

Office

3rd, CTS No. 1187/37, Anley Apartment,
Off: Ghule Road,
Sarvej Nagar, Pune - 411005
Fax: 020 23339716, Phone No: 23336776

Court:

Chamber No. 24, New Lawyer Chambers
District Chambers Compound
Sarvej Nagar, Pune - 411005
email: aj @ khilans.net

29th March 2014**TITLE REPORT****1. PROPERTY DESCRIPTION:-**

All that piece and parcel of the Property, situated at village **Hadapsar**, Taluka- **Haveli**, District- **Pune**, within the limits of Registration District of **Pune**, Sub. Registrar, **Haveli** No. 1 to 26, and the Municipal Corporation of **City of Pune**, are vested in the ownership of the respective owners thereof, the details whereof are as under:-

Sr. No	Survey No.	Area in Hectors/ Ares	Name of the Holders/ Owner/s
1	2	3	4
1	65 Hissa No. 6A+6B/10/2/1	00=42 out of 01=84.50	M/s. Dynamic Realty Ventures
2	65 Hissa No. 6A+6B/1B/2	00=01	M/s. Dynamic Realty Ventures
3	65 Hissa No. 2AC+3AC+4B/1A/1	00=19 out of 00=41.60	M/s. Dynamic Realty Ventures
4	65 Hissa No. 2AC+3AC+4B/1B/2/9	00=03	M/s. Dynamic Realty Ventures
5	65 Hissa No. 2AC+3AC+4B/1A/2	00=02	Mr. Maruti Manaji Bhargave
6	65 Hissa No. 2AC/3AC/4B/1A/4	00=01	M/s. Dynamic Realty Ventures
7	65 Hissa No. 2AC+3AC+4B/1A/5	00=01	Mr. Maruti Manaji Bhargave
		00=60 (6000 Sq. Mtr.)	

7/4/

said properties are adjoining to each other collectively bounded as follows:-

On or towards

East	Remaining area of S. No. 65
South	Property belongs to Dreams Group/Builders.
West	24 Meter D. P. Road. (Hadapsar-Handewadi Road)
North	Road goes towards J.S.P.M. College.

Together with easement, appurtenance, pathways, access, ingress, egress, hereditaments, trees, water resources, ancilla and other rights relating thereto:-

the properties described in column No. 2 of the above table are hereinafter collectively referred to as the **Said Property** and separately numbered by its corresponding property number, as described in the column No.1 above i.e. **Property No.1, Property No. 2,** and so on.

Thus the entire property as mentioned above in all admeasuring Hectar **00=69 Ares, (6900 Sq. Mtrs.)** which is the subject matter of this **TITLE REPORT.**

(Collectively referred to as **said Property**)

2. INSTRUCTIONS:-

Under instructions from **M/s. DYNAMIC REALTY VENTURES,** a sole proprietary concern, Having its office at:- Shrut Plaza, Saki Vihar Road, Pavai, Mumbai- 400 072, through its Proprietor, **MR. RAJEEV SHIVNATH SONKAR,** of Mumbai, (the said "**OWNER/ DEVELOPER**" for short), I have caused search to have been taken relating to the said Property, so also investigated the title thereto.

Office

345, CTS No. 1187/57, Amey Apartments,
Off: Ghole Road,
Shivaji Nagar, Pune - 411005
Fax: 020 25539716, Phone No: 25536776

Court

Chamber No. 24, New Lawyer Chamber
District Chambers Compound,
Shivajinagar, Pune - 411005
mail: a) @ khawar.net

29th March 2014

TITLE REPORT

1. **PROPERTY DESCRIPTION:-**

All that piece and parcel of the Property, situated at village **Hadapsar**, Taluka- **Havali**, District- **Pune**, within the limits of Registration District of Pune, Sub. Registrar, **Havali** No. 1 to 26, and the Municipal Corporation of **City of Pune**, are vested in the ownership of the respective owners thereof, the details whereof are as under:-

