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PSD/17/000267 6th May, 2017.

TO WHOMSOEVER IT MAY CONCERN

Re: All those pieces and parcels of land or ground total admeasuring 134.452 Ares i.e. 13271.12 square metres bearing (A) Survey No. 129 Hissa No. B 1 admeasuring 1 Hectare 32.54 Ares i.e. 13253.84 square metres and (B) portion admeasuring 1.912 Ares i.e. 19.28 square metres out of Survey No. 129 Hissa No. B 2 admeasuring 7.18 Ares i.e. 718.16 square metres (originally being out of (1) portion adm. 72 sq. mtrs out of S No. 129/1A/1, (2) S No. 129/1A/4 adm. 300 sq. mtrs., (3) S No. 129/1A/5 adm. 300 sq. mtrs., (4) S No. 129/1A/10 adm. 500 sq. mtrs., (5) S No. 129/1A/11 adm. 300 sq. mtrs., (6) S No. 129/1A/12 adm. 300 sq. mtrs., (7) S No. 129/1A/18 adm. 300 sq. mtrs., (8) S No. 129/1A/22 adm. 300 sq. mtrs., (9) S No. 129/1A/25 adm. 300 sq. mtrs., (10) S No. 129/1A/29 adm. 300 sq. mtrs., (11) S No. 129/1A/32 adm. 300 sq. mtrs., (12) S No. 129/1A/33 adm. 300 sq. mtrs., (13) S No. 129/1A/34 adm. 300 sq. mtrs., (14) S No. 129/1A/35 adm. 300 sq. mtrs., (15) S No. 129/1A/36 adm. 300 sq. mtrs., (16) S No. 129/1A/37 adm. 300 sq. mtrs., (17) S No. 129/1A/38 adm. 400 sq. mtrs., (18) S No. 129/1A/39 adm. 300 sq. mtrs., (19) S No. 129/1A/42 adm. 300 sq. mtrs., (20) portion adm. 600 sq. mtrs out of S No. 129/1B, (21) S No. 129/1B/1 adm. 300 sq. mtrs., (22) S No. 129/1B/4 adm. 300 sq. mtrs., (23) S No. 129/1B/6 adm. 300 sq. mtrs., (24) S No. 129/1B/9 adm. 300 sq. mtrs., (25) S No. 129/1B/23 adm. 300 sq. mtrs., (26) S No. 129/1B/24 adm. 300 sq. mtrs., (27) S No. 129/1B/25 adm. 300 sq. mtrs., (28) S No. 129/1B/30 adm. 300 sq. mtrs., (29) portion adm. 300 sq. mtrs out of S No. 129/2/1, (30) S No. 129/2/17 adm. 300 sq. mtrs., (31) S No. 129/2/24 adm. 300 sq. mtrs., (32) S No. 129/3+5/6 adm. 300 sq. mtrs., (33) S No. 129/3+5/17 adm. 300 sq. mtrs., (34) S No. 129/3+5/26 adm. 300 sq. mtrs., (35) S No. 129/3+5/27 adm. 300 sq. mtrs., (36) S No. 129/3+5/28 adm. 300 sq. mtrs., (37) S No. 129/3+5/35 adm. 300 sq. mtrs., (38) S No. 129/3+5/36 adm. 300 sq. mtrs., (39) S No. 129/3+5/39 adm. 300 sq. mtrs.,

(40) S No. 129/3+5/40 adm. 300 sq. mtrs., (41) S No. 129/3+5/48 adm. 300 sq. mtrs., (42) S No. 129/3+5/50 adm. 300 sq. mtrs., (43) S No. 129/3+5/56 adm. 300 sq. mtrs., (44) S No. 129/3+5/58 adm. 300 sq. mtrs. and (45) S No. 129/3+5/64 adm. 400 sq. mtrs.) situate at village Wakad, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune (Hereinafter collectively referred to as "the said land").

THIS IS TO CERTIFY THAT under the instructions of my clients **M/s. Kasturi Developers**, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its office at: 1, Adams Court, 2nd floor, Opp. Mahabaleshwar Hotel, Baner, Pune 411045 through one of its partner Mr. Bharat Devkinandan Agarwal, I have caused searches of the index II registers to be carried out in respect of the captioned land at the office of the Sub Registrar, Haveli no. 1 to 26, Pune and Mulshi No. 1 and 2 and Maval through my associate Mr. Asif Nadaf, Advocate for a period commencing from the year 1983 till date from time to time. I have also relied on the Search and Title Reports dated 16/6/2014 and 19/12/2014 issued by me in respect of the said land and that this Report is supplemental thereto. I have also perused the photocopies of the Deeds and Documents given to me for my perusal pertaining to the right, title and interest of my clients to the said land and also relied upon certain information given to me by my clients and have to observe as follows:

(I) Flow of Title and History

[A] It is clarified that for the purposes of clarity in this report, the portions of the said land have been divided into four categories being (i) portions out of Survey No. 129/1A, (ii) portions out of Survey No. 129/1B, (iii) portions out of Survey No. 129/2 and (iv) portions out of Survey No. 129/3+5 and each one has been accordingly separately dealt with in this report. Further these portions have been amalgamated and pursuant thereto the said amalgamated survey numbers were given fresh survey numbers which are dealt separately in the report.

[B] It is further clarified that pursuant to mutation entry no. 9880, pertaining to computerization of the revenue records certain changes in Hissa Nos. were carried out and which are as follows:

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Old Survey No. and Hissa No.	New Survey No. and Hissa No.	Old Survey No. and Hissa No.	New Survey No. and Hissa No.
129/1A	129/1A/1	129/1A/5	129/1A/4
129/1A/6	129/1A/5	129/1A/12	129/1A/10
129/1A/13	129/1A/11	129/1A/14	129/1A/12
129/1A/20	129/1A/18	129/1A/24	129/1A/22
129/1A/27	129/1A/25	129/1A/31	129/1A/29
129/1A/35	129/1A/32	129/1A/36	129/1A/33
129/1A/37	129/1A/34	129/1A/38	129/1A/35
129/1A/39	129/1A/36	129/1A/40	129/1A/37
129/1A/43	129/1A/38	129/1A/42	129/1A/59
129/1A/45	129/1A/42	129/1B/31	129/1B/1
129/1B/34	129/1B/4	129/1B/36	129/1B/6
129/1B/39	129/1B/9	129/1B/53	129/1B/23
129/1B/54	125/1B/24	129/1B/55	129/1B/25
129/1B/60	129/1B/30	129/2/29	129/2/24
129/3+5/14	129/3+5/17	129/3+5/23	129/3+5/26
129/3+5/24	129/3+5/27	129/3+5/25	129/3+5/28
129/3+5/32	129/3+5/35	129/3+5/43	129/3+5/36
129/3+5/36	129/3+5/39	129/3+5/37	129/3+5/40
129/3+5/45	129/3+5/48	129/3+5/47	129/3+5/50
129/3+5/55	129/3+5/56	129/3+5/57	129/3+5/58
129/3+5/62	129/3+5/64		

The said mutation entry no. 9880 is discussed prior to other mutation entries for the sake of clarity and convenience and should be read accordingly herein below.

(C) Portions out of Survey No. 129/1A now Survey No. 129/1A/1.

(1) Common History

(a) It appears that the said Survey No. 129/1A and 129/1B along with other lands were originally owned and possessed by Mr. Mahadu Sahadu Kalate, Mr. Shivram Sahadu Kalate and Mr. Abba Sahadu Kalate prior to the year 1934.

(b) It appears that pursuant to the partition between the said Mr. Mahadu Sahadu Kalate, Mr. Shivram Sahadu Kalate and Mr. Abba Sahadu Kalate, the said Survey No. 129/1A came to the exclusive share of Mr. Mahadu Sahadu Kalate and Survey No. 129/1B came to the exclusive share of Mr. Abba Sahadu Kalate. The same is reflected vide mutation entry no. 529.

(c) It appears that the said Mr. Mahadu Sahadu Kalate expired intestate on 16/5/1952 leaving behind his legal heirs namely Mr. Bhaguji Mahadu Kalate – son and Mr. Bapu Mahadu Kalate – son. Pursuant thereto the name of Mr. Bhaguji Mahadu Kalate was mutated in the revenue records as karta and manager of the HUF. The same is reflected vide mutation entry no. 1372A.

(d) It appears that mutation entry No. 2011 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village Wakad.

(e) It appears that the said Mr. Bhaguji Mahadu Kalate had divided the said Survey no. 129/1A of village Wakad into smaller plots by a private layout and have sold the said plots to various purchasers and as such the transactions are reflected vide various mutation entry. It is further clarified that the said Mr. Bhaguji Mahadu Kalate had sold the portions of the said Survey No. 129/1A in the capacity of the karta of the Hindu Undivided Family and for the legal necessity of the family and the amounts thereto were used for the family as is evidenced in the Deed of Partition dated 27/1/1988 between the said Mr. Bhaguji Mahadu Kalate and Mr. Bapu Mahadu Kalate as also as per the statement given by them before the revenue authorities in respect of mutation entry no. 385. The portions or plots comprised in the said land are only discussed in this report and mutation entries which denote other plots which are not the part of the said land of this report is not discussed herein.

(2) Portion admeasuring 72 square metres out of Survey No 129/1A/1.

(a) It appears that by a Sale Deed dated 23/12/1982 and registered with the office of the Sub Registrar Maval at serial no. 384/1983, the said Mr. Bhaguji Mahadu Kalate has absolutely sold a portion admeasuring 4 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) unto and in favour of Mr. Rukhminikant Vitthalrao Pawase and Mr. Dinesh Raghunath Dansle for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers was mutated in the revenue records. The same is reflected vide mutation entry no. 2972 and 7229. It is clarified that in the Sale Deed the said Survey No. 129/1A is written as Survey No. 129/1A/29 and it is clarified that 29 written therein may be the plot number in the private layout. However their names are correctly mutated in the revenue records of Survey No. 129/1A as the same was a part of a private layout.

(b) It appears that by a unregistered Agreement dated 6/8/2004, the said Mr. Rukhminikant Vitthalrao Pawase and Mr. Dinesh Raghunath Damle agreed to sell the said portion admeasuring 4 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) unto and in favour of Mr. Dayaneshwar Babanrao Shedge for consideration and on certain terms and conditions. In pursuance thereto the said Mr. Rukhminikant Vitthalrao Pawase and Mr. Dinesh Raghunath Damle have also executed a Power of Attorney dated 6/8/2004 registered with the office of the Sub Registrar Mulshi at serial no. 4551/2004 in favour of Mr. Dnyaneshwar Babanrao Shedge interalia vesting in him several powers and authorities pertaining to the said portion admeasuring 4 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) including for sale and disposal thereof.

(c) It appears that by a Development Agreement dated 13/3/2006 and registered with the office of the Sub Regstrar Haveli No. 17 at serial no. 2089/2006, the said Mr. Rukhminikant Vitthalrao Pawase and Mr. Dinesh Raghunath Damle with the consent and confirmation of Mr. Dayaneshwar Babanrao Shedge have granted unto and in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole the exclusive development rights and authority to develop the said portion admeasuring 4 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Rukhminikant Vitthalrao Pawase and Mr. Dinesh Raghunath Damle and Mr. Dayaneshwar Babanrao Shedge have also executed a Power of Attorney dated 13/3/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 2090/2006 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to the said portion admeasuring 4 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) including sale and disposal thereof.

(d) It appears that in terms of the said Development Agreement dated 13/3/2006, by a Sale Deed dated 7/10/2008 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 10546/2008, the said Mr. Rukhminikant Vitthalrao Pawase and Mr. Dinesh

Raghunath Damle with the consent and confirmation of Mr. Dnyaneshwar Babanrao Shedge have absolutely sold and conveyed unto and in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole the said portion admeasuring 4 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers was mutated in the revenue records. The same is reflected vide mutation entry no. 11687.

(c) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed a portion admeasuring 72 square metres out of the said Survey No. 129/1A/1 and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Sharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(3) **Survey No. 129/1A/4 (old Survey No. 129/1A/5) admeasuring 3 Ares**

(a) It appears that by a Sale Deed dated 10/1/1983 and registered with the office of the Sub Registrar Maval at serial no. 121/1983, the said Mr. Bhaguji Mahadu Kalate has absolutely sold and conveyed a portion admeasuring 3 Ares out of Survey No. 129/1A unto and in favour of Mr. Ramsingh Umaraosingh Rajput for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/5 (new Survey No. 129/1A/4) was allotted to the said purchase and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2659. It appears that at the time of mutation of the name of the said purchaser, the remark of section 89 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order passed the Nayab Tahasildar, the said Survey No. 129/1A/5 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 6385.

(c) Pursuant thereto, the said Mr. Ramsingh Umaraosingh Rajput had preferred an appeal against the mutation entry no. 6385 and by an Order dated 31/12/2008 passed by the Sub Divisional Officer, Maval Sub Division, in Appeal bearing no. Tenancy/A/38/2006, the said

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mutation entry no. 6385 was cancelled and the name of the appellant i.e. Mr. Elamsingh Umaraosingh Rajput was ordered to be mutated in the revenue records. The same is reflected vide mutation entry no. 11770.

(d) It appears that by an unregistered Agreement dated 29/12/2005, the said Mr. Elamsingh Umaraosingh Rajput had agreed to sell the said Survey No. 129/1A/5 (now Survey No. 129/1A/4) and Survey No. 129/1A/6 (now Survey No. 129/1A/5) unto and in favour of Mr. Subhash Krishna Patil for consideration and on certain terms and conditions.

(e) It appears that by a Development Agreement dated 31/3/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 2648/2006, the said Mr. Elamsingh Umaraosingh Rajput with the consent and confirmation of Mr. Subhash Krishna Patil have granted unto and in favour of Mrs. Swati Manoj Yeole the exclusive development rights and authority to develop the said Survey No. 129/1A/5 (now Survey No. 129/1A/4) and Survey No. 129/1A/6 (now Survey No. 129/1A/5) for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Elamsingh Umaraosingh Rajput and Mr. Subhash Krishna Patil have also executed a Power of Attorney dated 31/3/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 2649/2006 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to the said Survey No. 129/1A/5 (now Survey No. 129/1A/4) and Survey No. 129/1A/6 (now Survey No. 129/1A/5) including sale and disposal thereof.

(f) It appears that by a Sale Deed dated 20/1/2009 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 482/2009, the said Mr. Elamsingh Umaraosingh Rajput with the consent of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/1A/4 (old Survey No. 129/1A/5) and Survey No. 129/1A/6 (now Survey No. 129/1A/5) unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11904.

(4) Survey No. 129/1A/5 (old Survey No. 129/1A/6) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 10/1/1983 and registered with the office of the Sub Registrar Maval at serial no. 119/1983, the said Mr. Bhaguji Mahadu Kalate has absolutely sold and conveyed a portion admeasuring 3 Ares out of Survey No. 129/1A unto and in favour of Mr. Elamsingh Umaraosingh Rajput for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/6 (new Survey No. 129/1A/5) was allotted to the said purchase and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2660. It appears that at the time of mutation of the name of the said purchaser, the remark of section 89 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order passed the Nayab Tahasildar, the said Survey No. 129/1A/6 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 6385.

(c) Pursuant thereto, the said Mr. Elamsingh Umaraosingh Rajput had preferred an appeal against the mutation entry no. 6385 and by an Order dated 31/12/2008 passed by the Sub Divisional Officer, Maval Sub Division, in Appeal bearing no. Tenancy/A/38/2008, the said mutation entry no. 6385 was cancelled and the name of the appellant i.e. Mr. Elamsingh Umaraosingh Rajput was ordered to be mutated in the revenue records. The same is reflected vide mutation entry no. 11770.

(d) It appears that by an unregistered Agreement dated 29/12/2005, the said Mr. Elamsingh Umaraosingh Rajput had agreed to sell the said Survey No. 129/1A/5 (now Survey No. 129/1A/4) and Survey No. 129/1A/6 (now Survey No. 129/1A/5) unto and in favour of Mr. Subhash Krishna Patil for consideration and on certain terms and conditions.

(e) It appears that by a Development Agreement dated 31/3/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 2648/2006, the said Mr. Elamsingh Umaraosingh Rajput with the consent and confirmation of Mr. Subhash Krishna Patil have granted unto and in favour of Mrs. Swati Manoj Yeole the exclusive development rights and authority to develop the said Survey No. 129/1A/5 (now Survey No. 129/1A/4) and Survey No. 129/1A/6 (now Survey No. 129/1A/5) for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Elamsingh Umaraosingh Rajput and Mr. Subhash Krishna Patil have also executed a Power of Attorney dated 31/3/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 2649/2006 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to the said Survey No. 129/1A/5 (now Survey No. 129/1A/4) and Survey No. 129/1A/6 (now Survey No. 129/1A/5) including sale and disposal thereof.

(f) It appears that by a Sale Deed dated 20/1/2009 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 482/2009, the said Mr. Ramsingh Umaraosingh Rajput with the consent of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/1A/4 (old Survey No. 129/1A/5) and Survey No. 129/1A/6 (now Survey No. 129/1A/5) unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11904.

(5) **Survey No. 129/1A/10 (old Survey No. 129/1A/12) admeasuring 5 Ares**

(a) It appears that by a Sale Deed dated 1/11/1983 and registered with the office of the Sub Registrar Maval, the said Mr. Bhaguji Mahadu Kalate has absolutely sold and conveyed a portion admeasuring 5 Ares out of Survey No. 129/1A unto and in favour of Mr. Dnyaneshwar Babanrao Shedge for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/12 (new Survey No. 129/1A/10) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2692. It appears that at the time of mutation of the name of the said purchaser, the remark of section 84 C was also mutated in the revenue records. It is clarified that the said Sale Deed has not been produced for inspection and the said fact of sale has been ascertained from the mutation entry alone.

(b) Pursuant thereto by an Order passed the Nayab Tahasildar dated 11/11/1986, the said Survey No. 129/1A/12 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 3285.

(c) Pursuant thereto, the said Mr. Dnyaneshwar Babanrao Shedge had preferred an appeal against the mutation entry no. 3285 and by an Order dated 2/1/1990 passed by the Sub Divisional Officer, Maval Sub Division, in Appeal bearing no. Tenancy/93/88, the said mutation entry no. 3285 was cancelled and the name of the appellant i.e. Mr. Mr. Dnyaneshwar Babanrao Shedge was ordered to be mutated in the revenue records. The same is reflected vide mutation entry no. 5144.

(d) It appears that by a Sale Deed dated 26/10/1988 registered with the office of the Sub Registrar Maval at serial no. 466/1989 (old no. 5038/1988) the said Mr. Dnyaneshwar

Babanrao Shedge had sold a portion admeasuring 3 Ares out of Survey No. 129/1A/12 (now Survey No. 129/1A/10) unto and in favour of Mr. Baliram Bapu Sawant for consideration and certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 5675 and 6218.

(e) It appears that by a Sale Deed dated 29/12/2006 registered with the office of the Sub Registrar Haveli No. 14 at serial no. 10248/2006 the said Mr. Dnyaneshwar Babanrao Shedge had sold a portion admeasuring 2 Ares out of Survey No. 129/1A/12 (now Survey No. 129/1A/10) unto and in favour of Mrs. Amruta Sanjay Khilare and Mrs. Sunita Kundalik Khilare for consideration and certain terms and conditions. Pursuant thereto the names of the said purchasers was mutated in the revenue records. The same is reflected vide mutation entry no. 10763.

