing Survey No.20 Hissa No.4A, Undri to Hanumant Sakharam Dorge vide a Deed of Sale dated 06.07.1984 (duly Registered under Serial No.5293 of 1984 with the Sub-Registrar, Haveli I, Pune) and the said portion admeasuring Hectares 00 = 05 Ares out of the land bearing Survey No.20 Hissa No.4A, Undri so conveyed to the said Hanumant Sakharam Dorge was assigned Pot Hissa No.4 of Hissa No.4A of Survey No.20, Undri vide Mutation Entry No.3067 dated 20.03.1985 and the name of the said Hanumant Sakharam Dorge was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4A/4, Undri as the holder thereof vide the said Mutation.
- 20) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 21) Vide an Agreement for Development dated 13.06.2005 [duly Registered under Serial No.3527 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Hanumant Sakharam Dorge granted rights of development of the said land bearing Survey No.21 Hissa No.4A / 4, Undri to Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. Vide a "Deed of Assignment of Development Rights" dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune], the said Nisha Gul Daswani assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4A / 4, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.
- 22) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Hanumant Sakharam Dorge conveyed the said land bearing Survey No.21 Hissa No.4A / 4, Undri at the instance of the said M/s. Shanti Construction Company to / in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A / 4, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.
- 23) The said Geetabai Ashok Ranka assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 06 Ares out of her said holding out of the land bearing Survey No.20 Hissa No.4A, Undri to Nirmala Dhoot vide a Deed of Sale dated 05.07.1984 which was duly Registered under Serial No.5291 of 1984 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00 = 06 Ares out of the land bearing Survey No.20 Hissa No.4A, Undri so conveyed to the said Nirmala Dhoot was assigned Pot Hissa No.5 of Hissa No.4A of Survey No.20, Undri vide Mutation Entry No.3068 dated 20.03.1985 and the



name of the said Nirmala Dhoot was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4A/5, Undri as the holder thereof vide the said Mutation.

- 24) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 25) Vide an Agreement for Development dated 13.06.2005 [duly Registered under Serial No.3529 of 2005 with the Sub-Registrar, Haveli XII, Pune], the said Nirmala Dhoot granted rights of development of the said land bearing Survey No.21 Hissa No.4A / 5, Undri to Kimatrai Motwani at or for the consideration and on the terms and conditions therein contained. Vide a "Deed of Assignment of Development Rights" dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli XI, Pune], the said Kimatrai Motwani assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4A / 5, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.
- 26) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Nirmala Dhoot conveyed the said land bearing Survey No.21 Hissa No.4A /5, Undri at the instance of the said M/s. Shanti Construction Company to / in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A /5, Undri as the holder of the said portion admeasuring Hectares 00 = 06 Ares thereof vide Mutation Entry No.8498 dated 05.03.2008.

(B) LANDS BEARING SURVEY NO.21 HISSA NOS. 4B/2/1, 4B/2/2, 4B/2/3, 4B/2/4, 4B/2/5, 4B/2/6, 4B/2/7, 4B/2/8, 4B/2/9, 4B/2/10, 4B/2/11, 4B/2/12, 4B/2/13, 4B/2/15, 4B/3, 4B/4 and 4B/5, UNDRI:

- 1) Genu Nama Punekar and Sayaji Nama Punekar were the holders of land bearing Survey No.20 Hissa No.4, Undri.
- 2) The land bearing Survey No.20 Hissa No.4, Undri was divided into Hissa Nos.4A and 4B and the said land bearing Hissa No.4A of Survey No.20, Undri admeasuring 1 Acre and 15 Gunthas was assigned to Sayaji Nama Punekar and whereas the land bearing Hissa No.4B of Survey No.20, Undri admeasuring 1 Acre 36 Gunthas was assigned to the said Genu Namdev Punekar vide Mutation Entry No.1410 dated 07.12.1950.

- 3) The said Genu Nama Punekar died intestate in Village Undri on 10.03.1981 leaving behind him as his only heirs and next-of-kin his wife, Parubai, and his sons, Malik and Ramdas, and his daughters Venubai Pawar, Hirabai G. Kad and Shalka Gujar. The said daughters of the Late Genu Nama Punekar released all their right, title, interest in the said land bearing admeasuring Hectares 00 = 77 bearing Survey No.20 Hissa No.4B, Village Undri, Taluka Haveli, District Pune. Accordingly, the names of the said other heirs of the late Genu Nama Punekar were duly entered on the Revenue Record pertaining to, inter-alia, the said land bearing Survey No.20 Hissa No.4B, Undri as the holders thereof vide Mutation Entry No.3007 dated 31.10.1983.
- 4) The said Parubai Genu Punekar, Malik Genu Punekar and Ramdas Genu Punekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 37 Ares out of the said land bearing Survey No.20 Hissa No.4B, Undri to Shri. Dhanraj Rathi vide a Deed of Sale dated 19.01.1984. The said portion admeasuring Hectares 00 = 37 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Shri. Dhanraj Rathi was assigned Pot Hissa No.2 of Hissa No.4B of Survey No.20, Undri while the portion admeasuring Hectares 00=40 Ares retained by the said Parubai Punekar and Two Others was assigned Pot Hissa No.1 of Hissa No.4B of Survey No.20, Undri vide Mutation Entry No.3026 dated 20.02.1984 and the name of the said Shri. Dhanraj Rathi was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/2, Undri as the holder thereof vide the said Mutation.
- 5) The said Shri. Dhanraj Rathi assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 37 Ares bearing Survey No.20 Hissa No.4B/2, Undri to Chandrakant Hanumant Kad and Madhukar Bhikoba Masal and the names of the said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal were entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/2, Undri as the holders thereof vide the said Mutation Entry No.3555.
- 6) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 7) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 05 Ares out of the said land bearing Survey No.20 Hissa No.4B/2, Undri to Shankar Bhikoba Masal vide a Deed of Sale dated 06.01.1995. The said portion admeasuring Hectares 00 = 05 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri so conveyed to the said Shankar Bhikoba Masal was assigned Pot Hissa No.1 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.5081 dated 08.05.1995 and the name of the said Shankar Bhikoba Masal was entered



on the Revenue Record pertaining to the said land bearing Pot Hissa No.1 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.