Sr. No	Survey No.	Area in Hectors Ares	Name of the Holders/ Owner/s
1	2	3	4
1	65 Hissa No. 6A+6B/1B/2/1	00=42 out of 01=84.50	M/s. Dynamic Realty Ventures
2	65 Hissa No. 6A+6B/1B/2	00=01	M/s. Dynamic Realty Ventures
3	65 Hissa No. 2AC+3AC+4B/1A/1	00=19 out of 00=41.60	M/s. Dynamic Realty Ventures
4	65 Hissa No. 2AC+3AC+4B/1B/2/9	00=03	M/s. Dynamic Realty Ventures
5	65 Hissa No. 2AC+3AC+4B/1A/2	00=02	Mr. Maruti Manaji Bharghe
6	65 Hissa No. 2AC/3AC/4B/1A/4	00=01	M/s. Dynamic Realty Ventures
7	65 Hissa No. 2AC+3AC+4B/1A/5	00=01	Mr. Maruti Manaji Bharghe
		00=69 (6900 Sq. Mtr.)	

4-

said properties are adjoining to each other collectively bounded as follows:-

On or towards

East	Remaining area of S. No. 65
South	Property belongs to Dreams Group/Builders.
West	24 Meter D. P. Road. (Hadapsar-Handewadi Road)
North	Road goes towards J.S.P.M. College.

Together with easement, appurtenance, pathways, access, ingress, egress, hereditaments, trees, water resources, and all other rights relating thereto.

the properties described in column No. 2 of the above table are hereinafter collectively referred to as the **Said Property** and separately numbered by its corresponding property number, as described in the column No.1 above i.e. **Property No.1, Property No. 2, and so on.**

Thus the entire property as mentioned above in all admeasuring Hectar ~~00=69~~ Ares. (6900 Sq. Mtrs.) *Which is the subject matter of this **TITLE REPORT.***

(Collectively referred to as **said Property**)

2. **INSTRUCTIONS:-**

Under instructions from **M/s. DYNAMIC REALTY VENTURES**, a sole proprietary concern, Having its office at:- Shrutl Plaza, Sakl Vihar Road, Paval, Mumbai- 400 072, through its Proprietor, **MR. RAJEEV SHIVNATH SONKAR**, of Mumbai, (the said "**OWNER/ DEVELOPER**" for short), I have caused search to have been taken relating to the said Property, so also investigated the title thereto.

3. SEARCH:-

- (a) Accordingly, I have caused the search to have been taken in the offices of the Jt. Sub. Registrar, Haveli No. 1, II and other concern Sub. Registrar, Haveli Pune relating to the said Property, vide Application No. 1382/2013 dated 27/09/2013 Receipt No. 0683946 Haveli No. 02, Pune, for last 30 years i.e. from 1984 to 2013 both inclusive, and Application No. 0725/2014 dated 19/03/2014 Receipt No. 0346674 Haveli No. 02, Pune, for 01 years 2014.
- (b) Except the transactions herein recorded, no transaction relating to the said Property or any transaction encumbering the said Property was found.
- (c) The said search however, is subject to the registers not available in the said Offices, the same either having been sent for binding or in torn condition or not available.

4. DOCUMENTS:-

The said Developer has entrusted the following Photostate copies of the documents to me for the purposes of investigating the title to the said Property.