(f) It appears that by a Development Agreement dated 30/12/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 2551/2007, the said Mr. Baliram Bapu Sawant has granted unto and in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole the exclusive development rights and authority to develop the said portion admeasuring 3 Ares out of Survey No. 129/1A/12 (now Survey No. 129/1A/10) for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Baliram Bapu Sawant has executed a Power of Attorney dated 30/12/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 2552/2007 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to the said portion admeasuring 3 Ares out of Survey No. 129/1A/12 (now Survey No. 129/1A/10) including sale and disposal thereof.

(g) It appears that by a Deed of Exchange dated 7/10/2008 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 10547/2008, the said Mrs. Sunita Kundalik Khilare has absolutely transferred and conveyed her portion admeasuring 1 Are out of Survey No. 129/1A/12 (now Survey No. 129/1A/10) unto and in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole and in consideration the said Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have transferred and conveyed a portion admeasuring 1764 square feet out of Survey No. 129/1A/1 unto and in favour of Mrs. Sunita Kundalik Khilare. Pursuant thereto the names of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole was mutated in the revenue records. The same is reflected vide mutation entry no. 11905.

(h) It appears that by a Deed of Exchange dated 7/10/2008 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 10548/2008, the said Mrs. Amruta Sanjay Khilare has absolutely transferred and conveyed her portion admeasuring 1 Are out of Survey No. 129/1A/12 (now Survey No. 129/1A/10) unto and in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole and in consideration the said Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have transferred and conveyed a portion admeasuring 1764 square feet out of Survey No. 129/1A/1 unto and in favour of Mrs. Amruta Sanjay Khilare. Pursuant thereto the names of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole was mutated in the revenue records. The same is reflected vide mutation entry no. 11906.

(i) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7791/2008, the said Mr. Baliram Bapu Sawant, Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/1A/10 (old Survey No. 129/1A/12) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691 and 12996.

(6) Survey No. 129/1A/11 (old Survey No. 129/1A/13) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 1/11/1983 and registered with the office of the Sub Registrar Maval, the said Mr. Bhaguji Mahadu Kalate has absolutely sold and conveyed a portion admeasuring 3 Ares out of Survey No. 129/1A unto and in favour of Mr. Mohankumar Vishwanath Bhoir for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/13 (new Survey No. 129/1A/11) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2693. It is clarified that the said Sale Deed has not been produced for inspection and the said fact of sale has been ascertained from the mutation entry alone.

(b) It appears that by a Sale Deed dated 30/1/1987 and registered with the office of the Sub Registrar Maval at serial No. 1055/1988 (old No. 444/1987), the said Mr. Mohankumar Vishwanath Bhoir has absolutely sold and conveyed Survey No. 129/1A/13 (now Survey No.

129/1A/11) unto and in favour of Mr. Narayan Bhagwan Rajhans and Mr. Krishna Shankar Apkar for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 3530.

(c) It appears that by a Sale Deed dated 9/3/1999 and registered with the office of the Sub Registrar Maval at serial No. 687/1999, the said Mr. Krishna Shankar Apkar with the consent and confirmation of Mr. Narayan Bhagwan Rajhans has absolutely sold and conveyed a portion admeasuring 1.5 Ares out of Survey No. 129/1A/13 (now Survey No. 129/1A/11) unto and in favour of Mr. Dnyaneshwar Sakharam Patil for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser were mutated in the revenue records. The same is reflected vide mutation entry no. 7789.

(d) It appears that by an unregistered Agreement dated 13/1/2005, the said Mr. Dnyaneshwar Sakharam Patil had agreed to sell the portion admeasuring 1.5 Ares out of said Survey No. 129/1A/13 (now Survey No. 129/1A/11) unto and in favour of Mr. Pandurang Hanumant Biradar for consideration and on certain terms and conditions. In pursuance thereto the said Mr. Dnyaneshwar Sakharam Patil has executed a Power of Attorney dated 13/1/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 272/2005 in favour of Mr. Pandurang Hanumant Biradar interalia vesting in him several powers and authorities pertaining to the portion admeasuring 1.5 Ares out of Survey No. 129/1A/11 (old Survey No. 129/1A/13).

(e) It appears that by a Development Agreement dated 29/12/2006 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 9284/2006, the said Mr. Narayan Bhagwan Rajhans and Mr. Dnyaneshwar Sakharam Patil through his constituted attorney Mr. Pandurang Hanumant Biradar have granted unto and in favour of Mr. Arun Kondu Chittodkar and Mr. Bhika Ramdas Baviskar the exclusive development rights and authority to develop the said Survey No. 129/1A/13 (now Survey No. 129/1A/11) for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Narayan Bhagwan Rajhans and Mr. Dnyaneshwar Sakharam Patil through his constituted attorney Mr. Pandurang Hanumant Biradar have also executed a Power of Attorney dated 29/12/2006 registered with the office of the Sub Registrar Haveli No. 15 at serial No. 9285/2006 in favour of Mr. Arun Kondu Chittodkar and Mr. Bhika Ramdas Baviskar interalia vesting in them several powers and authorities pertaining to the said Survey No. 129/1A/13 (now Survey No. 129/1A/11) including sale and disposal thereof.

(f) It appears that by a Development Agreement dated 19/6/2007 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 5306/2007, the said Mr. Arun Kondu Chittodkar and Mr. Bhika Ramdas Baviskar with the consent and confirmation of Mr. Narayan Bhagwan Rajhans and Mr. Dayaneshwar Sakharam Patil have assigned and granted unto and in favour of Mrs. Swati Manoj Yeole the exclusive development rights and authority to develop the said Survey No. 129/1A/13 (now Survey No. 129/1A/11) for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Arun Kondu Chittodkar, Mr. Bhika Ramdas Baviskar, Mr. Narayan Bhagwan Rajhans and Mr. Dayaneshwar Sakharam Patil have also executed a Power of Attorney dated 19/6/2007 registered with the office of the Sub Registrar Haveli No. 5 at serial No. 5307/2007 in favour of Mrs. Swati Manoj Yeole and Mr. Manoj Ramdas Yeole interalia vesting in them several powers and authorities pertaining to the said Survey No. 129/1A/13 (now Survey No. 129/1A/11) including sale and disposal thereof.

(g) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Narayan Bhagwan Rajhans, Mr. Dayaneshwar Sakharam Patil and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/1A/11 (old Survey No. 129/1A/13) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(7) Survey No. 129/1A/12 (old Survey No. 129/1A/14) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 1/11/1983 and registered with the office of the Sub Registrar Maval, the said Mr. Bhagoji Mahadu Kalate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) unto and in favour of Mrs. Bababai Mahadu Aware for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/14 (new Survey No. 129/1A/12) was allotted to the said purchaser and the name of the said purchaser

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was mutated in the revenue records. The same is reflected vide mutation entry no. 2694. It is clarified that the said Sale Deed has not been produced for inspection and the said fact of sale has been ascertained from the mutation entry alone. It appears that at the time of mutation of the name of the said purchaser, the remark of section 89 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order passed the Tahasildar, Mulshi bearing no. Wakad/851 dated 31/3/1987, the transaction in mutation entry no. 2694 was legal and hence the remark of section 84 C was orders to be deleted. The same is reflected vide mutation entry no. 3329.

(c) It appears that by a Sale Deed dated 24/11/1995 and registered with the office of the Sub Registrar Mulshi at serial no. 3822/1995, the said Mrs. Bababai Mahadu Aware has absolutely sold and conveyed the said Survey No. 129/1A/14 (now Survey No. 129/1A/12) unto and in favour of Mr. Laxman Bhagwanrao Ugade for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers was mutated in the revenue records. The same is reflected vide mutation entry no. 5720.

(d) It appears that by a Sale Deed dated 23/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7175/2008, the said Mr. Laxman Bhagwanrao Ugade with the consent and confirmation of Mrs. Sheetal Rajendra Verma and Mr. Mahesh Vishwanath Bhoir have absolutely sold and conveyed the said Survey No. 129/1A/12 (old Survey No. 129/1A/14) and part admeasuring 300 square metres out of Survey No. 129/2/11 unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11654.

(E) **Survey No. 129/1A/18 (old Survey No. 129/1A/20) admeasuring 3 Ares**

(a) It appears that by a Sale Deed dated 9/12/1982 and registered with the office of the Sub Registrar Maval at serial no. 1811/1983 (old No. 1953/1982), the said Mr. Bhaguji Mahadu Kalate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) unto and in favour of Mr. Prakash Rajaram Badgujar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/20 (new Survey No. 129/1A/18) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2700. It appears that at the time of mutation of the name of the said purchaser, the remark of section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order passed the Awal Karkoon, Mulshi bearing no. Wakad/596 dated 8/12/1986, the said Survey No. 129/1A/20 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 3280.

(c) Pursuant thereto, the said Mr. Prakash Rajaram Badgujar had preferred an appeal against the mutation entry no. 3280 and by an Order dated 9/10/2009 passed by the Sub Divisional Officer, Maval Sub Division, in Appeal bearing no. Tenancy/50/2009, the said mutation entry no. 3280 was cancelled and the name of the appellant i.e. Mr. Prakash Rajaram Badgujar was ordered to be mutated in the revenue records. The same is reflected vide mutation entry no. 12122.

(d) It appears that by a Visar Pavati dated 28/6/2007, the said Mr. Prakash Rajaram Badgujar had agreed to sell the said Survey No.129/1A/18 (old Survey No.129/1A/20) unto and in favour of Mr. Narendra Baliram Mane for consideration and on certain terms and conditions.

(e) It appears that by a Sale Deed dated 30/10/2009 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9898/2009, the said Mr. Prakash Rajaram Badgujar with the consent and confirmation of Mr. Narendra Baliram Mane have absolutely sold and conveyed the said Survey No. 129/1A/18 (old Survey No. 129/1A/20) unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 12148.

(9) Survey No. 129/1A/22 (old Survey No. 129/1A/24) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 27/12/1982 and registered with the office of the Sub Registrar Maval at serial no. 1842/1983 (old No. 3060/1982), the said Mr. Bhaguji Mahadu Katate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) unto and in favour of Mr. Thaksen Baburao Satpute for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/24 (new Survey No. 129/1A/22) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2704. It appears that at the time of mutation of the name of the said purchaser, the remark of section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order passed the Avval Karkoon, Malshi bearing no. Wakad/600 dated 30/1/1986, the said Survey No. 129/1A/24 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 3117.

(c) Pursuant thereto, the said Mr. Thaksen Baburao Satpute had preferred an appeal against the mutation entry no. 3117 and by an Order dated 20/3/2006 passed by the Sub Divisional Officer, Maval Sub Division, in Appeal bearing no. Tenancy/16/2005, the said mutation entry no. 3117 was cancelled and the name of the appellant i.e. Mr. Thaksen Baburao Satpute was ordered to be mutated in the revenue records. The same is reflected vide mutation entry no. 10512.

(d) It appears that by a Development Agreement dated 5/4/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 3268/2007, the said Mr. Thaksen Baburao Satpute through his Constituted Attorney Mr. Narendra Baliram Mane has granted the development rights and authority to develop the said Survey No. 129/1A/24 (new Survey No. 129/1A/22) unto and in favour of Mr. Ankush Haribhau Kalate for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Thaksen Baburao Satpute has executed a Power of Attorney dated 5/4/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 3269/2007 in favour of Mr. Ankush Haribhau Kalate interalia vesting in him several powers and authorities pertaining to Survey No.1 29/1A/22 (old Survey No.1 29/1A/24).

(e) It appears that by a Sale Deed dated 16/11/2009 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 8101/2009, the said Mr. Thaksen Baburao Satpute with the consent and confirmation of Mr. Ankush Haribhau Kalate have absolutely sold and conveyed the said Survey No. 129/1A/22 (old Survey No. 129/1A/24) and Survey No. 129/1A/43 (old Survey No. 129/1A/45) unto and in favour of M/s. Kasturi Developers through its partner Mr. Dilip Madanlal Agarwal for consideration and on certain terms and conditions. I am informed that my clients have initiated steps for mutating their names on the revenue records.

(10) Survey No. 129/1A/25 (old Survey No. 129/1A/27) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 1/11/1983 and registered with the office of the Sub Registrar Maval, the said Mr. Bhaguji Mahadu Kalate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) unto and in favour of Ms. Anjali Balasaheb Jadhav for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/27 (new Survey No. 129/1A/25) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2707. It appears that at the time of mutation of the name of the said purchaser, the remark of section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order passed the Nayab Tahasildar, the said Survey No. 129/1A/27 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 6385.

(c) Pursuant thereto, the said Ms. Anjali Balasaheb Jadhav had preferred an appeal against the mutation entry no. 6385 and by an Order dated 28/11/2001 passed by the Sub Divisional Officer, Maval Sub Division, in Appeal bearing no. Tenancy/20/2001, the said mutation entry no. 6385 was cancelled and the name of the appellant i.e. Ms. Anjali Balasaheb Jadhav was ordered to be mutated in the revenue records. The same is reflected vide mutation entry no. 9400.

(d) It appears that by an unregistered Agreement dated 26/8/2005, the said Mrs. Anjali Shivaji Patil (nee Ms. Anjali Balasaheb Jadhav) had agreed to sell the said Survey No. 129/1A/27 (now Survey No. 129/1A/25) unto and in favour of Mr. Dnyaneshwar Babanrao Shedge for consideration and on certain terms and conditions. It appears that the said Mrs. Anjali Shivaji Patil (nee Ms. Anjali Balasaheb Jadhav) had also executed a Power of Attorney dated 9/7/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 5443/2005 in favour of Mr. Dnyaneshwar Babanrao Shedge interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/1A/27 (now Survey No. 129/1A/25).

(e) It appears that by a Development Agreement dated 16/3/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 2162/2006, the said Mrs. Anjali Shivaji Patil (nee Ms. Anjali Balasaheb Jadhav) with the consent of Mr. Dnyaneshwar Babanrao Shedge have granted the development rights and authority to develop the said Survey No.

129/1A/27 (new Survey No. 129/1A/25) unto and in favour of Mrs. Swati Manoj Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mrs. Anjali Shivaji Patil (nee Ms. Anjali Balasaheb Jadhav) and Mr. Dnyaneshwar Babanrao Shedge have executed a Power of Attorney dated 16/3/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 2103/2006 in favour of Mrs. Swati Manoj Yeole and Mr. Manoj Ramdas Yeole interalia vesting in them several powers and authorities pertaining to Survey No.1 29/1A/25 (old Survey No. 129/1A/27).

(f) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mrs. Anjali Shivaji Patil (nee Ms. Anjali Balasaheb Jadhav) with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/1A/25 (old Survey No. 129/1A/27) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(11) Survey No. 129/1A/29 (old Survey No. 129/1A/31) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 9/11/1982 and registered with the office of the Sub Registrar Maval at serial no. 1828/1983 (old No. 1950/1982), the said Mr. Bhaguji Mahadu Kalate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1A (now Survey No. 129/1A/2) unto and in favour of Mr. Narayan Shankar Honwad for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/31 (new Survey No. 129/1A/29) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2711. It appears that at the time of mutation of the name of the said purchaser, the remark of section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order bearing No. 604/Wakad dated 30/1/1986 passed the Avval Karkoon, the said transaction was declared as legal and hence the remark of section 84C was ordered to be deleted. Pursuant thereto the said remark of section 84C was deleted from the revenue records. The same is reflected vide mutation entry no. 3283.

(c) It appears that by a Development Agreement dated 1/8/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 6224/2006, read with the Deed of

Correction dated 11/6/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 5411/2007, the said Mr. Narayan Shankar Honwad has granted the development rights and authority to develop the said Survey No. 129/1A/31 (new Survey No. 129/1A/29) unto and in favour of Mr. Swapnil Dnyaneshwar Shedge for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Narayan Shankar Honwad has executed a Power of Attorney dated 1/8/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 6225/2006 in favour of Mr. Swapnil Dnyaneshwar Shedge and Mr. Dnyaneshwar Babanrao Shedge interalia vesting in them several powers and authorities pertaining to Survey No.129/1A/29 (old Survey No. 129/1A/31).

(d) It appears that by a Sale Deed dated 15/4/2010 and registered with the office of the Sub Registrar Haveli No. 14 at serial no. 3373/2010, the said Mr. Narayan Shankar Honwad with the consent and confirmation of Mr. Swapnil Dnyaneshwar Shedge have absolutely sold and conveyed the said Survey No. 129/1A/29 (old Survey No. 129/1A/31) unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 12481.

(e) It appears that by a Deed of Confirmation dated 26/4/2010 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 4338/2010, executed by the said Mr. Dnyaneshwar Babanrao Shedge in favour of M/s. Kasturi Developers, the said Mr. Dnyaneshwar Babanrao Shedge has confirmed and consented to the said Sale Deed dated 15/4/2010 registered with the office of the Sub Registrar Haveli No. 14 at serial no. 3373/2010.

(12) Survey No. 129/1A/32 (old Survey No. 129/1A/35) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 9/12/1982 and registered with the office of the Sub Registrar Maval at serial no. 1835/1983 (old no. 1958/1982), the said Mr. Bhaguji Mahadu Kalate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) unto and in favour of Mr. Shrikant Vishwanath Polkamwar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/35 (new Survey No. 129/1A/32) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2715. It appears that at the time of mutation of the name of the said purchaser, the remark of section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order bearing no. 602/1986 dated 28/1/1986 passed the Awal Karkoon, the said Survey No. 129/1A/35 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 3118.

(c) Pursuant thereto, the said Mr. Shrikant Vishwanath Polkamwar had preferred an appeal against the mutation entry no. 3118 and by an Order dated 21/2/2005 passed by the Sub Divisional Officer, Maval Sub Division, in Appeal bearing no. Tenancy/22/2004, the said mutation entry no. 3118 was cancelled and the name of the appellant i.e. Mr. Shrikant Vishwanath Polkamwar was ordered to be mutated in the revenue records. The same is reflected vide mutation entry no. 10032A.

(d) It appears that by an unregistered Agreement dated 5/5/2005, the said Mr. Shrikant Vishwanath Polkamwar had agreed to sell the said Survey No. 129/1A/35 (new Survey No. 129/1A/32) unto and in favour of Mrs. Sunita Vishwanath Balwadkar for consideration and on certain terms and conditions. It appears that the said Mr. Shrikant Vishwanath Polkamwar had also executed a Power of Attorney dated 5/5/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 3139/2005 in favour of Mrs. Sunita Vishwanath Balwadkar interalia vesting in her several powers and authorities pertaining to the said Survey No. 129/1A/35 (now Survey No. 129/1A/32)

(e) It appears that by a Development Agreement dated 5/1/2006 and registered with the office of the Sub Registrar Haveli No. 10 at serial no. 109/2006, the said Mr. Shrikant Vishwanath Polkamwar and Mrs. Ratnamala Shrikant Polkamwar with the consent of Mrs. Sunita Vishwanath Balwadkar have granted the development rights and authority to develop the said Survey No. 129/1A/35 (new Survey No. 129/1A/32), Survey No. 129/1A/36 (new Survey No. 129/1A/33) and Survey No. 129/1A/37 (new Survey No. 129/1A/34) unto and in favour of Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. In persuance thereto, the said Mr. Shrikant Vishwanath Polkamwar and Mrs. Ratnamala Shrikant Polkamwar have executed a Power of Attorney dated 5/1/2006 registered with the office of the Sub Registrar Haveli No. 10 at serial no. 110/2006 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to Survey No. 129/1A/35 (new Survey No. 129/1A/32), Survey No. 129/1A/36 (new Survey No. 129/1A/33) and Survey No. 129/1A/37 (new Survey No. 129/1A/34).

