



CHALLAN
MTR Form Number-8



GRN: MH002436846201920E		BARCODE: [Barcode]		Date: 08/06/2019-14:23:13		Form ID:	
Department: Inspector General of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment: Other Benu				PAN No. (If Applicable)			
Office Name: HVL10_HAVELI 10 JOINT SUB REGISTRAR				Full Name		ADY DADASAHEB NANEKAR	
Location: PUNE							
Year: 2019-2020 One Time				Flat/Block No.			
Account Head Details		Amount in Rs.		Premises/Building			
0030072201 SEARCH FEE		750.00		Road/Street		WAKAD TALMULSHI	
				Area/Locality		PUNE	
				Town/City/District			
				PIN		0 0 0 0 0 0	
				Remarks (If Any)			
				WAKAD TALMULSHI DIST. PUNE S. NO 187 SEARCH 30 YEARS			
				FROM 1990 TO 2019			
				Amount in Words		Seven Hundred Fifty Rupees Only	
Total		750.00					
Payment Details: BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank GRN	Ref. No.	02300042019080810016	121598897234
Cheque/DD No.				Bank Date	RBI Date	08/06/2019-14:24:48	Not Verified with RBI
Name of Bank				Bank Branch		BANK OF MAHARASHTRA	
Name of Branch				Scrub No. Date		Not Verified with Scrub	

Department ID:

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

Mobile No.: 9922987881

चलान घालण 'दुसरा ऑफिस वॉलेट' वाच्ये अशुद्ध कारणास्तोच न्हय आशे. ह्याच कारणास्तोच विवादाचो वेळोवेळी न कारणास्तोच दफ्ताराचो वेळो वेळो.

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SEARCH AND TITLE REPORT

This is a Search and Title Report, in respect of the following landed properties:-

Sr. no.	Survey No.	Area of the Report, (in Hectare and Ares)
1.	167/5	00.19
2.	167/6	00.18
3.	167/7	00.22
		00.59

all are lying, being and situate at revenue village-Wakad, Taluka-Mulshi, District-Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrars, Mulshi / Haveli, Pune.

1. I was entrusted with an assignment by Mr. Lakman Sahebanna Mahetre, Proprietor, M/s. L. S. Mahetre, a Proprietary Firm, having its office at- Laxmi Complex, Office Nos. 318 to 323, Third Floor, Old Mumbai Pune Road, Chinchwad, Pune-411019, to have Search for the last 30 years and Title Report, in respect of the landed properties, referred to above and for the sake of convenience hereinafter referred to as the said properties.

2. Accordingly, a search for the last 30 years has been carried out and completed, in respect of the said properties, in the concerned offices of the Sub- Registrars, Mulshi /Haveli, (Dist-Pune), vide Search Receipt No.MH002436846201920E, dated - 08-06-2019, issued by the Sub Registrar, Haveli No.10, (Pune). The said Original Search Receipt is attached to this Report, forming part of it. Most of the record was found to be torn and missing and was not made available for inspection. From the record that was made available for inspection, except the following, no transaction of any sort, was found to be recorded in respect of the said properties adversely affecting the title.

3. Besides the above, I was also made available certain Revenue Record and Title Deeds, for inspection. Therefore, this Report is solely based on the documents and revenue record, those were made available for inspection.

4. Irrelevant mutation entries have been avoided.



5. That at present, the said properties are standing in the name of the above said Mr. Laxman Sahebanna Mehete, Proprietor, M/s. L. S. Mehete, a Proprietary Firm, as an absolute Owner of the said properties.

6. That as per the Letter, dated-31/10/2008, issued by the Tahsildar, Taluka-Mulshi, District-Pune, vide Ref. no. अत/कत/२२२५/२००८, the 7/12 extracts for the period of 1977 to 1978, in respect of Survey nos. 167/1, 167/4, 167/5, 167/7, 168/2, 167/3, 167/6, 168/2, and 168/4 mutation entries nos. 2031, 1948, and 1191, appearing on the 7/12 extracts of the said properties, were not traceable in its Revenue Record. He has agreed to provide the same as soon as the same mutation entries are traced out.

7. That the said properties were Inam Class-6B properties and were granted to the respective land owners on new tenure. Accordingly, necessary remarks were put in other right's column of the 7/12 extracts of the said properties.

8. That since the said properties being Inam Class-6B properties, to sell the said properties, prior permission of the Government, was required to be obtained.

9. That by following due procedure laid down, the requisite permission/s to sell the said properties, was/ were obtained from the Commissioner and the Collector. After necessary Orders and payment of N.A. Nazrana, the said properties have been converted for non-agricultural use.

10. That as per the Government Phalani Form no. 12, the said properties, i) Survey nos. 167/5, was recorded in the name of Jiji Mhatu Mahar, being minor, through minor guardian, Shri. Mahadu Nama Mahar, ii) 167/6 was recorded in the name of Shri. Rambhau Dada Kalfate, and iii) 167/7, was recorded in the name of Shri. Mahadu Nama Mahar and accordingly an effect of the same, was given to record of right of the landed properties, vide Mutation No. 2.

PROPERTYWISE REPORT IS AS FOLLOWS :-

AS REGARDS SURVEY NO. 167/5 :

1. That as per the Government Phalani Form no. 12, the above said property, was recorded in the name of Jiji Baap Mhatu Mahar, being minor, through minor guardian, Shri. Mahadu Nama Mahar, and accordingly an effect of the same, was given to record of right of the said property together with other landed properties, vide Mutation No. 4.

2. That the Mutation Entry No.5, recorded in the record of rights of the said property, is irrelevant, so far as the said property is concerned.



3. That the Mutation Entry No. 1191, indicates that the said property is a Tukda (fragment).

4. That the mutation entry no. 1569, indicates that the said property, together with other properties, were converted into Khalsa, owing to abolition of Mumbai Inferior Village Watan Abolition Act, 1958.

5. That mutation entry no. 1848 indicates that as per the Order of the Tahsildar, Mulshi, vide Ref. no. WATAN/WASHH/113/74, dated-09/06/1974, the landed properties, Survey no. 167 (part) and Survey no.168 (part), and other properties, were granted on New Tenure and the remark to that effect, was effected and the name of Sarkar(Government), already recorded in kajibedar column, was deleted.

6. That in accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, the Metric System was introduced to the lands at village Wakad. Accordingly, an effect of the same, was given to the record of rights of the said property, together with other properties, vide mutation entry no. 2011.

7. That the mutation entry no. 2363 indicates that the above said Ijjabai Mahadu Waghmare, expired in and around 1975 leaving behind her, Mr.Balwant Mahadu Waghmare, Mr. Jayram Mahadu Waghmare, Mr. Sadhu Mahadu Waghmare, Mr. Chintaman Mahadu Waghmare and Mr.Shankar Mahadu Waghmare, Mr. Bhagwan Keshav Waghmare, (nephew) as legal heirs and name of Mr. Balwant Mahadu Waghmare, was entered into the record of rights of the landed properties, Survey no. 167/1, 167/5 and 168/2, as the Manager of Hindu Undivided Family, left behind by the said deceased..

8. That the mutation entry no. 2664, indicates that one of the above said Owners, Mr. Balwant Mahadu Waghmare, expired on 27/06/1980, leaving behind him sons, 1A) Mr. Ishwar Balwant Waghmare, (HUF), 1B) Mr. Aniruddha Balwant Waghmare, 1C) Mr. Mahendra Balwant Waghmare, married daughters, 1D) Muktabai Ramaji Kamble, 1E) Indubai Baban Jagtap, 1F) Suman Damu Barathe, a widow, Smt. Ijjabai Balwant Waghmare, HUF, for nos. 1A) to 1F) Mr. Ishwar Balwant Waghmare, brothers, Legal heirs of predeceased Late Keshav Mahadu Waghmare, namely 2A)Mr. Bhagwan Keshav Waghmare (HUF), 2B) Mr.Sadadu Mahadu Waghmare, 2C) Mr.Shankar Mahadu Waghmare, 2D) Mr. Chintaman Mahadu Waghmare, 2E) Mr. Jayram Mahadu Waghmare, for nos. 2A. to 2E, HUF, Mr. Bhagwan Keshav Waghmare, { had 04 ana share for no. 1A to 2E }, and Cousion uncles, Legal Heirs of predeceased uncle, Late Yadu Radhu Waghmare, 3) Mr. Sudhir Yadu Waghmare (HUF), (had 04 Ana share), Legal Heirs of late Sadu Nama Waghmare, namely 4) Mr. Kondiba Sadu Waghmare (HUF) (had 04 Ana



share), Legal Heirs of Late Zubaji Narna Waghmare, namely 5) Mr. Yeshwant Zubaji Waghmare (HUF) (had 04 Ana share), as legal heirs and accordingly, an effect was given to the record of rights of the said properties, left behind by the said deceased.

9. That the mutation entry no. 3197, indicates that as per the application preferred by one Mr. Arvind Bhaguji Waghmare, son of Late Bhaguji Zubaji Waghmare, who was a brother of Mr. Yashwant Zubaji Waghmare, (HUF), the names of Mr. Yashwant Zubaji Waghmare and Mr. Arvind Bhaguji Waghmare, were brought on the record of rights, by equal anewari i.e. 2 Ana to each, from and out of their 04 Ana share, from and out of the said property/ies.

10. That the Mutation Entry No. 3517 indicates that as per the Order passed by the Tahsildar, Mulshi Taluka, vide Ref. No. 759/1986, dated - 27.08.1986, certain area, was acquired for Mumbai-Pune National Highway No.4, and as per Kami Jasti Patrak, 3/74, the effect was given to the record of rights of the said land together with other lands. The area of the said property, together with Survey nos. 167/6 and 7, remained unaffected.

11. That the Mutation Entry no. 5508, indicates that one of the above said Owners, Mr. Arun alias Arvind Bhaguji Waghmare, expired on 20/12/1994, leaving behind him, Sachin, Tushar, Rupali, Sapna, Priyanka and Mangala Arvind Waghmare and Chandrabhagabai alias Bharjabai Bhaguji Waghmare, as his sole legal heirs and accordingly, an effect was given to the record of rights of the said property together with other properties, left behind by the said deceased. Mangala Arvind Waghmare, was shown to be Guardian of her minors referred to above.

12. That the mutation entry no. 5996, indicates that out of the above said Owners, Mr. Ishwar Balwant Waghmare, (HUF), expired, on 12/03/1992, leaving behind him brothers, 1) Mr. Aniruddha Balwant Waghmare, 2) Mr. Mahendra Balwant Waghmare, sisters, 3) Muktabai Ramaji Kambale, 4) Indubai Baban Jagtap, 5) Suman Darnu Barathe, sons, 6) Mr. Dhampal Ishwar Waghmare, daughters, 7) Ranjana Mahendra Kambale, 8) Sanjana Ishwar Waghmare, 9) Archana Ishwar Waghmare, 10) Vaishali Ishwar Waghmare, as Legal heirs of predeceased uncle, Sahadu Mahadu Waghmare, (expired on 07/01/1989) leaving behind him sons, 11) Mr. Shankar Sadhu Waghmare, 12) Mr. Mahanand Sadhu Waghmare, daughters, 13) Sindhu Madhukar Shinde, 14) Taibai Balwant Jadhav, 15) Anjana Laxman Ovhal, 16) Mina Prakash Tambe, and a widow, 17) Smt. Jaibai Sahadu Waghmare, as legal heirs and accordingly, an effect was given to the record of rights of the said property, together with other properties, left behind by the said deceased. The above said mutation is pertaining to Survey no. 167 (parts).



13. That one of the above said Owners, Mr. Murlidhar Jayram Waghmare and other co-sharers of the said entire landed properties, Survey no. 167/1, 167/4, 167/5, 167/7, 168/2, and 168/4, executed a Power of Attorney, dated-29/09/1996, to and in favour of Mr. Nitin Kanhiyalal Bhansali, in respect of the said properties.