- i) 7/12 extracts of S. No. 65 Hissa No. 6A+6B/1B/2/1 and Relevant Mutation Extracts.
- ii) 7/12 extracts of S. No. 65 Hissa No. 6A+6B/1B/2 and Relevant Mutation Extracts.
- iii) 7/12 extracts of S. No. 65 Hissa No. 2AC+3AC+4B/1A/1, 2, 4 & 5 and Relevant Mutation Extracts.
- iv) 7/12 extracts of S. No. 65 Hissa No. 2AC+3AC+4B/1B/2/9 & Relevant Mutation Extracts.
- v) List of Relevant Documents:-

1)	Development Agreement & Power of Attorney. Both dated 23/12/2004 Regarding S. No. 65/6A+6B/1B/2/1 <i>Owners – Vatsalabai Dashrath Chavan and others in favour of</i> <i>i) Suresh Manaji Bhargire</i> <i>ii) Dattatraya Bhagwan Kakade (Said Promoter)</i>	Registration No. 8043 and 8044/2004. Haveli No. 03	Xerox Copy
2)	Development Agreement & Power of Attorney Both dated 11/03/2005 Regarding S. No. 65/6A+6B/1B/2/2 <i>Owners – Hafiza Nasir Khan & others in favour of</i> <i>i) Suresh Manaji Bhargire</i> <i>ii) Dattatraya Bhagwan Kakade</i>	Registration No. 1371 and 1372/2005. Haveli No. 03	Xerox Copy
3)	Development Agreement & Power of Attorney Both dated 08/06/2005 Regarding S. No. 65/2AC+3AC+4B/1A/1 <i>Owners – Aktebhai H. Daruwala and Tayyabi Gabujiabai Ghadiyali (05 Ares) in favour of</i> <i>i) Suresh Manaji Bhargire</i> <i>ii) Dattatraya Bhagwan Kakade</i>	Registration No. 3300 and 3301/2005. Haveli No. 03	Xerox Copy
4)	Development Agreement & Power of Attorney Both dated 14/03/2005 Regarding S. No. 65/2AC+3AC+4B/1A/1 <i>Owners – Kutub K. Visapurwala and Abbas Kurbanhusen Visapurwala (04 Ares) in favour of</i> <i>i) Suresh Manaji Bhargire</i> <i>ii) Dattatraya Bhagwan Kakade</i>	Registration No. 2027 and 2028/2005. Haveli No. 3 Reg. on 05/04/2005	Xerox Copy
5)	Development Agreement & Power of Attorney Both dated 31/12/2005 Regarding S. No. 65/2AC+3AC+4B/1A/1 (Part) and S. No. 65/2AC+3AC+4B/1B/2/9 <i>Owners – Kajari K. Kapadiya and Jaiab J. Kapadiya (05 Ares) in favour of</i> <i>i) Suresh Manaji Bhargire</i> <i>ii) Dattatraya Bhagwan Kakade</i>	Registration No. 0653 and 0654/2006. Haveli No. 3 Registered on 24/01/2006	Xerox Copy
6)	Sale Deed dated 09/05/2008 Regarding S. No. 65/2AC+3AC+4B/1A/1 (Part) Owner:- Husaini A. Khokawala (04 Ares) In favour of Mrs. Savita Vishnu Kurhe	Registration No. 3809/2008. Haveli No. 3	Xerox Copy
7)	Sale Deed Dated 09/12/2011 regarding S.No. 65/6A+6B/1B/2/1 (Part) and S. No. 65/6A+6B/1B/2 (43 Ares) <i>Owners:- i) Vatsalabai Dashrath Chavan & others ii) Hafiza Nasir Khan & other 2 with express consent of said Promoter in favour of</i> <i>M/s. Sanjay Real Estate, Tours & Travels, by its Proprietor Mr. Sanjay Parshuram Jadavh</i> <i>(Said Builder)</i>	Registration No. 9129/2011 Haveli No. 12 on same day	Xerox Copy