(f) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Shrikant Vishwanath Polkamwar and Mrs. Ratnamala Shrikant Polkamwar and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/1A/35 (new Survey No. 129/1A/32), Survey No. 129/1A/36 (new Survey No. 129/1A/33) and Survey No. 129/1A/37 (new Survey No. 129/1A/34) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(13) Survey No. 129/1A/33 (old Survey No. 129/1A/36) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 9/12/1982 and registered with the office of the Sub Registrar Maval at serial no. 1825/1983 (old no. 1947/1982), the said Mr. Bhagoji Mahadu Kalate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) unto and in favour of Mrs. Ratnamal Shrikant Polkamwar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/36 (new Survey No. 129/1A/33) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2716. It appears that at the time of mutation of the name of the said purchaser, the remark of section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order bearing no. 609/1986 dated 30/1/1986 passed the Avval Karkoon, and Order passed by the Nayab Tahasildar the said Survey No. 129/1A/36 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 3120 and 6385.

(c) Pursuant thereto, the said Mrs. Ratnamala Shrikant Polkamwar had preferred an appeal against the mutation entry no. 3120 and 6385 and by an Order dated 28/2/2005 passed by the Sub Divisional Officer, Maval Sub Division, In Appeal bearing no. Tenancy/23/2004, the said mutation entry no. 3120 was cancelled and the name of the appellant i.e. Mrs. Ratnamala Shrikant Polkamwar was ordered to be mutated in the revenue records. The same is reflected vide mutation entry no. 10033.

(d) It appears that by an unregistered Agreement dated 19/5/2005, the said Mrs. Ratnamala Shrikant Polkamwar had agreed to sell the said Survey No. 129/1A/36 (now Survey No. 129/1A/33) unto and in favour of Mrs. Sunita Vishwanath Balwadkar for consideration and on certain terms and conditions. It appears that the said Mrs. Ratnamala Shrikant Polkamwar had also executed a Power of Attorney dated 5/5/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 3140/2005 in favour of Mrs. Sunita Vishwanath Balwadkar interalia vesting in her several powers and authorities pertaining to the said Survey No. 129/1A/36 (now Survey No. 129/1A/33).

(e) It appears that by a Development Agreement dated 5/1/2006 and registered with the office of the Sub Registrar Haveli No. 10 at serial no. 109/2006, the said Mr. Shrikant Vishwanath Polkamwar and Mrs. Ratnamala Shrikant Polkamwar with the consent of Mrs. Sunita Vishwanath Balwadkar have granted the development rights and authority to develop the said Survey No. 129/1A/35 (new Survey No. 129/1A/32), Survey No. 129/1A/36 (new Survey No. 129/1A/33) and Survey No. 129/1A/37 (new Survey No. 129/1A/34) unto and in favour of Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Shrikant Vishwanath Polkamwar and Mrs. Ratnamala Shrikant Polkamwar have executed a Power of Attorney dated 5/1/2006 registered with the office of the Sub Registrar Haveli No. 10 at serial no. 110/2006 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to Survey No. 129/1A/35 (new Survey No. 129/1A/32), Survey No. 129/1A/36 (new Survey No. 129/1A/33) and Survey No. 129/1A/37 (new Survey No. 129/1A/34).

(f) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Shrikant Vishwanath Polkamwar and Mrs. Ratnamala Shrikant Polkamwar and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/1A/35 (new Survey No. 129/1A/32), Survey No. 129/1A/36 (new Survey No. 129/1A/33) and Survey No. 129/1A/37 (new Survey No. 129/1A/34) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s.

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Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(14) Survey No. 129/1A/34 (old Survey No. 129/1A/37) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 9/12/1982 and registered with the office of the Sub Registrar Maval at serial no. 1824/1983 (old no. 1946/1982), the said Mr. Bhaguji Mahadu Kalate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) unto and in favour of Mr. Vishwanath Umaya Polkamwar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/37 (new Survey No. 129/1A/34) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2717. It appears that at the time of mutation of the name of the said purchaser, the remark of section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order bearing no. 615/1986 dated 15/9/1986 passed the Avval Karkoon, the said Survey No. 129/1A/37 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 3289 and 3480.

(c) Pursuant thereto, the said Mr. Shrikant Vishwanath Polkamwar being legal heir of Mr. Vishwanath Umaya Polkamwar had preferred an appeal against the mutation entry no. 3289 and 3480 and by an Order dated 28/2/2005 passed by the Sub Divisional Officer, Maval Sub Division, in Appeal bearing no. Tenancy/24/2004, the said mutation entry no. 3480 was cancelled and the name of the appellant i.e. Mr. Vishwanath Umaya Polkamwar was ordered to be mutated in the revenue records. The same is reflected vide mutation entry no. 10034.

(d) It appears that the said Mr. Vishwanath Umaya Polkamwar had expired intestate on 6/1/2001 leaving behind his only legal heir and son Mr. Shrikanth Vishwanath Polkamwar. Pursuant thereto the name of the said legal heir was mutated in the revenue records. The same is reflected vide mutation entry no. 10035.

(e) It appears that by an unregistered Agreement dated 5/5/2005, the said Mr. Shrikant Vishwanath Polkamwar had agreed to sell the said Survey No. 129/1A/37 (now Survey No. 129/1A/34) unto and in favour of Mrs. Sunita Vishwanath Balwadkar for consideration and on certain terms and conditions. It appears that the said Mr. Shrikant Vishwanath Polkamwar had also executed a Power of Attorney dated 5/5/2005 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 3141/2005 in favour of Mrs. Sunita Vishwanath Balwadkar interalia vesting in her several powers and authorities pertaining to the said Survey No. 129/1A/37 (now Survey No. 129/1A/34).

(f) It appears that by a Development Agreement dated 5/1/2006 and registered with the office of the Sub Registrar Haveli No. 10 at serial no. 109/2006, the said Mr. Shrikant Vishwanath Polkamwar and Mrs. Ratnamala Shrikant Polkamwar with the consent of Mrs. Sunita Vishwanath Balwadkar have granted the development rights and authority to develop the said Survey No. 129/1A/35 (new Survey No. 129/1A/32), Survey No. 129/1A/36 (new Survey No. 129/1A/33) and Survey No. 129/1A/37 (new Survey No. 129/1A/34) unto and in favour of Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Shrikant Vishwanath Polkamwar and Mrs. Ratnamala Shrikant Polkamwar have executed a Power of Attorney dated 5/1/2006 registered with the office of the Sub Registrar Haveli No. 10 at serial no. 110/2006 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to Survey No. 129/1A/35 (new Survey No. 129/1A/32), Survey No. 129/1A/36 (new Survey No. 129/1A/33) and Survey No. 129/1A/37 (new Survey No. 129/1A/34).

(g) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Shrikant Vishwanath Polkamwar and Mrs. Ratnamala Shrikant Polkamwar and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/1A/35 (new Survey No. 129/1A/32), Survey No. 129/1A/36 (new Survey No. 129/1A/33) and Survey No. 129/1A/37 (new Survey No. 129/1A/34) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(15) Survey No. 129/1A/35 (old Survey No. 129/1A/38) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 24/2/1983 and registered with the office of the Sub Registrar Maval at serial no. 381/1983, the said Mr. Bhaguji Mahadu Kalate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) unto and in favour of Mr. Ashok Raghunath Kumbhar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/38 (new Survey No. 129/1A/35) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2718. It appears that at the time of mutation of the name of the said purchaser, the remark of section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order bearing no. 617/1985 dated 2/9/1985 passed the Avval Karkoon, the said Survey No. 129/1A/38 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 2980.

(c) Pursuant thereto, the said Mr. Ashok Raghunath Kumbhar had preferred an appeal against the mutation entry no. 2980 and by an Order dated 23/5/2003 passed by the Sub Divisional Officer, Maval Sub Division, in Appeal bearing no. Tenancy/103/2003, the said mutation entry no. 2980 was cancelled and the name of the appellant i.e. Mr. Ashok Raghunath Kumbhar was ordered to be mutated in the revenue records. The same is reflected vide mutation entry no. 9573. It is clarified that the said Order has not been produced for inspection at the time of issuance of this report.

(d) It appears that the said Mr. Ashok Raghunath Kumbhar had also executed a Power of Attorney dated 9/12/1999 registered with the office of the Sub Registrar Mulshi at serial no. 3513/1999 in favour of Mr. Nilesh Sopan Shedge interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/1A/38 (new Survey No. 129/1A/35).

(e) It appears that by a Sale Deed dated 13/12/2004 and registered with the office of the Sub Registrar Mulshi at serial no. 7086/2004, the said Mr. Ashok Raghunath Kumbhar with the consent of Mr. Nilesh Sopan Shedge have absolutely sold and conveyed the said Survey No. 129/1A/38 (new Survey No. 129/1A/35) unto and in favour of Mrs. Seema Sanjay Salunkhe for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 9994.

(f) It appears that by a Sale Deed dated 24/10/2008 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 11235/2008, the said Mrs. Seema Sanjay Salunkhe has absolutely sold and conveyed the said Survey No. 129/1A/38 (new Survey No. 129/1A/35) unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11653.

(16) **Survey No. 129/1A/36 (old Survey No. 129/1A/39) admeasuring 3 Ares**

(a) It appears that by a Sale Deed dated 9/12/1982 and registered with the office of the Sub Registrar Maval at serial no. 1826/1983 (old no. 1948/1982), the said Mr. Bhagaji Mahadu Kalate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) unto and in favour of Mr. Anandrao Shripati Satras for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/39 (new Survey No. 129/1A/36) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2719. It appears that at the time of mutation of the name of the said purchaser, the remark of section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order passed the Awal Karkoon, and Order dated 29/11/1997 passed by the Nayab Tahasildar, the transaction referred in mutation entry no. 2719 was held to be legal and hence the remark of section 84C was ordered to be deleted. Pursuant thereto the remark of section 84C was deleted from the revenue records. The same is reflected vide mutation entry no. 3308 and 6800.

(c) It appears that by a Sale Deed dated 16/3/1990 and registered with the office of the Sub Registrar Maval at serial no. 1740/1990, the said Mr. Anandrao Shripati Satras has absolutely sold and conveyed the said Survey No. 129/1A/39 (now Survey No.1 29/1A/36) unto and in favour of Mr. Ajit Raichand Chordia for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 4824.

(d) It appears that by a Development Agreement dated 2/12/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9725/2006, the said Mr. Ajit Raichand Chordia has granted the development rights and authority to develop the said Survey No. 129/1A/39 (new Survey No. 129/1A/36) unto and in favour of Mr. Narendra Baliram Mane for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Ajit Raichand Chordia has executed a Power of Attorney dated 2/12/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9726/2006 in favour of Mr. Narendra

Baliram Mane interalia vesting in him several powers and authorities pertaining to Survey No. 129/1A/39 (new Survey No. 129/1A/36).

(e) It appears that by a Development Agreement dated 2/12/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 10324/2006, the said Mr. Ajit Raichand Chordia through the hands of his Constituted Attorney Mr. Narendra Baliram Mane have granted and assigned the development rights and authority to develop the said Survey No. 129/1A/39 (new Survey No. 129/1A/36) unto and in favour of Mr. Kapoorchand Laxman Baviskar for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Ajit Raichand Chordia through Constituted Attorney Mr. Narendra Baliram Mane have executed a Power of Attorney dated 2/12/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 10325/2006 in favour of Mr. Kapoorchand Laxman Baviskar interalia vesting in them several powers and authorities pertaining to Survey No. 129/1A/39 (new Survey No. 129/1A/36).

(f) It appears that by a Development Agreement dated 29/9/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9333/2007, the said Mr. Kapoorchand Laxman Baviskar has with the consent and confirmation of Mr. Ajit Raichand Chordia have granted and assigned the development rights and authority to develop the said Survey No. 129/1A/39 (new Survey No. 129/1A/36) unto and in favour of Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Ajit Raichand Chordia, Mr. Narendra Baliram Mane and Mr. Kapoorchand Laxman Baviskar have executed a Power of Attorney dated 29/9/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9334/2007 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to Survey No. 129/1A/39 (new Survey No. 129/1A/36).

(g) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Ajit Raichand Chordia and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/1A/39 (new Survey No. 129/1A/36) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(17) Survey No. 129/1A/37 (old Survey No. 129/1A/40) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 27/12/1982 and registered with the office of the Sub Registrar Maval at serial no. 385/1983, the said Mr. Bhaguji Mahadu Kalate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) unto and in favour of Mr. Madhukar Anna Rokade for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/40 (now Survey No. 129/1A/37) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2720. It appears that at the time of mutation of the name of the said purchaser, the remark of section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order passed the Nayab Tahasildar, the said Survey No. 129/1A/40 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 6385.

(c) Pursuant thereto, the said Mr. Madhukar Anna Rokade had preferred an appeal against the mutation entry no. 6385 and by an Order dated 17/2/2003 passed by the Sub Divisional Officer, Maval Sub Division, in Appeal bearing no. Revision/4/2002, the said mutation entry no. 6385 was cancelled and the name of the appellant i.e. Mr. Madhukar Anna Rokade was ordered to be mutated in the revenue records. The same is reflected vide mutation entry no. 9451.

(d) It appears that by a Development Agreement dated 31/1/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 989/2007, the said Mr. Madhukar Anna Rokade has granted the development rights and authority to develop the said Survey No. 129/1A/40 (now Survey No. 129/1A/37) unto and in favour of Mr. Vandan Dagadu Kamble for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Madhukar Anna Rokade has executed a Power of Attorney dated 31/1/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 990/2007 in favour of Mr. Vandan Dagadu Kamble interalia vesting in him several powers and authorities pertaining to Survey No. 129/1A/40 (now Survey No. 129/1A/37).

(e) It appears that by a Development Agreement dated 3/2/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 1079/2007, the said Mr. Madhukar Anna Rokade through the hands of his Constituted Attorney Mr. Vandan Dagadu Kamble have granted and assigned the development rights and authority to develop the said Survey No. 129/1A/40 (new Survey No. 129/1A/37) unto and in favour of Mr. Jitendra Dagadu Talware for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Madhukar Anna Rokade through Constituted Attorney Mr. Vandan Dagadu Kamble have executed a Power of Attorney dated 3/2/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 1030/2007 in favour of Mr. Jitendra Dagadu Talware interalia vesting in them several powers and authorities pertaining to Survey No. 129/1A/40 (new Survey No. 129/1A/37).

(f) It appears that by a Development Agreement dated 29/9/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9329/2007, the said Mr. Jitendra Dagadu Talware has with the consent and confirmation of Mr. Madhukar Anna Rokade and Vandan Dagadu Kamble have granted and assigned the development rights and authority to develop the said Survey No. 129/1A/40 (new Survey No. 129/1A/37) unto and in favour of Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Madhukar Anna Rokade, Mr. Vandan Dagadu Kamble and Mr. Jitendra Dagadu Talware have executed a Power of Attorney dated 29/9/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9330/2007 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to Survey No. 129/1A/40 (new Survey No. 129/1A/37).

(g) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Madhukar Anna Rokade and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/1A/40 (new Survey No. 129/1A/37) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(18) Survey No. 129/1A/38 (old Survey No. 129/1A/41) admeasuring 4 Ares

(a) It appears that by a Sale Deed dated 19/5/1983 and registered with the office of the Sub Registrar Maval at serial no. 1462/1983, the said Mr. Bhaguji Mahadu Kalate has absolutely sold a portion admeasuring 4 Ares out of Survey No. 129/1A (now Survey No.

129/1A/1) unto and in favour of Mr. Pundalik Pandharinath Sawant and Mr. Govind Pandharinath Sawant for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/41 (new Survey No. 129/1A/38) was allotted to the said purchasers and the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 2721. It appears that at the time of mutation of the name of the said purchasers, the remark of Section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order bearing No. 613/Wakad dated 6/8/1985 passed the Avval Karkoon, the said Survey No. 129/1A/41 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 2961.

(c) Pursuant thereto, the said Mr. Pundalik Pandharinath Sawant and Mr. Govind Pandharinath Sawant had preferred an appeal against the mutation entry no. 2961 and by an Order dated 16/12/1996 passed by the Sub Divisional Officer, Maval Sub Division, in Appeal bearing no. 33/1996, the said mutation entry no. 2961 was cancelled and the name of the appellants i.e. Mr. Pundalik Pandharinath Sawant and Mr. Govind Pandharinath Sawant were ordered to be mutated in the revenue records. The same is reflected vide mutation entry no. 7145. It is clarified that the said Order is not produced for inspection at the time of issuance of this report and the said fact is ascertained by the mutation entry only.

(d) It appears that by a Development Agreement dated 20/2/2008 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 1948/2008, the said Mr. Pundalik Pandharinath Sawant and Mr. Govind Pandharinath Sawant have granted the development rights and authority to develop the said Survey No. 129/1A/41 (new Survey No. 129/1A/38) unto and in favour of Mr. Shivaji Baban Shedge and Mrs. Sangeeta Shivaji Shedge for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Pundalik Pandharinath Sawant and Mr. Govind Pandharinath Sawant has executed a Power of Attorney dated 20/2/2008 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 1947/2008 in favour of Mr. Shivaji Babanrao Shedge and Mrs. Sangeeta Shivaji Shedge interalia vesting in him several powers and authorities pertaining to Survey No. 129/1A/41 (new Survey No. 129/1A/38).

(e) It appears that by a Development Agreement dated 25/3/2008 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 3310/2008, the said Mr. Pundalik

Pandharinath Sawant and Mr. Govind Pandharinath Sawant through the hands of their Constituted Attorney Mr. Shivaji Babanrao Shedge and Mrs. Sangeeta Shivaji Shedge have granted and assigned the development rights and authority to develop the said Survey No. 129/1A/41 (new Survey No. 129/1A/38) unto and in favour of Mrs. Sangeeta Pravin Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Pundalik Pandharinath Sawant and Mr. Govind Pandharinath Sawant through the hands of their Constituted Attorney Mr. Shivaji Babanrao Shedge and Mrs. Sangeeta Shivaji Shedge have executed a Power of Attorney dated 25/3/2008 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 3111/2008 in favour of Mrs. Sangeeta Pravin Yeole interalia vesting in her several powers and authorities pertaining to Survey No. 129/1A/41 (new Survey No. 129/1A/38).

(f) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7289/2008, the said Mr. Pundalik Pandharinath Sawant and Mr. Govind Pandharinath Sawant with the consent and confirmation of Mrs. Sangeeta Pravin Yeole have absolutely sold and conveyed the said Survey No. 129/1A/41 (new Survey No. 129/1A/38) unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11689.

(19) Survey No. 129/1A/39 (old Survey No. 129/1A/42) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 9/12/1982 and registered with the office of the Sub Registrar Maval at serial no. 1832/1983 (old no. 1674/1982), the said Mr. Bhaguji Malhadu Kalate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) unto and in favour of Mr. Balkrishna Sambhaji Pednekar and Mr. Ravikant Panditrao Halde for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/42 (new Survey No. 129/1A/39) was allotted to the said purchasers and the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 2722. It appears that at the time of mutation of the name of the said purchasers, the remark of section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order bearing No. 611/Wakad dated 15/9/1986 passed the Aval Karkoon, the said Survey No. 129/1A/42 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 3287.