14. That Smt. Sarubai Chintaman Waghmare and others, had given the landed properties, Survey nos. 167/1, 167/4, 167/5 and 167/7, an undivided defined share, an area, admeasuring 00 Hectare 19 Ares, from and out of the entire landed property, Survey no. 167/5 and an undivided defined share, an area, admeasuring 00 Hectare 22 Ares, from and out of the entire landed property, Survey no. 167/7 along with the other properties, for Development to Devi Sneh Park Co-operative Housing Society Limited, represented through its Chairman, Mr. K. P. Baney, and Secretary, Mr. Mahendra Jagannath Yenle, by way of a Development Agreement, dated-12/12/1997, registered at sr. no. 282/1998, (lodged for registration on 24/12/1997 at Sr.No. 6130/97) on 16/01/1998, in the office of Sub-Registrar, Mulshi, upon the terms and conditions contained therein. Pursuant to the above said Development Agreement, the above said Owners, also executed Power of Attorney, dated-12/12/1997, registered at sr. no. 77/97, on 24/12/1997, in the office of Sub-Registrar, Mulshi (Paud), in respect of the above said properties, to and in favour of Mr. Nitin Kanhiyalal Bhansali.

15. That Mr. Shankar Sahadu Waghmare and other co-sharers, also executed Power of Attorney, dated-29/04/1998, registered at serial no. 85/98, in the office of Sub-Registrar, Mulshi, in respect of the landed properties, Survey nos. 167/1, 167/4, 167/5, 167/7, an undivided defined share, an area, admeasuring 00 Hectare, 19 Ares, from and out of the entire landed property, Survey no. 167/5 and an undivided defined share, an area, admeasuring 00 Hectare 22 Ares, from and out of the entire landed property, Survey no. 167/7, to and in favour of Mr. Nitin Kanhiyalal Bhansali.

16. That as per the ULC Orders passed by the Deputy Collector and Competent Authority no.2, Pune Urban Agglomeration, Pune, vide Ref. no. 67/YE, dated-11/02/1999, the provisions of the Urban Land (Ceiling & Regulations) Act, 1976, were not applicable to the landed properties, bearing Survey nos. 167/1, 167/4, 167/5, 167/7, 168/2 (part) and 168/4 (part).

17. That Mr. Dharmpal Ishwar Waghmare and other co-sharers, also executed Consent Deed without consideration, dated-15/03/1999, registered at sr. no. 1249/99, in the office of Sub-Registrar, Mulshi, in respect of the landed properties, Survey nos. 167/1, 167/4, 167/5, 167/7, an undivided defined share, an area, admeasuring 00 Hectare 19 Ares, from and out of the entire



landed property, Survey no. 167/5 and an undivided defined share, an area, admeasuring 00 Hectare 22 Ares, from and out of the entire landed property, Survey no. 167/7, to and in favour of Devi Sneh Park Co-operative Housing Society Limited, represented through its Chairman, Mr. K. P. Baney and Secretary, Mr. Mahendra Jagannath Yeole and confirmed all the terms and conditions contained in the above said Development Agreement.

18. That Mr. Dhanpal Ishwar Waghmare and other co-sharers of the above said entire landed properties, Survey no. 167/1, 167/4, 167/5, 167/7, 168/2, and 168/4, executed a Power of Attorney, dated-15/05/1999, registered at sr. no. 39/1999, in the office of Sub-Registrar, Mulshi, to and in favour of Mr. Nitin Kanhaiyalal Bhansali, in respect of the said properties.

19. That Mr. Mahendra Balwant Waghmare (HUF) and Mrs. Sujata Mahendra Waghmare, executed Consent Deed without consideration, dated-03/06/1999, registered at sr. no. 2089/99, in the office of Sub-Registrar, Mulshi, in respect of the landed properties, Survey no. 167/1, 167/4, 167/5 and 167/7, an undivided defined share, an area, admeasuring 00 Hectare 19 Ares, from and out of the entire landed property, Survey no. 167/5 and an undivided defined share, an area, admeasuring 00 Hectare 22 Ares, from and out of the entire landed property, Survey no. 167/7, to and in favour of Devi Sneh Park Co-operative Housing Society Limited, represented through its Chairman, Mr. K. P. Baney, and Secretary, Mr. Mahendra Jagannath Yeole and confirmed all the terms and conditions contained in the above said Development Agreement. Pursuant to the above said document, the above said owners, also executed a Power of Attorney, dated-03/06/1999, registered at serial no. 70/1999, in respect of the above said properties, to and in favour of Mr. Nitin Kanhaiyalal Bhansali.

20. That Smt. Shashikala Bhagwan Waghmare and co-sharers, executed Consent Deed without consideration, dated-21/12/1999, registered at serial no. 4857/99, in the office of Sub-Registrar, Mulshi, in respect of the landed properties, Survey no. 167/1, 167/4, 167/5, 167/7, an undivided defined share, an area, admeasuring 00 Hectare 19 Ares from and out of the entire landed property, Survey no. 167/5 and an undivided defined share, an area, admeasuring 00 Hectare 22 Ares, from and out of the entire landed property, Survey no. 167/7, to and in favour of Devi Sneh Park Co-operative Housing Society Limited, represented through its Chairman, Mr. K. P. Baney, and Secretary, Mr. Mahendra Jagannath Yeole and confirmed all the terms and conditions contained in the above said Development Agreement. The above said owners also executed Power of Attorney, dated-21/12/1999, registered at serial no. 205/1999, in respect of the above said properties, to and in favour of Mr. Nitin Kanhaiyalal Bhansali.



21. That Mr. Parshuram Raghunath Waghmare and co-sharers, executed Consent Deed without consideration, dated-08/03/2000, registered at sr. no. 1197/2000, in the office of Sub-Registrar, Mulshi, in respect of their an undivided defined entire share, from and out of the landed properties, Survey no. 167/1, 167/4, 167/5, 167/7, an undivided defined share, an area, admeasuring 00 Hectare 19 Ares, from and out of the entire landed property, Survey no. 167/5 and an undivided defined share, an area, admeasuring 00 Hectare 22 Ares, from and out of the entire landed property, Survey no. 167/7, in favour of Devi Snch Park Co-operative Housing Society Limited, represented through its Chairman, Mr. K.P. Baney, and Secretary, Mr. Mahendra Jagannath Yeole and confirmed all the terms and conditions contained in the above said Development Agreement. Pursuant to the above said document, the above said owners, also executed Power of Attorney, dated-08/03/2000, registered at sr. no. 32/2000, in respect of the above said properties, to and in favour of Mr. Nitin Kanhaiyalal Bhansali.

22. That Mrs. Kaushalya Kondiba Bhalerao and Mrs. Maya Mohan Ovhal, executed Consent Deed without consideration, dated-29/06/2000, registered at sr. no. 3128/2000, in the office of Sub-Registrar, Mulshi, in respect of the landed properties, Survey nos. 167/1, 167/4, 167/5 and 167/7, an undivided defined share, an area, admeasuring 00 Hectare, 19 Ares, from and out of the entire landed property, Survey no. 167/5 and an undivided defined share, an area, admeasuring 00 Hectare, 22 Ares, from and out of the entire landed property, Survey no. 167/7 to and in favour of Devi Snch Park Co-operative Housing Society Limited, represented through its Chairman, Mr. K. P. Baney, and Secretary, Mr. Mahendra Jagannath Yeole and confirmed all the terms and conditions contained in the above said Development Agreement. Pursuant to the above said document, the above said owners also executed Power of Attorney, dated-29/06/2000, registered at sr. no. 75/2000, in respect of the above said properties, to and in favour of Mr. Nitin Kanhaiyalal Bhansali.

23. That as per the Orders passed by the Commissioner, Pune Division, Pune, vide Ref. no. MH/2/ WATAN/CR/913, dated-11/12/2002 and the Collector, Pune District, Pune, vide Ref. no. PTK/SR/853/11, dated-18/10/2008, granted sale permission and converted the said properties for non-agricultural use on an old tenure, respectively, subject to the terms and conditions contained therein. Accordingly, as per the above said Orders, Ten times Nazrana on the assessment of the said properties, Rs. 98/-, and 50% amount on the higher market value of the said properties, together with other properties, amounting to Rs. 21,15,000/-, aggregating a total amount of Rs. 21,15,098/-, have been paid/deposited by the above said Society, Sai Snch Mansi Co-operative Housing Society Limited, for and on behalf of the said concerned landowners, in the State Bank of India, Pune Treasury, Pune.



24. That as per the Resolution passed in the General Meeting, held on- 24/02/2004, of the Devi Snah Park Co-operative Housing Society Ltd., all the members have authorized the Chairman of the said Society, Mr. K. P. Baney, Secretary, Mr. Mahendra J. Yeole and Treasurer, Mr. Nitin K. Bhansali, to get the Sale Deed, executed and registered in respect of the said properties, together with other properties, to and in favour of the said Society, to pay requisite Nazarana, obtain sale permission from the Government, completion of the scheme, development of the society property/ies through Snah Constructions, M/s. Snah Constructions and Associates and Devi Construction Company and further as per the said Resolution, also authorised to file application to the Registrar of the Societies etc., and to do all other necessary acts, deeds and things, as may be deemed necessary for the said purpose.

25. That the Mutation Entry No.10947 is cancelled and is irrelevant, so far as the properties, bearing Survey nos. 167/5,6 and 7.

26. That Devi Snah Park Co-operative Housing Society Ltd., represented by its Chairman, Mr. K. P. Baney, represented by his Power of Attorney Holder, Mrs. Rama Gopinath, (only for execution admission and registration), Secretary, Mr. Mahendra Jagannath Yeole and Treasurer, Mr. Nitin Kanhaiyalal Bhansali, with the consent of Devi Construction Company, a registered Partnership Firm, Pune, represented by its Partners, Mr. V. K. Baney and M/s Snah Construction & Associates, a Partnership Firm, registered under the Indian Partnership Act, 1932, having its office at 1131/1, Vrindavan Society, Shivajinagar, Pune-411005, represented by their Partners, Mr. Mahendra Jagannath Yeole and Mr. Nitin Kanhaiyalal Bhansali, have given the above said landed properties, Survey Nos.167/5, 167/6, and 167/7, together with other properties, for development, to Snah Constructions, a Partnership Firm, registered under the Indian Partnership Act, 1932, represented by its Partners, Mr. Mahendra Jagannath Yeole and Mr. Nitin Kanhaiyalal Bhansali, by virtue of an Agreement of Development, coupled with an Irrevocable Power of Attorney, both dated-24/03/2005, registered at sr. nos. 2168/2005 and 2169/2005, respectively, in the office of Joint Sub-Registrar, Haveli no.17, Pune, upon the terms and conditions mentioned therein.

27. That pursuant to the above said Development Agreement, a Deed of Correction, has been executed on 07/10/2016, registered at Sr. no. 6267/2016, on 08/10/2016, in the Office of the Sub Registrar, Haveli no. 17 (Pune), in respect of the above said properties.



28. That pursuant to the above said Deed of Correction to the above said Development Agreement, a further Deed of Rectification, has also been executed on 21/10/2016, registered at Sr. no. 6996/2016, on 18/11/2016, in the Office of the Sub Registrar, Haveli no. 17(Pune), in respect of the above said properties.

29. As per the Abhipray /Opinion, issued vide Ref. no. 09/65/2019, dated-20.03.2019, by Pimpri Chinchwad Municipal Corporation, Pimpri, Pune-411 018, the entire property, Survey no. 167, is shown to be partially in Residential & Commercial Zone, and partially shown to have been affected by 24 meters D.P. Road :

30. That Ms. Sujata Laxman Waghmare, Ms. Sangita Laxman Waghmare, Ms. Savita Laxman Waghmare and Ms. Pornima Laxman Waghmare, also executed Irrevocable Power of Attorney, dated-15/02/2007, registered at sr. no. 1255/2007, in the office of Sub-Registrar, Mulshi, in respect of their entire an undivided defined areas, i.e. an area, admeasuring 05.5 Ares, from and out of the entire landed property, Survey no. 167/1, an area, admeasuring 04.40 Ares, from and out of the entire landed property, Survey no. 167/4, an area, admeasuring 02.40 Ares, from and out of the entire landed property, Survey no. 167/5, an area, admeasuring 02.75 Ares, from and out of the entire landed property, Survey no. 167/7, an area, admeasuring 02.67 Ares, from and out of the entire landed property, Survey no. 168/2 and an area, admeasuring 02.10 Ares, from and out of the entire landed property, Survey no. 168/4, for development, in favour of Devi Sneh Park Co-operative Housing Society Ltd., represented by its Chairman, Mr. K. P. Baney, Secretary, Mr. Mahendra Jagannath Yeole and Treasurer, Mr. Nitin Kanhaiyalal Bhansali, represented by their Power of Attorney Holder, Sneh Construction, represented by its Partner, Mr. Nitin Kanhaiyalal Bhansali.

