

adm.about 727 sq.ft totally adm.about 5270.51 sq.ft. i.e [0 H 4.84 R] from Mrs. Khairunnisa Jindeshah Shaikh and Mr.Imraan Jindeshah Shaikh as per Sale Deed dated 26/10/2010 which is registered in the Office of Sub-Registrar, Haveli No.19, at Sr.No.10056/2010, and name of the said owner is recorded in revenue record of Survey No.27, Hissa No. 1/1 as per Mutation Entry No. 16938.

- v. Pune Municipal Corporation has regularized the said plot as per Certificate issued by Pune Municipal Corporation bearing Outward No.3798 dt.10/6/2005 with respect to Plot No.17 as per the provisions of Maharashtra Gunthewari Developments [Regularization, Upgradation and Control] Act, 2001.

10. PRIVATE PLOT NO.18:

10.1 Documents with respect to plot no. 18

- i. Photocopy of Sale Deed dated 22/02/1993 executed by Ashok Dattatray Abdagiri in favour of Jaylaxmi R. Gurumurthy and Rekha Umanath Dwivedi bearing Registration No. 911/1993 at Haveli No. 3.
- ii. Photocopy of Development Agreement dt. 10/04/2006 executed by Jaylaxmi R. Gurumurti and Rekha Umanath Dwivedi in favour of Mukesh V. Charbhe bearing reg No. 3917/2006 at Haveli 7.
- iii. Photocopy of Power of Attorney dt. 10/04/2006 executed by Jaylaxmi R. Gurumurti and Rekha Umanath Dwivedi in favour of Mukesh V. Charbhe bearing reg No. 3918/2006 at Haveli 7.
- iv. Photocopy of Development Agreement dt. 17/02/2007 executed by Jaylaxmi R. Gurumurti and Rekha Umanath Dwivedi through their Power of Attorney holder Mukesh V. Charbhe in favour of M/s. SYAM HOMES partnership firm bearing Reg No. 1601/2007 at Haveli 20.

- v. Photocopy of Substituted Power of Attorney dt. 17/02/2007 executed by Mukesh V. Charbhe in favour of the partner of M/s. SYAM HOMES partnership firm Shailendra Kumar bearing Reg. No. 1602/2007 at Haveli 20.

10.2 HISTORY OF PRIVATE PLOT NO.18:

- i. Mrs. Jaylaxmi R. Gurmurthy and Mrs. Rekha Umanath Dwivdi have purchased the plot bearing No. 18, adm. about 5199 sq.ft. [0 H 4.77 R] and road area adm. about 915 sq.ft totally adm. about 0 H 5.64 R [6114 sq.ft] from Shri. Ashok Dattatray Abdagiri as per Sale Deed dated 23/02/1993 which is registered in the Office of Sub-Registrar, Haveli No. 3, at Sr. No. 911/1993. Thereafter their names are recorded in revenue record of Survey No. 27, Hissa No. 1/1 as per Mutation Entry No. 7866. It appears that in 7/12 extract, instead of mutation entry no 7866 the number of mutation entry is wrongly mentioned as 7688.
- ii. Mrs. Jaylaxmi R. Gurmurthy and Mrs. Rekha Umanath Dwivdi have assigned rights to develop Plot No. 18, along with road area in favour of one Mukesh Vinayak Charbhe as per Development Agreement dated 10/04/2006 which is registered in the office of Sub-Registrar, Haveli No. 12, at Sr. No. 3917/2006. On the same day Mrs. Jaylaxmi R. Gurmurthy and Mrs. Rekha Umanath Dwivdi have also executed Irrevocable Power of Attorney in favour of Mr. Mukesh Vinayak Charbhe which is registered in the Office of Sub-Registrar, Haveli No. 12, at Sr. No. 3918/2006.
- iii. Thereafter Mr. Mukesh Vinayak Charbhe and Mrs. Jaylaxmi R. Gurmurthy and Mrs. Rekha Umanath Dwivdi have assigned their rights in the said Plot No. 18 along with road area in favour of M/s. SYAM Homes, a partnership firm as per Development Agreement dated 17/02/2007, which is registered in the Office of Sub-

Registrar, Haveli 20 at Sr. No. 1601/2007. Similarly, on the same day Mr. Mukesh Vinayak Charbhe has executed substitute Power of Attorney in favour of partner of M/s. SYAM Homes, a partnership firm namely Mr. Shailendra Kumar Gupta. The said Power of Attorney is registered in the Office of Sub Registrar Haveli No. 20 at Sr. No. 1602/2007.