(c) Pursuant thereto, the said Mr. Balkrishna Sambhaji Pednekar through his legal heirs and Mr. Ravikant Panditrao Halde had preferred an appeal against the mutation entry no. 3287 and by an Order dated 31/12/2008 passed by the Sub Divisional Officer, Maval Sub Division, in Appeal Bearing no. 834/2008, the said mutation entry no. 3287 was cancelled and the name of the appellants i.e. Mr. Balkrishna Sambhaji Pednekar and Mr. Ravikant Panditrao Halde were ordered to be mutated in the revenue records. The same is reflected vide mutation entry no. 11772.

(d) It appears that the said Mr. Balkrishna Sambhaji Pednekar expired intestate on 13/7/2001 leaving behind his legal heirs namely (i) Mr. Suhas Balkrishna Pednekar – son, (ii) Ms. Shobha Balkrishna Pednekar – daughter and (iii) Smt. Vandana Balkrishna Pednekar. Pursuant thereto the names of the said legal heirs were mutated in the revenue records. The same is reflected vide mutation entry no. 12054.

(e) It appears that by a Development Agreement dated 26/10/2006 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 8426/2006, the said Mr. Suhas Balkrishna Pednekar, Ms. Shobha Balkrishna Pednekar, Smt. Vandana Balkrishna Pednekar and Mr. Ravikant Panditrao Halde have granted the development rights and authority to develop the said Survey No. 129/1A/42 (new Survey No. 129/1A/39) unto and in favour of Mr. Narendra Baliram Mane for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Suhas Balkrishna Pednekar, Ms. Shobha Balkrishna Pednekar, Smt. Vandana Balkrishna Pednekar and Mr. Ravikant Panditrao Halde have executed a Power of Attorney dated 26/10/2006 registered with the office of the Sub Registrar Haveli No. 5 at serial no. 8427/2006 in favour of Mr. Narendra Baliram Mane interalia vesting in him several powers and authorities pertaining to Survey No. 129/1A/42 (new Survey No. 129/1A/39).

(f) It appears that by a Development Agreement dated 20/12/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 10326/2006, the said Mr. Suhas Balkrishna Pednekar, Ms. Shobha Balkrishna Pednekar, Smt. Vandana Balkrishna Pednekar and Mr. Ravikant Panditrao Halde through the hands of their Constituted Attorney Mr. Narendra Baliram Mane have granted and assigned the development rights and authority to develop the

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B.S.L., LL.B.
Advocate

said Survey No. 129/1A/42 (new Survey No. 129/1A/39) unto and in favour of Mr. Prakash Ramchandra Navarkar for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Suhas Balkrishna Pednekar, Ms. Shobha Balkrishna Pednekar, Smt. Vandana Balkrishna Pednekar and Mr. Ravikant Panditrao Halde through the hands of their Constituted Attorney Mr. Narendra Baliram Mane have executed a Power of Attorney dated 20/12/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 10327/2006 in favour of Mr. Prakash Ramchandra Navarkar interalia vesting in him several powers and authorities pertaining to Survey No. 129/1A/42 (new Survey No. 129/1A/39).

(g) It appears that by a Development Agreement dated 29/9/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9335/2007, the said Mr. Suhas Balkrishna Pednekar, Ms. Shobha Balkrishna Pednekar, Smt. Vandana Balkrishna Pednekar and Mr. Ravikant Panditrao Halde through the hands of their Constituted Attorney Mr. Prakash Ramchandra Navarkar have with the consent of Mr. Narendra Baliram Mane have granted and assigned the development rights and authority to develop the said Survey No. 129/1A/42 (new Survey No. 129/1A/39) unto and in favour of Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Suhas Balkrishna Pednekar, Ms. Shobha Balkrishna Pednekar, Smt. Vandana Balkrishna Pednekar and Mr. Ravikant Panditrao Halde through the hands of their Constituted Attorney Mr. Prakash Ramchandra Navarkar have with the consent of Mr. Narendra Baliram Mane have executed a Power of Attorney dated 29/9/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9336/2007 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in him several powers and authorities pertaining to Survey No. 129/1A/42 (new Survey No. 129/1A/39).

(h) It appears that by a Sale Deed dated 20/1/2009 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 482/2009, the said Mr. Suhas Balkrishna Pednekar, Ms. Shobha Balkrishna Pednekar, Smt. Vandana Balkrishna Pednekar and Mr. Ravikant Panditrao Halde through the hands of their Constituted Attorney Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/1A/42 (new Survey No. 129/1A/39) unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s.

Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11904.

(20) **Survey No. 129/1A/42 (old Survey No. 129/1A/45) admeasuring 3 Ares**

(a) It appears that by a Sale Deed dated 7/1/1983 and registered with the office of the Sub Registrar Maval at serial no. 122/183, the said Mr. Bhaguji Mahadu Kalare has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1A (now Survey No. 129/1A/1) unto and in favour of Mr. Prakash Baburao Satpute and Smt. Rahibai Yashwant Kabade for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1A was subdivided and Survey No. 129/1A/45 (new Survey No. 129/1A/42) was allotted to the said purchasers and the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 2725. It appears that at the time of mutation of the name of the said purchasers, the remark of section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order bearing No. 619/Wakad dated 5/12/1985 passed the Awal Karkoon, the said Survey No. 129/1A/45 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 2964.

(c) Pursuant thereto, the said Mr. Prakash Baburao Satpute and Smt. Rahibai Yashwant Kabade had preferred an appeal against the mutation entry no. 2964 and by an Order dated 20/3/2006 passed by the Sub Divisional Officer, Maval Sub Division, in Appeal bearing no. 17/2005, the said mutation entry no. 2964 was cancelled and the name of the appellants i.e. Mr. Prakash Baburao Satpute and Smt. Rahibai Yashwant Kabade were ordered to be mutated in the revenue records. The same is reflected vide mutation entry no. 10507.

(d) It appears that by a Development Agreement dated 1/9/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 7057/2006, the said Mr. Prakash Baburao Satpute and Smt. Rahibai Yashwant Kabade with the consent of Mr. Dnyaneshwar Baburao Shedge have granted the development rights and authority to develop the said Survey No. 129/1A/45 (new Survey No. 129/1A/42) unto and in favour of Mr. Narendra Baliram Mane for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Prakash Baburao Satpute and Smt. Rahibai Yashwant Kabade along with Mr. Dnyaneshwar Baburao Shedge have executed a Power of Attorney dated 1/9/2006 registered with the office of the

Sub Registrar Haveli No. 17 at serial no. 7058/2006 in favour of Mr. Narendra Baliram Mane interalia vesting in him several powers and authorities pertaining to Survey No. 129/1A/45 (new Survey No. 129/1A/42).

(e) It appears that by a Development Agreement dated 19/9/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 7571/2006, the said Mr. Prakash Baburao Satpute and Smt. Rahibai Yashwant Kabade through the hands of their Constituted Attorney Mr. Narendra Baliram Mane have granted and assigned the development rights and authority to develop the said Survey No. 129/1A/45 (new Survey No. 129/1A/42) unto and in favour of Mr. Ankush Haribhau Kalate for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Prakash Baburao Satpute and Smt. Rahibai Yashwant Kabade through the hands of their Constituted Attorney Mr. Narendra Baliram Mane have executed a Power of Attorney dated 19/9/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 7572/2006 in favour of Mr. Ankush Haribhau Kalate interalia vesting in him several powers and authorities pertaining to Survey No. 129/1A/45 (new Survey No. 129/1A/42).

(f) It appears that by a Sale Deed dated 16/11/2009 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 8101/2009, the said Mr. Prakash Baburao Satpute and Smt. Rahibai Yashwant Kabade and others through the hands of their Constituted Attorney Mr. Ankush Haribhau Kalate with the consent and confirmation of Mr. Ankush Haribhau Kalate have absolutely sold and conveyed the said Survey No. 129/1A/45 (new Survey No. 129/1A/42) and Survey No. 129/1A/24 (new Survey No. 129/1A/22) unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 12197.

(D) Portions out of Survey No. 129/1B.

(1) Common History

(a) It appears that the said Survey No. 129/1A and 129/1B along with other lands were originally owned and possessed by Mr. Mahadu Sahadu Kalate, Mr. Shivram Sahadu Kalate and Mr. Abba Sahadu Kalate prior to the year 1934.

(b) It appears that pursuant to the partition between the said Mr. Mahadu Sahadu Kalate, Mr. Shivram Sahadu Kalate and Mr. Abba Sahadu Kalate, the said Survey No. 129/1A came to the exclusive share of Mr. Mahadu Sahadu Kalate and Survey No. 129/1B came to the exclusive share of Mr. Abba Sahadu Kalate. The same is reflected vide mutation entry no. 529.

(c) It appears that the said Mr. Abba Sahadu Kalate had obtained a tagai loan from Wakad Vivid Karyakari Sahakari Sanstha Maryadit and hence the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 1725. It is clarified that the said mutation entry no. 1725 is not available at the time of issuance of this report and the said fact has been ascertained only from the noting on the 7/12 extract.

(d) It appears that mutation entry No. 2011 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village Wakad.

(e) It appears that the said Mr. Abba Sahadu Kalate had obtained an ekkrar loan from Wakad Vivid Karyakari Sahakari Sanstha Maryadit and hence the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 2458.

(f) It appears that the said Mr. Abba Sahadu Kalate expired intestate on 19/5/1981 leaving behind his legal heirs (i) Mr. Alpa Abbaji Kalate – son, (ii) Mr. Bajirao Abbaji Kalate – son, (iii) Mrs. Kasabai Waman Jadhav – daughter, (iv) Mrs. Gajarabai Mukunda Murkute – daugter and (v) Smt. Laxmibai Abbaji Kalate – widow. Pursuant thereto, the said Mrs. Kasabai Waman Jadhav, Mrs. Gajarabai Mukunda Murkute and Smt. Laxmibai Abbaji Kalate have given written statements, that they have relinquished their right, title and interest in the said Survey No. 129/1B and other land and shall not claim any right, title and interest in future. Pursuant thereto the names of the said Mr. Alpa Abbaji Kalate and Mr. Bajirao Abbaji Kalate were mutated in the revenue records. The same is reflected vide mutation entry no. 2499.

(g) It appears that the said Mr. Alpa Abbaji Kalate and Mr. Bajirao Abbaji Kalate had divided the said Survey no. 129/1B of village Wakad into smaller plots by a private layout and have sold the said plots to various purchasers and as such the transactions are reflected vide various mutation entries. The portions or plots comprised in the said land are only discussed in this report and mutation entries which denote other plots which are not the part of the said land of this report is not discussed herein.

(2) **Portion admeasuring 6 Ares out of Survey No. 129/1B**

(a) It appears that by a Sale Deed dated 26/10/1988 and registered with the office of the Sub Registrar Maval at serial no. 2129/1989 (old no. 5041/1988), the said Mr. Alpa Abbaji Kalate, Mr. Bajirao Abbaji Kalate and Smt. Laxmibai Abbaji Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1B unto and in favour of Mr. Jawaharmal Khemchand Sancheti for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 5676.

(b) It appears by a Sale Deed dated 30/11/996 and registered with the office of the Sub Registrar Mulshi at serial no. 5435/1996, the said Mr. Jawaharmal Khemchand Sancheti has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1B unto and in favour of Mrs. Anandi Raghunath Patil and Mr. Raghunath Krishna Patil for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 6792.

(c) It appears that by a Sale Deed dated 27/5/1987 and registered with the office of the Sub Registrar Maval at serial no. 2713/1989, the said Mr. Alpa Abbaji Kalate, Mr. Bajirao Abbaji Kalate and Smt. Laxmibai Abbaji Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1B unto and in favour of Mr. Suresh Digambar Kulkarni for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 8616. The said sale deed has not been produced for inspection at the time of issuance of this report.

(d) It appears that by a Sale Deed dated 24/9/1996 and registered with the office of the Sub Registrar Mulshi at serial no. 7664/2001 (old No. 432/1996), the said Mr. Suresh Digambar Kulkarni has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1B unto and in favour of Mr. Swapnil Dnyaneshwar Shedge for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 8984. The said sale deed has not been produced for inspection at the time of issuance of this report.

(e) It appears that by a Development Agreement dated 7/11/2005 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 7994/2005, the said Mrs. Anandi Raghunath Patil and Mr. Raghunath Krishna Patil have granted the development rights and authority to develop a portion admeasuring 3 Ares out of Survey No. 129/1B unto and in favour of Mr. Subhash Krishna Patil, Mr. Tanaji Jagannath Wadekar and Mr. Chandraprakash Jayprakash Sharma for consideration and on certain terms and conditions. In pursuance thereto, the said Mrs. Anandi Raghunath Patil and Mr. Raghunath Krishna Patil have executed a Power of Attorney dated 7/11/2005 registered with the office of the Sub Registrar Haveli No. 5 at serial no. 7995/2005 in favour of Mr. Subhash Krishna Patil, Mr. Tanaji Jagannath Wadekar and Mr. Chandraprakash Jayprakash Sharma interalia vesting in them several powers and authorities pertaining to a portion admeasuring 3 Ares out of Survey No. 129/1B.

(f) It appears that by a Development Agreement dated 26/12/2005 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 9502/2005, the said Mrs. Anandi Raghunath Patil and Mr. Raghunath Krishna Patil have with the consent of Mr. Subhash Krishna Patil, Mr. Tanaji Jagannath Wadekar and Mr. Chandraprakash Jayprakash Sharma have granted and assigned the development rights and authority to develop the said portion admeasuring 3 Ares out of Survey No. 129/1B unto and in favour of Mrs. Swati Manoj Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mrs. Anandi Raghunath Patil and Mr. Raghunath Krishna Patil through their Constituted Attorney Mr. Subhash Krishna Patil, Mr. Tanaji Jagannath Wadekar and Mr. Chandraprakash Jayprakash Sharma have executed a Power of Attorney dated 26/12/2005 registered with the office of the Sub Registrar Haveli No. 5 at serial no. 9503/2005 in favour of Mrs. Swati Manoj Yeole and Mr. Manoj Ramdas Yeole interalia vesting in them several powers and authorities pertaining to the said portion admeasuring 3 Ares out of Survey No. 129/1B.

(g) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mrs. Anandi Raghunath Patil and Mr. Raghunath Krishna Patil and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said portion admeasuring 3 Ares out of Survey No. 129/1B and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11601.

(3) Survey No. 129/1B/1 (old Survey No. 129/1B/31) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 30/3/1988 and registered with the office of the Sub Registrar Maval, the said Mr. Appa Abbaji Kalate, Mr. Bajirao Abbaji Kalate and Smt. Laxmibai Abbaji Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/18 unto and in favour of Mrs. Aruna Govind Joshi for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/18 was subdivided and Survey No. 129/18/31 (new Survey No. 129/18/1) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 3570.

(b) It appears that by a Sale Deed dated 6/10/1989 and registered with the office of the Sub Registrar Maval, the said Mrs. Aruna Govind Joshi has absolutely sold and conveyed Survey No. 129/18/31 (new Survey No. 129/18/1) unto and in favour of Mr. Chaitanya Jayant Vedak for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 4898. It appears that at the time of mutation of the name of the said purchaser, the remark of section 84 C was also mutated in the revenue records.

(c) Pursuant thereto by an Order bearing No. 84C/SR/69/2002 dated 19/11/2002 passed the Tahasildar, Mulshi, it was held that the transaction reflected in mutation entry no. 4898 was legal and hence the remark of section 84C was ordered to be deleted. Pursuant thereto the said remark of section 84C was deleted from the revenue records. The same is reflected vide mutation entry no. 9399.

(d) It appears that by a Development Agreement dated 13/7/2006 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 5171/2006, the said Mr. Chaitanya Jayant Vedak with the consent of Mrs. Jyotsna Jayant Vedak, Mrs. Chaitali Narendra Agarwal and Mr. Narayan Ramdas Ingawale have granted the development rights and authority to develop the said Survey No. 129/18/31 (new Survey No. 129/18/1) unto and in favour of Mr. Sunil Laxmandas Chugwani and Mr. Rajendra Kailashchandra Verma for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Chaitanya Jayant Vedak along with Mrs. Jyotsna Jayant Vedak, Mrs. Chaitali Narendra Agarwal and Mr. Narayan Ramdas Ingawale have executed a Power of Attorney dated 13/7/2006 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 5172/2006 in favour of Mr. Sunil Laxmandas Chugwani and Mr. Rajendra Kailashchandra Verma interalia vesting in them several powers and authorities pertaining to Survey No. 129/18/31 (new Survey No. 129/18/1).

(e) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7287/2008, the said Mr. Chaitanya Jayant Vedak with the consent of Mr. Sunil Laxmandas Chugwani and Mr. Rajendra Kailashchandra Verma have absolutely sold and conveyed the said Survey No. 129/1B/31 (new Survey No. 129/1B/1) unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11688.

(4) Survey No. 129/1B/4 (old Survey No. 129/1B/34) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 17/9/1987 and registered with the office of the Sub Registrar Maval at serial no. 1379/1988 (old no. 3300/1987), the said Mr. Alpa Abbaji Kalate, Mr. Bajirao Abhaji Kalate and Smt. Laxmibai Abbaji Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1B unto and in favour of Mr. Akshay Dattatraya Gambhir for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1B was subdivided and Survey No. 129/1B/34 (new Survey No. 129/1B/4) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 3573.

(b) It appears that by a Development Agreement dated 1/4/2006 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 2945/2006, the said Mr. Akshay Dattatraya Gambhir and Mr. Ramdas Dattatraya Gambhir have granted the development rights and authority to develop the said Survey No. 129/1B/34 (new Survey No. 129/1B/4) and Survey No. 129/1B/36 (new Survey No. 129/1B/6) unto and in favour of Mr. Nandkishor Kisanlal Lohia for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Akshay Dattatraya Gambhir and Mr. Ramdas Dattatraya Gambhir have executed a Power of Attorney dated 1/4/2006 registered with the office of the Sub Registrar Haveli No. 5 at serial no. 2946/2006 in favour of Mr. Nandkishor Kisanlal Lohia interalia vesting in him several powers and authorities pertaining to Survey No. 129/1B/34 (new Survey No. 129/1B/4) and Survey No. 129/1B/36 (new Survey No. 129/1B/6). It is clarified that the Development Agreement has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the Power of Attorney.

(c) It appears that by a Development Agreement dated 26/12/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 560/2008, the said Mr. Nandkishor Kisanlal Lohia has with the consent of Mr. Akshay Dattatraya Gambhir and Mr. Ramdas Dattatraya Gambhir have granted and assigned the development rights and authority to develop the said Survey No. 129/18/34 (new Survey No. 129/18/4) and Survey No. 129/18/36 (new Survey No. 129/18/6) unto and in favour of Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Akshay Dattatraya Gambhir and Mr. Ramdas Dattatraya Gambhir through their Constituted Attorney Mr. Nandkishor Kisanlal Lohia have executed a Power of Attorney dated 26/12/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 561/2008 in favour of Mrs. Swati Manoj Yeole and Mr. Manoj Ramdas Yeole interalia vesting in them several powers and authorities pertaining to the said Survey No. 129/18/34 (new Survey No. 129/18/4) and Survey No. 129/18/36 (new Survey No. 129/18/6).

(d) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Akshay Dattatraya Gambhir and Mr. Ramdas Dattatraya Gambhir and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/18/34 (new Survey No. 129/18/4) and Survey No. 129/18/36 (new Survey No. 129/18/6) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(5) Survey No. 129/18/6 (old Survey No. 129/18/36) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 17/9/1987 and registered with the office of the Sub Registrar Maval at serial no. 1380/1988 (old no. 3301/1987), the said Mr. Alpa Abbaji Kalate, Mr. Bajirao Abbaji Kalate and Smt. Laxmibai Abbaji Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/18 unto and in favour of Mr. Ramdas Dattatraya Gambhir for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/18 was subdivided and Survey No. 129/18/36 (new Survey No. 129/18/6) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 3575.