31. That the Order passed by the Assistant Registrar, Co-operative Society, Mulshi (Paud), District-Pune, vide Ref. no. सविमु/गृह/विभाजन/देवी स्नेह पार्क/०८, dated-11/04/2008, cancelled the registration of the said Society, Devi Sneh Park Co-operative Housing Society Ltd., and bifurcated the said original society into new four societies under Section- 17 of the Maharashtra Co-operative Societies Act, 1960, and Rule no. 16 of the Rules, 1961, subject to the terms and conditions contained therein. The said four Societies and their properties are as follows:-

(a) Devi Angan Co-operative Housing Society Limited, Survey no. 146/1B (part), 169/1+2, 170/1 to 10, & 12, Wakad, Taluka - Mulshi, District - Pune, (Registration no. PNA/MSI/HSG/TC/3214/2008, dated-11/04/2008),



(b) Om Eyeland Co-operative Housing Society Limited, Survey no. 169/3+4+5+6+7, Wakad, Taluka-Mulshi, District - Pune. (Registration no. PNA/MSI/HSG/TC/8215/2008, dated-11/04/2008),

(c) Madhu Pushpa Co-operative Housing Society Limited, Survey no. 167/2A+2B+ 2C, 168/1A/1+1B/1+1C/1, Wakad, Taluka - Mulshi, District - Pune. (Registration no. PNA MSI/HSG/TC/8216/2008, dated-11/04/2008),

(d) Sai Sneh Mansi Co-operative Housing Society Limited, Survey no. 167/1+3(part)+4+5+6+7, 168/2+3 (part)+4, Wakad, Taluka - Mulshi, District - Pune. (Registration no. PNA/MSI/HSG/TC/8217/2008, dated-11/04/2008).

The above said order is applicable to all the properties which are the subject matter of this Report.

32. That Ms. Sujata Laxman Waghmare, Sangita Laxman Waghmare, Savita Laxman Waghmare (after marriage, Mrs. Savita Bhimrao Choudaki), Pomima Laxman Waghmare, sold, transferred and conveyed their entire undivided defined share, an area, admeasuring 05.5 Ares, from and out of the Land, Survey no. 167/1, an area, admeasuring 04.40 Ares, from and out of the Land, Survey no. 167/4, an area, admeasuring 02.40 Ares, from and out of the Land, Survey no. 167/5, an area, admeasuring 02.75 Ares, from and out the Land, Survey no. 167/7, an area, admeasuring 08.26 Ares, from and out of the Land, Survey no. 168/2, and an area, 06.15 Ares, from and out of the Survey no. 168/4, unto Sai Sneh Mansi Co-operative Housing Society Limited, one of the bifurcated Societies of the Original Society, Devi Sneh Park Co-operative Housing Society Ltd. represented by its Chairman, Mr. Nitin Kanhaiyalal Bhansali, by virtue of a Sale Deed, dated-24/10/2008, registered at Serial no. 11246/2008, on 27/10/2008, in the office of Joint Sub-Registrar, Flaveli no. 17, Pune.

Based on the above said registered Sale Deed, an effect was given to the record of rights of the said properties, vide mutation entry no. 11731. However, the said mutation entry, was cancelled, since the said properties were not in the names of the above said previous Owners.

33. That again effect of the above said Sale Deed, was given to the record of rights of the said properties, vide mutation entry no.12573, which was objected by number of persons by number of applications. Therefore, the said matter was treated as a disputed case no.84/2010, before Tahsildar, Mulshi Taluka, Mulshi. The Tahsildar, Mulshi- Taluka, vide his Judgment and Order, dated - 05/01/2013, decided the matter to and in favour of the Purchaser therein, referred to above and accordingly, the said mutation entry no. 12573, was duly certified. The Judgment and Order passed by the Tahsildar, Taluka-Mulshi, is challenged by one Mr.Sudhir Yadu Waghmare, vide RTS Appeal No.143/2013, and the same appeal has been withdrawn on 06.06.2019, on compromise.



34. That the Mutation Entry No. 12573 indicates that by virtue of a Sale Deed, dated 24.10.2008, registered in the office of Sub-Registrar, Haveli No.17, at Sr No. 11246/2008 on 27.10.2008, the owners 1) Sujata Laxman Waghmare 2) Sangeeta Laxman Waghmare 3) Savita Laxman Waghmare alias Savita Bhimrao Choudki and 4) Purnima Laxman Waghmare, have sold part of an area, admeasuring i) 00 Hectare 02.40 Ares, out of Survey No. 167/3, ii) an area, admeasuring 00 Hectare 02.75 Ares out of Survey No. 167/7, along with the other properties, to and in favor of the Purchaser, Sai Sneh Manasi Sah. Hsg. Soc. Ltd. through Chairman, Shri. Nitin K. Bhansali, on obtaining permission to sell the said lands, under Inam Class-6B, from Collector of Pune Dist., vide Order ref.No. PTK/SR/853/19, dated 18.10.2008. In pursuance of said order remark of "Land of New Tenure" was removed and Old Tenure, was recorded and the remark 'Nazrana' of 50% of the market value payable, was removed from the other rights column of the said properties.

35. That by virtue of a Sale Deed, dated-12/11/2008, registered at sr. no. 11689/2008, on 14/11/2008, in the office of Joint Sub-Registrar, Haveli no. 17, Pune, Muralidhar Jayram Waghmare (HUF), and other co-sharers, sold,transferred and conveyed their entire undivided defined share, i.e. an area, admeasuring 38.5 Ares, from and out of the landed property, Survey no. 167/1, an area, admeasuring 30.65 Ares, from and out of the landed property, Survey no. 167/4, an area, admeasuring 16.65 Ares, from and out of the landed property, Survey no. 167/5, an area, admeasuring 19.25 Ares, from and out of the landed property, Survey no. 167/7, an area, admeasuring 57.74 Ares, from and out of the landed property, Survey no. 168/2 and an area, admeasuring 42.85 Ares, from and out of the landed property, Survey no. 168/4, unto Sai Sneh Mansi Co-operative Housing Society Limited, one of the bifurcated Societies of Original Society, Devi Sneh Park Co-operative Housing Society Ltd., represented by its Chairman, Mr. Nitin Kanhaiyalal Bhansali.

Based on the above said registered Sale Deed, an effect was given to the record of rights of the said properties, vide mutation entry no. 11781. However, the said mutation entry was cancelled since the said properties were on new tenure.

36. That the Mutation Entry No. 12571 indicates that by virtue of Sale Deed, dated 14.11.2008, registered in the office of Sub Registrar, Haveli No.17 at Sr No. 11689/2008, the above said Owners, 1) Shri Muralidhar Jayram Waghmare and others 53, have sold part of land, admeasuring i) 00 Hectare 16.65 Ares, out of Survey No. 167/5 and ii) 00 Hectare 19.25 Ares, out of Survey No. 167/7, along with the other properties, to and in favor of the Purchaser, Sai Sneh Manasi Sah. Hsg. Soc. Ltd. through Chairman, Shri.Nitin K. Bhansali, on obtaining permission to sell the said lands under Inam Class-6B, from the Collector of



Pune District, Pune, vide Order Ref. No. PTK/SR/853/11, dated- 18.10.2008. Based on the above said Order, remark of Land of New Tenure removed and Old Tenure was recorded and the remark 'Nazrana of 50% of the market value' payable was removed from the other rights column of the said properties.

37. That again the effect of the above said Sale Deed, was given to the record of rights of the said property, vide Mutation Entry No. 12571 which was objected by number of persons of above said previous owners, by number of applications. Therefore, the said matter was treated as Disputed Case no.84/2010, before Tahsildar, Taluka- Mulshi. The Tahsildar, Taluka-Mulshi, vide his Judgment and Order, dated - 05/01/2013, decided the matter to and in favour of the Purchaser referred to above and accordingly, the said mutation entry no. 12571, was duly certified. The Judgment and Order passed by the Tahsildar, Taluka-Mulshi, was challenged by Mr.Sudhir Y. Waghmare, by RTS Appeal No. 143/2013, before the SDO, Maval Sub Division, Pune, and the same appeal was withdrawn by the above said Appellants on 06.06.2019, due to compromise.

38. That by virtue of a Consent Deed, dated- 23.01.2009, registered in the office of Sub Registrar, Haveli No.5, at sr no. 401/2009, the Purchaser, Sai Snch Manasi Co- op. Hsg. Soc. Ltd.,Pune, obtained the consent of the co-owners, 1) Jagdish Keshav Waghmare, (HUF), 2) Sarubai Jagdish Waghmare, 3) Kailas Jagdish Waghmare,(HUF) and 4) Nanada Kailas Waghmare, to the Sale Deed, dated- 12.11.2008, duly registered at Sr. No. 11689/2008, referred to above, in respect of lands, Survey No. 167/5, admeasuring 00 Hectare, 16.65 Ares, and S.No. 167/7, admeasuring 00 Hectare, 19.25 Ares.

39. That the Mutation Entry No. 15227 indicates that as per the Order, dated - 28/04/2016, passed by the Hon'ble Civil Judge Sr. Div. Pune, in Special Civil Suit No. 108/2014, Stay Order was passed, in respect of said lands. i) Survey No. 167/6, admeasuring 00 Hectare, 09 Ares, ii) Survey No. 167/5, admeasuring 00 Hectare, 19 Ares, and iii) Survey No. 167/7, admeasuring 00 Hectare, 22 Ares, along with the other properties and the remark of the said Stay Order was put in other right's column of the said properties. The above said matter is compromised and the said remark was removed.

40. That the Mutation Entry No. 15539 indicates that as per the Order of Tahsildar, Pune, vide Order ref. no. REVSMDM7701, dated- 31.12.2016, the Edit Module was utilized in E Mutation project, for the corrections in hand written and Computerised revenue records. Accordingly, corrections were made in respect of Survey No. 167/3 along with the other properties.