- 8) Vide a Deed of Sale dated 11.09.1996 [duly Registered under Serial No.6404 of 1996 with the Sub-Registrar, Haveli III, Pune] the said Shankar Bhikoba Masal assigned, transferred, assured and conveyed the said land bearing Survey No. 21 Hissa No.4B/2/1, Undri to Haresh G. Galani, Rama Haresh Galani, Naresh C. Gidwani and Darmesh K. Gathani. The names of the said Haresh G. Galani and Others were duly entered on the Revenue Record pertaining to the said land bearing Survey 21 Hissa No.4B/2/1, Undri as the holders of thereof vide Mutation Entry No.5555 dated 01.01.1997.
- 9) Vide an Agreement for Development dated 09.03.2005 [duly Registered under Serial No.1435 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Haresh G. Galani, Rama Haresh Galani, Naresh C. Gidwani and Darmesh K. Gathani granted rights of development, interalia, of the said land bearing Survey No. 21 Hissa No.4B/2/1, Undri to Ashok Chandwani at or for the consideration and on the terms and conditions therein contained. The said Ashok Chandwani, vide an Agreement dated 04.04.2006 [duly Registered under Serial No.2603 of 2006 with the Sub-Registrar Haveli XII, Pune] assigned and transferred the rights of development of the said land bearing Survey No. 21 Hissa No.4B/2/1 Undri to Nyati Builders Private Limited.
- 10) Vide a Deed of Conveyance dated 23.07.2010 [duly Registered under Serial No.6858 of 2010 with the Sub-Registrar Haveli XII, Pune] read with a Deed of Correction thereto dated 21.09.2011, the said Haresh G. Galani and Rama Haresh Galani, interalia, conveyed the said land admeasuring Hectares 00 = 05 Ares bearing Survey No. 21 Hissa No.4B/2/1, Undri at the instance of the said Nyati Builders Private Limited to / in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No. 21 Hissa No.4B/2/1, Undri as the holder thereof vide Mutation Entry No.9166.
- 11) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 01 Ares out of said land bearing Survey No.20 Hissa No.4B/2, Undri to Rohini Madan Pardeshi vide a Deed of Sale dated 12.07.1990. The said portion admeasuring Hectares 00 = 01 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri so conveyed to the said Rohini Madan Pardeshi was assigned Pot Hissa No.2 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.3768 dated 22.11.1990 and the name of the said Rohini Madan Pardeshi was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.2 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.

- 12) Vide an Agreement for Development dated 08.06.2005 [duly Registered under Serial No.3531 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Rohini Madan Pardeshi granted rights of development of the said land bearing Survey No.21 Hissa No.4B/2/2, Undri to Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. The said Nisha Gul Daswani, vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune] assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/2, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.
- 13) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Rohini Madan Pardeshi conveyed, inter alia, the said land bearing Survey No.21 Hissa No.4B/2/2, Undri at the instance of the said M/s. Shanti Construction Company to / in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/2, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.
- 14) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 01 Ares out of the said land bearing Survey No.20 Hissa No.4B/2, Undri to Kishore Shivram Pardeshi vide a Deed of Sale dated 12.07.1990. The said portion admeasuring Hectares 00 = 01 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri so conveyed to the said Kishore Shivram Pardeshi was assigned Pot Hissa No.3 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.3769 dated 22.11.1990 and the name of the said Kishore Shivram Pardeshi was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.3 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.
- 15) Vide an Agreement for Development dated 08.06.2005 [duly Registered under Serial No.3531 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Kishore Shivram Pardeshi granted rights of development of, inter alia, the said land bearing Survey No.21 Hissa No.4B/2/3, Undri to Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. The said Nisha Gul Daswani vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune] assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/3, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.
- 16) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Kishore Shivram Pardeshi conveyed, inter alia, the said land bearing Survey No.21 Hissa



No.4B/2/3, Undri at the instance of the said M/s. Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/3, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.

- 17) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 01 Ares out of the said land bearing Survey No.20 Hissa No.4B/2, Undri to Dinesh Bundela vide a Deed of Sale dated 12.07.1990. The said portion admeasuring Hectares 00 = 01 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri so conveyed to the said Dinesh Bundela was assigned Pot Hissa No. 4 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.3770 dated 22.11.1990 and the name of the said Dinesh Bundela was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.4 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.
- 18) Vide an Agreement for Development dated 08.06.2005 [duly Registered under Serial No.3531 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Dinesh Bundela granted rights of development of, interalia, the said land bearing Survey No.21 Hissa No.4B/4, Undri to Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. The said Nisha Gul Daswani, vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune] assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/4, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.
- 19) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Dinesh Bundela conveyed the said land bearing Survey No.21 Hissa No.4B/2/4, Undri at the instance of the said M/s. Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/4, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.
- 20) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 01 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri to Shankar Bundela vide a Deed of Sale dated 17.04.1990. The said portion admeasuring Hectares 00 = 01 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri so conveyed to the said Shankar Bundela was assigned Pot Hissa No. 5 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.3771 dated 22.11.1990 and the name of the said Shankar Bundela was entered on the Revenue Record

pertaining to the said land bearing Pot Hissa No.5 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.

- 21) Vide an Agreement for Development dated 08.06.2005 [duly Registered under Serial No.3531 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Shankar Bundela granted rights of development of, interalia, the said land bearing Survey No.21 Hissa No.4B/2/5, Undri to Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. The said Nisha Gul Daswani, vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune] assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/5, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.
- 22) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Shankar Bundela conveyed interalia the said land bearing Survey No.21 Hissa No.4B/2/5, Undri at the instance of the said M/s. Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/5, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.
- 23) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 02 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri to Kanhaiya Gosavi and Pushpa Gosavi vide a Deed of Sale dated 17.04.1990 [duly Registered under Serial No.7468 of 1990 with the Sub-Registrar, Haveli -I Pune]. The said portion admeasuring Hectares 00 = 02 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Kanhaiya Gosavi and Pushpa Gosavi was assigned Pot Hissa No. 6 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.3822 dated 15.04.1991 and the names of the said Kanhaiya Gosavi and Pushpa Gosavi were entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.6 of Hissa No.4B/2 of Survey No.20, Undri as the holders thereof vide the said Mutation.
- 24) Vide an Agreement for Development dated 23.01.2006 [duly Registered under Serial No.591 of 2006 with the Sub-Registrar, Haveli XII, Pune] the said Kanhaiya Gosavi and Pushpa Gosavi granted rights of development of, interalia, the said land bearing Survey No.21 Hissa No.4B/2/6, Undri to M/s. Poona Properties at or for the consideration and on the terms and conditions therein contained. The said M/s. Poona Properties, vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune] assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/6, Undri to M/s. Shanti



Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.

- 25) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Kanhaiya Gosavi and Pushpa Gosavi conveyed inter alia the said land admeasuring Hectares 00 = 02 Ares bearing Survey No.21 Hissa No.4B/2/6, Undri at the instance of the said M/s. Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/6, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.
- 26) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 01 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B/2, Undri to Vimlabai Baman vide a Deed of Sale dated 12.07.1990. The said portion admeasuring Hectares 00 = 01 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Vimlabai Baman was assigned Pot Hissa No. 7 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.3851 dated 03.05.1991 and the name of the said Vimlabai Baman was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.7 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.
- 27) Vide an Agreement for Development dated 08.06.2005 [duly Registered under Serial No.3531 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Vimlabai Baman granted rights of development of, inter alia, the said land bearing Survey No.21 Hissa No.4B/2/7, Undri to Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. The said Nisha Gul Daswani, vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune] assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/7, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.
- 28) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Vimlabai Baman conveyed inter alia the said land bearing Survey No.21 Hissa No.4B/2/7, Undri at the instance of the said M/s. Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/7, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.
- 29) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 02 Ares

out of their said holding out of the land bearing Survey No.20 Hissa No.4B/2, Undri to Saroj Devi Laxminarayan Baman vide a Deed of Sale dated 24.05.1990. The said portion admeasuring Hectares 00 = 02 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri so conveyed to the said Saroj Devi Laxminarayan Baman was assigned Pot Hissa No. 8 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.3852 dated 03.05.1991 and the name of the said Saroj Devi Laxminarayan Baman was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.8 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.

30) Vide an Agreement for Development dated 08.06.2005 [duly Registered under Serial No.3531 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Saroj Devi Laxminarayan Baman granted rights of development of interalia the said land bearing Survey No.21 Hissa No.4B/2/8, Undri to Nisha Gul Daswani at or for the consideration and on the terms and conditions therein contained. The said Nisha Gul Daswani, vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune], assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/8, Undri to M/s. Shanti Construction Company, a partnership firm having its Office at 327A, Nana Peth, Pune 411002.

31) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Saroj Devi Laxminarayan Baman interalia conveyed the said land bearing Survey No.21 Hissa No.4B/2/8, Undri at the instance of the said M/s. Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/8, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.

32) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 05 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B/2, Undri to Anil Kumar Jagannath Mishra vide a Deed of Sale dated 11.04.1991 duly Registered under Serial No.5312 of 1991 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00 = 05 Ares out of the land bearing Survey No.20 Hissa No.4B/2, Undri so conveyed to the said Anil Kumar Jagannath Mishra was assigned Pot Hissa No. 9 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.4031 dated 19.10.1991 and the name of the said Anil Kumar Jagannath Mishra was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.9 of Hissa No.4B/2 of Survey No.20, Undri as the holder thereof vide the said Mutation.

33) The said Anil Kumar Jagannath Mishra further assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 05 Ares bearing Survey No.21 Hissa No.4B/2/9, Undri to Shahaji G. Nair vide a Deed of Sale dated



14.02.1997 duly Registered under Serial No. 1030 of 1997 with the Sub-Registrar, Haveli III, Pune and the name of the said Shahaji G. Nair was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/2/9, Undri as the holder thereof vide the said Mutation Entry No.6035 dated 11.06.1998.

- 34) Vide an Agreement for Development dated 26.09.2005 [duly Registered under Serial No.7298 of 2005 with the Sub-Registrar, Haveli XII, Pune] the said Shahaji G. Nair granted rights of development of interalia the said land bearing Survey No.21 Hissa No.4B/2/9, Undri to Ashok Chandwani at or for the consideration and on the terms and conditions therein contained. The said Ashok Chandwani vide a Deed of Assignment of Development Rights dated 04.04.2006 [duly Registered under Serial No.2603 of 2006 with the Sub-Registrar Haveli XII, Pune], assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/9, Undri to the said Nyati Builders Private Limited.
- 35) Vide a Deed of Conveyance registered on 23.07.2010 [duly Registered under Serial No.6858 of 2010 with the Sub-Registrar Haveli XII, Pune], the said Shahaji G. Nair conveyed interalia the said land bearing Survey No.21 Hissa No.4B/2/9, Undri at the instance of the said Nyati Builders Private Limited to/in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/9, Undri as the holder thereof vide Mutation Entry No.9155.
- 36) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 05 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B/2, Undri to Zarkhande Uma Shukla, Ramsimhasan Pandeya and Jitendra Dudhnath Singh, vide a Deed of Sale dated 12.04.1991 duly Registered under Serial No.5408 of 1991 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00 = 04 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Zarkhande Uma Shukla and Two Others was assigned Pot Hissa No. 10 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.4033 dated 16.10.1991 and the names of the said Zarkhande Uma Shukla and Two Others were entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.10 of Hissa No.4B of Survey No.20, Undri as the holders thereof vide the said Mutation.
- 37) Vide an Agreement for Development dated 03.10.2007 [duly Registered under Serial No.7968 of 2007 with the Sub-Registrar, Haveli X, Pune] the said Zarkhande Uma Shukla and Two Others granted rights of development of, interalia, the said land bearing Survey No.21 Hissa No.4B/2/10, Undri to Mr. Sriniwas Hardwar Shukla and Mrs.Padma Sriniwas Shukla at or for the consideration and on the terms and conditions therein contained.

- 38) Vide a Deed of Sale dated 02.09.2008 [duly Registered under Serial No.7280 of 2008 with the Sub-Registrar Haveli XII, Pune] the said Zarkhande Uma Shukla and Two Others at the instance of the said Mr. Srinivas Hardwar Shukla and Mrs. Padma Srinivas Shukla conveyed the said land bearing Survey No.21 Hissa No.4B/2/10, Undri to/in favour of the said Mr. Shadab Sultan Shaikh and Mrs. Noorbanu Gaziuddin Khan. The names of the said Mr. Shadab Sultan Shaikh and Mrs. Noorbanu Gaziuddin Khan were duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/10, Undri as the holders thereof vide Mutation Entry No.8686 dated 08.10.2008.
- 39) Vide a Deed of Sale dated 24.01.2011 [duly Registered under Serial No.927 of 2011 with the Sub-Registrar Haveli XIV, Pune] the said Mr. Shadab Sultan Shaikh and Mrs. Noorbanu Gaziuddin Khan conveyed the said land bearing Survey No.21 Hissa No.4B/2/10, Undri to/in favour of Shri Nitin Dwarkadas Nyati. The name of the said Shri Nitin Dwarkadas Nyati was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/10, Undri as the holder thereof vide Mutation Entry No.9398 dated 22.03.2011.
- 40) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 04 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B/2, Undri to Baby Jamkumar Hegde and Kum. Pratibha Hegde vide a Deed of Sale dated 12.12.1991 duly Registered under Serial No.1243 of 1991. The said portion admeasuring Hectares 00 = 04 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said to Baby Jamkumar Hegde and Kum. Pratibha Hegde was assigned Pot Hissa No. 11 of Hissa No.4B/2 of Survey No.20, Undri vide Mutation Entry No.4388 dated 14.10.1992 and the names of the said Baby Jamkumar Hegde and Kum. Pratibha Hegde were entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.11 of Hissa No.4B of Survey No.20, Undri as the holder thereof vide the said Mutation.
- 41) Vide an Agreement for Development dated 14.06.2006 [duly Registered under Serial No.4727 of 2006 with the Sub-Registrar, Haveli XI, Pune], the said Baby Jamkumar Hegde and Kum. Pratibha Hegde granted rights of development of interalia the said land bearing Survey No.21 Hissa No.4B/2/11, Undri to M/s. Shanti Construction Company at or for the consideration and on the terms and conditions therein contained.
- 42) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli III, Pune], the said Baby Jamkumar Hegde and Kum. Pratibha Hegde conveyed interalia their said holding admeasuring Hectares 00 = 04 Ares out of the said land bearing Survey No.21 Hissa No.4B/2/11, Undri at the instance of the said M/s. Shanti Construction Company to/in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record



pertaining to the said land bearing Survey No.21 Hissa No.4B /2/11, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.