(b) It appears that by a Development Agreement dated 1/4/2006 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 2945/2006, the said Mr. Akshay Dattatraya Gambhir and Mr. Ramdas Dattatraya Gambhir have granted the development rights and authority to develop the said Survey No. 129/1B/34 (new Survey No. 129/1B/4) and Survey No. 129/1B/36 (new Survey No. 129/1B/6) unto and in favour of Mr. Nandkishor Kisanlal Lohia for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Akshay Dattatraya Gambhir and Mr. Ramdas Dattatraya Gambhir have executed a Power of Attorney dated 1/4/2006 registered with the office of the Sub Registrar Haveli No. 5 at serial no. 2946/2006 in favour of Mr. Nandkishor Kisanlal Lohia interalia vesting in him several powers and authorities pertaining to Survey No. 129/1B/34 (new Survey No. 129/1B/4) and Survey No. 129/1B/36 (new Survey No. 129/1B/6). It is clarified that the Development Agreement has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the Power of Attorney.

(c) It appears that by a Development Agreement dated 26/12/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 560/2008, the said Mr. Nandkishor Kisanlal Lohia has with the consent of Mr. Akshay Dattatraya Gambhir and Mr. Ramdas Dattatraya Gambhir have granted and assigned the development rights and authority to develop the said Survey No. 129/1B/34 (new Survey No. 129/1B/4) and Survey No. 129/1B/36 (new Survey No. 129/1B/6) unto and in favour of Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Akshay Dattatraya Gambhir and Mr. Ramdas Dattatraya Gambhir through their Constituted Attorney Mr. Nandkishor Kisanlal Lohia have executed a Power of Attorney dated 26/12/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 561/2008 in favour of Mrs. Swati Manoj Yeole and Mr. Manoj Ramdas Yeole interalia vesting in them several powers and authorities pertaining to the said Survey No. 129/1B/34 (new Survey No. 129/1B/4) and Survey No. 129/1B/36 (new Survey No. 129/1B/6).

(d) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Akshay Dattatraya Gambhir and Mr. Ramdas Dattatraya Gambhir and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/1B/34 (new Survey No. 129/1B/4) and Survey No. 129/1B/36 (new Survey No. 129/1B/6) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(6) Survey No. 129/18/9 (old Survey No. 129/18/39) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 17/9/1987 and registered with the office of the Sub Registrar Maval at serial no. 1377/1988 (old no. 3298/1987), the said Mr. Alpa Abbaji Kalate, Mr. Bajirao Abbaji Kalate and Smt. Laxmibai Abbaji Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/18 unto and in favour of Mrs. Meenakshi Manohar Lele and Mrs. Lila Vasant Deshmukh for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/18 was subdivided and Survey No. 129/18/39 (new Survey No. 129/18/9) was allotted to the said purchasers and the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 3578.

(b) It appears that by a Sale Deed dated 24/2/1995 and registered with the office of the Sub Registrar Mulshi at serial no. 613/1995, the said Mrs. Lila Vasant Deshmukh with the consent of Mrs. Meenakshi Manohar Lele have absolutely sold a portion admeasuring 1.5 Ares out of Survey No. 129/18/39 (new Survey No. 129/18/9) unto and in favour of Mr. Eknath Maruti Ghige for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 5609.

(c) It appears that by a Sale Deed dated 24/2/1995 and registered with the office of the Sub Registrar Mulshi at serial no. 634/1995, the said Mrs. Meenakashi Manohar Deshmukh with the consent of Mrs. Lila Vasant Deshmukh have absolutely sold a portion admeasuring 1.5 Ares out of Survey No. 129/18/39 (new Survey No. 129/18/9) unto and in favour of Mr. Laxman Vishwanath Kamble consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 5610.

(d) It appears that by a Sale Deed dated 8/12/2006 and registered with the office of the Sub Registrar Haveli No. 18 at serial no. 6412/2006, the said Mr. Eknath Maruti Ghige through his Constituted Attorney Mrs. Poonam Nilesh Shedge have absolutely sold a portion admeasuring 1.5 Ares out of Survey No. 129/18/39 (new Survey No. 129/18/9) unto and in favour of Mrs. Poonam Nilesh Shedge for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 10767.

(e) It appears that by a Development Agreement dated 26/9/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9135/2007, the said Mrs. Poonam Nilesh Shedge has granted the development rights and authority to develop the said portion admeasuring 1.5 Ares out of Survey No. 129/1B/39 (new Survey No. 129/1B/9) unto and in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mrs. Poonam Nilesh Shedge has executed a Power of Attorney dated 26/9/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9136/2007 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to said portion admeasuring 1.5 Ares out of Survey No. 129/1B/39 (new Survey No. 129/1B/9).

(f) It appears that by a Development Agreement dated 5/10/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9510/2007, the said Mr. Laxman Vishwanath Kamble has granted the development rights and authority to develop the said portion admeasuring 1.5 Ares out of Survey No. 129/1B/39 (new Survey No. 129/1B/9) unto and in favour of Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Laxman Vishwanath Kamble has executed a Power of Attorney dated 5/10/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9511/2007 in favour of Mr. Manoj Ramdas Yeole interalia vesting in them several powers and authorities pertaining to said portion admeasuring 1.5 Ares out of Survey No. 129/1B/39 (new Survey No. 129/1B/9).

(g) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mrs. Poonam Nilesh Shedge and Mr. Laxman Vishwanath Kamble and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/1B/39 (new Survey No. 129/1B/9) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

Prasanna S Darade
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Advocate

(7) **Survey No. 129/18/23 (old Survey No. 129/18/53) admeasuring 3 Ares**

(a) It appears that by a Sale Deed dated 9/7/1987 and registered with the office of the Sub Registrar Maval, the said Mr. Alpa Abbaji Kalate, Mr. Bajirao Abbaji Kalate and Smt. Laxmibai Abbaji Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/18 unto and in favour of Mr. Vasantrao Sahebrao Pawar and Mr. Dilip Sahebrao Pawar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/18 was subdivided and Survey No. 129/18/53 (new Survey No. 129/18/23) was allotted to the said purchasers and the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 4692. It is clarified that the said Sale Deed has not been produced for inspection at the time of issuance of this report.

(b) It appears that by a Sale Deed dated 17/4/1993 and registered with the office of the Sub Registrar Mulshi at serial no. 922/1993, the said Mr. Vasantrao Sahebrao Pawar and Mr. Dilip Sahebrao Pawar have absolutely sold the said Survey No. 129/18/53 (new Survey No. 129/18/23) unto and in favour of Mr. Rajendra Dashrath Shirole for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry nos. 5615 and 6386.

(c) It appears that by a Development Agreement dated 21/11/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 11023/2007, the said Mr. Rajendra Dashrath Shirole has granted the development rights and authority to develop the said Survey No. 129/18/53 (new Survey No. 129/18/23) unto and in favour of Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Rajendra Dashrath Shirole has executed a Power of Attorney dated 21/11/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 11024/2007 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to said Survey No. 129/18/53 (new Survey No. 129/18/23).

(d) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Rajendra Dashrath Shirole and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/18/53 (new Survey No. 129/18/23) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(8) **Survey No. 129/1B/24 (old Survey No. 129/1B/54) admeasuring 3 Ares**

(a) It appears that by a Sale Deed dated 17/6/1987 and registered with the office of the Sub Registrar Maval at serial no. 2707/1989 (old no. 2194/1987), the said Mr. Alpa Abbaji Kalate, Mr. Bajirao Abbaji Kalate and Smt. Laxmibai Abbaji Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1B unto and in favour of Mr. Jagdish Jaywant Kadam for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1B was subdivided and Survey No. 129/1B/54 (new Survey No. 129/1B/24) was allotted to the said purchasers and the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 4093.

(b) It appears that by a Development Agreement dated 28/11/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9626/2006, the said Mr. Jagdish Jaywant Kadam has granted the development rights and authority to develop the said Survey No. 129/1B/54 (new Survey No. 129/1B/24) unto and in favour of Mr. Narendra Baliram Mane for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Jagdish Jaywant Kadam has executed a Power of Attorney dated 28/11/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9627/2006 in favour of Mr. Narendra Baliram Mane interalia vesting in them several powers and authorities pertaining to said Survey No. 129/1B/54 (new Survey No. 129/1B/24).

(c) It appears that by a Development Agreement dated 3/3/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 2053/2007, the said Mr. Jagdish Jaywant Kadam through Constituted Attorney Mr. Narendra Baliram Mane have granted and assigned the development rights and authority to develop the said Survey No. 129/1B/54 (new Survey No. 129/1B/24) unto and in favour of Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Jagdish Jaywant Kadam through Constituted Attorney Mr. Narendra Baliram Mane have executed a Power of Attorney dated 3/3/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 2054/2007 in favour of Mr. Manoj Ramdas Yeole interalia vesting in them several powers and authorities pertaining to said Survey No. 129/1B/54 (new Survey No. 129/1B/24).

(d) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Jagdish Jaywant Kadam and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/18/54 (new Survey No. 129/18/24) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(9) Survey No. 129/18/25 (old Survey No. 129/18/55) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 17/6/1987 and registered with the office of the Sub Registrar Maval at serial no. 2706/1989 (old no. 2193/1987), the said Mr. Alpa Abbaji Kalate, Mr. Bajirao Abbaji Kalate and Smt. Laxmibai Abbaji Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/18 unto and in favour of Mr. Dashrath Krishnaji Shirole for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/18 was subdivided and Survey No. 129/18/55 (new Survey No. 129/18/25) was allotted to the said purchasers and the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 4694.

(b) It appears that by a Development Agreement dated 21/11/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 11021/2007, the said Mr. Dashrath Krishnaji Shirole has granted the development rights and authority to develop the said Survey No. 129/18/55 (new Survey No. 129/18/25) unto and in favour of Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Dashrath Krishnaji Shirole has executed a Power of Attorney dated 21/11/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 11022/2007 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to said Survey No. 129/18/55 (new Survey No. 129/18/25).

(c) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Dashrath Krishnaji Shirole and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/18/55 (new Survey No. 129/18/25) and other lands unto and in favour of M/s. Kasturi Developers for

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consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(10) Survey No. 129/1B/30 (old Survey No. 129/1B/60) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 25/6/1987 and registered with the office of the Sub Registrar Maval at serial no. 2409/1989 (old no. 1982/1987), the said Mr. Alpa Abbaji Kalate, Mr. Bajirao Abbaji Kalate and Smt. Laxmibai Abbaji Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/1B unto and in favour of Mr. Jaywant Sitaram Tambe for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/1B was subdivided and Survey No. 129/1B/60 (new Survey No. 129/1B/30) was allotted to the said purchasers and the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 4932. It appears that at the time of mutation of the name of the said purchaser, the remark of section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order bearing No. 34/1996 dated 13/5/1996 passed the Avval Karkoon, Mulshi it was held that the transaction reflected in mutation entry no. 4932 was legal and hence the remark of section 84C was ordered to be deleted. Pursuant thereto the said remark of section 84C was deleted from the revenue records. The same is reflected vide mutation entry no. 5722.

(c) It appears that by a Development Agreement dated 31/7/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 6125/2006, the said Mr. Jaywant Sitaram Tambe with the consent of Mr. Subhash Krishna Patil have granted the development rights and authority to develop the said Survey No. 129/1B/60 (new Survey No. 129/1B/30) unto and in favour of Mr. Manoj Ramdas Yeole and Mr. Jagannath Trimbak Nankar for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Jaywant Sitaram Tambe and Mr. Subhash Krishna Patil have executed a Power of Attorney dated 31/7/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 6126/2007 in favour of Mr. Manoj Ramdas Yeole and Mr. Jaganath Trimbak Nankar interalia vesting in them several powers and authorities pertaining to said Survey No. 129/1B/60 (new Survey No. 129/1B/30).

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(d) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008 read with the Deed of Confirmation dated 20/5/2014 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3546/2014, the said Mr. Jaywant Sitaram Tambe and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/18/60 (new Survey No. 129/18/30) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(E) Portions out of Survey No. 129/2/1.

(1) Common History

(a) It appears that the said Survey No. 129/2 was originally owned and possessed Mr. Ramchandra Moreshwar Deo prior to the year 1938.

(b) It appears that by a Sale Deed dated 16/11/1938, the said Mr. Ramchandra Moreshwar Deo has absolutely sold the said Survey No. 129/2 unto and in favour of Mr. Ananta Bala Kalate. The same is reflected vide mutation entry no. 770.

(c) It appears that the said Mr. Ananata Bala Kalate had obtained a loan from Wakad Vivid Karyakari Sahakari Sanstha Maryadit and hence the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 1727.

(d) It appears that mutation entry No. 2011 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village Wakad.

(e) It appears that the Kalate family partitioned their lands held in village Wakad amongst themselves and pursuant to the Order dated 3/1/1982 passed by the Tahasildar, Mulshi under section 85 of the Maharashtra Land Revenue Code, 1966, the said Survey No. 129/2 came to the exclusive share of Mr. Ananta alias Antu Bala Kalate. The same is reflected vide mutation entry no. 2553.

(f) It appears that by a Sale Deed dated 16/11/1984 and registered with the office of the Sub Registrar Maval, the said Mr. Ananta Bala Kalate has sold a portion admeasuring 3 Ares unto and in favour of Mr. Ananda Sakharam Kangane for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/2 was subdivided and Survey No. 129/2/1 was allotted to Mr. Ananta Bala Kalate and Survey No. 129/2/2 was allotted to Mr. Ananda Sakharam Kangane and their names were accordingly mutated in the revenue records. The same is reflected vide mutation entry no. 2860. It is clarified that this portion of land bearing Survey No. 129/2/2 is not a part of the said land being subject matter of this report, but has been discussed as the said Survey No. 129/2 was subdivided.

(h) It appears that the said Mr. Ananta Bala Kalate had divided the said Survey no. 129/2/1 of village Wakad into smaller plots by a private layout and have sold the said plots to various purchasers and as such the transactions are reflected vide various mutation entries. The portions or plots comprised in the said land are only discussed in this report and mutation entries which denote other plots which are not the part of the said land of this report is not discussed herein.

(2) Portion admeasuring 3 Ares out of Survey No. 129/2/1

(a) It appears that by a Sale Deed dated 14/5/1984 and registered with the office of the Sub Registrar Maval at serial no. 984/1984, the said Mr. Ananta Bala Kalate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/2/1 unto and in favour of Mr. Ashokkumar Shrivastav and Mr. Radhelal Rajpatlal Shrivastav for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 9056.

(b) It appears that by a Sale Deed dated 18/4/1991 and registered with the office of the Sub Registrar Maval at serial no. 1775/1991, the said Mr. Ashokkumar Shrivastav and Mr. Radhelal Rajpatlal Shrivastav have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/2/1 unto and in favour of Mr. Daulatram Bhagwanram Raina for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 9055.

(c) It appears that by a Sale Deed dated 25/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7375/2008, the said Mr. Daulatram Bhagwanram Raina have with the consent and confirmation of Mrs. Sheetal Rajendra Verma and Mr. Mahesh Vishwanath Bhoir have absolutely sold and conveyed the said Survey No. 129/1A/12 (old Survey No. 129/1A/14) and part admeasuring 300 square metres out of Survey No. 129/2/1 unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11654.

(3) Survey No. 129/2/17 admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 16/11/1984 and registered with the office of the Sub Registrar Maval, the said Mr. Ananta Bala Kalate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/2/1 unto and in favour of Mr. Namdeo Anant Kumbhar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/2/1 was subdivided and Survey No. 129/2/17 was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 2984. It appears that at the time of mutation of the name of the said purchaser, the remark of section 84 C was also mutated in the revenue records.

(b) Pursuant thereto by an Order bearing No. 768/Wakad dated 30/3/1987 passed the Avval Karkoon, the said Survey No. 129/2/17 was taken by the Government and the effect of Akkari Pad was mutated in the revenue records. The same is reflected vide mutation entry no. 3313.

(c) It appears that by an Order bearing no. 798/1987 dated 16/11/1987 passed by the Tahasildar, Mulshi, the name of Mrs. Sujata Namdeo Kumbhar was mutated in the revenue records as tenant purchaser and the land was granted on new tenure. Pursuant thereto the name of the said Mrs. Sujata Namdeo Kumbhar was mutated in the revenue records and the effect of Akkar Pad was also deleted. The same is reflected vide mutation entry no. 3477. It is clarified that the said order has not been produced for inspection at the time of issuance of this report.

(d) It appears that by an Order bearing no. Kuka/vashi/wakad/432/09 dated 8/1/2010 passed by the Tahasildar, Mulshi, the remark of new tenure was ordered to be deleted. Pursuant thereto the remark of new tenure appearing on the revenue records was deleted. The same is reflected vide mutation entry no. 12339. It is clarified that the said order has not been produced for inspection at the time of issuance of this report.

(e) It appears that by an unregistered Visar Pavati dated 29/9/2005, the said Mrs. Sujata Namdeo Kumbhar with consent of Mr. Namdeo Ananda Kumbhar have agreed to sell the said

Survey No. 129/2/17 unto and in favour of Mrs. Manisha Subhash Patil for consideration and on certain terms and conditions.

(f) It appears that by an unregistered Visar Pavati dated 30/12/2005, the said Mrs. Sujata Namdeo Kumbhar and Mr. Namdeo Ananda Kumbhar through their Constituted Attorney Mrs. Manish Subhash Patil have agreed to sell the said Survey No. 129/2/17 unto and in favour of Mrs. Swati Manoj Yeole and Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. It is clarified that the said Power of Attorney on basis of which Mrs. Manish Subhash Patil has executed the Visar Pavati has not been produced for inspection at the time of issuance of this report.

(g) It appears that by a Development Agreement dated 15/5/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 4201/2006, the said Mrs. Sujata Namdeo Kumbhar with the consent of Mrs. Manish Subhash Patil have granted the development right and authority to develop the said Survey No. 129/2/17 unto and in favour of Mr. Abhay Devidas Sinkar for consideration and on certain terms and conditions. Pursuant thereto the said Mrs. Sujata Namdeo Kumbhar along with Mrs. Manish Subhash Patil have executed a Power of Attorney dated 15/5/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 4202/2006 in favour of Mr. Abhay Devidas Sinkar interalia vesting in him certain powers and authorities pertaining to the said Survey No. 129/2/17.

(h) It appears that the said Mrs. Sujata Namdeo Kumbhar through her Constituted Attorney Mr. Abhay Devidas Sinkar has executed a Substituted Power of Attorney dated 27/10/2008 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7297/2008 in favour of Mrs. Swati Manoj Yeole (being the sister of Mr. Abhay Devidas Sinkar) interalia granting all the powers and authorities in respect of the said Survey No. 129/2/17.

(i) It appears that by a Sale Deed dated 15/4/2010 and registered with the office of the Sub Registrar Haveli No. 18 at serial no. 4256/2010, the said Mrs. Sujata Namdeo Kumbhar through her Constituted Attorney Mrs. Swati Manoj Yeole has with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mr. Abhay Devidas Sinkar and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/2/17 unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 12591.