41. That the list of the previous family members expired from time to time and their legal heirs were brought on record from time to time vide respective Mutation entries, in respect of the respective properties, is as follow:-

HEIRSHIP MUTATION ENTIRES -167/, 5 AND 7 TOGETHER WITH OTHER PROPERTIES. THESE ARE JOINT MUTATION ENTRIES.					
Sr. No	Mutation No. & Date	S.No.	Heirship	Rights Inherited from	Rights Acquired By Inheritance To
1	12697 26/07/10	167/1 167/4 167/5 167/7 168/2 168/4	Heirship	1.Suman Damu Barathe(Died on Dated 15.02.10)	1.Manoj Damu Barathe ---Son 2. Rahul Damu Barathe, 3.Rakesh Damu Barathe---Son 4.Damu Gulab Barathe---Husband 5. No daughters. The said mutation entry is challenged by Sai Manasi Comp.Hsg.Scy.Pune, and the RTS appeal no.717/2010, is pending before the SDJ. Maval-Mulshi Sub Division, Pune.
2	12916 20/11/10	167/1 167/4 167/5 167/7 168/2 168/4	Heirship	1.Jayram Mahadu Waghmare(Died on Dated 10.11.2005) 2.Murlidhar Jayram Waghmare(Died on Dated 12.05.09)	1.Pandit Jayram Waghmare -Son 2.Murlidhar Jayram Waghmare -- Son (Died on Dated 12.05.2009) 2a.Vimal Madhukar Bhosale - Daughter 2b.Usha Manohar Chavan -Daughter 2c.Girijabai Jayram Waghmare - Legal Hair Wife(Died on Dated 11.02.1992) Legal heirs of Murlidhar:- 3.Ravindra Murlidhar Waghmare - Son 4.Milind Murlidhar Waghmare -Son 5.Aruna Kiran Dolas-Daughter 6.Sushila Murlidhar Waghmare -- Wife
3	12918 20/11/10	167/1 167/4 167/5 167/7 168/2 168/4	Heirship	1.Yashwant Jumbazi Waghmare(Died on Dated 28.11.90) 2.Manohar Yashwant Waghmare(Died on Dated 12.05.09)	1.Janardhan Yashwant Waghmare - Son 2.Mohan Yashwant Waghmare-- Son 3.Rajaram Yashwant Waghmare -- Son 4.Ravindra Yashwant Waghmare -- Son 5.Manohar Yashwant Waghmare -- Son(Died on Dated 14.04.1987) 6.Vinayak Yashwant Waghmare-Unmarried Son (Died on Dated 08.09.2007) 7.Suman Anand Kamble -Daughter



					8.Sushila Yashward Waghmare - Daughter 9.Navneet Manohar Waghmare - Son 10.Amit Manohar Waghmare- Son 11.Sitabai Manohar Waghmare- Widow,
4.	13056 ----- 21/01/11	167/1 167/4 167/5 167/7 168/2 168/4	Heirship	1.Chintaman Mahadu Waghmare (Died on Dated 14.05.1985)	1.Serika Sunil Gaikwad -Daughter 2.Sharda Sachin Samudre /Sharda Chintaman Waghmare -Daughter 3.Janabai Chintaman Waghmare - Widow,-no sons.
5.	13070 ----- 25/01/11	167/1 167/4 167/5 167/7 168/2 168/4	Heirship	1.Kondiba Sadu Waghmare (Head of the Family) (Died on Dated 15.06.2002)	1.Kamal Bhimrao Kadam -Daughter 2.Jijabai Kondiba Waghmare - Widow (Died on Dated 29.05.2009) 3.Raghunath Sadu Waghmare -- Brother 4.Keru Sadu Waghmare --Brother 5.Bhimabai Pandurang Kadam -- Sister
6.	13176 ----- 15/03/11	167/1 167/4 167/5 167/7 168/2 168/4	Heirship	1.Shankar Mahadu Waghmare (Died on Dated 20.05.1995)	1.Shripat Shankar Waghmare --Son 2.Leela Tukaram Barathe -- Daughter 3. Widow (Died on 21.10.1991)
7.	13178 ----- 15/03/11	167/1 167/4 167/5 167/7 168/2 168/4	Heirship	Bhagwan Keshav Waghmare (Head of the Family) (Died on Dated 26.07.1989)	1.Usha Dattatray Shingare -- Daughter 2.Lalita Rakesh Sonawane-- Daughter -Wife -Widow (expired on 28.05.2010) Ashok Bhagwan Waghmare---Son (expired on 26/01/2010)Legal heirs:- 1.Nitesh Ashok Waghmare --Son 2.Priyanka Ashok Waghmare -- Daughter 3.Nanda Ashok Waghmare -Widow, 4.Jagdish Keshav Waghmare--- Brother 5.Koushatya Kodiba Bhalerao -- Sister 6.Maya Mohan Ovhal - Sister Shrirang Keshav Waghmare--- Brother (Died on 13.08.1990) Legal heirs:- 1.Gautam Shrirang Waghmare --Son



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					2. Anita Anil Kamble - Daughter 3. Savita Vinay Kamble - Daughter Anand Keshav Waghmare - Brother Died on 15.09.1998 by legal heirs, 1. Babasaheb Anand Waghmare - Son 2. Avinash Anand Waghmare - Son 3. Arun Anand Waghmare - Son 4. Vandana Anand Waghmare - Widow, No daughter,
8.	13228 15/04/11	167/1 167/4 167/5 167/7 168/2 168/4	Heirship	Jaibai Sahadu Waghmare, (expired on 01/10/2003)	1. Shankar Sahadu Waghmare - Son 2. Mahanand Sahadu Waghmare - Son 3. Sindhu Madhukar Shinde - Daughter 4. Latimibai Balwant Jadhav - Daughter 5. Anjana Laxman Ovhal - Daughter 6. Meena Prakash Tambe - Daughter (Following Names are Entered as per Mutation Entry No. 5996. Only the name of Jaibai Sahadu Waghmare was deleted since already expired on 01/10/2003)
9.	13499 23.09.11	167/1 167/4 167/5 167/7 168/2 168/4	Heirship	Indubai Bahan Jagtap (expired on 24/09/2005)	All the legal heirs of the said deceased have already been brought on the record of rights of the said properties, vide mutation entry nos. (5996 & 12697 mentioned in this Report.
10.	14576 01/03/14	167/7	Heirship	Arun / Arvind Bhaguji Waghmare (Died on 20/10/1994)	1. Sachin Arvind Waghmare - Son 2. Tushar Arvind Waghmare - Son 3. Rupali Arvind Waghmare - Before Marriage 4. Rupali Sagar Nikam - After Marriage 5. Sapna Arvind Waghmare - Daughter 6. Priyanka Arvind Waghmare - Daughter 7. Mangala Arvind Waghmare - Widow



42. By way of various registered documents, effect was given to the record of rights of the said properties, bearing Survey nos.67/3, 6 and 7 and other concerned properties, by mutation entries as follows:-

The said mutation entries are common for the above said properties together with other properties.

S. N	Mutation No. & Date	S.No.	Nature of Document	Vendor/s	Purchaser/ Developer
1					
2	11731 20/12/2008	167/1 167/4 167/5 167/7 168/2 168/4 Part of the area is purchased from each property.	Sale Deed, dated- 27/10/2008, regd. at Sr.No. 11246/2008, in the Office of The Sub Registrar, Haveli no.17, (Pune)	Pornima Laxman Waghmare Savita Laxman Waghmare (Savita Bhimrao Chaudaki) Sujata Laxman Waghmare Sangita Laxman Waghmare	Sai Sneh Mansi Co-op Hsg. Soc. Behalf of Chairman Nitin K. Bhansali The said mutation is cancelled since the names of the Vendors are not in the record of rights of the said properties. However, the effect of the said Sale Deed is given to the record of rights of the said properties vide mutation entry no.12573.
3	11781 2/2/2009	167/1 167/4 167/5 167/7 168/2 168/4 Part of the area is purchased from each property.	Sale Deed, dated - 14/11/2008, regd. at Sr.No.11689/2008, in the Office of the Sub Registrar, Haveli no.17(Pune)	1-Mahendra Balvant Waghmare & Oth Bhimabai Pandurang Kadam & Oth Shashikala Hagwan Waghmare & Oth Kanshlya Kondiba Bhalerao & Oth Behalf of poa Nitin K. Bhansali 2- Murliidhar Jayram Waghmare (HUF) Shankar Sahadu Waghmare & Oth Anjana Laxman Othai & Oth Parsuram Raghunath Waghmare & Oth Dharmappa Ishwar Waghmare & Oth	Sai Sneh Mansi Co-op Hsg.Soc.Behalf of Chairman Nitin K Bhansali The said mutation entry is cancelled since the said properties are on new tenure. The effect of the said document has been given to the record of rights of the said properties vide mutation entry no. 12571.



4	12571 31/05/2010	167/1 167/4 167/5 167/7 168/2 168/4 Part of the area is purch ased from each prope rty.	Sale Deed	1. Muralidhar Jayaram Waghmare (for self and - head of family) 2. Janabai Chintaman Waghmare 3. Ravindra murlidhar waghmare (for self and guardian of minor) 4. Milind Murlidhar Waghmare (for self and guardian of minor) 5. Pandit Jayaram Waghmare ((for self and - head of family) 6. Kailas Jagadish Waghmare (for self and - head of family) 7. Gautam Shrirang Waghmare (for self and - head of family) 8. Shripati Shankar Waghmare (For Self And - Head Of Family) 9. Late Shri. Kondiba Sadu Waghmare (expired)by his heirs 10. Kamal Bhimrao Kadam 11. Raghunath Sadu Waghmare	Sai Sneh Mansi Co-op Hsg. Soc. Behalf of Chairman Nitin K. Bhansali
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				12. Gautam Raghnath Waghmare (For Self And - Head Of Family And As Guardian Of Minor)	
				13. Keru Sadu Waghmare (For Self And - As Head Of Family)	
				14. Rahul Keru Waghmare (For Self And - Ahead Of Family & Guardian Of Minor)	
				15. Bharajabai Bhaguji Waghmare	
				16. Mangal Arvind Waghmare (For Self and for Sapana, Rupali and Tushar , Arvind Waghmare),	
				17. Sudhir Vadu Waghmare (For Self And - Ahead Of Family)	
				18. Shankar Shadu Waghmare (For Self And - As Head Of Family & As Guardian Of Minor)	
				19. Surekha Nandu Pawar	
				20. Rekha Uttam Kamble	
				21. Sindhu Madhukar Shinde	



				22. Laxmi Balwant Jadhav	
				23. Meena Prakash Tambe	
				24. Dharmapal Ishwar Waghmare	
				25. Ranjana Mahendra Kamble	
				26. Sanjana Ishwar Waghmare	
				27. Vaishali Ishwar Waghmare	
				28. Anirudha Balwant Waghmare	
				29. Mangala Anirudha Waghmare	
				30. Amit Anirudha Waghmare	
				31. Muktabai Ranjil Kamble	
				32. Suman Dama Barathe	
				33. Mahanand Sahadu Waghmare (For Self And -- as Head of Family & as guardian of minor)	
				34. Bharati Mahanand Waghmare	
				35. Mahendra Balwant Waghmare (For Self And -- As Head Of Family & As Guardian Of Minor)	
				36. Sujata Mahendra Waghmare	



				37. Shashikala Bhagwan Waghmare	
				38. Ashok Bhagwan Waghmare (For Self And - As Head Of Family & As Guardian Of Minor)	
				39. Anita Anil Kamble	
				40. Vandana Anand Waghmare	
				41. Dipak Eknath Jagtap (For Self And - As Head Of Family & As Guardian Of Minor)	
				42. Suresh Eknath Jagtap	
				43. Chaya Balu Kamble	
				44. Kaushalya Kondiba Bhalerao	
				45. Maya Mohan Ovhal	
				46. Anjana Laxman Ovhal	
				47. Bhimabai Pandurang Kadam	
				48. Parshuram Raghunath Waghmare (For self and - as head of family & as guardian of minor)	



				49. Sunil Parshuram Waghmare (For self and - as guardian of minor)	
				50. Maya Suresh Waghmare	
				51. Prashant Suresh Waghmare (For Self And - & As Guardian Of Minor)	
				52. Rajaram Yashwant Waghmare (For Self And - As Head Of Family & As Guardian Of Minor)	
				53. Sitabai Mahnohar Waghmare (For Self And - & As Guardian Of Minor)	
				54. Navneet Manohar Waghmare (For Self And - As Head Of Family & As Guardian Of Minor)	
				55. Ravindra Yashwant Waghmare (for self and - as head of family & as guardian of minor) All are represented through their Power of Attorney Holder, Shri Nitin Kanhayalal Bhansali .	



5	12573 31/05/10	167/1 167/4 167/5 167/7 168/2 168/4 Part of the area is purch ased from each prope rty.	Sale Deed, dated - 24/10/2008, regd. at SR.No. 11246/2008, in the Office of the Sub Registrar, Haveli no.17(Pune),	1.Sujata Laxman Waghmare 2.Sangita Laxman Waghmare 3.Savita Laxman Waghmare / Savita Bhimrao Chaudaki 4.Pournima Laxman Waghmare	Sai Sneh Mansi Sahakari Gruh Rachna Sansha Maryadi, through its Chairman,SHRI NITIN KANHAIYALAL BHANSALI,
6	13238 18/04/11	167/1 167/4 167/5 167/7 168/2 168/4	Order Entry (as per Nominees Resolution No.729)	Sudhar Yadu Waghmare (Joint Family Manager)	1.Sujata Laxman Waghmare -- Daughter 2.Sangeeta Laxman Waghmare -- Daughter 3.Savita Laxman Waghmare Alias Savita Bhimrao Chodaki -- Daughter 4.Pournima Laxman Waghmare -- Daughter
7	13500 23/09/11	167/1 167/4 167/5 167/7 168/2 168/4	Order Entry (Mutation Entry 755 cancelled -- Gaurav Mohan Waghmare) (Nominee Entry 764 Certified)	Mohan Yashwant Waghmare (Death 13.12.2010)	1.Rajaram Yashwant Waghmare -- Brother 2.Janaradan Yashwant Waghmare -- Brother 3.Ravindra Yashwant Waghmare -- Brother 4.Manohar Yashwant Waghmare (Death- Brother) 5.Shushila Yashwant Waghmare -- Sister 6.Suman Anand Kamble -- Sister Manohar Yashwant Waghmare (Death) Nominees Sons 1.Navnit Manohar Waghmare 2.Amit Manohar Waghmare 3.Sitabai Manohar Waghmare -- Nominees Wife(Following Nominees Mutation Entry No.12918, only the name of Mr. Mohan Yashwant Waghmare (Death) was deleted.