8)	Correction Deed dated 26/12/2011 regarding S. No. 65/6A+6B/1B/2/1 (Part) and S. No. 65/6A+6B/1B/2 (43 Ares) Owners:- i) Vatsalabai Dashrath Chavan & others ii) Hafiza Nasir Khan & other 2 with express consent of said Promoter in favour of M/s. Sanjay Keel Estate, Tours & Travels, by its Proprietor Mr. Sanjay Parshuram Jadhav (Said Builder)	Registration No. 9533/2011. Haveli No. 12 on same day	Xerox Copy
9)	Sale Deed dated 14/05/1990 regarding S. No. 65/3-2AC+3AC+4B/1B (02 Ares) Owner:- i) Nasir Mohammad Khan ii) Sattar Mohammad Khan in favour of Mr. Khojema Kutubhai Limkhedwala	Registration No. 8960/1990. Haveli No. 2	Xerox Copy
10)	Development Agreement & Power of Attorney Both dated 13/07/2006 Regarding S. No. 65/3-2AC+3AC+4B/1B Owners-Khojema K. Limkhedwala (02 Ares) in favour of i) Suresh Manaji Bhangire ii) Pramod Maruti Kurne	Registration No. 6046 and 6047/2006. Haveli No. 03	Xerox Copy
11)	Correction Deed dated 31/12/2013 Regarding S. No. 65/3-2AC+3AC+4B/1B Corrected No. 65/2AC/3AC/4B/1A/1 (02 Ares) Owners:- i) Nasir Mohammad Khan ii) Sattar Mohammad Khan, In favour of Mr. Khojema Kutubhai Limkhedwala	Registration No. 0241/2014. Haveli No. 12 Reg. on 09/01/2014	Xerox Copy
12)	Correction Deed dated 31/12/2013 Regarding S. No. 65/3-2AC+3AC+4B/1B Corrected No. 65/2AC/3AC/4B/1A/1 (02 Ares) Owner:- Khojema Kutubhai Limkhedwala, In favour of, i) Suresh Manaji Bhangire ii) Pramod Maruti Kurne	Registration No. 0242/2014. Haveli No. 12 Reg. on 09/01/2014	Xerox Copy
13)	Sale Deed & Power of Attorney dated 28/12/2013 Regarding S. No. 65/2AC/3AC/4B/1A/1 (Part) (02 Ares) Owner:- Khojema Kutubhai Limkhedwala, Through his Constituted Attorney; i) Suresh Manaji Bhangire ii) Pramod Maruti Kurne, In favour of, M/s. Dynamic Realty Ventures by its Proprietor Mr. Rajeesh Shivnath Sankar (Said Developer)	Registration No. 0271 & 0272/2014. Haveli No. 12 Reg. on 10/01/2014	Xerox Copy
14)	Sale Deed dated 29/12/2013 & Power of Attorney dated 30/12/2013 Regarding S. No. 65/2AC+3AC/4B/1A/4 (01 Ares)	Registration No. 0304 & 0305/2014.	Xerox Copy