(4) **Survey No. 129/2/24 (old Survey No. 129/2/29) admeasuring 3 Ares**

(a) It appears that by a Sale Deed dated 16/11/1984 and registered with the office of the Sub Registrar Maval, the said Mr. Ananta Bala Kalate has absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/2/1 unto and in favour of Mr. Rajaram Jyoti Chavan for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/2/1 was subdivided and Survey No. 129/2/29 (new Survey No. 129/2/24) was allotted to the said purchaser and the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 3123. It is clarified that the said Sale Deed has not been produced for inspection at the time of issuance of this report.

(b) It appears that by a Sale Deed and registered with the office of the Sub Registrar Maval, the said Mr. Rajaram Jyoti Chavan has absolutely sold the said Survey No. 129/2/29 (new Survey No. Survey No. 129/2/24) unto and in favour of Mr. Sunil Kashinath Wadekar for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 6065. It is clarified that the said Sale Deed has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the revenue record only.

(c) It appears that by a Sale Deed dated 26/10/1988 and registered with the office of the Sub Registrar Maval at serial no. 467/1989 (old no. 5039/1988), the said Mr. Sunil Kashinath Wadekar has absolutely sold the said Survey No. 129/2/29 (new Survey No. Survey No. 129/2/24) unto and in favour of Mr. Takhatmal Chandmal Mutha for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 6110.

(d) It appears that by an unregistered Visar Pavati dated 10/8/2007, the said Mr. Takhatmal Chandmal Mutha through his Constituted Attorney Mrs. Jyotsna Mahendra Jethwa and Mr. Rajendra Ganpatlal Verma have agreed to sell the said Survey No. 129/2/29 (new Survey No. 129/2/24) unto and in favour of Mrs. Swati Manoj Yeole for consideration and on certain terms and conditions.

(e) It appears that by a Development Agreement dated 6/10/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9563/2007, the said Mr. Takhatmal Chandmal Mutha through his Constituted Attorney Mrs. Jyotsna Mahendra Jethwa and Mr. Rajendra Ganpatlal Verma with the consent of Mrs. Jyotsna Mahendra Jethwa and Mr.

Rajendra Ganpatlal Verma have granted the development right and authority to develop the said Survey No. 129/2/29 (new Survey No. 129/2/24) unto and in favour of Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. Pursuant thereto the said Mr. Takhatmal Chandmal Mutha along with Constituted Attorney Mrs. Jyotsna Mahendra Jethwa and Mr. Rajendra Ganpatlal Verma have executed a Power of Attorney dated 6/10/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9564/2007 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Ramdas Yeole interalia vesting in him certain powers and authorities pertaining to the said Survey No. 129/2/29 (new Survey No. 129/2/24).

(f) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Takhatmal Chandmal Mutha and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/2/29 (new Survey No. 129/2/24) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(F) Portions out of Survey No. 129/3+5.

(I) Common History

(a) It appears that the said Survey No. 129/3 and 129/5 were originally owned and possessed Mr. Bhika Vitthu Kalate prior to the year 1953.

(b) It appears that the said Mr. Bhika Vitthu Kalate expired intestate on 17/8/1955 leaving behind his legal heirs namely (i) Mr. Sitaram Bhika Kalate – son (4anna), (ii) Mr. Narayan Bhika Kalate – son (4anna), (iii) Mr. Rajaram Bhika Kalate – son (4anna) and (iv) Mr. Eknath Bhika Kalate – son (4anna). Pursuant thereto the names of the said legal heirs along with their annewari were mutated in the revenue records. The same is reflected vide mutation entry no. 1504.

(c) It appears that the said Kalates had obtained a loan from Wakad Vivid Karyakari Sahakari Sanstha Maryadit to the tune of Rs. 400/- and hence the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 1839.

(d) It appears that mutation entry No. 2011 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village Wakad.

(e) It appears that the said Mr. Sitaram Bhika Kalate, Mr. Narayan Bhika Kalate, Mr. Rajaram Bhika Kalate and Mr. Eknath Bhika Kalate had divided the said Survey no. 129/3 and 129/5 of village Wakad amongst themselves and into smaller plots by a private layout and have sold the said plots to various purchasers as per their holding therein and as such the transactions are reflected vide various mutation entries and wherein in the sale deeds the private plot numbers have been written as sub hissa numbers and accordingly the new sub hissa numbers were mutated. The portions or plots comprised in the said land are only discussed in this report and mutation entries which denote other plots which are not the part of the said land of this report is not discussed herein.

(2) Survey No. 129/3+5/6 admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 24/2/1983 and registered with the office of the Sub Registrar Maval at serial no. 415/1983, the said Mr. Narayan Bhika Kalate and Mr. Rajaram Bhika Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/3+5/1 (private plot no. 6) unto and in favour of Mr. Balasaheb Dnyandeo Chowgale for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/3+5/1 was subdivided and Survey No. 129/3+5/6 was allotted to the purchaser and the name of the said purchaser was mutated in the revenue records alongwith the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948. Pursuant thereto by an Order bearing No. 84C/627/85 dated 20/8/1985 passed by the Tahasildar, Mulshi, it was held that the transaction was legal and hence the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948 was deleted. The same is reflected vide mutation entry nos. 2764 and 2933.

(b) It appears that by a Development Agreement dated 1/10/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9377/2007, the said Mr. Balasaheb Dnyandeo Chowgale has with the consent and confirmation of Mr. Narendra Baliram Mane have granted unto and in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole the exclusive development rights and authority to develop the said Survey No. 129/3+5/6 admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Balasaheb Dnyandeo Chowgale has also executed a Power of Attorney dated 1/10/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 9378/2007 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to the said Survey No. 129/3+5/6 including sale and disposal thereof.

(c) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Balasaheb Dnyandeo Chowgale and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/3+5/6 and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(3) **Survey No. 129/3+5/17 (old Survey No. 129/3+5/14) admeasuring 3 Ares**

(a) It appears that by a Sale Deed dated 21/12/1982 and registered with the office of the Sub Registrar Maval at serial no. 1746/1983 (old no. 2083/1982), the said Mr. Rajaram Bhika Kalate and Mr. Narayan Bhika Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/3+5/1 (private plot no. 22) unto and in favour of Mr. Ganpat Thakaji Rasal and Mr. Laxmikumar Pandurang Malvade for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/3+5/1 was subdivided and Survey No. 129/3+5/14 (new Survey No. 129/3+5/17) was allotted to the purchasers and their names were mutated in the revenue records alongwith the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 2772.

(b) It appears that pursuant thereto by an Order bearing No. 84C/678 Wakad dated 4/3/1986 passed by the Tahasildar Mulshi it was held that the transaction of purchase of land by Mr. Ganpat Thakaji Rasal and Mr. Laxmikumar Pandurang Malvade was hit by the provisions of section 63 of the Bombay Tenancy and Agricultural Lands Act, 1948 and hence the remark "Sarkari Aakari Pad" was mutated in the revenue records. The same is reflected vide mutation entry no. 3044. It appears that pursuant thereto by an Order bearing No. Tenancy/Appeal/42/2009 dated 28/10/2009 passed by the Sub Divisional Officer Sub Division Maval, it was held that the transaction of purchase of land by Mr. Ganpat Thakaji Rasal and

Mr. Laxmikumar Pandurang Malvade was legal and was not barred by the provisions of section 63 of the Bombay Tenancy and Agricultural Lands Act, 1948 and hence the remark "Sarkari Aakari Pad" was deleted from the revenue records. The same is reflected vide mutation entry no. 12145.

(c) It appears that by a Sale Deed dated 8/2/1988 and registered with the office of the Sub Registrar Maval at serial no. 1065/1988, the said Mr. Ganpat Thakaji Rasal and Mr. Laxmikumar Pandurang Malvade have absolutely sold and conveyed the said Survey No. 129/3+5/14 (new Survey No. 129/3+5/17) unto and in favour of Mrs. Sucheta Suryakant Surve for consideration and on certain terms and conditions. It is clarified that the name of the said Mrs. Sucheta Suryakant Surve was not mutated in the revenue records.

(d) It appears that by a Development Agreement dated 14/3/2008 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 2796/2008, the said Mr. Ganpat Thakaji Rasal and Mr. Laxmikumar Pandurang Malvade along with Mrs. Sucheta Suryakant Surve have granted unto and in favour of Mr. Narendra Baliram Mane and Mr. Vandan Dagadu Kamble the exclusive development rights and authority to develop the said Survey No. 129/3+5/17 (old Survey No. 129/3+5/14) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Ganpat Thakaji Rasal and Mr. Laxmikumar Pandurang Malvade along with Mrs. Sucheta Suryakant Surve have also executed a Power of Attorney dated 14/3/2008 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 2797/2008 in favour of Mr. Narendra Baliram Mane and Mr. Vandan Dagadu Kamble interalia vesting in them several powers and authorities pertaining to the said Survey No. 129/3+5/17 (old Survey No. 129/3+5/14) including sale and disposal thereof.

(e) It appears that by a Sale Deed dated 16/11/2009 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 8078/2009, the said Mr. Ganpat Thakaji Rasal Mr. Laxmikumar Pandurang Malvade and others through their Constituted Attorney Mr. Narendra Baliram Mane and Mr. Vandan Dagadu Kamble have absolutely sold and conveyed the said Survey No. 129/3+5/17 (old Survey No. 129/3+5/14) unto and in favour of Mr. Ankush Haribhau Kalate for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 12195. It is clarified that the said Sale Deed has not been produced for inspection at the time of issuance of this report and the said fact has only been ascertained from the mutation entry no. 12195.

(f) It appears that by a Sale Deed dated 16/11/2009 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 8099/2009, the said Mr. Ankush Haribhau Kalate has absolutely sold and conveyed the said Survey No. 129/3+5/17 (old Survey No. 129/3+5/14) unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 12196.

(4) Survey No. 129/3+5/26 (old Survey No. 129/3+5/23) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 23/12/1982 and registered with the office of the Sub Registrar Maval at serial no. 1749/1983 (old no. 2066/1982), the said Mr. Rajaram Bhika Kalate and Mr. Narayan Bhika Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/3+5 (private plot no. 34) unto and in favour of Mrs. Kunda Sharad Kulkarni for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/3 was subdivided and Survey No. 129/3+5/23 (new Survey No. 129/3+5/26) was allotted to the purchaser and her name was mutated in the revenue records alongwith the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 2781. Pursuant thereto by an Order bearing No. 84C/670 Wakad dated 30/8/1985 passed by the Awwal Karkoon, Mulshi, it was held that the transaction was legal and hence the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948 was deleted. The same is reflected vide mutation entry no. 2949.

(b) It appears that by a Sale Deed dated 8/7/1996 and registered with the office of the Sub Registrar Mulshi at serial no. 2937/1996, the said Mrs. Kunda Sharad Kulkarni has absolutely sold and conveyed the said Survey No. 129/3+5/23 (new Survey No. 129/3+5/26) unto and in favour of Mrs. Pratibha Sopan Mistri for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 6773 and 8227.

(c) It appears that by a Development Agreement dated 17/3/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 2206/2006, the said Mrs. Pratibha Sopan Mistri has granted unto and in favour of Mrs. Swati Manoj Yeole the exclusive development rights and authority to develop the said Survey No. 129/3+5/23 (new Survey No. 129/3+5/26) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mrs. Pratibha Sopan Mistri has also executed a Power of Attorney dated 17/3/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 2007/2006 in favour of Mrs. Swati Manoj Yeole and Mr. Manoj Ramdas Yeole interalia vesting in them several powers and authorities pertaining to the said Survey No. 129/3+5/23 (new Survey No. 129/3+5/26) including sale and disposal thereof.

(d) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/3+5/26 (old Survey No. 129/3+5/23) admeasuring 300 square metres and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(5) Survey No. 129/3+5/27 (old Survey No. 129/3+5/24) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 20/4/1983 and registered with the office of the Sub Registrar Maval at serial no. 761/1983, the said Mr. Narayan Bhika Kalate and Mr. Rajaram Bhika Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/3+5 (private plot no. 35) unto and in favour of Mrs. Kamal Ramchandra Joshi for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/3+5/1 was subdivided and Survey No. 129/3+5/24 (new Survey No. 129/3+5/27) was allotted to the purchaser and her name was mutated in the revenue records alongwith the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 2782. Pursuant thereto by an Order bearing No. 84C/671 Wakad dated 30/8/1985 passed by the Awwal Karkoon, Mulshi, it was held that the transaction was legal and hence the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948 was deleted. The same is reflected vide mutation entry no. 2950.

(b) It appears that the said Mrs. Kamal Ramchandra Joshi had executed a Power of Attorney dated 26/12/2006 registered with the office of the Sub Registrar Haveli No. 11 at serial no. 10125/2006 in favour of Mr. Sudhakar Khanderao Padwal interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/3+5/27 (old Survey No. 129/3+5/24) including sale and development thereof.

(c) It appears that by a Development Agreement dated 23/1/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 2862/2007, the said Mrs. Kamla Ramchandra Joshi through her Constituted Attorney Mr. Sudhakar Khanderao Padwal has granted unto and in favour of Mr. Narendra Baliram Mane the exclusive development rights and authority to develop the said Survey No. 129/3+5/27 (old Survey No. 129/3+5/24) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mrs. Kamla Ramchandra Joshi through her Constituted Attorney Mr. Sudhakar Khanderao Padwal has also executed a Power of Attorney dated 23/1/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 2863/2007 in favour of Mr. Narendra Baliram Mane interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/3+5/27 (old Survey No. 129/3+5/24) including sale and disposal thereof.

(d) It appears that by a Development Agreement dated 30/3/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 3087/2007, the said Mrs. Kamla Ramchandra Joshi through her Constituted Attorney and for self Mr. Narendra Baliram Mane has granted unto and in favour of Mr. Rajendra Pandurang Pachpute the exclusive development rights and authority to develop the said Survey No. 129/3+5/27 (old Survey No. 129/3+5/24) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mrs. Kamla Ramchandra Joshi through her Constituted Attorney and self Mr. Narendra Baliram Mane has also executed a Power of Attorney dated 30/3/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 3088/2007 in favour of Mr. Rajendra Pandurang Pachpute interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/3+5/27 (old Survey No. 129/3+5/24) including sale and disposal thereof.

(e) It appears that by a Development Agreement dated 29/9/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 9331/2007, the said Mrs. Kamla Ramchandra Joshi, Mr. Narendra Baliram Mane and Mr. Rajendra Pandurang Pachpute have granted unto and in favour of Mr. Manoj Ramdas Yeole the exclusive development rights and authority to develop the said Survey No. 129/3+5/27 (old Survey No. 129/3+5/24) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mrs. Kamla Ramchandra Joshi Mr. Narendra Baliram Mane and Mr. Rajendra Pandurang Pachpute have also executed a Power of Attorney dated 29/9/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 9332/2007 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to the said Survey No. 129/3+5/27 (old Survey No. 129/3+5/24) including sale and disposal thereof.

(f) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole, Mrs. Kamal Ramchandra Joshi and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/3+5/27 (old Survey No. 129/3+5/24) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(G) Survey No. 129/3+5/28 (old Survey No. 129/3+5/25) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 20/4/1983 and registered with the office of the Sub Registrar Maval at serial no. 759/1983, the said Mr. Narayan Bhika Kalate and Mr. Rajaram Bhika Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/3+5 (private plot no. 26) unto and in favour of Mr. Suresh Baloba Bhawad for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/3+5/1 was subdivided and Survey No. 129/3+5/25 (new Survey No. 129/3+5/28) was allotted to the purchaser and his name was mutated in the revenue records alongwith the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 2783.

(b) It appears that pursuant thereto by an Order bearing No. 84C/Wakad/673 dated 30/9/1986 passed by the Awwal Karkoon Mulshi it was held that the transaction of purchase of land by Mr. Suresh Baloba Bhawad was hit by the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and hence the remark "Sarkari Aakari Pad" was mutated in the revenue records. The same is reflected vide mutation entry no. 3209. It appears that pursuant thereto by an Order bearing No. RTS/A/SR/783/2010 dated 17/3/2011 passed by the Sub

Divisional Officer Sub Division Maval, it was held that the transaction of purchase of land by Mr. Suresh Baloba Bhowad was legal and was not barred by the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and hence the remark "Sarkari Aakari Pad" was deleted from the revenue records. The same is reflected vide mutation entry no. 13203.

(c) It appears that by a unregistered Sathekhat and Power of Attorney both dated 21/4/2001, the said Mr. Suresh Baloba Bhowad had agreed to sell and convey the said Survey No. 129/3+5/28 (old Survey No. 129/3+5/25) unto and in favour of Mr. Dnyaneshwar Babanrao Shedge and Mr. Sambhaji Dnyaneshwar Shedge for consideration and on certain terms and conditions.

(d) It appears that by a Sale Deed dated 4/5/2011 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 4184/2011, the said Mr. Suresh Baloba Bhowad with the consent and confirmation of Mr. Dnyaneshwar Babanrao Shedge and Mr. Sambhaji Dnyaneshwar Shedge have absolutely sold and conveyed the said Survey No. 129/3+5/28 (old Survey No. 129/3+5/25) unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 13292.

(7) Survey No. 129/3+5/35 (old Survey No. 129/3+5/32) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 3/1/1983 and registered with the office of the Sub Registrar Maval at serial no. 187/1983, the said Mr. Narayan Bhika Kalate and Mr. Rajaram Bhika Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/3+5 (private plot no. 44) unto and in favour of Mr. Suresh Ramchandra Jadhav for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/3+5/1 was subdivided and Survey No. 129/3+5/32 (new Survey No. 129/3+5/35) was allotted to the purchaser and his name was mutated in the revenue records alongwith the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 2790. Pursuant thereto by an Order bearing No. 84C/665 Wakad dated 29/8/1989 passed by the Awwal Karkoon, Mulshi, it was held that the transaction was legal and hence the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948 was deleted. The same is reflected vide mutation entry no. 2952.

(b) It appears that by a Sale Deed dated 7/12/1995 registered with the office of the Sub Registrar Mulshi at serial no. 3967/1995, the said Mr. Suresh Ramchandra Jadhav has absolutely sold and conveyed the said Survey No 129/3+/5/32 (new Survey No. 129/3+5/35) unto and in favour of Mrs. Sucheta Prakash Kale for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 7934.

(c) It appears that the said Mrs. Sucheta Prakash Kale had executed a Power of Attorney dated 11/1/2005 registered with the office of the Sub Registrar Haveli No. 14 at serial no. 700/2005 in favour of Mr. Shrikant Pandharinath Gawade interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/3+5/32 (new Survey No. 129/3+5/35) including sale and development thereof.

(d) It appears that by a Development Agreement dated 5/4/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 2772/2006, the said Mrs. Sucheta Prakash Kale with the consent of Mr. Shrikant Pandharinath Gawade have granted unto and in favour of Mr. Abhay Devidas Sinkar the exclusive development rights and authority to develop the said Survey No. 129/3+5/32 (new Survey No. 129/3+5/35) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mrs. Sucheta Prakash Kale and Mr. Shrikant Pandharinath Gawade have also executed a Power of Attorney dated 5/4/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 2773/2006 in favour of Mr. Abhay Devidas Sinkar interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/3+5/32 (new Survey No. 129/3+5/35) including sale and disposal thereof.

(e) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 2795/2008, the said Mrs. Sucheta Prakash Kale and others with the consent and confirmation of Mr. Abhay Devidas Sinkar have absolutely sold and conveyed the said Survey No. 129/3+5/35 (old Survey No. 129/3+5/32) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11690.