8	14146 09/01/2013	167/1 167/4 167/5 167/7 168/2 168/4	Sudir Yadu Waghmare (Family Manager) Deleted the Entry	Yadu Radhu Waghmare	1.Thakson Yadu Waghmare unmarried Death date - 10.04.1982 Son 1.Sudir Yadu Waghmare- Son 2.Laxman Yadu Waghmare Death Mutation Entry 13238 .LRs daughters, Ms.Sujata,Sangita , Savita and Pournima Laxman Waghmare, were brought on record. 3.Hirabai Yadu Waghmare alias Hirabai Bhiva Jadhav Death Date - 05.12.1994 - daughter, 4.Radha Vasant Chopade - daughter, 5.Sundarabai Narayan Kamble - daughter, Hirabai Bhiva Waghmare alias Hirabai Bhiva Jadhav, since deceased, by legal heirs:- 1.Manchar Bhiva Jadhav - Nomination Grand son 2.Arun Bhiva Jadhav - Nomination GrandSon 3.Usha Shashikant Bhosale - Nomination Daughter 4.Nirmala Shashikant Bhosale- Nomination Daughter 5.Kusum Sanjay Bhalerao - Nomination Daughter The said mutation entry is cancelled as per the Order of the Circle Officer, Thergaon, in case No. 18A/2013, dated-31/10/2013.
9	14276 10/05/2013	167/1 167/4 167/5 167/7 168/2 168/4	Notice of lis - PendensNotice in respect of Spl.Civil Suit no. 517/2013.	Janardhan Yashwant Waghmare Gourav Janardhan Waghmare	Rajaram Yashwant Waghmare Sitabai Manohar Waghmare Navneet Manohar Waghmare Amit Manohar Waghmare Ravindra Yashwant Waghmare Sushila Yashwant Waghmare Suman Ananda Kamble, Nitin K Bhansali. Sai Sneh Mansi Co-op Hsg.Soc. Betahf of Chairman Mr.Nitin K Bhansali Devi Sneh Park Co-op Hsg.Soc. As per the Order Ref. No. 35/2013, dated- 31/10/2013, the Circle Officer, Thergaon, cancelled the said mutation entry. Against the said Judgment and Order, the RTS appeal no.299/2014, before the SDJ, Maval/ Mushi, Pune, and the same is pending.



10.	15227 29.6.2016,	S.No. 167/5 167/6 167/7 (part) and 168/2 168/4 (part)	Civil Court Order, dated- 28/04/2016	Mr. L. S. Mhetre, Vs Sai Sneh Mansi Co.op.Hsg. Soc.and Others, SPL.C.S.NO.108/ 2014,	Note:- 1) Injunction application is allowed. 2) The said suit is pertaining to the altogether different area from and out of the lands. Survey nos.168/2 and 168/4. The effect of the said Order is given vide mutation entry no. 15227, restricted order only. The matter is compromised and the suit properties have been sold to the Plaintiff.
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PARTICULARS OF MUTATION ENTRIES PERTAINING TO DEED OF CONFIRMATIONS, (TO THE SALE DEEDS), IN RESPECT OF THE SAID PROPERTIES SURVEY NOS.167/5, 7 AND OTHER PROPERTIES, TOGETHER WITH OTHER PROPERTIES.

THESE ARE JOINT MUTATION ENTRIES.

Sr. No	Mutation no.& Date	S.no.	Nature of Document	Vendor/s	Purchaser/Developer
1	14236 05.04.2013	167/1 167/4 167/5 167/7 168/2 168/4	Deed of Confirmation, dated - 23/01/2009, regd.at Sr.No. 401/2009, in the Office of the Sub Registrar, Haveli no.5 (Pune). It is executed pursuant to the Sale Deed, dated - 14/11/2008	1.Jagdish Keshav Waghmare (Joint Family Manager) 2.Sarubai Jagdish Waghmare 3.Kailash Jagdish Waghmare (Joint Family Manager) 4. Nanda Kailash Waghmare	SaiSneh Mansai Sahakari Garha Rachna Sanstha Maraydit Or Chirman Shri. Nitin Kanhaiyalal Bhansali. The said Jagdish Keshav Waghmare and others objected Mutation entry nos. 14236 to 14243. The Circle Officer, Thergaon, vide his Order Ref.no.42/2013, dated 20/11/2013, rejected the application of the objectors and ordered certification of the said mutation entries. Accordingly, the said mutation entries have been certified.
2	14237 05.04.2013	167/1 167/4 167/5 167/7 168/2 168/4	Deed of Confirmation, dated - 23/01/2009 regd.at Sr.No. 398/2009, in the Office of the Sub Registrar, Haveli no.5. It is pursuant to the sale Deed, dated 14/11/2008, regn.no. 11689/2008.	1.Aika Shrirang Waghmare 2.Gautam Shrirang Waghmare(Mgr. HUF) 3.Ashwini Gautam Waghmare 4.Anita Anil Kamble 5.Savita Vinay Kamble	SaiSneh Mansai Sahakari Garha Rachna Sanstha Maraydit Or Chirman Shri. Nitin Kanhaiyalal Bhansali



DADASAHEB V. NANEKAR**ADVOCATE**

3	14238 05/04/2013	167/1 167/4 167/5 167/7 168/2 168/4	Confirmation Deed, dtd. 28/10/2009, regd. at Sr.No. 7486/2009, in the Office of the Sub Registrar, Haveli no.5. It is pursuant to the Sale Deed, dtd.12/11/2008 (regn.no. 11689/2008).	1.Sushila Murlidar Waghmare 2.Ravindra Murlidar Waghmare 3.Kuntala Ravindra Waghmare 4.Nikhil Ravindra Waghmare 5.Milind Murlidar Waghmare 6.Sunita Milind Waghmare 7.Priyanka ilind Waghmare 8.Aruna Kiran Dolas 9.Pandit Jayram Waghmare 10.Kamal Pandit Waghmare 11.Vimal Madhukar Bhansale 12.Usha Manohar Chavan 13.Janabai Chitaman Waghmare 14.Sharda Sachin Samudre Or Sharda Chitaman Waghmare 15.Sarika Sunil Gaikwad	SaiSneh Mansai Sahakari Garha Rachna Sanstha Maraydit Or Chirman Shri. Nitin Kanhaiyalal Bhansali
4	14239 05/04/2013	167/1 167/4 167/5 167/7 168/2 168/4	Confirmation Deed, dtd. 4/5/2009, regd. at Sr.No. 2547/2009, in the Office of the Sub Registrar, Haveli no.5. It is pursuant to the Sale Deed, dtd.14/11/2008 (regn.no. 11689/2008)	Sushila Yashwant Waghmare	SaiSneh Mansai Sahakari Garha Rachna Sanstha Maraydit Or Chirman Shri. Nitin Kanhaiyalal Bhansali



5	14240 03/04/2013	167/1 167/4 167/5 167/7 168/2 168/4	Confirmation deed, dtd. 23/03/2011, regd. at Sr.No. 3320/2011, in the Office of the Sub Registrar, Haveli no.17. It is pursuant to the Sale Deed, dated- 14/11/2008, (regn.no. 11689/2008)	Suman Ananda Kamble	Sai Sneh Mansai Sahakari Garha Rachna Sanstha Maryadi Or Chairman Shri. Nitin Kanhaiyalal Bhansali
6	14241 03/04/2013	167/1 167/4 167/5 167/7 168/2 168/4	Confirmation deed, date 24/02/2009, regd. at Sr.no. 1032/2009, in the Office of the Sub Registrar, Haveli no.5. It is pursuant to the Sale Deed, dated- 14/11/2008, (regn.no. 11689/2008)	Leeta Shankar Waghmare- before marriage name Leeta Tukaram Barathe - After marriage name	SHRI NITIN KANHAIYALAL BHANSALI, Chairman On behalf of Sai Sneh Mansi Sahakari Gruh Rachna Sanstha Maryadi
7	14242 05/04/2013	167/1 167/4 167/5 167/7 168/2 168/4	Confirmation deed, dtd. 23/01/2009, regd. at Sr.No. 363/2009, in the Office of the Sub Registrar, Haveli no.5. It is pursuant to the Sale Deed, dated- 14/11/2008 (regn.no. 11689/2008)	1. Shashikala Bhagwan Waghmare 2. Ashok Bhagwan Waghmare [head of the Family] 3. Nanda Ashok Waghmare 4. Nitesh Ashok Waghmare 5. Usha Dattatray Shingare 6. Lalita Rakesh Sonawane 7. Sarubai Baburao Shingare	SHRI NITIN KANHAIYALAL BHANSALI, Chairman On behalf of Sai Sneh Mansi Sahakari Gruh Rachna Sanstha Maryadi



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8	14243 05/04/2013	167/1 167/4 167/5 167/7 168/2 168/4	Confirmation deed, dtd. 02/08/2010, regd. at Sr.No. 7887/2010, in the Office of the Sub Registrar, Haveli no. 5. It is pursuant to the Sale Deed, dtd. 14/11/2008, (regn. no. 11689/2008)	1. Sitabai Manohar Waghmare 2. Navneet Manohar Waghmare 3. Jyoti Navneet Waghmare 4. Anut Manohar Waghmare	SHRI NITIN KANHAIYALAL BHANSALI, Chairman On behalf of Sai Sneh Mansi Sahakari Gruh Rachna Sanstha Maryadit
9	14481 25/11/2013	167/1 167/4 167/5 167/7 168/2 168/4	Confirmation Deed, dtd. 4/10/2013, regd. at Sr.No. 8864/2013, in the Office of the Sub Registrar, Haveli no. 5. It is pursuant to the Sale Deed, dated - 14/11/2008 (regn. no. 11689/2008)	1. Rajaram Yashwant Waghmare (For Self and Manager of his HUF), 2. Janardhan Yashwant Waghmare (For Self and Manager of his HUF), represented by their Power of Attorney Holder, Mr. Nitin K. Bhansali)	SHRI NITIN KANHAIYALAL BHANSALI, Chairman On behalf of Sai Sneh Mansi Sahakari Gruh Rachna Sanstha Maryadit The Circle Officer, Thergaon, vide his Order Ref. Hno/S.R./Wakad/22/2014, Dt. 02.05.2014, ordered certification of the said Mutation entry and the same has accordingly been certified.
10	14489 12/12/2013	167/1 167/4 167/5 167/7 168/2 168/4 P Full Hissa	Confirmation deed, dtd. 7/12/2013, regd. at Sr.No. 10777/2013, in the Office of the Sub Regi., Haveli no. 5. It is pursuant to the Sale Deed, dtd. 14/11/2008 (reg. no. 11689/2008) and Sale Deed, dated - 27/10/2008, (reg. No. 11246/2008)	Archana Ishwar Waghmare After Marriage Name Archana Anil Kamble	SHRI NITIN KANHAIYALAL BHANSALI, Chairman On behalf of Sai Sneh Mansi Sahakari Gruh Rachna Sanstha Maryadit