	Owner:- Khumaja Inayathusen Poonawala Through his Constituted Attorney; (i) Suresh Manaji Bhargava (ii) Pannad Manaji Kuria In favour of, M/s. Dynamic Realty Ventures by its Proprietor Mr. Rajeev Shivnath Sonkar (Said Developer)	Haveli No. 12 Reg. on 13/01/2014	
15)	Sale Deed dated 27/06/2009 regarding S. No. 65/2AC+3AC+4B/1B (02 Ares) Owner:- 1. Husain Sajjadbhai Rampurwala 2. Ajagarbhai Kurbanhusen Mandsonwala In favour of Mr. Abdul Nasirbhai Miya Shaikh	Registration No. 4170/2009 Haveli No. 06 Reg. on 01/07/2009	Xerox Copy 
16)	Correction Deed dated 24/08/2010 regarding S. No. 65/2AC+3AC+4B/1B Corrected No. 65/2AC+3AC+4B/1A/1 (Part) (02 Ares) Owner:- 1. Husain Sajjadbhai Rampurwala 2. Ajagarbhai K. Mandsonwala In favour of Mr. Abdul Nasirbhai Miya Shaikh	Registration No. 7387/2010 Haveli No. 06	Xerox Copy
17)	Sale Deed & Power of Attorney dated 19/06/2013 Regarding S. No. 65/2AC+3AC+4B/1A/1 (Part) (02 Ares) Owner:- Mr. Abdul Nasirbhai Miya Shaikh In favour of M/s. Dynamic Realty Ventures by its Proprietor Mr. Rajeev Shivnath Sonkar (Said Developer)	Registration No. 7208 & 7209/2013 Haveli No. 10	Xerox Copy 
18)	Sale Deed & Power of Attorney dated 19/06/2012 Regarding S. No. 65/6A+6B/1B/2/1 and S. No. 65/6A+6B/1B/2 (43 Ares) Owner:- M/s. Sanjay Real Estate, Tours & Travels, by its Proprietor Mr. Sanjay Parshuram Jadhav (Said Builder) In favour of, M/s. Dynamic Realty Ventures by its Proprietor Mr. Rajeev Shivnath Sonkar (Said Developer)	Registration No. 5234 & 5235/2012 Haveli No. 02 on same day	Xerox Copy
19)	Sale Deed dated 09/05/2008 regarding S. No. 65/2AC+3AC+4B/1A/1 (Part) (04 Ares) Owners:- Mr. Huseni Abhishbhai Khokawala;	Registration No. 3909/2008 Haveli No. 03 on same day	Xerox Copy

8)	Correction Deed dated 26/12/2011 regarding S. No. 65/6A+6B/1B/2/1 (Part) and S. No. 65/6A+6B/1B/2 (43 Ares) Owners:- i) Vatsalabai Dashrath Chavan & others ii) Hafija Nasir Khan & other 2 with express consent of said Promoter In favour of M/s. Sanjay Real Estate, Tours & Travels; by its Proprietor Mr. Sanjay Parshuram Jadhav (Said Builder)	Registration No. 9533/2011, Haveli No. 12 on same day	Xerox Copy
9)	Sale Deed dated 14/05/1990 regarding S. No. 65/3-2AC+3AC+4B/1B (02 Ares) Owner:- i) Nasir Mohammad Khan ii) Sattar Mohammad Khan In favour of Mr. Khojema Kutubbhaj Limkhedwala	Registration No. 8960/1990, Haveli No. 2	Xerox Copy
10)	Development Agreement & Power of Attorney both dated 13/07/2006 Regarding S. No. 65/3-2AC+3AC+4B/1B Owners:- Khojema K. Limkhedwala (02 Ares) in favour of i) Suresh Mangaji Bhangire ii) Pramod Maruti Kurne	Registration No. 6046 and 6047/2006, Haveli No. 03	Xerox Copy
11)	Correction Deed dated 31/12/2013 Regarding S. No. 65/3-2AC+3AC+4B/1B Corrected No. 65/2AC/3AC/4B/1A/1 (02 Ares) Owners:- i) Nasir Mohammad Khan ii) Sattar Mohammad Khan, In favour of Mr. Khojema Kutubbhaj Limkhedwala	Registration No. 0241/2014, Haveli No. 12 Reg. on 09/01/2014	Xerox Copy
12)	Correction Deed dated 31/12/2013 Regarding S. No. 65/3-2AC+3AC+4B/1B Corrected No. 65/2AC/3AC/4B/1A/1 (02 Ares) Owner:- Khojema Kutubbhaj Limkhedwala, In favour of, i) Suresh Mangaji Bhangire ii) Pramod Maruti Kurne	Registration No. 0242/2014, Haveli No. 12 Reg. on 09/01/2014	Xerox Copy
13)	Sale Deed & Power of Attorney dated 28/12/2013 Regarding S. No. 65/2AC/3AC/4B/1A/1 (Part) (02 Ares) Owner:- Khojema Kutubbhaj Limkhedwala, Through his Constituted Attorney; i) Suresh Mangaji Bhangire ii) Pramod Maruti Kurne, In favour of, M/s. Dynamic Realty Ventures by its Proprietor Mr. Rajeev Shivnath Sonkar (Said Developer)	Registration No. 0271 & 0272/2014, Haveli No. 12 Reg. on 10/01/2014	Xerox Copy
14)	Sale Deed dated 28/12/2013 & Power of Attorney dated 30/12/2013 Regarding S. No. 65/2AC+3AC/4B/1A/4 (01 Ares)	Registration No. 0304 & 0305/2014.	Xerox Copy