- 43) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 01 Ares out of their said holding out of the land bearing Survey No.21 Hissa No.4B/2, Undri to Shila Lalchand Avthani vide a Deed of Sale dated 01.01.1992 duly Registered under Serial No.12 of 1992 with the Sub-Registrar, Haveli III Pune. The said portion admeasuring Hectares 00 = 01 Ares out of the land bearing Survey No.21 Hissa No.4B/2, Undri so conveyed to the said Shila Lalchand Avthani was assigned Pot Hissa No. 12 of Hissa No.4B/2 of Survey No.21, Undri vide Mutation Entry No.4389 dated 14.10.1992 and the name of the said Shila Lalchand Avthani was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.12 of Hissa No.4B/2 of Survey No.21, Undri as the holder thereof vide the said Mutation.
- 44) Vide an Agreement for Development dated 12.01.2006 [duly Registered under Serial No.274 of 2006 with the Sub-Registrar, Haveli XII, Pune] the said Shila Lalchand Avthani inter alia granted rights of development of the said land bearing Survey No.21 Hissa No.4B/2/12, Undri to M/s. Poona Properties at or for the consideration and on the terms and conditions therein contained. The said M/s. Poona Properties, vide an Agreement dated 04.04.2006 [duly Registered under Serial No.2603 of 2006 with the Sub-Registrar Haveli XII, Pune], assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/12, Undri to the said Nyati Builders Private Limited.
- 45) Vide a Deed of Conveyance registered on 23.07.2010 [duly Registered under Serial No.6858 of 2010 with the Sub-Registrar Haveli XII, Pune] the said Shila Avthani conveyed inter alia the said land bearing Survey No.21 Hissa No.4B/2/12, Undri at the instance of the said Nyati Builders Private Limited to/in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/12, Undri vide Mutation Entry No.9166 dated 27.08.2010.
- 46) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 02 Ares out of the land bearing Survey No.21 Hissa No.4B/2, Undri to Thakumal Sonumal Lakhwani and Malan Thakumal Lakhwani vide a Deed of Sale dated 12.12.1991 duly Registered under Serial No.1244 of 1991 with the Sub-Registrar, Haveli III Pune. The said portion admeasuring Hectares 00 = 02 Ares out of the land bearing Survey No.21 Hissa No.4B/2, Undri so conveyed to the said Thakumal Sonumal Lakhwani and Malan Thakumal Lakhwani was assigned Pot Hissa No. 13 of Hissa No.4B/2 of Survey No.21, Undri vide Mutation Entry No.4390 dated 14.10.1992 and the names of the said Thakumal Sonumal Lakhwani and Malan Thakumal Lakhwani were entered on the Revenue Record pertaining to the said

land bearing Pot Hissa No.13 of Hissa No.4B/2 of Survey No.21, Undri as the holders thereof vide the said Mutation.

- 47) Vide an Agreement for Development dated 12.01.2006 [duly Registered under Serial No.274 of 2006 with the Sub-Registrar, Haveli XII, Pune] the said Thakumal Sonumal Lakhwani and Malan Thakumal Lakhwani granted rights of development of, inter-alia, the said land bearing Survey No.21 Hissa No.4B/2/13, Undri to M/s. Poona Properties at or for the consideration and on the terms and conditions therein contained. The said M/s. Poona Properties vide an Agreement dated 04.04.2006 [duly Registered under Serial No.2603 of 2006 with the Sub-Registrar Haveli XII, assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/2/13, Undri to the said Nyati Builders Private Limited.
- 48) Vide a Deed of Conveyance dated 23.07.2010 [duly Registered under Serial No.6858 of 2010 with the Sub-Registrar Haveli XII, Pune] the said Thakumal Sonumal Lakhwani and Malan Thakumal Lakhwani conveyed the said land bearing Survey No.21 Hissa No.4B/2/13, Undri at the instance of the said Nyati Builders Private Limited to/in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/2/13, Undri vide Mutation Entry No. 9166 dated 27.08.2010.
- 49) The said Chandrakant Hanumant Kad and Madhukar Bhikoba Masal assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 05 Ares out of the said land bearing Survey No.21 Hissa No.4B/2, Undri to Vinod Kumar Parshuram Shettri vide a Deed of Sale dated 10.07.1991 duly Registered under Serial No.9391 of 1991 with the Sub-Registrar, Haveli I Pune. The said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.21 Hissa No.4B/2, Undri so conveyed to the said Vinodkumar Shettri was assigned Pot Hissa No. 15 of Hissa No.4B/2 of Survey No.21, Undri vide Mutation Entry No.4440 dated 01.12.1992 and the name of the said Vinodkumar Shettri was entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.15 of Hissa No.4B/2 of Survey No.21, Undri as the holder thereof vide the said Mutation.
- 50) The said Vinodkumar Parshuram Shettri assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 05 Ares bearing Survey No.20 Hissa No.4B/2/15, Undri to Amit Chavan and Dayanand Devidas Khairnar vide a Deed of Sale dated 25.11.2008 duly Registered under Serial No.8786 of 2008 with the Sub-Registrar, Haveli XII Pune and the names of the said Amit Chavan and Dayanand Devidas Khairnar were entered on the Revenue Record pertaining to the said land bearing Pot Hissa No.15 of Hissa No.4B/2 of Survey No.21, Undri as the holders thereof vide the Mutation Entry bearing No.8730 dated 12.12.2008.



- 51) The said Amit Chavan, vide a Deed of Sale dated 08.07.2011 [duly Registered under Serial No.6942 of 2011 with the Sub-Registrar Haveli XIV, Pune] assigned, transferred, assured and conveyed his holding admeasuring 00=2.5 Ares out the said land admeasuring Hectares 00 = 05 Ares bearing Pot Hissa No.15 of Hissa No.4B/2 of Survey No.21, Undri to Dayanand Devidas Khairnar and the name of the said Dayanand Devidas Khairnar was entered on the Revenue Record pertaining to the said land as the holder thereof vide the Mutation Entry bearing No.9516 dated 16.09.2011.
- 52) Vide a Deed of Conveyance dated 14.07.2011 [duly Registered under Serial No.6009 of 2011 with the Sub-Registrar Haveli III, Pune] the said Dayanand Devidas Khairnar conveyed the said land bearing Survey No.21 Hissa No.4B/2/15, Undri to/in favour of the said Shri.Nitin Dwarkadas Nyati. The name of the said Shri.Nitin Dwarkadas Nyati was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /2/15, Undri vide Mutation Entry No.9517 dated 16.09.2011.

(C) LAND BEARING SURVEY NO.21 HISSA NO.4A/7/1

- 1) The said Geetabai Ashok Ranka assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 13 Ares out of her said holding out of the land bearing Survey No.20 Hissa No.4A, Undri to Omprakash Boob vide a Deed of Sale. The said portion admeasuring Hectares 00 = 13 Ares out of the land bearing Survey No.20 Hissa No.4A,Undri so conveyed to the said Omprakash Boob was assigned Pot Hissa No.7 of Hissa No.4A of Survey No.20, Undri and the name of the said Omprakash Boob was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4A/7, Undri as the holder thereof vide the said Mutation.
- 2) Vide a Deed of Conveyance dated 08.03.1984 the said Omprakash Boob conveyed a portion admeasuring Hectares 00 = 05 Ares out of said land bearing Survey No.21 Hissa No.4A /7, Undri to in favour of Bharat N. Shah and Jitendra Shah at or for consideration and on the terms and conditions therein contained. The said portion admeasuring Hectares 00 = 05 Ares out of the land bearing Survey No.20 Hissa No.4A/7,Undri so conveyed to the said Bharat N. Shah and Jitendra Shah was assigned Pot Hissa No.1 of Hissa No.4A/7 of Survey No.20, Undri vide Mutation Entry No.3685 dated 12.08.1990 and the names of the said Bharat N. Shah and Jitendra Shah were entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4A/7/1, Undri as the holders thereof vide the said Mutation.
- 3) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was

assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.