(8) Survey No. 129/3+5/36 (old Survey No. 129/3+5/33) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 3/1/1983 and registered with the office of the Sub Registrar Mavol at serial no. 188/1983, the said Mr. Narayan Bhika Kalate and Mr. Rajaram Bhika Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/3+5 (private plot no. 45) unto and in favour of Mrs. Suvarna Suresh Jadhav for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/3+5/1 was subdivided and Survey No. 129/3+5/33 (new Survey No. 129/3+5/36) was allotted to the purchaser and her name was mutated in the revenue records alongwith the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 2791. Pursuant thereto by an Order bearing No. 84C/666 Wakad dated 29/8/1985 passed by the Awwal Karkoon, Mulshi, it was held that the transaction was legal and hence the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948 was deleted. The same is reflected vide mutation entry no. 2953.

(b) It appears that the said Mrs. Suvarna Suresh Jadhav had executed a Power of Attorney dated 23/6/2004 registered with the office of the Sub Registrar Haveli No. 5 at serial no. 6593/2004 in favour of Mrs. Sharda Anil Jadhav interalia vesting in her several powers and authorities pertaining to the said Survey No. 129/3+5/33 (new Survey No. 129/3+5/36) including sale and development thereof.

(c) It appears that the said Mrs. Suvarna Suresh Jadhav had executed an unregistered Sale Receipt dated 20/7/2004 in favour of Mrs. Sharda Anil Jadhav interalia agreeing to sell the said Survey No. 129/3+5/33 (new Survey No. 129/3+5/36) for consideration and on certain terms and conditions.

(d) It appears that by a Development Agreement dated 20/4/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 3234/2006, the said Mrs. Suvarna Suresh Jadhav with the consent of Mrs. Sharda Anil Jadhav have granted unto and in favour of Mrs. Swati Manoj Yeole the exclusive development rights and authority to develop the said Survey No. 129/3+5/33 (new Survey No. 129/3+5/36) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mrs. Suvarna Suresh Jadhav and Mrs. Sharda Anil Jadhav have also executed a Power of Attorney dated 20/4/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 3235/2006 in favour of Mrs. Swati Manoj Yeole and Mr. Manoj Ramdas Yeole interalia vesting in them several powers and authorities pertaining to the said Survey No. 129/3+5/33 (new Survey No. 129/3+5/36) including sale and disposal thereof.

(c) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole, Mrs. Suvarna Suresh Jadhav and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/3+5/36 (old Survey No. 129/3+5/33) admeasuring 300 square metres and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(9) Survey No. 129/3+5/39 (old Survey No. 129/3+5/36) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 20/4/1983 and registered with the office of the Sub Registrar Maval at serial no. 758/1983, the said Mr. Narayan Bhika Kalate and Mr. Rajaram Bhika Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/3+5 (private plot no. 13) unto and in favour of Mr. Baldevsingh Dharmsingh Thakur for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/3+5/1 was subdivided and Survey No. 129/3+5/36 (new Survey No. 129/3+5/39) was allotted to the purchaser and his name was mutated in the revenue records alongwith the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 2794.

(b) It appears that pursuant thereto by an Order bearing No. 84C/Wakad/655 dated 19/8/1986 passed by the Awwal Karkoon Mulshi it was held that the transaction of purchase of land by Mr. Baldevsingh Dharmsingh Thakur was hit by the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and hence the remark "Sarkari Aakari Pad" was mutated in the revenue records. The same is reflected vide mutation entry no. 3294. It appears that pursuant thereto by an Order bearing No. Tenancy/Appeal/20/2008 dated 16/11/2009 passed by the Sub Divisional Officer Sub Division Maval, it was held that the transaction of purchase of land by Mr. Baldevsingh Dharmsingh Thakur was legal and was not barred by the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and hence the remark "Sarkari Aakari Pad" was deleted from the revenue records. The same is reflected vide mutation entry no. 12431.

(c) It appears that the said Mr. Baldevsingh Dharmsingh Thakur had executed an unregistered Power of Attorney dated 27/12/2005 in favour of Mr. Dnyaneshwar Babanrao Shedge interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/3+5/36 (new Survey No. 129/3+5/39) including sale and development thereof.

(d) It appears that by a Sale Deed dated 15/4/2010 and registered with the office of the Sub Registrar Haveli No. 18 at serial no. 3435/2010, the said Mr. Baldevsingh Dharmsingh Thakur with the consent and confirmation of Mr. Dnyaneshwar Babanrao Shedge have absolutely sold and conveyed the said Survey No. 129/3+5/39 (old Survey No. 129/3+5/36) admeasuring 300 square metres unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 12482.

(10) Survey No. 129/3+5/40 (old Survey No. 129/3+5/37) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 20/4/1983 and registered with the office of the Sub Registrar Maval at serial no. 754/1983, the said Mr. Narayan Bhika Kalate and Mr. Rajaram Bhika Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/3+5 (private plot no. 14) unto and in favour of Mr. Mohindersingh Lalsingh Gill for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/3+5/1 was subdivided and Survey No. 129/3+5/37 (new Survey No. 129/3+5/40) was allotted to the purchaser and his name was mutated in the revenue records alongwith the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 2795.

(b) It appears that pursuant thereto by an Order bearing No. 84C/Wakad/656 dated 24/9/1986 passed by the Awwal Karkoon Mulshi it was held that the transaction of purchase of land by Mr. Mohindersingh Lalsingh Gill was hit by the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and hence the remark "Sarkari Aakari Pad" was mutated in the revenue records. The same is reflected vide mutation entry no. 3295. It appears that pursuant thereto by an Order bearing No. Tenancy/Appeal/21/2008 dated 15/11/2009 passed by the Sub Divisional Officer Sub Division Maval, it was held that the transaction of purchase of land by Mr. Mohindersingh Lalsingh Gill was legal and was not barred by the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and hence the remark "Sarkari Aakari

Pad" was deleted from the revenue records. The same is reflected vide mutation entry no. 12432.

(c) It appears that the said Mr. Mohindersingh Lalsingh Gill had executed a Power of Attorney dated 3/9/2002 registered with the office of the Sub Registrar Haveli No. 5 at serial no. 5234/2002 in favour of Mr. Dnyaneshwar Babanrao Shedge interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/3+5/37 (new Survey No. 129/3+5/40) including sale and development thereof.

(d) It appears that by a Sale Deed dated 26/4/2010 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 4333/2010, the said Mr. Mohindersingh Lalsingh Gill with the consent and confirmation of Mr. Dnyaneshwar Babanrao Shedge have absolutely sold and conveyed the said Survey No. 129/3+5/40 ((new Survey No. 129/3+5/37) admeasuring 300 square metres unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 12590.

(11) Survey No. 129/3+5/48 (old Survey No. 129/3+5/45) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 17/10/1983 and registered with the office of the Sub Registrar Maval, at serial no. 420/1987, the said Mr. Sitaram Bhika Kalate and Mr. Eknath Bhika Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/3+5 unto and in favour of Mr. Pradip Ramdas Salvi for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/3+5/1 was subdivided and Survey No. 129/3+5/45 (new Survey No. 129/3+5/48) was allotted to the purchaser and his name was mutated in the revenue records. The same is reflected vide mutation entry no. 2803.

(b) It appears that by a Development Agreement dated 17/3/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 2209/2006, the said Mr. Pradip Ramdas Salvi has granted unto and in favour of Mr. Mahesh Ankush Kalate the exclusive development rights and authority to develop the said Survey No. 129/3+5/45 (new Survey No. 129/3+5/48) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Pradip Ramdas Salvi has also executed a Power of Attorney dated 17/3/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 2210/2006 in favour of Mr. Mahesh Ankush Kalate interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/3+5/45 (new Survey No. 129/3+5/48) including sale and disposal thereof.

(c) It appears that by a Development Agreement dated 20/3/2006 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 2039/2006, the said Mr. Pradip Ramdas Salvi and Mr. Mahesh Ankush Kalate have granted unto and in favour of M/s. Sanskruti Land Developers the exclusive development rights and authority to develop the said Survey No. 129/3+5/45 (new Survey No. 129/3+5/48) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Pradip Ramdas Salvi and Mr. Mahesh Ankush Kalate have also executed a Power of Attorney dated 20/3/2006 registered with the office of the Sub Registrar Haveli No. 19 at serial No. 2040/2006 in favour of the partners of M/s. Sanskruti Land Developers interalia vesting in them several powers and authorities pertaining to the said Survey No. 129/3+5/45 (new Survey No. 129/3+5/48) including sale and disposal thereof.

(d) It appears that by a Development Agreement dated 22/2/2007 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1419/2007, the said Mr. Pradip Ramdas Salvi with the consent of M/s. Sanskruti Land Developers have granted unto and in favour of Mr. Ankush Haribhau Kalate the exclusive development rights and authority to develop the said Survey No. 129/3+5/45 (new Survey No. 129/3+5/48) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Pradip Ramdas Salvi and M/s. Sanskruti Land Developers have also executed a Power of Attorney dated 22/2/2007 registered with the office of the Sub Registrar Haveli No. 19 at serial No. 1420/2007 in favour of Mr. Ankush Haribhau Kalate interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/3+5/45 (new Survey No. 129/3+5/48) including sale and disposal thereof.

(e) It appears that by a Sale Deed dated 16/11/2009 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 8101/2009, the said Mr. Pradip Ramdas Salvi and other with the consent and confirmation of Mr. Ankush Haribhau Kalate have absolutely sold and conveyed the said Survey No. 129/3+5/48 (old Survey No. 129/3+5/45) admeasuring 300 square metres and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 12197.

Prasanna S Darade
B.S.L., LL.B.
Advocate

(12) Survey No. 129/3+5/50 (old Survey No. 129/3+5/47) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 23/12/1982 and registered with the office of the Sub Registrar Maval, at serial no. 181/1983, the said Mr. Rajaram Bhika Kalate and Mr. Narayan Bhika Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/3+5 (private plot no. 36) unto and in favour of Mr. Dinanath Shankar Jadhav and Mr. Jaiprakash Madhavrao Pagar for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/3+5/1 was subdivided and Survey No. 129/3+5/47 (new Survey No. 129/3+5/50) was allotted to the purchasers and their names were mutated in the revenue records alongwith the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 2005. Pursuant thereto by an Order bearing No. 84C/687/Wakad dated 15/11/1985 passed by the Awwal Karkoon, Mulshi, it was held that the transaction was legal and hence the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948 was deleted. The same is reflected vide mutation entry no. 2365.

(b) It appears that by a Sale Deed dated 5/12/1996 registered with the office of the Sub Registrar Mulshi at serial no. 5522/1996, the said Mr. Dinanath Shankar Jadhav and Mr. Jayprakash Madhavrao Pagar have sold and conveyed a portion admeasuring 1 Are out of Survey No. 129/3+5/47 (new Survey No. 129/3+5/50) unto and in favour of Mr. Pramod Baburao Mhaske for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 7200.

(c) It appears that by a Sale Deed dated 5/12/1996 registered with the office of the Sub Registrar Mulshi at serial no. 5523/1996, the said Mr. Dinanath Shankar Jadhav and Mr. Jaiprakash Madhavrao Pagar have sold and conveyed a portion admeasuring 2 Ares out of Survey No. 129/3+5/47 (new Survey No. 129/3+5/50) unto and in favour of Mr. Prafulla Vrujlal Sisogia, Mr. Yogesh Vrujlal Sisogia and Mr. Nilesh Vrujlal Sisogia for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 8759.

(d) It appears that by a Development Agreement dated 11/5/2006 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 4024/2006, the said Mr. Pramod Baburao Mhaske, Mr. Prafulla Vrujlal Sisogia, Mr. Yogesh Vrujlal Sisogia and Mr. Nilesh Vrujlal

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Sisogia have granted unto and in favour of Mr. Anil Vrujlal Sisogia the exclusive development rights and authority to develop the said Survey No. 129/3+5/47 (new Survey No. 129/3+5/50) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Pramod Baburao Mhaske, Mr. Prafulla Vrujlal Sisogia, Mr. Yogesh Vrujlal Sisogia and Mr. Nilesh Vrujlal Sisogia have also executed a Power of Attorney dated 11/5/2006 registered with the office of the Sub Registrar Haveli No. 5 at serial No. 4025/2006 in favour of Mr. Anil Vrujlal Sisogia interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/3+5/47 (new Survey No. 129/3+5/50) including sale and disposal thereof.

(e) It appears that by a Development Agreement dated 26/5/2006 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 4163/2006, the said Mr. Pramod Baburao Mhaske, Mr. Prafulla Vrujlal Sisogia, Mr. Yogesh Vrujlal Sisogia, Mr. Nilesh Vrujlal Sisogia and Mr. Anil Vrujlal Sisogia have granted unto and in favour of Mr. Abhay Devidas Sinkar the exclusive development rights and authority to develop the said Survey No. 129/3+5/47 (new Survey No. 129/3+5/50) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Pramod Baburao Mhaske, Mr. Prafulla Vrujlal Sisogia, Mr. Yogesh Vrujlal Sisogia and Mr. Nilesh Vrujlal Sisogia and Mr. Anil Vrujlal Sisogia have also executed a Power of Attorney dated 26/5/2006 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 4164/2006 in favour of Mr. Abhay Devidas Sinkar interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/3+5/47 (new Survey No. 129/3+5/50) including sale and disposal thereof.

(f) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7295/2008, the said Mr. Pramod Baburao Mhaske, Mr. Prafulla Vrujlal Sisogia, Mr. Yogesh Vrujlal Sisogia and Mr. Nilesh Vrujlal Sisogia and other with the consent and confirmation of Mr. Abhay Devidas Sinkar have absolutely sold and conveyed the said Survey No. 129/3+5/50 (old Survey No. 129/3+5/47) admeasuring 300 square metres and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 13690.

(13) Survey No. 129/3+5/56 (old Survey No. 129/3+5/55) admeasuring 3 Ares

Prasanna S Darade
B.Sc., LL.B.
Advocate

(a) It appears that by a Sale Deed dated 13/3/1985 and registered with the office of the Sub Registrar Maval at serial no. 960/1985, the said Mr. Narayan Bhika Kalate, Mr. Rajaram Bhika Kalate, Mr. Sitaram Bhika Kalate and Mr. Eknath Bhika Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/3+5 (private plot no. 55) unto and in favour of Mrs. Chandbi Isak Sayeed for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/3+5/1 was subdivided and Survey No. 129/3+5/55 (new Survey No. 120/3+5/56) was allotted to the purchaser and his name was mutated in the revenue records along with the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 3332.

(b) It appears that pursuant thereto by an Order bearing No. 84C/Wakad/996 dated 10/12/1987 passed by the Awwal Karkoon Mulshi it was held that the transaction of purchase of land by Mrs. Chandbi Isak Sayeed was hit by the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and hence the remark "Sarkari Aakari Pad" was mutated in the revenue records. The same is reflected vide mutation entry no. 3535. It appears that pursuant thereto by an Order bearing No. Tenancy/Appeal/33/2003 dated 5/3/2004 passed by the Sub Divisional Officer Sub Division Maval, it was held that the transaction of purchase of land by Mrs. Chandbi Isak Sayeed was legal and was not barred by the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and hence the remark "Sarkari Aakari Pad" was deleted from the revenue records. The same is reflected vide mutation entry no. 9781.

(c) It appears that by a Development Agreement dated 20/4/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 3822/2007, the said Mrs. Chandbi Isak Sayeed has granted unto and in favour of Mr. Vandan Dagadu Kamble the exclusive development rights and authority to develop the said Survey No. 129/3+5/55 (new Survey No. 120/3+5/56) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mrs. Chandbi Isak Sayeed has also executed a Power of Attorney dated 20/4/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 3823/2007 in favour of Mr. Vandan Dagadu Kamble interalia vesting in him several powers and authorities pertaining to the said Survey No. 120/3+5/55 (new Survey No. 129/3+5/56) including sale and disposal thereof.

(d) It appears that by a Development Agreement dated 28/5/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 4051/2007, the said Mrs. Chandbi Isak Sayeed and Mr. Vandan Dagadu Kamble have granted unto and in favour of Mr. Manoj

Ramdas Yeole the exclusive development rights and authority to develop the said Survey No. 129/3+5/55 (new Survey No. 129/3+5/56) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mrs. Chandbi Isak Sayeed and Mr. Vandan Dagadu Kamble have also executed a Power of Attorney dated 28/5/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 4952/2007 in favour of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole interalia vesting in them several powers and authorities pertaining to the said Survey No. 129/3+5/55 (new Survey No. 129/3+5/56) including sale and disposal thereof.

(e) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole, Mrs. Chandbi Isak Sayeed and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/3+5/56 (old Survey No. 129/3+5/55) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(14) Survey No. 129/3+5/58 (old Survey No. 129/3+5/57) admeasuring 3 Ares

(a) It appears that by a Sale Deed dated 13/3/1985 and registered with the office of the Sub Registrar Maval at serial no. 961/1985, the said Mr. Narayan Bhika Kalate, Mr. Rajaram Bhika Kalate, Mr. Sitaram Bhika Kalate and Mr. Eknath Bhika Kalate have absolutely sold a portion admeasuring 3 Ares out of Survey No. 129/3+5 (private plot no. 57) unto and in favour of Mr. Shankar Rajappa Gutsungi for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/3+5/1 was subdivided and Survey No. 129/3+5/57 (new Survey No. 129/3+5/58) was allotted to the purchaser and his name was mutated in the revenue records alongwith the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 3334.

(b) It appears that pursuant thereto by an Order bearing No. 84C/Wakad/998 dated 20/4/1988 passed by the Awwal Karkoon Mulshi it was held that the transaction of purchase of land by Mr. Shankar Rajappa Gutsungi was hit by the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and hence the remark "Sarkari Aakari Pad" was mutated in the revenue records. The same is reflected vide mutation entry no. 5123. It appears that pursuant thereto by an Order bearing No. S$C/SR/88/99 dated 30/6/1999 passed by the Tahasildar, Mulshi, it was held that the transaction of purchase of land by Mr. Shankar Rajjappa Gulsungi was legal and was not barred by the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and hence the remark "Sarkari Aakari Pad" was deleted from the revenue records. The same is reflected vide mutation entry no. 7699.

(c) It appears that by a Development Agreement dated 28/2/2007 and registered with the office of the Sub Registrar Haveli No. 14 at serial no. 1568/2007, the said Mr. Shankar Rajjappa Gulsungi has granted unto and in favour of Mr. Narendra Bakram Mane the exclusive development rights and authority to develop the said Survey No. 129/3+5/58 (old Survey No. 129/3+5/57) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Shankar Rajjappa Gulsungi has also executed a Power of Attorney dated 28/2/2007 registered with the office of the Sub Registrar Haveli No. 14 at serial No. 1569/2007 in favour of Mr. Narendra Bakram Mane interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/3+5/58 (old Survey No. 129/3+5/57) including sale and disposal thereof.

(d) It appears that by a Development Agreement dated 3/3/2007 and registered with the office of the Sub Registrar Haveli No. 17 at serial no. 2051/2007, the said Mr. Shankar Rajjappa Gulsungi and Mr. Narendra Bakram Mane have granted unto and in favour of Mr. Manoj Ramdas Yeole the exclusive development rights and authority to develop the said Survey No. 129/3+5/58 (old Survey No. 129/3+5/57) admeasuring 3 Ares for consideration and on certain terms and conditions. In pursuance thereto, the said Mr. Shankar Rajjappa Gulsungi and Mr. Narendra Bakram Mane have also executed a Power of Attorney dated 3/3/2007 registered with the office of the Sub Registrar Haveli No. 17 at serial No. 2052/2007 in favour of Mr. Manoj Ramdas Yeole interalia vesting in him several powers and authorities pertaining to the said Survey No. 129/3+5/58 (old Survey No. 129/3+5/57) including sale and disposal thereof.