	Owner:- Khumaja Inayathusen Poonwala Through his Constituted Attorney; i) Suresh Manaji Shangine ii) Pramod Marud Kurne, In favour of, M/s. Dynamic Realty Ventures by its Proprietor Mr. Rajeev Shivnath Sonkar (Said Developer)	Haveli No. 12 Reg. on 13/01/2014	
15)	Sale Deed dated 27/05/2009 regarding S. No. 65/2AC+3AC+4B/1B (02 Ares) Owner:- 1. Hussain Sajjadbhai Rampurwala 2. Ajagarbhai Kurbanhusen Mandsonwala In favour of Mr. Abdul Nasirbhai Miya Shaikh	Registration No. 4170/2009. Haveli No. 06 Reg. on 01/07/2009	Xerox Copy
16)	Correction Deed dated 24/08/2010 regarding S. No. 65/2AC+3AC+4B/1B Corrected No. 65/2AC+3AC+4B/1A/1 (Part) (02 Ares) Owner:- 1. Hussain Sajjadbhai Rampurwala 2. Ajagarbhai K. Mandsonwala In favour of Mr. Abdul Nasirbhai Miya Shaikh	Registration No. 7387/2010, Haveli No. 05	Xerox Copy
17)	Sale Deed & Power of Attorney dated 19/05/2013 Regarding S. No. 65/2AC+3AC+4B/1A/1 (Part) (02 Ares) Owner:- Mr. Abdul Nasirbhai Miya Shaikh In favour of M/s. Dynamic Realty Ventures by its Proprietor Mr. Rajeev Shivnath Sonkar (Said Developer)	Registration No. 7208 & 7209/2013, Haveli No. 10	Xerox Copy
18)	Sale Deed & Power of Attorney dated 19/06/2012 Regarding S. No. 65/6A+6B/1B/2/1 and S. No. 65/6A+6B/1B/2 (43 Ares) Owner:- M/s. Sanjay Real Estate, Tours & Travels, by its Proprietor Mr. Sanjay Parshuram Jadhav (Said Builder) In favour of, M/s. Dynamic Realty Ventures by its Proprietor Mr. Rajeev Shivnath Sonkar (Said Developer)	Registration No. 5234 & 5235/2012, Haveli No. 02 on same day	Xerox Copy
19)	Sale Deed dated 09/05/2008 regarding S. No. 65/2AC+3AC+4B/1A/1 (Part) (04 Ares) Owner:- Mr. Husseni Abbidbhai Khokawala;	Registration No. 3909/2008, Haveli No. 02 on same day	Xerox Copy