- 4) The said Bharat Natwarial Shah died intestate on 09.05.1995 leaving behind him as his only heirs and next of kin, his brothers, Jitendra N. Shah and Hemant N. Shah. The names of the said heirs of the late Bharat N. Shah were duly entered on the Revenue Record pertaining to, inter-alia, the said land bearing Survey No.20 Hissa No.4B/7/1, Undri as the holders thereof vide Mutation Entry No.8284 dated 20.06.2007.
- 5) Vide an Agreement for Development dated 26.07.2007 [duly Registered under Serial No.7178 of 2009 with the Sub-Registrar, Haveli XII, Pune] the said Jitendra N. Shah and Hemant N. Shah granted rights of development of the said land bearing Survey No.21 Hissa No.4A / 7/1, Undri to Mehendi Gulzar, Ajay Chabria and Uzair Iqbal Sheikh at or for the consideration and on the terms and conditions therein contained.
- 6) Vide a Deed of Conveyance dated 12.03.2008 [duly Registered under Serial No.4168 of 2008 with the Sub-Registrar Haveli VIII, Pune] the said Jitendra N. Shah and Hemant N. Shah conveyed inter alia the said land bearing Survey No.21 Hissa No.4A / 7/1, Undri at the instance and request of the said Mehendi Gulzar, Ajay Chabria and Uzair Iqbal Sheikh to / in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4A / 7/1, Undri as the holder of the said portion admeasuring Hectares 00 = 05 Ares thereof vide Mutation Entry No.8498 dated 05.03.2008.

(D) LAND BEARING SURVEY NO.21 HISSA NO.4B /1, UNDRI

- 1) The said Smt. Parubai Genu Puneekar, Malik Genu Puneekar and Ramdas Genu Puneekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 10 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B, Undri to Ajitkumar Gulabchand Bagadia vide a Deed of Sale dated 19.01.1984 duly Registered under Serial No.453 of 1984 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00 = 10 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Ajitkumar Gulabchand Bagadia was assigned Pot Hissa No.1 of Hissa No.4B of Survey No.20, Undri vide Mutation Entry No.3030 dated 20.02.1984 and the name of the said Ajitkumar Gulabchand Bagadia was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/1 Undri as the holder thereof vide the said Mutation.
- 2) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new



Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.

- 3) The said Ajitkumar Gulabchand Bagadia further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/1, Undri to Ghanysham Laddha vide a Deed of Sale dated 05.07.1995 duly Registered under Serial No. 5745 of 1995 with the Sub-Registrar, Haveli III, Pune and the name of the said Ghanysham Laddha was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/1, Undri as the holder thereof vide the said Mutation Entry No.5568 dated 11.03.1997.
- 4) The said Ghanysham Laddha further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/1, Undri to Sulochana Malikarjun Siddiqui vide a Deed of Sale dated 02.04.1990 and the name of the said Sulochana Malikarjun Siddiqui was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/1, Undri as the holder thereof vide the said Mutation Entry No.5569 dated 11.03.1997.
- 5) The said Sulochana Malikarjun Siddiqui further assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=06 Ares of the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.21 Hissa No.4B/1, Undri to Sharda Nadgiri vide a Deed of Sale dated 28.02.91 duly Registered under Serial No. 3148 of 1991 with the Sub-Registrar, Haveli, Pune and the name of the said Sharda Nadgiri was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/1, Undri as the holder of a portion admeasuring Hectares 00=06 Ares thereof vide Mutation Entry No.5570 dated 11.03.1997.
- 6) The said Sulochana Malikarjun Siddiqui thereafter assigned, transferred, assured and conveyed the remaining portion admeasuring Hectares 00=04 Ares of the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.21 Hissa No.4B/1, Undri to Chandrabhaga Devidas Bhatt vide a Deed of Sale dated 30.07.91 and the name of the said Chandrabhaga Devidas Bhatt was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/1, Undri as the holder of the said portion admeasuring Hectares 00=04 Ares thereof vide Mutation Entry No.6357 dated 11.08.2000.
- 7) Vide an Agreement for Development dated 14.02.1995 [duly Registered under Serial No.920 of 1995 with the Sub-Registrar, Haveli XIIPune] the said Sharda Nadgiri and Chandrabhaga Devidas Bhatt granted rights of development of the said portions admeasuring Hectares 00=06 Ares and Hectares 00=04 Ares respectively of the said land bearing Survey No.21 Hissa No.4B/1, Undri to Ashok Chandwani at or for the consideration and on the terms and conditions therein contained. The said Ashok Chandwani vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of

2006 with the Sub-Registrar Haveli X, Pune], assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/1 Undri to M/s. Shanti Construction Company at or for the consideration and on the terms and conditions therein contained.

- 8) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Sharda Nadgiri and Chandrabhaga Devidas Bhatt conveyed inter alia their said respective holdings admeasuring Hectares 00 = 06 Ares and Hectares 00 = 04 Ares out of the said land bearing Survey No.21 Hissa No.4B /1, Undri at the instance of the said M/s. Shanti Construction Company to / in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/1 Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008.

(E) LAND BEARING SURVEY NO.21 HISSA NO.4B /3, UNDRI

- 1) The said Smt. Parubai Genu Puneekar, Malik Genu Puneekar and Ramdas Genu Puneekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 10 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B, Undri to Ramchandra Shantaram Kawle vide a Deed of Sale dated 19.01.1983 duly Registered under Serial No.455 of 1984 with the Sub-Registrar, Haveli, Pune. The said portion admeasuring Hectares 00 = 10 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Ramchandra Shantaram Kawle was assigned Pot Hissa No.3 of Hissa No.4B of Survey No.20, Undri vide Mutation Entry No.3027 dated 20.02.1984 and the name of the said Ramchandra Shantaram Kawle was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/3 Undri as the holder thereof vide the said Mutation.
- 2) The said Ramchandra Shantaram Kawle further assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.21 Hissa No.4B/3, Undri to Shyamsunder Rameshwarprasad Sharma vide a Deed of Sale dated 08.01.1987 and the name of the said Shyamsunder Rameshwar Azad Sharma was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/3, Undri as the holder thereof vide the said Mutation Entry No.3683 dated 12.08.1990.
- 3) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.



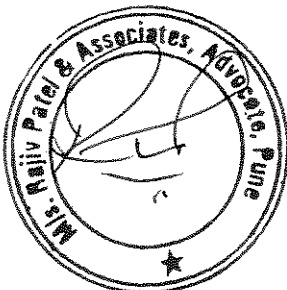
- 4) The said Shyamsunder Rameshwarprasad Sharma further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hisa No.4B/3, Undri to Laxman Kisan Memane vide a Deed of Sale dated 15.11.1994 duly Registered under Serial No.6336 of 1994 with the Sub-Registrar, Haveli III, Pune and the name of the said Laxman Kisan Memane was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hisa No.4B/3, Undri as the holder thereof vide Mutation Entry No.5034 dated 03.04.1995.
- 5) The said Laxman Kisan Memane further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hisa No.4B/3, Undri to Prakash Karbari Barawker vide a Deed of Sale dated 03.04.90 duly Registered under Serial No. 4812 of 1990 with the Sub-Registrar, Haveli I, Pune and the name of the said Prakash Karbari Barawker was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hisa No.4B/3, Undri as the holder thereof vide the said Mutation Entry No.5087 dated 01.05.1995.
- 6) The said Prakash Karbari Barawker further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hisa No.4B/3, Undri to Avinash Gopal Malwadkar and Subhash Jadhav vide a Deed of Sale dated 04.01.95 duly Registered under Serial No. 185 of 1995 with the Sub-Registrar, Haveli III, Pune and the names of the said Avinash Gopal Malwadkar and Subhash Jadhav were entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hisa No.4B/3, Undri as the holders thereof vide the said Mutation Entry No.5084 dated 01.05.1995.
- 7) The said Subhash Jadhav with the consent of the said Avinash Gopal Malwadkar thereafter assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=05 Ares out of the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.21 Hisa No.4B/3, Undri to Sandeep Gopal Nayyar vide a Deed of Sale dated 07.12.96 duly Registered under Serial No. 8956 of 1996 with the Sub-Registrar, Haveli III, Pune and the name of the said Sandeep Gopal Nayyar was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hisa No.4B/3, Undri as the holder of the said portion admeasuring Hectares 00=05 Ares thereof vide Mutation Entry No.5525 dated 21.01.1996.
- 8) Vide an Agreement for Development dated 26.09.1995 [duly Registered under Serial No.7298 of 2005 with the Sub-Registrar, Haveli XII,Pune] the said Sandeep Gopal Nayyar granted rights of development of the said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.21 Hissa No.4B/3, Undri to Ashok Chandwani at or for the consideration and on the terms and conditions therein contained. The said Ashok Chandwani vide a Deed of Assignment of Development Rights dated 04.04.2006 [duly Registered under Serial No.2603 of 2006 with the Sub-Registrar Haveli XII] assigned and transferred the rights of development of the said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.21 Hissa No.4B/3 Undri to