11	14570 24/02/2014	167/1 167/4 167/5 167/7 168/2 168/4	Confirmation deeds,dtd. 21/02/2014, regd.at Sr.No.1569/20 14,in the Office of the Sub Registrar, Haveli no.5. It is pursuant to the Sale Deed, 14/1/2008 (reg.no. 11689/2008). and Sale Deed, dated - 27/10/2008, (reg.no. 11246/2008)	1.Babasaheb Anand Waghmare (For Self And - As Head Of Family & As Guardian Of Minor) 2.Archana Babasaheb Waghmare 3.Avinash Anand Waghmare(For Self And - As Head Of Family & As Guardian Of Minor) 4.Mangal Avinash Waghmare 5.Arun Anand Waghmare(For Self And - As Head Of Family & As Guardian Of Minor) 6.Vandana Anand Waghmare 7.Nanda Ashok Waghmare 8.Nitesh Ashok Waghmare(For Self And - As Head Of Family) 9.Priyanka Ashok Waghmare 10.Alka Shrirang Waghmare 11.Gautam Shrirang Waghmare(For Self And - As Head Of Family & As Guardian Of Minor) 12.Anita Anil/Aanand Kamble	SHRI NITIN KANHAJIYALAL BHANSAL, Chairman On behalf of Sai Sneh Mansi Sahakari Gruh Rachna Sanstha Maryadi
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				13. Savita Vinay Kamble 14. Jagdish Keshav Waghmare (For Self And ... As Head Of Family & As Guardian Of Minor) 15. Sarubai / Sarwati Jagdish Waghmare 16. Kailas Jagdish Waghmare (For self & As Head Of The Family & As Under Guardianship Of) 17. Nanda Kailas Waghmare 18. Vilas Jagdish Waghmare For self & As Head Of The Family & As Under Guardianship Of 19. Kirti Vilas Waghmare 20. Sangita Sanjay Othai	
12	14579 ----- 06/03/2014	167/1 167/4 167/5 167/7 168/2 168/4	Deed of Consent, dated 18/02/2014, regd. at Sr. no. 1465/2014, in the Office of the Sub Registrar, Haveli no. 5. This Deed of consent is executed and registered pursuant to the Sale Deeds, dated - 14/11/2008 and 27/10/2008 respectively.	1. Mangala Arvind Waghmare 2. Sachin Arvind Waghmare (For self & As Head Of The Family & As Guardian Of Minor) 3. Sandhya Sachin Waghmare 4. Rupali Sagar Nikam - After Marriage 5. Sapna Arvind Waghmare 6. Tushar Arvind Waghmare 7. Priyanka Arvind Waghmare	Sai Such Mansi Sahkar Gruh Rachna Sanstha Maryadi On Behalf Of Chairman shri. Nitin Kanhaiyalal Bhansali



43. That thus by way of the above said registered Two Independent Sale Deeds, Sai Snch Mansi Co-operative Housing Society Limited, a Society registered under the Maharashtra Co-operative Societies Act, 1960, under registration no. PNA/MSI/HSG/(TC)/ 8217/2008, dated-11/04/2008, having its office at Akshay Centre, Survey no. 15/2, Thergaon, Pune-411033, which is one of the bifurcated Societies of original society, Devi Snch Park Co-operative Housing Society Ltd., a Society registered under the Maharashtra Co-operative Societies Act, 1960, under registration no. PNA/MSI/HSG/(TO)/ 818/1997, dated-27/03/1997, having its office at: 1191/1, Vrundavan Society, Shivajinagar, Pune-411005, has become an absolute Owner of the above said properties purchased.

44. That pursuant to the above said registered Sale Deeds, number of Deed of Confirmations / Consents and Power of Attorney/s, have been executed and registered, from time to time, by the respective parties to and in favour of the said Purchaser, Sai Snch Mansi Co-operative Housing Society Limited. The list of such Deed of Confirmations/ Consents and Power of Attorney/s, is as follows:-

All the above said documents are common in respect of the said properties together with other properties.

THE ABOVE SAID SALE DEEDS AND CONFIRMATION TO THE SAID SALE DEEDS, COUPLED WITH POAs- List of Documents							
Sr. No	Nature of Document	Sr. Nos.	Tl.Ar ea H. Ares	Subject area H. Ares	Vendors	Date	Reg. No.
1	Sale Deed - I	167/1 167/4 167/5 167/7 168/2 168/4	00.44 00.33 00.19 00.22 00.66 00.49	00.03.5 00.04.40 00.02.40 00.02.75 00.08.26 00.06.15 (ie 29.35 ares)	Kamart Sujata Laxman Waghmare & others,	27/10/08	Sr.No. 11246/08 Sub Reg.Haveli no.17. Sr.No. 11247/2008 Sub Reg.Haveli no.17.
	Power of Attorney						
2	Sale Deed - II	167/1 167/4 167/5 167/7 168/2 168/4	00.44 00.33 00.19 00.22 00.66 00.49	00.38.5 00.30.65 00.16.65 00.19.25 00.57.74 00.42.83 (ie 205.63.ar es)	Mr. Murlidhar Jayram Waghmare, & others,	14/11/08	Sub- Registrar Haveli No.17 SD ,Sr.No.11689/08 POA Sr.No.11754/08
	Power of Attorney						
3	Confirmation Deed	167/1 167/4 167/5 167/7 168/2 168/4			1.Mrs.Bhimabai Pandurang Kadam 2.Shyamrao Pandurang Kadam 3.Pushpaa Sanjay Gaikwad 4.Shashikant Pandurang Kadam	24/11/08	Regn.no. 8578/08 Sub- Registrar, Haveli No.05 Regn.No. 8579/08 The said C.D.and POA are executed pursuant to the Sale Deed, dtd.14/11/2008,regd.at Sr.No.11689/2008.
	Power of Attorney						



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4	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Mrs. Surekha Avinash Rokade	24/11/08	Regn. No. 12077/08, Sub- Registrar Haveli No. 17 POA Regn. no. 12078/08. The said C.D. and POA are executed pursuant to the Sale Deed, dtd. 14/11/2008, regd. at Sr. No. 11689/2008.
5	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Keru Sadu Waghmare 2. Rahul Kern Waghmare 3. Jaibai Bhikan Sonavane 4. Vidya Dharmanand Bhalerao 5. Vijayanta Ramesh Kambole 6. Bharti Rahul Waghmare 7. Chandrabha Keru Waghmare	26/11/08	Reg. no - 12166/08 Sub- Registrar Haveli No. 17 POA regn. no. 12167/08 The said C.D. and POA are executed pursuant to the Sale Deed, dtd. 14/11/2008, regd. at Sr. No. 11689/2008.
6	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Sugandha Ramesh Rokade 2. Sujata Bapu Rokade 3. Sangita Balasaheb Ovhal	28/11/08	Reg. no - 8663/08 Sub- Registrar Haveli No. 05 Reg. no - POA Regn. no. 8664/08 The said C.D. and POA are executed pursuant to the Sale Deed, dtd. 14/11/2008, regd. at Sr. No. 11689/2008.
7	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Rekha Anil Waghmare 2. Jyoti Bhanu Bhosale	29-11-08	Reg. no - 12123/08 Sub- Registrar Haveli No. 17 POA Regn. no. 12124/08 The said C.D. and POA are executed pursuant to the Sale Deed, dtd. 14/11/2008, regd. at Sr. No. 11689/2008.
8	Confirmation Deed Power of Attorney	167/1 167/1 167/4 167/5 167/7 168/2 168/4 168/4			1. Raghunath Sadu Waghmare 2. Jankabai Raghunath Waghmare 3. Maya Suresh Waghmare 4. Prashant Suresh Waghmare 5. Jayashree Prashant Waghmare 6. Purshottam Suresh Waghmare	12/12/08	Regn. No. 8780/2008, Sub Registrar, Haveli no. 5, POA, regn. no. 8781/2008. The said C.D. and POA are executed pursuant to the Sale Deed, dtd. 14/11/2008, regd. at Sr. No. 11689/2008.



					7. Savita Parshottam Waghmare 8. Triveni Mahendra Kambale 9. Parshuram Raghunath Waghmare 10. Bhamra Parshuram Waghmare 11. Sunil Parshuram Waghmare 12. Savita Sunil Waghmare 13. Shikhar Parshuram Waghmare 14. Vijayanna Shikhar Waghmare 15. Chhaya Parshuram Waghmare 16. Gautam Raghunath Waghmare 17. Jayashree Gautam Waghmare		
9	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Mrs. Kamal Bhimrao Kadam	15/12/08	Regn.no.8912/2008, Sub Registrar, Haveli no.5, POA, regn. No.8913/2008. The said C.D.and POA are executed pursuant to the Sale Deed, dtd.14/11/2008,regd.at Sr.No.11689/2008.
10	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Bharjabai Chandrabai Bhaguji Waghmare 2. Prabhavati Arjun Barathe	15/12/08	Reg.no - 8913/08 Sub- Registrar Haveli No.05 POA Regn.no.8914/08 The said C.D.and POA are executed pursuant to the Sale Deed,dtd.14/11/2008,r egd.atSr.No. 11689/2008.
11	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Mr.Sachin Arvind Waghmare 2. Sandya Sachin Waghmare	06/01/09	Reg.no - 81/09 Sub- Registrar Haveli No.05POA regn.no. 82/09 The said C.D.and POA are executed pursuant to the Sale Deed, dtd.14/11/08, Regd.atSr.No. 11689/2008.



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12	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			01. Shashikala Bhagwan Waghmare 02. Ashok Bhagwan Waghmare 03. Nanda Ashok Waghmare 4. Nilesh Ashok Waghmare 5. Usha Dattatraya Shingare 06. Lalita Rakesh Somavare 07. Sarubai Baburao Shingare	23/01/09	Reg. no - 363/09 Sub- Registrar Haveli No.05 POA Regn. no. 364/09 The said C.D. and POA are executed pursuant to the Sale Deed, dtd. 14/11/08, Regd. at Sr. No. 11689/2008.
13	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Jagdish Keshav Waghmare 2. Sarubai Jagdish Waghmare 3. Kailas Jagdish Waghmare 4. Nanda Kailas Waghmare	23/01/09	Reg. no - 401/09 Sub Registrar, Haveli no.05. POA Regn. no. 402/09. The said C.D. and POA are executed pursuant to the Sale Deed, dtd. 14/11/2008, regd. at Sr. No. 11689/2008.
14	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Alka Shrirang Waghmare 2. Gantam Shrirang Waghmare 3. Ashwini Gantam Waghmare 4. Anita Gantam Waghmare 5. Savita Vinay Kambale	23/01/09	Reg. no - 398/09 Sub- Registrar Haveli No.05 POA Regn. no. 400/09 The said C.D. and POA are executed pursuant to the Sale Deed, dtd. 14/11/2008, regd. at Sr. No. 11689/2008.
15	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			01. Shripati Shankar Waghmare 2. Maya Shripati Waghmare 3. Kunal Shripati Waghmare 4. Komal Shripati Waghmare 5. Deubai Rajji Bhosale legal heirs on behalf of Dinker Rajji Bhosale	25/01/09	Regn. no. 452/2009. Sub Registrar, Haveli no.5. POA regn. no. 453/2009. The said C.D. and POA are executed pursuant to the Sale Deed, dtd. 14/11/2008, regd. at Sr. No. 11689/2008.
16	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Vilas Jagdish Waghmare 2. Kirti Vilas Waghmare	17/02/09	Regn. no. 909/2009, Sub- Registrar Haveli No.05 POA Regn. no. 910/09 The said C.D. and POA are executed pursuant to the Sale Deed, dtd. 14/11/2008, regd. at Sr. No. 11689/2008.