- iv. Thereafter, Tirupati Developers has purchased the said plot no 16 and 18 from Kumud Bansidhar Pandey, Mrs. Jaylaxmi R. Gurmurthy and Mrs. Rekha Umanath Dwivdi vide Sale Deed dated 14/07/2010 which is registered in the Office of Sub-Registrar, Haveli No. 8, at Sr. No. 7120/2010. The said owner has preferred an application to record their names in revenue record of Survey No.27, Hissa No.1/1 and accordingly mutation entry No.16879 is recorded the same is pending for certification. Thus the said owners are owners of the said plots.

11. PRIVATE PLOT NO.19 i.e Survey No. 27 Hissa 1/13:

11.1 Documents with respect to plot no. 19

- i. Photocopy of 7/12 extract of the land bearing Survey No.27 Hissa No. 1/13 Kondhwa Khurd of the year 2010-11 to 2015-16.
- ii. Mutation entry is recorded on 7/12 extract of Survey no.27 Hissa no.1/13: 7461, 12117, 17229.
- iii. Photocopy of sale deed dt.9/11/1992 executed in favour of Sajjad Sardar Alam Khan by Ashok Abdagiri bearing Regn.No.889/1992 [Haveli No.3].
- iv. Photocopy of sale deed dt.8/9/2000 executed in favour of Mrs.Hemlata M.Sanap by Sajjad Sardar Alam Khan bearing Regn.No.6237/2000 [Haveli No.3].

- v. Photocopy of sale deed dt.23/5/2011 executed in favour of Tirupati Developers by Mrs.Hemlata M.Sanap bearing Regn.No.4828/2011 [Haveli No.2].

11.2 HISTORY OF PRIVATE PLOT NO.19 i.e. Survey No. 27 Hissa 1/13 :

- i. That the Plot No.19 adm.about 4620 sq.ft. i.e. 0 H 4.24 R, plus road area adm. about 740 sq.ft totally adm.about 0 H 4.92 R, out of Survey No.27 Hissa No.1 was purchased by Sajjad Sardar Alam Khan from Shri Ashok Dattatray Abdagiri as per Sale Deed dated 9/11/1992 which is registered in the Office of Sub-Registrar, Haveli No.3, at Sr.No.889/1992 and his name is recorded in revenue record as per Mutation Entry No.7461 and area which was purchased by Sajjad Sardar Alam Khan was numbered as Survey No.27, Hissa No.1/13.
- ii. Thereafter Mrs. Hemlata Madhavrao Sanap has purchased Plot No.19 adm.about 4620 sq.ft. and road area adm.about 740 sq.ft totally adm.about 0 H 4.92 R i.e. Survey No.27 Hissa No.1/1 Kondhwa Khurd from Sajjad Sardar Alam Khan as per Sale Deed dated 8/9/2000 which is registered in the Office of Sub-Registrar, Haveli No.3, at Sr.No.6237/2000 and her name is recorded in revenue record of Survey No.27, Hissa No.1/13 as per Mutation Entry No.12117,
- iii. Thereafter, Tirupati Developers has purchased the Plot No.19 adm.about 4620 sq.ft. and road area adm.about 740 sq.ft totally adm. about 0 H 4.92 R along with Plot No.20 from Mrs.Hemlata Sanap as per Sale Deed dated 23/5/2011 which is registered in the Office of Sub-Registrar, Haveli No.2, at Sr.No.4828/2011 and name of the said owner is recorded in revenue record of Survey No.27, Hissa No. 1/1 as per Mutation Entry No.17229.