Nyati Builders Private Limited at or for the consideration and on the terms and conditions therein contained.

- 9) Vide a Deed of Conveyance dated 23.07.2010 [duly Registered under Serial No.6858 of 2010 with the Sub-Registrar Haveli XII, Pune] the said Sandeep Gopal Nayyar conveyed the said portion admeasuring Hectares 00=05 Ares out of the said land bearing Survey No.21 Hissa No.4B/3, Undri at the instance of the said Nyati Builders Private Limited to/in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /3, Undrias the holder of the said portion thereof.

(F) LAND BEARING SURVEY NO.21 HISSA No.4B/4, UNDRI

- 1) The said Smt. Parubai Genu Puneekar, Malik Genu Puneekar and Ramdas Genu Puneekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 10 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B, Undri to Omprakash Shankarlal Boob vide a Deed of Sale dated 19.01.1984 duly Registered under Serial No.451 of 1984 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00 = 10 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Omprakash Shankarlal Boob was assigned Pot Hissa No.4 of Hissa No.4B of Survey No.20, Undri vide Mutation Entry No.3028 dated 26.02.1984 and the name of the said Omprakash Shankarlal Boob was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/4 Undri as the holder thereof vide the said Mutation.
- 2) The said Omprakash Shankarlal Boob further assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.21 Hissa No.4B/4, Undri to Bhagirath Changanram Kasat vide a Deed of Sale dated 03.04.1984 and the name of the said Bhagirath Changanram Kasat was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/4, Undri as the holder thereof vide Mutation Entry No.3721 dated 1.10.1990.
- 3) The said Bhagirath Changanram Kasat further assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.21 Hissa No.4B/4, Undri to Laxman Kisan Memane vide a Deed of Sale dated 25.06.1990 and the name of the said Laxman Kisan Memane was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/4, Undri as the holder thereof vide the said Mutation Entry No.4155 dated 08.02.1992.
- 4) The said Laxman Kisan Memane further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/4, Undri to Prakash



Vithalrao Kadam vide a Deed of Sale dated 10.10.90 and the name of the said Prakash Vithalrao Kadam was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/4, Undri vide the said Mutation Entry No.4156 dated 08.02.1992.

- 5) The said Prakash Vithalrao Kadam further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/4, Undri to Shripad Vasudev Kulkarni vide a Deed of Sale dated 13.10.92 and the name of the said Shripad Vasudev Kulkarni was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/4, Undri as the holder thereof vide Mutation Entry No.4568 dated 26.02.1993.
- 6) The said Shripad Vasudev Kulkarni further assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.21 Hissa No.4B/4, Undri to Harilal Nanabhai Suratwala vide a Deed of Sale dated 07.7.95 duly Registered under Serial No. 5609 of 1995 with the Sub-Registrar, Haveli III, Pune and the name of the said Harilal Nanabhai Suratwala was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/4, Undri as the holder thereof vide the said Mutation Entry No.5113 dated 14.07.1995.
- 7) Vide an Agreement for Development dated 18.06.2005 [duly Registered under Serial No.3706 of 2005 with the Sub-Registrar, Haveli XIIPune] the said Harilal Nanabhai Suratwala granted rights of development of the said land bearing Survey No.21 Hissa No.4B/4, Undri to Neetu Motwani and Nisha Motwani at or for the consideration and on the terms and conditions therein contained. The said Neetu Motwani and Nisha Motwani vide a Deed of Assignment of Development Rights dated 16.05.2006 [duly Registered under Serial No.3867 of 2006 with the Sub-Registrar Haveli X, Pune], assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/4 Undri to M/s. Shanti Construction Company at or for the consideration and on the terms and conditions therein contained.
- 8) Vide a Deed of Conveyance dated 10.03.2008 [duly Registered under Serial No.1905 of 2008 with the Sub-Registrar Haveli VII, Pune] the said Harilal Nanabhai Suratwala conveyed the said land bearing Survey No.21 Hissa No.4B /4, Undri at the instance of the said M/s. Shanti Construction Company to / in favour of the said Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/4, Undri as the holder thereof vide Mutation Entry No.8498 dated 05.03.2008

(G) LAND BEARING SURVEY NO.21 HISSA NO.4B /5, UNDRI

- 1) The said Smt. Parubai Genu Puneekar, Malik Genu Puneekar and Ramdas Genu Puneekar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00 = 10 Ares out of their said holding out of the land bearing Survey No.20 Hissa No.4B, Undri to Hasnraj Dhanraj Tapadia vide a Deed of Sale dated 19.01.1984 duly Registered under Serial No.454 of 1984 with the Sub-Registrar, Haveli I, Pune. The said portion admeasuring Hectares 00 = 10 Ares out of the land bearing Survey No.20 Hissa No.4B, Undri so conveyed to the said Hasnraj Dhanraj Tapadia was assigned Pot Hissa No.5 of Hissa No.4B of Survey No.20, Undri vide Mutation Entry No.3029 dated 20.02.1984 and the name of the said Hasnraj Dhanraj Tapadia was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/5 Undri as the holder thereof vide the said Mutation.
- 2) The said Hasnraj Dhanraj Tapadia further assigned, transferred, assured and conveyed the said land admeasuring Hectares 00 = 10 Ares bearing Survey No.20 Hissa No.4B/5, Undri to Shyamsunder Rameshwarprasad Sharma vide a Deed of Sale dated 16.04.1986 and the name of the said Shyamsunder Rameshwarprasad Sharma was entered on the Revenue Record pertaining to the said land bearing Survey No.20 Hissa No.4B/5, Undri as the holder thereof vide the said Mutation Entry No.5360 dated 05.08.1996.
- 3) On account of the fact that a separate Revenue Village known as "Wadachiwadi" was carved out of Village Undri, the lands in Village Undri were assigned new Survey Numbers. Accordingly, the land bearing Survey No.20, Wadachiwadi was assigned Survey No.21 of the said Village vide Mutation Entry No.3792 dated 5.12.1990.
- 4) The said Shyamsunder Rameshwarprasad Sharma further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/5, Undri to Laxman Kisan Memane vide a Deed of Sale dated 15.11.1994 duly Registered under Serial No. 6336 of 1994 with the Sub-Registrar, Haveli III, Pune and the name of the said Laxman Kisan Memane was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/5, Undri as the holder thereof vide the said Mutation Entry No.5361 dated 05.08.1996.
- 5) The said Laxman Kisan Memane further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/5, Undri to Radhabai Rathi vide a Deed of Sale dated 05.01.1982 and the name of the said Radhabai Rathi was entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/5, Undri as the holder thereof vide Mutation Entry No.5364 dated 19.08.1996.
- 6) The said Radhabai Rathi further assigned, transferred, assured and conveyed the said land bearing Survey No.21 Hissa No.4B/5, Undri to Harsh Galani, Rama



Galani, Naresh Gidwani and Dharmesh Ghanai vide a Deed of Sale dated 11.09.1996 duly Registered under Serial No. 6404 of 1996 with the Sub-Registrar, Haveli III, Pune and the names of the said Harsh Galani and others were entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B/5, Undri as the holder thereof vide the said Mutation Entry No.5555 dated 01.01.1997.