17	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Mrs. Lila Tukaram Barahate	24/02/09	Reg. no - 1032/09 Sub Registrar, Haveli no. 5. POA, reg. no. 1033/2009. The said C.D. and POA are executed pursuant to the Sale Deed, dt. 14/11/2008, regd. at Sr. No. 11689/2008 and Deed of Confirmation, dated - 28/01/2009, regd. at Sr. No. 452/2009.
18	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Mrs. Maya Mohan Oshai	27/02/09	Reg. no - 1144/09 Sub- Registrar Haveli No. 05 POA Reg. no. 1145/09 The said C.D. and POA are executed pursuant to the Sale Deed, dt. 14/11/2008, regd. at Sr. No. 11689/2008
19	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Mrs. Ranjana Mahendra Kambale	21/03/09	Reg. no - 1675/09 Sub- Registrar Haveli No. 05 POA Reg. no. 1676/09 The said C.D. and POA are executed pursuant to the Sale Deed, dt. 14/11/2008, regd. at Sr. No. 11689/2008
20	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Manohar Ramechandra Jagtap 2. Maya Ramechandra Jagtap 3. Shantabai Bhimrao Kambale	27/04/09	Reg. no - 2577/09 Sub- Registrar Haveli No. 05 POA Reg. no. 2578/09 The said C.D. and POA are executed pursuant to the Sale Deed, dt. 14/11/2008, regd. at Sr. No. 11689/2008
21	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Mrs. Sushila Yashwanth Waghmare	04/05/09	Reg. no - 2547/09 Sub Registrar, Haveli no. 05, POA, Reg. no. 5648/2009. The said C.D. and POA are executed pursuant to the Sale Deed, dt. 14/11/2008, regd. at Sr. No. 11689/2008



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22	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Ashok Vitral Gaikwad 2. Manda Mahipati Kambale 3. Rekha Utram Kambale 4. Surekha Nandu Pawar	21/07/09	Regn.no.4703/09, Sub- Registrar Haveli No.05 POA Regn.no.4704/09 The said C.D. and POA are executed pursuant to the Sale Deed, dtd.14/11/2008, regd. at Sr.No.11689/2008
23	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Kantaji Anil Waghmare	31/08/09	Regn.no.5865/09, Sub- Registrar Haveli No.05 POA Regn.no.5866/09. The said C.D. and POA are executed pursuant to the Sale Deed, dtd.14/11/2008, regd. at Sr.No.11689/2008
24	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Mrs. Sushila Murlidhar Waghmare 2. Ravindra Murlidhar Waghmare 3. Kamla Ravindra Waghmare 4. Nikhil Ravindra Waghmare 5. Milind Murlidhar Waghmare 6. Samita Milind Waghmare 7. Priyanka Milind Waghmare 8. Aruna Kiran Dolas 9. Pandit Jayram Waghmare 10. Kamal Pandit Waghmare 11. Vinod Madhukar Bhosale 12. Usha Manohar Chavan 13. Janabai Chintaman Waghmare 14. Sharda Sachin Samudre /Sharda Chintaman Waghmare 15. Sarika Sunil Gaikwad	28/10/09	Regn.no.7486/2009. Sub Registrar, Haveli, S. POA regn.no.7487/09. The said C.D. and POA are executed pursuant to the Sale Deed, dtd.14/11/2008, regd. at Sr.No.11689/2008



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29	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Shakuntala Pondurang Ovhal	22/02/10	Reg.no - 1851/10 Sub- Registrar Haveli No.05 POA Regn.no.1852/10 The said C.D.and POA are executed pursuant to the Sale Deed, dtd. 14/11/2008, regd.at Sr.No.11689/2008
30	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1.Suresh Umaji Barahate 2.Dhananjay Suresh Barathe 3.Shobha Ashok Garud 4.Meena Dama Ovhal 5.Joatna Vijay Barathe 6.Nikhil Vijay Barathe	22/02/10	Reg.no - 1846/10 Sub- Registrar Haveli No.05 POA Regn.no. 1847/10 The said C.D.and POA are executed pursuant to the Sale Deed, dtd.14/11/2008, regd.at Sr.No. 11689/2008
31	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1.Suresha Suresh Barahate 2.Akash Suresh Barathe 3.Pragati Sachin Lokhande	23/02/10	Regn.no.1917/10.Sub Registrar, Haveli no.5. POA, regn.no.1918/10. The said C.D.and POA are executed pursuant to the Sale Deed, dtd. 14/11/2008, regd.at Sr.No. 11689/2008
32	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1.Prabhavati Arjun Barathe 2.Pratod Arjun Barahate 3. Varsba Arjun Barathe	02/03/10	Regn.no.2146/10. Sub- Registrar Haveli No.05. POA regn.no.2147/10 The said C.D.and POA are executed pursuant to the Sale Deed, dtd. 14/11/2008, regd.at Sr.No.11689/2008
33	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Mr.Swapnil Dilip Ranavre	02/03/10	Regn.no. 2156/10.Sub- Registrar Haveli No.05 POA Regn.no. 2157/10 The said C.D.and POA are executed pursuant to the Sale Deed, dtd.14/11/2008, regd.at Sr.No. 11689/2008 and Deed of Confirmation, dated - 22/12/2009, regd.no.9607/2009.



34	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Vimal Dilip Shinde 2. Pravin Dilip Shinde 3. Vidya Dilip Shinde 4. Sampat Yashwant Shinde 5. Vaishali Sampat Shinde	15/03/10	Regn no. 2663/2010 Sub- Registrar Haveli No.05 POA Regn.no.3664/10 The said C.D.and POA are executed pursuant to two Sale Deeds, dated-27/10/2008 reg.no. at Sr.no.11246/08 and dd.14/11/2008, regd.at Sr.No. 11689/2008, respectively.
35	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Pramila Ananda Bhosale 2. Ajay Ananda Bhosale 3. Pratibha Nandkumar Detha 4. Sonali Nitin Kamble 5. Fulabai Ramchandra Kharat	15/03/10	Reg.no - 2665/10 Sub- Registrar Haveli No.05 POA Regn.no.2666/10. The said C.D.and POA are executed pursuant to two Sale Deeds, dated-27/10/2008 reg.no. at Sr.no.11246/08 and dd.14/11/2008,regd.at Sr.No.11689/2008, respectively.
36	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Muktabai Ramji Kambale 2. Raju Ramji Kambale 3. Deepak Ramji Kambale	07/04/10	Reg.no - 3661/10 Sub- Registrar Haveli No.05 POA Regn.no.3662/10 The said C.D.and POA are executed pursuant to Sale Deed. dtd. 14/11/2008, regd.at Sr.No.11689/2008.
37	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Nitin Surjerao Dhiwar 2. Bipin Surjerao Dhiwar 3. Pournima Dinesh Kadiak	19/04/10	Reg.no - 4068/10 Sub- Registrar Haveli No.05 POA Regn.no.4089/10 The said C.D.and POA are executed pursuant to Sale Deed. dtd. 14/11/2008, regd.at Sr.No.11689/2008.
38	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Mohan Bapu Ovhal 2. Maya Mohan Ovhal 3. Santosh Mohan Ovhal 4. Anil Mohan Ovhal 5. Sudhir Mohan Ovhal	22/04/10	Regn.no.4217/10.Sub Registrar, Haveli no.5 POA Regn.NO. 4218/10. The said C.D.and POA are executed pursuant to Sale Deed. dtd. 14/11/2008, regd.at Sr.No.11689/2008.



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39	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Anita Milind Ahat 2. Varita Kantik Baviskar	11/03/10	Reg.no - 4934/10 Sub- Registrar Haveli No.05 POA Regn.no- 4933/10. The said C.D.and POA are executed pursuant to Sale Deed, dtd. 14/11/2008, regd.at Sr.No. 11689/2008.
40	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Rohini Dinesh Ahat	28/03/10	Regn.no. 5652/10. Sub- Registrar Haveli No.05 POA regd.at 5651/10. The said C.D.and POA are executed pursuant to Sale Deed, dtd.14/11/2008, regd.at Sr.No. 11689/2008.
41	Confirmation Deed Power of Attorney	167/1 167/4 167/3 167/7 168/2 168/4			1. Mangai Arvind Waghmare 2. Sachin Arvind Waghmare 3. Sundya Sachin Waghmare 4. Tushar Arvind Waghmare 5. Supna Arvind Waghmare	24/06/10	Reg.no - 6631/10 Sub- Registrar Haveli No.05 POA Regn.no. 6632/10. The said C.D.and POA are executed pursuant to Sale Deed, dtd. 14/11/2008, regd.at Sr.No. 11689/2008.
42	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Rajaram Yashwant Waghmare 2. Vinat Rajaram Waghmare 3. Rohit Rajaram Waghmare 4. Ashvini Shilesh Jadhav 5. Rohini R. Waghmare	02/08/10	Reg. No 7874/10 Sub- Registrar Haveli No.05 POA Regn.no.7873/10 The said C.D.and POA are executed pursuant to Sale Deed, dtd. 14/11/2008, regd.at Sr.No. 11689/2008.
43	Confirmation Deed Power of Attorney	167/1 167/4 167/3 167/7 168/2 168/4			Mr. Ravindra Yashwant Waghmare	02/08/10	Reg.no - 7884/10 Sub- Registrar Haveli No.05 POA Regn.no.7885/10 The said C.D.and POA are executed pursuant to Sale Deed, dtd. 14/11/2008, regd.at Sr.No. 11689/2008.



44	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4		1. Sitabai Manohar Waghmare 2. Navneet Manohar Waghmare 3. Jyoti Navneet Waghmare 4. Amit Manohar Waghmare	02/08/10	Reg. no - 7887/10 Sub- Registrar Haveli No.05 POA Reg.no.7888/10 The said C.D.and POA are executed pursuant to Sale Deed, dtd. 14/11/2008, regd. at Sr.No. 11689/2008.
45	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4		Rupali Sagar Nikam	16/08/10	Regn.no.8306/10, Sub Registrar, Haveli no.3. POA, Regn. No. 8307/10. The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no. 11246/08 and, dtd.14/11/2008, Regd. at Sr.No. 11689/2008.
46	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4		1. Archana Ishwar Waghmare (ADM - Rejected)	20/09/10	Sub- Registrar Haveli No.05, Reg. No CD-9468/10 POA 9469/10 The said C.D.and POA are executed pursuant to Sale Deed dated - dtd.14/11/2008, regd. at Sr.No.11689/2008. The above said document is rejected for registration only for Archana Ishwar Waghmare, since she has failed to remain present under sec.34 of Regn.Act. Waghmare
47	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4		1. Sushila Laxman Bhingare 2. Shantabai Krishna Kamble,	27/09/10	Regn.no.11217/10, Sub Registrar Haveli No.17 Reg.no - POA Regn.no. 11218/0 The said C.D.and POA are executed pursuant to Sale Deed dated - dtd.14/11/2008, Regd. at Sr.No.11689/2008.



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48	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Sanita Jaipal Kambale	11/10/10	Reg.no - 9966/10 Sub- Registrar Haveli No.05 POA Regn.no.9967/10. The said C.D.and POA are executed pursuant to Sale Deed dated - dtd.14/11/2008,regd.at Sr.No.11689/2008.
49	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Suman Ananda Kambale	23/03/11	Reg.no - 3320/11 Sub- Registrar Haveli No.17 POA Regn.no.3321/11 The said C.D.and POA are executed pursuant to Sale Deed dated - dtd.14/11/2008,Regd. at Sr.No.11689/2008.
50	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Manoj Damu Barathe. 2. Rakash Damu Barathe.	28/06/11	Reg.no - 6143/11 Sub- Registrar Haveli No.05 POA Regn.no.6144/11. The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no.11246/08 and, dtd.14/11/2008,regd.at Sr.No.11689/2008.
51	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Sanjana Ishwar Waghmare	11/08/11	Reg.no - 7893/11 Sub- Registrar Haveli No.05 POA Regn.no.7894/11. The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no.11246/08 and, dtd.14/11/2008,regd.at Sr.No.11689/2008.
52	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Aanjana Laxman Ovhal.	08/09/11	Reg.no - CD/8760/11 Sub- Registrar Haveli No.05 POA Regn.no.8761/11. The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no.11246/08 and, dtd.14/11/2008,Regd. at Sr.No.11689/2008.