	Through their Constituted Attorney, Mr. Kayumali Lakdawala; Through their Constituted Attorney, Mr. Nasirbhai Mohammad Khan In favour of Mrs. Savita Vishnu Kurhe		
20)	Sale Deed & Power of Attorney dated 09/12/2011 Regarding S. No. 65/2AC+3AC+4B/1A/1 (Part) (04 Ares) Owners:- Mrs. Savita Vishnu Kurhe In favour of M/s. Sanjay Real Estate, Tours & Travels, by its Proprietor Mr. Sanjay Parshuram Jadhav (Said Builder)	Registration No. 9125, 9126/2011. Haveli No. 12 on same day	Xerox Copy
21)	Sale Deed & Power of Attorney dated 09/12/2011 & 15/12/2011 Regarding S. No. 65/2AC+3AC+4B/1A/1 (Part) and S. No. 65/2AC+3AC+4B/1B/2/9 (Total 14 Ares) Owners:- Mrs. Akilabai H. Daruwala, Tayyabi Gabujiabhai Ghadayal and others Through their Constituted Attorney; 1) Suresh Manaji Bhargava, 2) Dattatraya Bhagwan Kokade, In favour of, M/s. Sanjay Real Estate, Tours & Travels, by its Proprietor Mr. Sanjay Parshuram Jadhav (Said Builder)	Registration No. 9130/2011 and 9260/2011 Haveli No. 12	Xerox Copy
22)	Correction Deed (Regarding Payment) dated 26/12/2011 in respect of S. No. 65/2AC+3AC+4B/1A/1 (Part) and S. No. 65/2AC+3AC+4B/1B/2/9 (Total 14 Ares) Owners:- Mrs. Akilabai H. Daruwala, Tayyabi Gabujiabhai Ghadayal and others Through their Constituted Attorney; 1) Suresh Manaji Bhargava, 2) Dattatraya Bhagwan Kokade, In favour of M/s. Sanjay Real Estate, Tours & Travels, by its Proprietor Mr. Sanjay Parshuram Jadhav (Said Builder)	Registration No. 9534/2011 Haveli No. 12	Xerox Copy
23)	Sale Deed & Power of Attorney dated 19/06/2012 Regarding S. No. 65/2AC+3AC+4B/1A/1 (Part) and S. No. 65/2AC+3AC+4B/1B/2/9 (Total 18 Ares) Owner:- M/s. Sanjay Real Estate, Tours & Travels, by its Proprietor Mr. Sanjay Parshuram Jadhav	Registration No. 5236/2012, 5237/2012 Haveli No. 02 on same day	Xerox Copy

	(Said Builder) In favour of M/s. Dynamic Realty Ventures; by Its Proprietor Mr. Rajeev Shrivnath Sonkar (Said Developer)		
24)	Development Agreement & Power of Attorney both dated 19/10/2012 Regarding S. No. 65/2AC+3AC+4B/1A/2 and S. No. 65/2AC+3AC+4B/1A/5 (Total 03 Acres) Owners:- Mr. Maruti Manaji Bhangire. In favour of, M/s. Vedant Infracon, by its Partner Mr. Rahul Premprakash Goyal	Registration No. 8333/2012, 8334/2012 Haveli No. 02 on same day	Xerox Copy
25)	Assignment Deed & Power of Attorney both dated 28/02/2014 Regarding S. No. 65/2AC+3AC+4B/1A/2 and S. No. 65/2AC+3AC+4B/1A/5 (Total 03 Acres) Owners:- M/s. Vedant Infracon, by its Partner Mr. Rahul Premprakash Goyal With consent of Maruti M. Bhangire (Owner) In favour of M/s. Dynamic Realty Ventures by its Proprietor Mr. Rajeev Shrivnath Sonkar (Said Developer)	Registration No. 1458/2014, 1459/2014 Haveli No. 9	Xerox Copy

5. INCIDENTS:-

- (a) The Property bearing Survey No. 65 Hissa No. 6A+6B/1B/2 situated at Village **Hadapsar**, Taluka – Haveli, District Pune, within the limits of Registration District of Pune, Sub. Registrar, Haveli No. 1 to 26, Pune and the Municipal Corporation of city of Pune, originally belongs to Pandurang Sitaram Chavan and others (said "Larger Property No. 1")
- b) It appears in Pher Phar No. 6506 that, By the Sale Deed dated 05/02/1976, Portion admeasuring 03 Acr 20 Guntha out of Larger Property No. 1 i.e. Survey No. 65 Hissa No. 6A+6B/1B/2 is purchased by Nivrutti Ganpat Kumbhar from its erstwhile owners