- 7) Vide an Agreement for Development dated 09.03.2005 [duly Registered under Serial No.1435 of 2005 with the Sub-Registrar, Haveli. Pune] the said Harsh Galani and Rama Galani, granted rights of development of the said land bearing Survey No.21 Hissa No.4B/5, Undri to Ashok Chandwani at or for the consideration and on the terms and conditions therein contained. The said Ashok Chandwani vide a Deed of Assignment of Development Rights dated 04.04.2006 [duly Registered under Serial No.2603 of 2006 with the Sub-Registrar Haveli XII, Pune] assigned and transferred the rights of development of the said land bearing Survey No.21 Hissa No.4B/3 Undri to Nyati Builders Private Limited at or for the consideration and on the terms and conditions therein contained.
 - 8) Vide a Deed of Conveyance dated 05.07.2010 [duly Registered under Serial No.6858 of 2010 with the Sub-Registrar Haveli XII, Pune] read with a Deed of Correction thereto dated 21.09.2011 the said the said Harsh Galani and Rama Galani inter alia conveyed the said land bearing Survey No.21 Hissa No.4B/5, Undri at the instance of the said Nyati Builders Private Limited to/in favour of the said Nyati Realtors Private Limited. The name of the said Nyati Realtors Private Limited was duly entered on the Revenue Record pertaining to the said land bearing Survey No.21 Hissa No.4B /5, Undri vide Mutation Entry No. 9166 dated 27.08.2010.
- (H) Vide an Agreement dated 25.04.2011 (duly registered under Serial No.4119 of 2011 with the Sub-Registrar, Haveli VIII, Pune) read with an Agreement supplemental thereto dated 19.06.2013 (duly registered under Serial No.5898 of 2013 with the Sub-Registrar, Haveli VIII, Pune) and further read with an Agreement supplemental thereto dated 27.11.2014 (duly registered under Serial No.11174 of 2014 with the Sub-Registrar, Haveli VIII, Pune), the said Nyati Builders Private Limited and the said Nyati Realtors Private Limited granted rights of development of, inter-alia, the said lands described in Paragraph VII hereinabove mentioned to/in favour of the said Marvel Zeta Developers Private Limited at or for the consideration and on the terms and conditions therein contained.
- (I) The said Nyati Realtors Private Limited, Nyati Builders Private Limited and the said Nitin Dwarkadas Nyati created a mortgage without possession, of, inter-alia, the said lands described in Paragraph VII hereinabove mentioned (save and except the land bearing Survey No. 21 Hissa No. 4B/2/15 mentioned therein) and the building/s to be constructed thereon in favour of JM Financial Products Limited vide an Indenture of Mortgage dated 20.06.2013 (duly registered under Serial No.5926 of 2013 with the Sub-Registrar, Haveli VIII, Pune), as security for re-payment of a Term Loan

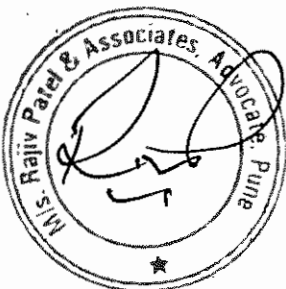
granted by the said JM Financial Products Limited to the said Nyati Realtors Private Limited and Others together with interest thereon. The said Term Loan was repaid in full by the said Nyati Realtors Private Limited and Others and the said JM Financial Products Limited has released its mortgage on such Lands and the building/s to be constructed thereon vide a Deed of Reconveyance dated 14.08.2014 [duly Registered under Serial No. 5764 of 2014 with the Office of the Sub-Registrar of Assurances, Haveli XVIII, Pune] and a Deed of Reconveyance dated 03.11.2015 [duly registered under Serial No. 10573 of 2015 with the Office of the Sub-Registrar of Assurances, Haveli VIII, Pune].

VIII) The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the said Land.

IX) The following Litigations presently exist in respect of certain lands out of the said Land

CASE NO	NAME OF PARTIES
MISC. APPL. NO. 403/2012 IN RCS NO. 1239/2008 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	MRS. INDRAYANI TUKARAM SHINDE AND OTHERS V/S SHRI. SHANKAR JAGANNATH PUNEKAR AND OTHERS
SCS NO. 2599/2010 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	SHRI. P. TULSIDAS NAMBIAR V/S SHRI. GANPAT LAXMAN PUNEKAR AND OTHERS
SCS NO. 188/2014 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	SMT. INDUBAI EKNATH HINGE V/S NYATI BUILDERS PVT. LTD. AND OTHERS
RTS Appeal No. 96-2015 HON'BLE ADDITIONAL COLLECTOR, PUNE	SMT. INDUBAI EKNATH HINGE V/S SHRI. SHANKAR JAGANNATH PUNEKAR

This Certificate has been issued subject to such claims made in the above proceedings.



- X)** The said Marvel Zeta Developers Private Limited applied for and obtained permission of the Office of the Collector, Pune vide his Order dated 11.01.2013 bearing No.PMH/NA/SR/1225/13, for conversion of the user of the above captioned contiguous block of land from "agricultural" to "non-agricultural" under the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966.
- XI)** Vide the above recited Order dated 11.01.2013, the Office of the Collector of Pune also sanctioned the building layout/building plans in respect of the construction to be carried out on the above captioned contiguous block of land and also sanctioned the Revised Building Plans in respect thereof vide its Order dated 27.10.2014 bearing No.PMH/NA/SR/425/14.
- XII)** The said Marvel Zeta Developers Private Limited commenced construction of a Housing Complex known as "MARVEL IZARA" comprising of Buildings containing residential flats/units on the above captioned contiguous block of land and has entered in to Agreement/s for Sale of certain of such flats/units under construction by the said Marvel Zeta Developers Private Limited on the above captioned contiguous block of land with the prospective purchasers thereof under the provisions of the Maharashtra Ownership Flats Act, 1963.
- XIII)** The said Marvel Zeta Developers Private Limited created a mortgage without possession on the said Land and the buildings to be constructed thereon in favour of IDBI Trusteeship Services Limited vide an Indenture of Mortgage dated 08.08.2014 (duly registered under Serial No.7576 of 2014 with the Sub-Registrar, Haveli VIII, Pune), as security for re-payment of a Term Loan granted by the said IDBI Trusteeship Services Limited to the said Marvel Zeta Developers Private Limited together with interest thereon. However, on the said Marvel Zeta Developers Private Limited making repayment of part of the Term Loan granted to it by the said IDBI Trusteeship Services Limited. The said IDBI Trusteeship Services Limited, vide a Deed of Reconveyance/Release dated 08.07.2015 (duly registered under Serial No.6898 of 2015 with the Sub-Registrar, Haveli VIII, Pune), released the lands bearing Hissa Nos.3/1, 3/2 and 3/3 of Survey No.4, Undri, Pune and the said portion admeasuring Hectares 00=47 Ares out of the land bearing Survey No.4 Hissa No.4, Undri, Pune from the said mortgage held by it and further vide a Deed of Release dated 07.04.2016 (duly registered under Serial No.3075 of 2016 with the Sub-Registrar, Haveli VIII, Pune), the said IDBI Trusteeship Services Limited released the remaining lands/portions out of the above captioned contiguous block of land.
- XIV)** Vide a Deed of Simple Mortgage (Without Possession) dated 28.07.2015 (duly Registered under Serial No.7475 of 2015 with the Sub-Registrar, Haveli VIII, Pune), the said Marvel Zeta Developers Private Limited created a Mortgage (Without Possession) on the said lands bearing Hissa Nos.3/1, 3/2 and 3/3 of Survey No.4, Undri, Pune and on the said portion admeasuring Hectares 00=47 Ares out of the land bearing Survey No.4 Hissa No.4, Undri, Pune and created a First Charge (with the consent of the said JM Financial Products Limited) on the remaining lands out of the above captioned lands and Buildings thereon in favour of Axis Bank Limited as security for due repayment of certain