12. PRIVATE PLOT NO. 20.

12.1 Documents with respect to plot no. 20

- i. Photocopy of sale deed dt.10/3/1993 executed in favour of Sajjad Sardar Alam Khan by Ashok Abdagiri bearing Regn.No.1139/1993 [Haveli No.3].
- ii. Photocopy of sale deed dt.8/9/2000 executed in favour of Mrs. Hemlata M.Sanap by Sajjad Sardar Alam Khan bearing Regn.No.6238/2000 [Haveli No.3].
- iii. Photocopy of sale deed dt.23/5/2011 executed in favour of Tirupati Developers by Mrs.Hemlata M. Sanap bearing Regn.No.4828/2011 [Haveli No.2].

12.2 HISTORY OF PRIVATE PLOT NO.20:

- i. That the Plot No.20 adm.about 4575 sq.ft. i.e. 0 H 4.20 R, plus road area adm. about 805 sq. ft totally adm. about 0 H 4.94 R, out of Survey No.27 Hissa No.1 was purchased by Sajjad Sardar Alam Khan from Shri Ashok Dattatray Abdagiri as per Sale Deed dated 10/3/1993 which is registered in the Office of Sub-Registrar, Haveli No.3, at Sr.No.1139/1993 and his name is recorded in revenue record as per Mutation Entry No.7916.
- ii. Thereafter Mrs. Hemlata Madhavrao Sanap has purchased Plot No.20 adm.about 4575 sq.ft. and road area adm.about 805 sq.ft totally adm.about 0 H 4.94 R from Sajjad Sardar Alam Khan as per Sale Deed dated 8/9/2000 which is registered in the Office of Sub-Registrar, Haveli No.3, at Sr.No.6238/2000 and her name is recorded in revenue record as per Mutation Entry No.12118.
- iii. Therafter, Tirupati Developers has purchased the Plot No.20 adm.about 4575 sq.ft. and road area adm.about 805 sq.ft totally adm.about 0 H 4.94 R, alongwith Plot No.19 from Mrs. Hemlata Sanap as per Sale Deed dated 23/5/2011 which is registered in the Office of Sub-Registrar, Haveli No.2, at Sr.No.4828/2011 and name

of the said owner is recorded in revenue record of Survey No.27, Hissa No.1/1 for the said area as per mutation entry No.17229.

13. PRIVATE PLOT NO.21.

13.1 Documents with respect to plot no. 21

- i. Photocopy of Sale Deed dated 09/11/1992 executed in favour of Jaweed Majid Mayagiri and Shabana Jaweed Mayagiri by Ashok Dattatray Abdagiri bearing Registration No.890/1992 at Haveli No. 3.
- ii. Photocopy of Sale Deed dated 16/03/1994 executed in favour of Shehnaz Sardar Alam Khan by Jaweed Majid Mayagiri and Shabana Jaweed Mayagiri bearing Registration No.1576/1994 at Haveli No.3 with respect to Plot No. 21 adm about 0H 4.92 R.
- iii. Photocopy of Sale Deed dated 03/11/2001 executed in favour of Surekha Kamalesh Maru by Shehnaz Sardar Alam Khan bearing Registration No. 9216/2001 at Haveli No.3 with respect to Plot No. 21 adm about 0H 4.24 R.
- iv. Photocopy of Agreement to Sell dated 23/05/2008 executed in favour of Nikhil Arun Kanetkar and Ashwini Nilhil Kanetkar by Surekha Kamalesh Maru with respect to Plot No. 21 adm about 424 sq.mt. bearing Registration No. 5346/2008 at Haveli No.11)
- v. Photocopy of Sale Deed dated 20/06/2008 executed in favour of Nikhil Arun kanetkar and Ashwini Nilhil Kanetkar by Surekha Kamalesh Maru bearing Registration No. 6312/2008 at Haveli No. 11 with respect to Plot No. 21 adm about 424 sq.mt(0H 4.90R)(740sq.ft.).
- vi. Photocopy of Correction Deed dated 26/06/2008 executed in favour of Nikhil Arun kanetkar and Ashwini Nilhil Kanetkar by Surekha Kamalesh Maru bearing

Registration No. 6526/2008 at Haveli No. 11 with respect to Plot No. 21 adm. about 424 sq.mt (0H 4.90R) (740sq.ft.).