Pandurang Sitaram Chavan & others, however due to written complaint name of the said Purchaser stand duly entered in the 7/12 extract of the said Larger Property only on Portion admeasuring 02 Acr 26 Guntha and accordingly, said Survey Number was sub divided into two parts consequent to which Survey No. 65/6A+6B/1B/2 continued in the name of Chavan family, and Survey No. 65/6A+6B/1B/2A was mutated in the name of Nivrutti Ganpat Kumbhar the aforesaid purchaser in the record of rights, vide Pher Phar No. 6506

- (b) It appears in Pher Phar No. 10219 that, by sale Deed dated 17/05/1982 Hari Kanhaya Marwadi purchased portion admeasuring Hectar 00=15 Ares out of the said Larger Property bearing S. No. 65/6A+6B/1B/2 from its erstwhile owners Subhan Sitaram Chavan and accordingly, said Survey Number was sub divided into two parts consequent to which S. No. 65/6A+6B/1B/2/1 admeasuring Hectar 01=99 Ares (Property No. 1) continued in the name of Subhan Sitaram Chavan & others and S. No. 65/6A+6B/1B/2/2 admeasuring Hectar 00=15 Ares was mutated in the name of the said purchaser in the record of rights, vide Pher Phar No. 10219.
- (c) Thereafter, by sale Deed dated 26/04/1991 i) Mrs. Hafija Nasir Khan, ii) Mrs. Mathura Sadashiv Ghule & iii) Mehmud Ishaq Shaikh purchased portion admeasuring Hectar 00=01 Ares out of the said Property bearing S. No. 65/6A+6B/1B/2 (Property No. 2) from its erstwhile owners & accordingly, name of said aforesaid purchasers was mutated in the record of rights of said Larger Property.
- (d) It appears in Pher Phar No. 18691 that, out of the original owners Dashrath Subhan Chavan died on 15/08/1995 intestate leaving behind him, his widows 1) Smt. Vatsalabai Dashrath Chavan, two sons 2) Mohan Dashrath Chavan, 3) Malhari Dashrath Chavan and

one daughter 4) Sunita Dattatraya Makar as the only legal heirs and representatives, and their names stands duly entered on the 7/12 extract of the said Property No. 1, Vide Pher Phar No. 18691

- (e) It appears in Pher Phar No. 18692 that, out of the original owners Gorakh Subhan Chavan died on 11/03/1993 instestate leaving behind him, his widows 1) Smt. Kusum Gorakh Chavan, one son 2) Prakash Gorakh Chavan, and one daughter 4) Lata Gorakh Chavan as the only legal heirs and representatives, and their names stands duly entered on the 7/12 extract of the said Property No. 1, Vide Pher Phar No. 18692
- (f) It appears in Pher Phar No. 38305 that, by Release Deed dated 23/12/2004, registered in the office of Sub Registrar, Havell, at Sr. No. 8054/2004, out of the said legal heirs 1) Sunita Dattatraya Makar, 2) Lata Sunil Jadhav, 3) Shantabai Ramesh Jadhav release their rights in favour of 1) Mohan Dashrath Chavan, 2) Malhar Dashrath Chavan and Prakash Gorakh Chavan, accordingly, their names were deleted from the record of right of said Property No. 1, Vide Pher Phar No. 38305
- (g) It also appears that, pursuant to the Development Agreement and power of Attorney's dated 23/12/2004, which were duly registered in the office of Sub-Registrar Havell No. 03, at Serial No. 8048 /2004 and 8044/2004 Pune, said owners Vatsalabai Dashrath Chavan and others have brought the development and construction rights in respect of his Property being S. No. 65/6A+6B/1B/2/1 admeasuring Hectar 00=78.5 Ares in favour of i) Suresh Manaji Bhangire ii) Dattatraya Bhagwan Kakade (the said "Promoter", for short) and also authorized and empowered them to perform, comply with and execute various acts, deeds and things in respect