Credit Facility granted by the said Bank to the said Marvel Zeta Developers Private Limited. The said Axis Bank Limited, vide a Deed of Reconveyance/Release dated 12.04.2016 (duly registered under Serial No.3146 of 2016 with the Sub-Registrar, Haveli VIII, Pune), released the lands bearing Hissa Nos.3/1, 3/2 and 3/3 of Survey No.4, Undri, Pune and the said portion admeasuring Hectares 00=47 Ares out of the land bearing Survey No.4 Hissa No.4, Undri, Pune from the said mortgage held by it thereon.

XV) The said Marvel Zeta Developers Private Limited created a mortgage without possession of, inter-alia, the above captioned contiguous block of land and the buildings to be constructed thereon to/in favour of Vistra ITCL (India) Limited (formerly known as IL&FS Trust Company Limited) vide an Debenture Trust Deed dated 31.03.2016 (duly registered under Serial No.2815 of 2016 with the Sub-Registrar, Haveli VIII, Pune), as security for re-payment of a Term Loan granted by the said Vistra ITCL (India) Limited (formerly known as IL&FS Trust Company Limited) to the said Marvel Zeta Developers Private Limited together with interest thereon.

XVI) (a)As part of investigation of title of the then holders of the land bearing Survey No.4 Hissa Nos.1A and 1B/2, Undri, we had Public Notices issued in the daily newspapers "Indian Express" and "Prabhat" and which Notices appeared on 01.09.2010. We have received no claim or communication from any person or party in response to our said Public Notices.

(b) As part of investigation of title of the said Nyati Realtors Private Limited to the portion admeasuring Hectares 00=46 Ares out of land bearing Survey No.4 Hissa No.1B/1, Undri, Pune, we had Public Notices issued in the daily newspapers "Indian Express" and "Prabhat" and which Notices appeared on 01.09.2010. We have received no claim or communication from any person or party in response to our said Public Notices.

(c) As part of investigation of title of the then holders of the said portion admeasuring Hectares 01 = 04.60 Ares out of the land bearing Survey No.4 Hissa No.2A/1 Undri and the then holders of the said land bearing Survey No.4 Hissa No.2A/2,Undri, we had Public Notices issued in the daily newspapers "Indian Express" and "Prabhat" and which Notices appeared on 01.09.2010. We have received no claim or communication from any person or party in response to our said Public Notices. As part of investigation of title of the title of the said Nyati Builders Private Limited to the said portion admeasuring Hectares 00=15.91 Ares out of the said land bearing Survey No.4 Hissa No.2A/1, Undri, we had Public Notices in the usual form issued in the daily newspapers "Indian Express" and "Prabhat" and which Notices appeared on 28.07.2011. We have received no claim or communication from any person or party in response to our said Public Notices.

(d) As part of such investigation of title of the then holders of the land bearing Survey No.4 Hissa Nos.3/1, 3/2 and 3/3, Undri, Pune, we have Notices published in the



daily newspapers "Indian Express" and "Prabhat" (which appeared on 01.09.2010) and we have received no communication or claim from any person or party in response to our said Public Notices.

(e) As part of investigation of title of the then holders of a portion admeasuring Hectares 00=47 out of and land bearing Survey No.4 Hissa No.4, Undri, Pune, we had published Public Notices in the usual form in the daily newspapers "Indian Express" and "Prabhat" and which appeared in the newspapers on 28.07.2011. We have received no claim, objection or communications from any person or party in response to our said Public Notices.

(f) As part of investigation of title of the then holders of the land bearing Survey No.21 Hissa No.3B, Undri, we had Public Notices issued in the daily newspapers "Indian Express" and "Prabhat" and which Notices appeared on 01.09.2010. We have received no claim or communication from any person or party in response to our said Public Notices.

(g) As part of investigation of title of the said Nyati Realtors Private Limited, Nyati Builders Private Limited and Shri. Nitin Dwarkadas Nyati to their respective holdings out of lands bearing Hissa Nos.4A and 4B of Survey No.21, Undri, Pune, we had Public Notices in the usual form issued in the daily newspapers "Indian Express" and "Prabhat" and which Notices appeared on 31.10.2005, 31.08.2010 and 22.09.2011. We have received no claim or communication from any person or party in response to our said Public Notices.

XVII) We have had search of the available, unmutilated and relevant Index II Record in the Offices of the concerned Sub-Registrars, Taluka Haveli, District Pune carried out for the past thirty years. Such search of the Index II Record does not disclose any fact or circumstance prejudicial to the title of the said Nyati Builders Private Limited, the said Nyati Realtors LLP and the said Shri. Nitin Nyati to their respective holdings out of the above captioned contiguous block of land.

XVIII) We have inspected the Revenue Record in respect of the lands forming part of the above captioned contiguous block of land from the year 1953-54 onwards. Such search has not disclosed any fact or circumstance prejudicial to the title of the said Nyati Realtors LLP, the said Nyati Builders Private Limited and the said Shri. Nitin Nyati to their respective holdings out of the above captioned contiguous block of land.

Subject to what is stated above, on the basis of such investigation of title carried out by us, we are of the opinion that the title of the said Nyati Realtors LLP, the said Nyati Builders Private Limited and the said Shri. Nitin Dwarkadas Nyati to their respective holdings out of the said Land and/or to the beneficial title of the said Marvel Zeta Developers Private Limited thereto is free, clear and marketable and that there are no outstanding encumbrances [save and except the said Mortgage held by the said Vistra ITCL (India) Limited (formerly known as

IL&FS Trust Company Limited) thereon and further subject to the statutory liability of the holders of flats/units in the said Housing Complex known as "MARVEL IZARA" under construction on the above captioned contiguous block of land] charges, doubts or claims on or in respect thereof as far as can be diligently ascertained.

Dated this 27th day of July, 2017.



M/S RAJIV PATEL & ASSOCIATES

A handwritten signature in black ink, appearing to be "R. Patel", written over the printed name.

PROPRIETOR