- vii. Photocopy of Agreement to sell dated 13/01/2012 executed in favour of Purshottam Hundraj Paryani and Neetu Purshottam Paryani by Nikhil Arun kanetkar and Ashwini Nilhil Kanetkar bearing Registration No. 594/2012 at Haveli No.10 with respect to Plot No. 21 adm about 424 sq.mt (0H 4.92R) (740sq.ft.).
- viii. Photocopy of Sale deed dated 12/07/2012 executed in favour of Purshottam Hundraj Paryani, Neetu Purshottam Paryani, Deepak Hundraj Paryani and Tanaya Deepak Paryani by Nikhil Arun kanetkar and Ashwini Nilhil Kanetkar bearing Registration No. 8124/2012 at Haveli No.10 with respect to Plot No. 21 adm about 424 sq.mt (0H 4.92R) (740sq.ft.).
- ix. Photocopy of Correction Deed dated 21/11/2012 executed in favour of Purshottam Hundraj Paryani, Neetu Purshottam Paryani, Deepak Hundraj Paryani and Tanaya Deepak Paryani by Nikhil Arun kanetkar and Ashwini Nilhil Kanetkar, bearing Registration No. 12593/2012 (Haveli No.10).
- x. Photocopy of Correction Deed dated 21/11/2012 executed in favour of Purshottam Hundraj Paryani, Neetu Purshottam Paryani, Deepak Hundraj Paryani and Tanaya Deepak Paryani by Nikhil Arun kanetkar and Ashwini Nilhil Kanetkar, bearing Registration No. 12594/2012 (Haveli No.10).
- xi. Photocopy of Agreement to Sell dated 4/01/2013 executed in favour of Tirupati Devlopers by Purshottam Hundraj Paryani, Neetu Purshottam Paryani, Deepak Hundraj Paryani and Tanaya Deepak Paryani bearing Registration No. 193/2013 at Haveli No.2

- xii. Photocopy of Sale deed dated 30/03/2013 executed in favour of Tirupati Devlopers by Purshottam Hundraj Paryani, Neetu Purshottam Paryani, Deepak Hundraj Paryani and Tanaya Deepak Paryani bearing Registration No. 3941/2013 at Haveli No.2 with respect to Plot No. 21.
- xiii. Certified copy of the plaint filed in Regular Civil Suit no.499/2010 filed by Razia Kamruddin Pansare and Imran Latif Khan against Surekha K.Maru and Mansoor Ahmed Zubairy.

13.2 HISTORY OF PRIVATE PLOT NO.21:

- i. That the Plot No. 21 adm. about 4564 sq. ft. i.e. 0 H 4.24 R, plus road area adm. about 740 sq. ft totally adm. about 0 H 4.92 R, out of Survey No. 27 Hissa No. 1 was purchased by Mr. Javed Majid Mayagiri and Shabana Javed Mayagiri, from Mr. Ashok Dattatray Abdagiri as per sale deed dated 09/11/1992 which is registered in the office of Sub Register Haveli 03 at. Sr. No. 890/1992 and their names were recorded in the revenue record as per mutation entry No 7462. Though in the mutation entry area purchased by Javed Majid Mayagiri and Shabana Javed Mayagiri is shows as S.No. 27/1/14, but their names were recorded in 7/12 extract of S.No.27, Hissa No.1/1 for the same area.
- ii. That Mrs. Shehnaz Sardaralam Khan has purchased the said Plot from Mr. Javed Majid Mayagiri and Shabana Javed Mayagiri vide sale deed dated 16/03/1994, which is registered with the office of Sub Registrar Haveli No.3 at Sr. No. 1576/1994, and her name was recorded in the revenue record as per mutation entry no. 9122.
- iii. Thereafter, Surekha Kamlesh Maru has purchased the said plot from Mrs. Shehnaz Sardaralam Khan vide sale deed dated 03/11/2001, which is registered with the office of Sub Registrar Haveli No.3 at Sr. No.

9216/2001 his name was recorded in the revenue record as per mutation entry no 13825.