(e) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole, Mr. Shankar Rajjappa Gulsungi and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed the said Survey No. 129/3+5/58 (old Survey No. 129/3+5/57) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 13691.

(15) **Survey No. 129/3+5/64 (old Survey No. 129/3+5/62) admeasuring 4 Ares**

(a) It appears that by a Sale Deed dated 11/7/1985 and registered with the office of the Sub Registrar Maval, the said Mr. Narayan Bhika Kalate, Mr. Rajaram Bhika Kalate, Mr. Sitaram Bhika Kalate and Mr. Eknath Bhika Kalate have absolutely sold a portion admeasuring 4 Ares out of Survey No. 129/3+5 unto and in favour of Mr. Suresh Appasaheb Yadav, Mr. Vasant Babanrao Kate, Mr. Ramdas Gulabrao Kukade and Mr. Prakash Yashwant Deshpande for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 129/3+5/1 was subdivided and Survey No. 129/3+5/62 (new Survey No. 129/3+5/64) was allotted to the purchasers and their names were mutated in the revenue records. The same is reflected vide mutation entry no. 3062. It is clarified that the said Sale Deed has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the mutation entry no. 3062.

(b) It appears that by a Sale Deed dated 24/1/1992 and registered with the office of the Sub Registrar Maval, the said Mr. Suresh Appasaheb Yadav, Mr. Vasant Babanrao Kate, Mr. Ramdas Gulabrao Kukade and Mr. Prakash Yeshwant Deshpande have absolutely sold a portion admeasuring 2 Ares out of Survey No. 129/3+5/62 (new Survey No. 129/3+5/64) unto and in favour of Mr. Bhandudas Sahebrao Shelar for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records alongwith the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948. The same is reflected vide mutation entry no. 4860.

(c) It appears that pursuant thereto by an Order passed by the Tahasildar, Mulshi it was held that the transaction of purchase of land by Mr. Bhandudas Sahebrao Shelar was hit by the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and hence the remark "Sarkari Aakari Pad" was mutated in the revenue records. The same is reflected vide mutation entry no. 6385. It appears that pursuant thereto by an Order bearing No. Tenancy/Appeal No. 18/2006 dated 28/3/2008 passed by the Sub Divisional Officer, Sub Division Maval, it was held that the transaction of purchase of land by Mr. Bhandudas Sahebrao Shelar was legal and was not barred by the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and hence the remark "Sarkari Aakari Pad" was deleted from the revenue records. The same is reflected vide mutation entry no. 11467.

(d) It appears that by a Power of Attorney dated 10/4/2006 and duly registered with the office of the Sub Registrar Haveli No. 18 at serial no. 4489/2006, the said Mr. Vasant Babanrao Kate, Mr. Prakash Yashwant Deshpande and Mr. Bhanudas Sahebrao Shelar have entrusted several powers and authorities including for sale and grant of development rights pertaining to the said Survey No. 129/3+5/62 (new Survey No. 129/3+5/64) unto and in favour of Mr. Manjitsingh Avtarsingh Walia.

(e) It appears that by a Power of Attorney dated 21/12/2006 and duly registered with the office of the Sub Registrar Haveli No. 18 at serial no. 8662/2006, the said Mr. Bhanudas Sahebrao Shelar through his Constituted Attorney Mr. Manjitsingh Avtarsingh Walia has entrusted several powers and authorities including for sale and grant of development rights pertaining to a portion admeasuring 1 Ares out of Survey No. 129/3+5/62 (new Survey No. 129/3+5/64) unto and in favour of Mr. Namdeo Sakharam Bhashate.

(f) It appears that by a Power of Attorney dated 21/12/2006 and duly registered with the office of the Sub Registrar Haveli No. 18 at serial no. 8664/2006, the said Mr. Prakash Yashwant Deshpande through his Constituted Attorney Mr. Manjitsingh Avtarsingh Walia has entrusted several powers and authorities including for sale and grant of development rights pertaining to a portion admeasuring 1 Ares out of Survey No. 129/3+5/62 (new Survey No. 129/3+5/64) unto and in favour of Mr. Ananda Sakharam Bhashate.

(g) It appears that by a Power of Attorney dated 10/1/2007 and duly registered with the office of the Sub Registrar Haveli No. 19 at serial no. 290/2007, the said Mr. Vasant Babanrao Kate, Mr. Prakash Yashwant Deshpande and Mr. Bhanudas Sahebrao Shelar through their Constituted Attorney Mr. Manjitsingh Avtarsingh Walia has entrusted several powers and authorities including for sale and grant of development rights pertaining to a portion admeasuring 2 Ares out of Survey No. 129/3+5/62 (new Survey No. 129/3+5/64) unto and in favour of Mr. Vinod Rohidas Patil.

(h) It appears that by a Development Agreement dated 23/4/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 2858/2008, the said Mr. Prakash Yashwant Deshpande and Mr. Bhanudas Sahebrao Shelar through their Constituted Attorney Mr. Manjitsingh Avtarsingh Walia with the consent of Mr. Ananda Sakharam Bhashate, Mr. Namdeo Sakharam Bhashate and Mr. Deepak Tukaram Tarde have entrusted the exclusive development rights and authority to develop a portion admeasuring 2 Ares out of Survey No. 129/3+5/64 (old Survey No. 129/3+5/62) unto and in favour of Mr. Manoj Ramdas Yeole for consideration and on certain terms and conditions. In pursuance thereto the said Mr. Prakash Yashwant Deshpande and Mr. Bhanudas Sahebrao Shelar through their Constituted Attorney Mr. Manjitsingh Avtarsingh Walia and Mr. Ananda Sakharam Bhoshate, Mr. Namdeo Sakharam Bhoshate and Mr. Deepak Tukaram Tarde have executed a Power of Attorney dated 23/4/2008 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 2859/2008 in favour of Mr. Manoj Ramdas Yeole interalia vesting in him several powers and authorities to develop the said portion admeasuring 2 Ares out of Survey No. 129/3+5/64 (old Survey No. 129/3+5/62).

(i) It appears that by a Sale Deed dated 27/10/2008 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7291/2008, the said Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole, Mr. Prakash Yashwant Deshpande and Mr. Bhanudas Sahebrao Shelar and others with the consent and confirmation of Mr. Manoj Ramdas Yeole and Mrs. Swati Manoj Yeole have absolutely sold and conveyed a portion admeasuring 2 Ares out Survey No. 129/3+5/64 (old Survey No. 129/3+5/62) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal was mutated in the revenue records. The same is reflected vide mutation entry no. 11691.

(j) It appears that by a Sale Deed dated 7/4/2009 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 2551/2009, the said Mr. Vasant Babanrao Kate, Mr. Prakash Yashwant Deshpande and Mr. Bhanudas Sahebrao Shelar through their Constituted Attorney Mr. Vinod Rohidas Patil with the consent of Mr. Vinod Rohidas Patil have absolutely sold and conveyed a portion admeasuring 2 Ares out Survey No. 129/3+5/64 (old Survey No. 129/3+5/62) and other lands unto and in favour of M/s. Kasturi Developers for consideration and on certain terms and conditions. The name of the said purchasers M/s. Kasturi Developers through its partner Mr. Bharat Dewakinandan Agarwal is yet to be mutated in the revenue records.

(II) <u>Zone, Sanctions and Permissions</u>

A. As per the Zone Certificate issued by Pimpri Chinchwad Municipal Corporation the said Survey No. 129 is in the Residential Zone and part thereof is reserved for Primary School and part thereof is affected by 24 metres D.P. road and further effected by road widening for 24 metres and 45 metres Road.

B. The Pimpri Chinchwad Municipal Corporation has sanctioned the layout and building plans in respect of the proposed buildings to be constructed on the said land and has issued the necessary Commencement Certificate bearing No. B.P./L.O/Wakad/19/2012 dated 29/2/2012 and revised vide Commencement Certificate bearing Nos. B.P./L.O/Wakad/169/2015 dated 27/10/2015 and B.P./Wakad/145/2062 dated 21/8/2016.

C. The Collectorate, Pune by its Order bearing no. PMA/NA/SR/212/12 dated 31/12/2012 has permitted the non agricultural use of a portion of the said land admeasuring 13253.84 square metres.

D. The State Level Environment Impact Assessment Authority vide its Letter dated 11/8/2016 has granted the Environmental Clearance for the project "Epitome" to be developed on the said land.

E. Pursuant to the joint demarcation of the said land and sanction of the plans and the permission for the non agricultural use of the said land the old Survey numbers and Hissa numbers being amalgamated were given new Survey number and Hissa numbers and fresh 7/12 extracts were commenced thereto. The new (A) Survey No. 129 Hissa No. B 1 admeasuring 1 Hectare 32.54 Ares assessed Rs. 2=10 paise and (B) Survey No. 129 Hissa No. B 2 admeasuring 7.18 Ares assessed at Rs. 00=11paise came into existence. The same is reflected vide mutation entry no. 14745. It is further clarified that Survey No. 129/B2 is affected by Road Widening and that my clients would be entitled to the benefits thereof including Floor Space Index (FSI) or Transfer of Development Rights (TDR) and which could be loaded in the proposed buildings to be developed on the said land.

F. It appears that by a Possession Deed dated 3/1/2015 and registered with the office of the Sub Registrar Haveli No. 5 at serial no. 205/2015, the said M/s. Kasturi Developers have transferred and conveyed a portion admeasuring 698.88 square metres out of Survey No.

129/82 affected by 24 metre Road Widening in favour of Pimpri Chinchwad Municipal Corporation in lieu of Floor Space Index (FSI) or Transfer of Development Rights (TDR) and on certain terms and conditions. It is clarified that the name of Pimpri Chinchwad Municipal Corporation has yet to be mutated in the revenue records.

(III) Name of the Owners of the said land

M/s. Kasturi Developers, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its office at: 1, Adams Court, 2nd floor, Opp. Mahabaleshwar Hotel, Baner, Pune 411045.

(IV) Searches, Public Notices and Observations

A. I have also caused to be carried out searches in the Index II registers available in the office of the Sub Registrar of Assurances at Haveli No. 1 to 27, Pune, Mulshi No. 1 and 2 and Wadgaon, Maval for the last 30 years through my associate Mr. Arif Nadaf, Advocate. I have been informed by Mr. Arif Nadaf, Advocate that from the available records during the searches, save and except as herein, no any entry evidencing any encumbrances of whatsoever nature in and upon the said land are found or traced. I have also been informed by Mr. Arif Nadaf, Advocate that during the searches he has found several Tenement Purchasers Agreements under the Maharashtra Ownership Flats Act in respect of various tenements in the buildings constructed on the said land and which have been agreed to be sold by M/s. Kasturi Developers to various tenement purchasers. It is clarified that since this report is restricted to the said land and does not relate to any tenements in the building/s, the details of the said Tenement Purchasers Agreements are not discussed in this report

B. It is clarified that I had issued a Public Notice dated 27/7/2012 and published in Daily Prabhat and Indian Express on 31/7/2012 interalia for verification of title of my clients to the said land and calling for objections and/or claims for the purposes of issuance of the Search and Title Report dated 16/6/2014. It is clarified that I have not received any objections and/or claims to the said Public Notice. It is further clarified that at the specific instructions from my clients I have not issued any Public Notice calling for any claims or objections for the purpose of issuance of this Supplementary Report.

C. It is clarified that this report is based on the searches carried out at the office of the Sub Registrar of Assurances as stated above and on the photocopies of the documents and revenue records made available to me.

D. I have relied on my earlier Search and Title Reports dated 16/6/2014 and 19/12/2014 issued by me in respect of the said land and that this Report is supplemental thereto.

E. It is clarified that mutation entry nos. 426, 673, 1837 and 15574 are not made available for inspection at the time of issuance of this report.

F. I have been informed by my clients that they have mortgaged the said land by way of creating an Equitable Mortgage in favour of Bank of Maharashtra for taking a Project Term Loan to the tune of Rs. 10 Crores and Cash Credit Facility to the tune of Rs. 5 Crores. I have further been informed that my clients have repaid the entire loan along with interest and that the said Bank of Maharashtra has issued Account Closure Certificate dated 10/8/2016 evidencing the same.

G. I have been informed by my clients that they have mortgaged the said land by executing a Deed of Simple Mortgage dated 10/8/2016 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 5098/016 in favour of Housing Development Finance Corporation Limited and obtained a Term Loan to the tune of Rs. 25 Crores on certain terms and conditions.

H. It is further clarified for the purposes of issuance of this report, (A) I have assumed (i) the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures, and authenticity of all documents submitted to me as original, certified or photocopies and have not examined the same, (ii) that all permissions, if necessary have been obtained, (iii) the accuracy and completeness of all the factual representations made in the documents, (iv) that there have been no changes, amendments or modifications to the documents examined by me, (B) I have relied upon the information relating to (i) Lineage and family tree on the basis of the revenue records made available and information provided to me by my clients, (ii) boundaries of the said land on the basis of documents provided to me being the title deeds and information provided to me by my clients.

I. It is further clarified that I am not certifying the boundaries of the said land nor am I qualified to express my opinion on physical identification of the said land.

[V] <u>Description of the said land</u>

All those pieces and parcels of land or ground total admeasuring 134.452 Ares i.e. 13273.12 square metres bearing **(A) Survey No. 129 Hissa No. B 1** admeasuring **1 Hectare 32.54 Ares** i.e. 13253.84 square metres assessed at Rs.2=10paise and **(B) portion admeasuring 1.912 Ares i.e. 19.28 square metres out of Survey No. 129 Hissa No. B 2** admeasuring **7.18 Ares** i.e. 718.16 square metres assessed at Rs. 00=11paise (originally being out of (1) portion adm. 72 square metres out of Survey No. 129/1A/1 (old Survey No. 129/1A), (2) Survey No. 129/1A/4 (old Survey No 129/1A/5) adm. 300 sq. mtrs., (3) Survey No. 129/1A/5 (old Survey No. 129/1A/6) adm. 300 sq. mtrs., (4) Survey No. 129/1A/10 (old Survey No. 129/1A/12) adm. 500 sq. mtrs., (5) Survey No. 129/1A/11 (old Survey No. 129/1A/13) adm. 300 sq. mtrs., (6) Survey No. 129/1A/12 (old Survey No. 129/1A/14) adm. 300 sq. mtrs., (7) Survey No. 129/1A/18 (old Survey No. 129/1A/20) adm. 300 sq. mtrs., (8) Survey No. 129/1A/22 (old Survey No. 129/1A/24) adm. 300 sq. mtrs., (9) Survey No. 129/1A/25 (old Survey No. 129/1A/27) adm. 300 sq. mtrs., (10) Survey No. 129/1A/29 (old Survey No. 129/1A/31) adm. 300 sq. mtrs., (11) Survey No. 129/1A/32 (old Survey No. 129/1A/35) adm. 300 sq. mtrs., (12) Survey No. 129/1A/33 (old Survey No. 129/1A/36) adm. 300 sq. mtrs., (13) Survey No. 129/1A/34 (old Survey No. 129/1A/37) adm. 300 sq. mtrs., (14) Survey No. 129/1A/35 (old Survey No. 129/1A/38) adm. 300 sq. mtrs., (15) Survey No. 129/1A/36 (old Survey No. 129/1A/39) adm. 300 sq. mtrs., (16) Survey No. 129/1A/37 (old Survey No. 129/1A/40) adm. 300 sq. mtrs., (17) Survey No. 129/1A/38 (old Survey No. 129/1A/41) adm. 400 sq. mtrs., (18) Survey No. 129/1A/39 (old Survey No. 129/1A/42) adm. 300 sq. mtrs., (19) Survey No. 129/1A/42 (old Survey No. 129/1A/45) adm. 300 sq. mtrs., (20) portion adm. 600 sq. mtrs out of Survey No. 129/1B, (21) Survey No. 129/1B/1 (old Survey No. 129/1B/31) adm. 300 sq. mtrs., (22) Survey No. 129/1B/4 (old Survey No. 129/1B/34) adm. 300 sq. mtrs., (23) Survey No. 129/1B/6 (old Survey No. 129/1B/36) adm. 300 sq. mtrs., (24) Survey No. 129/1B/9 (old Survey No. 129/1B/39) adm. 300 sq. mtrs., (25) Survey No. 129/1B/23 (old Survey No. 129/1B/53) adm.

300 sq. mtrs., (26) Survey No. 129/10/24 (old Survey No. 129/10/54) adm. 300 sq. mtrs., (27) Survey No. 129/10/25 (old Survey No. 129/10/55) adm. 300 sq. mtrs., (28) Survey No. 129/10/30 (old Survey No. 129/10/60) adm. 300 sq. mtrs., (29) portion adm. 300 sq. mtrs out of Survey No. 129/2/1, (30) Survey No. 129/2/17 adm. 300 sq. mtrs., (31) Survey No. 129/2/24 (old Survey No. 129/2/29) adm. 300 sq. mtrs., (32) Survey No. 129/3+5/6 adm. 300 sq. mtrs., (33) Survey No. 129/3+5/17 (old Survey No. 129/3+5/14) adm. 300 sq. mtrs., (34) Survey No. 129/3+5/26 (old Survey No. 129/3+5/23) adm. 300 sq. mtrs., (35) Survey No. 129/3+5/27 (old Survey No. 129/3+5/24) adm. 300 sq. mtrs., (36) Survey No. 129/3+5/28 (old Survey No. 129/3+5/25) adm. 300 sq. mtrs., (37) Survey No. 129/3+5/35 (old Survey No. 129/3+5/32) adm. 300 sq. mtrs., (38) Survey No. 129/3+5/36 (old Survey No. 129/3+5/33) adm. 300 sq. mtrs., (39) Survey No. 129/3+5/39 (old Survey No. 129/3+5/36) adm. 300 sq. mtrs., (40) Survey No. 129/3+5/40 (old Survey No. 129/3+5/37) adm. 300 sq. mtrs., (41) Survey No. 129/3+5/48 (old Survey No. 129/3+5/45) adm. 300 sq. mtrs., (42) Survey No. 129/3+5/50 (old Survey No. 129/3+5/47) adm. 300 sq. mtrs., (43) Survey No. 129/3+5/56 (old Survey No. 129/3+5/55) adm. 300 sq. mtrs., (44) Survey No. 129/3+5/58 (old Survey No. 129/3+5/57) adm. 300 sq. mtrs. and (45) Survey No. 129/3+5/64 (old Survey No. 129/3+5/62) adm. 400 sq. mtrs.) situate at village Wakad, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune and collectively bounded as follows:-

On or towards the East	:	By part of land bearing Survey No. 129.
On or towards the South	:	By land bearing Survey No. 128.
On or towards the West	:	By partly by land bearing Survey No. 129 and by 24 metre wide DP Road.
On or towards the North	:	By part of land bearing Survey No. 129.

(VI) Opinion

In view of what is stated herein above and subject to what is stated above, I certify that in my opinion **M/s. Kasturi Developers**, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its office at: 1, Adams Court, 2nd floor, Opp. Mahabaleshwar Hotel, Baner, Pune 411045 are well and sufficiently entitled to said land described in para (V) hereinabove as owners thereof and have a marketable title to the same and that the said land is free from known encumbrances and reasonable doubts and that have an exclusive right and authority to develop the said land and to sell and/or dispose the units/tenements in the building/s to be constructed thereon to any intending purchasers.

Dated this 6th day of May, 2017.

Prasanna S Barade

Advocate

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