- iv. Surekha Kamalesh Maru agreed to sell said plot to Mr. Nikhil Arun Kanitkar and Mrs. Ashwani Nikhil Kanitkar and executed Agreement to Sell dated 23/05/2008 which is registered in the office of Sub Registrar Haveli 11 bearing Reg no.5346/2008. Thereafter in pursuance of said agreement Mr. Nikhil Arun Kanitkar and Mrs. Ashwini Nikhil Kanitkar have purchased the said plot from Mrs. Surekha Kamlesh Maru vide sale deed dated 20/06/2008, which is registered with the office of Sub Registrar Haveli No.11 at Sr. No. 6312/2008 and their names were recorded in the revenue record as per mutation entry no 17184. In the said sale deed it is mentioned that the amount of Rs. 43,50,000/- (Rupees Forty three lacs fifty thousand only) was paid as per cheque No. 069445 dated 17/06/2008, drawn on HSBC Bank, Bund Garden Road branch, Pune: 1, but the same description of the cheque is incorrect. Therefore, correction dated 26/06/2008 was executed between the parties, which is registered in the office of Sub Registrar, Haveli No.11 at Sr. No. 6526/2008 and the said description of the cheque was corrected to cheque No.18754 dated 26/06/2008 drawn on ICICI Bank Ltd.
- v. Thereafter Mr. Nikhil Arun Kanitkar and Mrs. Ashwani Nikhil Kanitkar have agreed to sell the said plot to Shri. Purushottam Hundraj Paryani, Mrs. Neetu Purushottam Paryani, Mr. Deepak Hundraj Paryani, Mrs. Tanya Deepak Paryani vide Agreement to Sell dated 13/01/2012 which is registered in the office of Sub-registrar Haveli no.10 at Sr. no., 594/2012. In the said agreement to sell description of the property was wrongly mentioned as "Survey No.27, Hissa No.1" instead of Survey No.27, Hissa No.1/1. Therefore, correction dated 21/11/2012 was executed between the parties, which is registered in the office of Sub Registrar, Haveli No.10 at Sr. No. 12593/2012. The said

correction deed is with respect to agreement to sell dated 13/1/2012.

- vi. In pursuance of the said Agreement to Sell, Shri. Purushottam Hundraj Paryani, Mrs. Neetu Purushottam Paryani, Mr. Deepak Hundraj Paryani, Mrs. Tanya Deepak Paryani have purchased said plot from Mr. Nikhil Arun Kanitkar and Mrs. Ashwani Nikhil Kanitkar as per sale deed dated 12/07/2012 which is registered in the office of Sub-registrar Haveli no.10 at Sr. no. 8124/2012. Accordingly names of the said owners have been recorded in the revenue record as per mutation entry no. 17981. Thereafter correction deed dated 21/11/2012 was executed between the parties, which is registered in the office of Sub Registrar, Haveli No.10 at Sr. No. 12594/2012. The said correction deed is with respect to Sale deed dated 12/7/2012. As per the said Correction deed description of the property was wrongly mentioned as "Survey No.27, Hissa No.1" instead of Survey No.27, Hissa No.1/1.
- vii. Thereafter, Agreement to Sell dated 4/01/2013 executed in favour of Tirupati Developers by Purshottam Hundraj Paryani, Neetu Purshottam Paryani, Deepak Hundraj Paryani and Tanaya Deepak Paryani which is registered in the office of Sub Registrar Haveli No.2 at Sr. No. 193/2013. Subsequently, Purshottam Hundraj Paryani, Neetu Purshottam Paryani, Deepak Hundraj Paryani and Tanaya Deepak Paryani have executed Deed of Conveyance dated 30/3/2013 which is registered in the Office of Sub-Registrar, Haveli No.2, at Sr. No. 3941/2013 and name of the said owner is recorded in revenue record of Survey No.27, Hissa No.1/1 for the said area as per mutation entry No. 18301. It appears that in the mutation entry are purchased by Tirupati Developers is mentioned as 424 sq.mtrs instead on 494 sq.mtrs.

14. PRIVATE PLOT NO 22