53	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4		1.Shankar Sahadu Waghmare 2.Lata Shankar Waghmare 3.Uma / Trupti Shankar Waghmare After Martige name Uma/Trupti Sidharth More 4.Shilkesha /Soni Shankar Waghmare	16/09/11	Reg.no - CD/9059/11 Sub- Registrar Haveli No.05 POA Regn.no.9060/11. The said C.D. and POA are executed pursuant to the Sale Deed dtd. 14/11/2008, Regd.at Sr.No. 11689/2008.
54	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4		1.Amirudha Balwant Waghmare 2.Mangala Amirudha Waghmare 3.Amit Amirudha Waghmare 4.Sumit Amirudha Waghmare	20/09/11	Regn.no.9165/11,Sub- Regi. Haveli No.05 POA Regn.no.9166/11 The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no.11246/08 and , dtd.14/11/2008,regd.at Sr.No.11689/2008.
55	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4		1.Dharmapal Ishwar Waghmare 2.Neeta Dharmapal Waghmare	02/11/11	Reg.no - 10582/11 Sub- Registrar Haveli No.05 POA Regn.no. 10582/11, The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no.11246/08 and, dtd.14/11/2008,regd.at Sr.No.11689/2008.
56	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4		1.Laxtribai Balwant Jadhav 2.Sindhu Madhukar Shinde	03/11/11	Reg.no - 10678/11 Sub- Registrar Haveli No.05 POA Regn.no. 10679/11. The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no.11246/08 and , dtd.14/11/08, Regd.at Sr.No.11689/08.



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57	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Mr. Unkarsha Milind Waghmare	14/12/11	Reg.no - 13824/11 Sub- Registrar Haveli No.17 POA Regn.no. 13825/11. The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no.11246/08 and, dtd.14/11/2008,regd.at Sr.No.11689/2008.
58	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Meena Prakash Tambe	19/12/11	Reg.no - 12552/11 Sub- Registrar Haveli No.05 POA Regn.no. 12553/11. The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no.11246/08 and, dtd.14/11/2008,regd.at Sr.No.11689/2008.
59	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Mr. Siddharth Shankar Waghmare	18/01/12	Reg.no - 601/12 Sub- Registrar Haveli No.05POA Regn.no.602/12. The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no.11246/08 and, dtd.14/11/2008,regd.at Sr.No.11689/2008.
60	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1.Maharand Sahadu Waghmare 2.Bharti Maharand Waghmare 3.Pradya Maharand Waghmare 4.Lati Maharand Waghmare 5.Bhavna Maharand Waghmare under guardian ship of Maharand Sahadu Waghmare	20/02/13	Reg.no - 1576/13 Sub- Registrar Haveli No.05 POA Regn.no.1577/13 The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no.11246/08 and, dtd.14/11/2008,regd.at Sr.No.11689/2008.



61	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4		1. Mahendra Balwant Waghmare 2. Sujata Mahendra Waghmare	18/04/13	Reg.no - 3296/13 Sub- Registrar Haveli No.05 POA Regn.no.3297/13. The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no.11246/08 and dtd.14/11/2008, regd.at Sr.No.11689/2008.
62	Kharedikharas Samant vja Darnashi dasta Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4		1. Rajaram Yashwant Waghmare 2. Janardhan Yashwant Waghmare	04/10/13	Reg.no - 8864/13 Sub- Registrar Haveli No.05 POA Regn.no.8865/13. The said C.D.and POA are executed pursuant to Sale Deed dated - 14/11/2008, regd.at Sr.No. 11689/2008.
63	Supplementary - cum- Consent Deed to the Sale Deed	167/1 167/4 167/5 167/7 168/2 168/4		Archana Ishwar Waghmare after Marriage Name - Archana Anil Kambale	07/12/13	Reg.no - 10777/13 Sub- Registrar Haveli No.05 POA Regn.no. 10778/13 Another POA, Regn.no. 10779/13. The said C.D.and POA are executed pursuant to Sale Deed dated - 14/11/2008, regd.at Sr.No. 11689/2008.
64	Samantipatra Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4		1. Ujwala Damu Kambale 2. Vijayanta Surendra Chavan	10/02/14	Reg.no - 1124/14 Sub- Registrar Haveli No.05 POA Regn.no.1125/14 Another POA Regn.no.1126/14 The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no. 11246/08 and, dtd.14/11/2008, regd. at Sr.No. 11689/2008.



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65	Khardikhatas Purak Dasta Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Maangala Arvind Waghmare 2. Sachin Arvind Waghmare 3. Sandya Sachin Waghmare 4. Rupali Arvind Waghmare after marriage name Rupali Sagar Nikam 5. Sapna Arvind Waghmare 6. Tushar Arvind Waghmare 7. Priyanka Arvind Waghmare	18/02/14	Reg.no - 1465/14 Sub- Registrar Haveli No.05 POA Regn.no.1466/14 Another POA Regn. no.1467/14. The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no.11246/08 and, dtd.14/11/2008, regl.at Sr.No.11689/2008.
66	Confirmation Deed Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			Kaushhya Kauliba Bhalerao	21/02/14	Reg.no - 1529/14 Sub- Registrar Haveli No.05 POA Regn.no.1530/14 Another POA Regn. no.1531/14. The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no.11246/08 and, dtd.14/11/2008,regl.at Sr.No.11689/2008.
67	Khardikhatas Purak Dasta Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4			1. Babasaheb Anand Waghmare 2. Archana Babasaheb Waghmare 3. Avinash Anand Waghmare 4. Mangal Avinash Waghmare 5. Arun Anand Waghmare 6. Vandana Anand Waghmare 7. Nanda Ashok Waghmare 8. Nitesh Ashok Waghmare 9. Priyanka Ashok Waghmare	21/02/14	Reg.no - 1569/14 Sub- Registrar Haveli No.05 POA Regn.no.1598/14 Another POA Regn. no.1599/14. The said C.D.and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg.no.11246/08 and, dtd.14/11/2008, regl.at Sr.No.11689/2008.



				10. Alka Shrirang Waghmare 11. Gauram Shrirang Waghmare 12. Anita Anil / Anand Kambale 13. Savita Vinay Kambale 14. Jagdish Keshav Waghmare 15. Surubai / Saraswati Jagdish Waghmare 16. Kailas Jagdish Waghmare 17. Nanda Kailas Waghmare 18. Vilas Jagdish Waghmare 19. Kirti Vilas Waghmare 20. Sangita Sanjay Ochal.		
68	Kharedikhatas Purak Dasta Power of Attorney			1. Maya Shripati Waghmare 2. Akshay Shripati Waghmare	26/02/14	Reg. no - 1683/14 Sub- Registrar Haveli No.05 POA Regn. no. 1684/14 Another POA, Regn. No. 1683/14 The said C.D. and POA are executed pursuant to Two Sale Deeds dated -27/10/2008 reg. no. 11246/08 and, dtd. 14/11/2008 Regd. at Sr. No. 11689/2008.
69	Kharedikhatas Purak Dasta Power of Attorney	167/1 167/4 167/3 167/7 168/2 168/4		Vidya Ravindra Kambale and others.,	16/11/15.	Regn. no. 9216/2015, Haveli no. 1B. The said C.D. and POA Regn. no. 9217/2015 are executed pursuant to Two Sale Deeds dated -27/10/2008 reg. no. 11246/08 and dtd. 14/11/2008. Regd. at Sr. No. 11689/2008.



45. That pursuant to the above said registered Sale Deeds, number of Consent Deeds, by adjoining land Owners of Survey Nos.167/3, 167/6 and 168/3, have been executed and registered, from time to time, by the respective parties, to and in favour of the said Purchaser, Sai Sneh Mansi Co-operative Housing Society Limited, a Society registered under the Maharashtra Co-operative Societies Act, 1960, under registration no. PNA/MSV/HSG/(TC)/8217/2008, dated-11/04/2008, having its office at: Akshay Centre, Survey no. 15/2, Thergaon, Pune-411033. The list of such Confirmation Deeds / Consent Deeds is as follows

Sr. No	Nature of Documents	S.no	Vatandar	Date	Reg.no. & Date
1	Consent Deed without consideration Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4	1.Shakuntala Dnyaneshwar Waghmare 2.Sudhir Dnyaneshwar Waghmare 3.Kavita Sudhir Waghmare 4.Dilip Dnyaneshwar Waghmare 5.Kiran Dilip Waghmare 6.Asha Vasanti Vaydande 7.Asha Bhaskar Waghmare 8.Avinash Bhaskar Waghmare 9.Savita Avinash Waghmare 10.Vikram Bhaskar Waghmare 11.Ashwini Vikram Waghmare 12.Sushma Laxman Waghmare 13.Prabhakar Sudam Waghmare 14.Pushpa Bhaskar Waghmare 15.Suraj Prabhakar Waghmare 16.Nikhil Prabhakar Waghmare 17.Sneha Ganesh Shinde 18.Parubai Mondeo Jagan.	29/06/10	Reg.no - 6773/10 Sub- Registrar Haveli No.03, on 4/9/2010. POA Regn.no. 6774/10, on 4/9/2010.
2	Consent Deed without consideration Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4	1.Maharaj Kashinath Waghmare	30/06/10	Reg.no 6869/10 Sub- Registrar Haveli No.03 on 19/07/2010. POA Regn.no. 6870/10, on 19/07/2010. The said documents are executed pursuant to the Sale Deeds, dated 27/10/08, regd. at sr.No. 11246/2008 And 14/11/2008, regd at Sr.No.11689/2008.
3	Consent Deed without consideration Power of Attorney.	167/1 167/4 167/5 167/7 168/2 168/4	1.Sund Kashinath Waghmare	22/07/10	Reg.no - 7562/10 Sub- Registrar Haveli No.05 POA regn.no.7563/10 The said documents are executed pursuant to the Sale Deeds, dated - 27/10/2008, regd. at sr.No. 11246/2008 & 14/11/2008, Regd. at Sr.No 11689/2008.



4	Deed of Consent without consideration. Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4	1.Sunder Shiva Waghmare	25/08/10	Regn.no.8643/10 Sub- Registrar Haveli No.05 POA regn.no.8644/10 The said documents are executed pursuant to the Sale Deeds, dated - 27/10/2008, regd. at sr. No. 11246/2008 And 14/11/2008. Regd at Sr.No. 11689/2008.
5	Deed of Consent without consideration. Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4	1.Deepak Sunder Waghmare 2.Bharti Deepak Waghmare 3.Lishant Deepak Waghmare 4.Sandesh Deepak Waghmare	31/08/10	Reg.no - 8827/2010 Sub- Registrar Haveli No.05 POA regn.no.8828/10. The said documents are executed pursuant to the Sale Deeds, dated - 27/10/2008, regd. at sr.No. 11246/2008 And 14/11/2008, regd at Sr.No. 11689/2008.
6	Deed of Consent without consideration. Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4	1.Prakash Giridhar Waghmare 2.Shushila Prakash Waghmare 3.Mahendra Prakash Waghmare 4.Dipali Mahendra Waghmare	09/09/11	Reg.no 8643/10 Sub- Registrar Haveli No.05 POA regn.no.8844/11 The said documents are executed pursuant to the Sale Deeds, dated 27/10/08, regd. at sr.No. 11246/2008 And 14/11/2008, Regd at Sr.No. 11689/2008.
7	Deed of Consent without consideration. Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4	1.Shila Shivaji Chavan 2.Lila Ravindra Oshai	11/02/13	Reg. No. 1253/13 Sub- Registrar Haveli no: 9 POA regn.no.1254/13 The said documents are executed pursuant to the Sale Deeds, dated 27/10/2008, regd. at sr. no. 11246/2008 And 14/11/2008. Regd at Sr.No. 11689/2008.
8	Deed of Consent without consideration. Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4	Ramu Dattu Waghmare	11/02/13	Reg. No. 1295/13 Sub- Registrar Haveli no: 9 POA, regn.no. 1296/13 The said documents are executed pursuant to the Sale Deeds, dated 27/10/08, regd. at sr.No. 11246/2008 And 14/11/2008, Regd at Sr.No. 11689/2008.



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9	Deed of Consent without consideration. Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4	1. Ashok Bhikaji Kambale 2. Sangita Ashok Kambale 3. Avinash Bhikaji Kambale 4. Umila Avinash Kambale 5. Rekha Anil Kapse 6. Sunita Shashikant Garud	11/03/13	Reg. No. 2211/13 Sub- Registrar Haveli no:5 POA, regn.no. 2212/13 The said documents are executed pursuant to the Sale Deeds, dated - 27/10/2008, regd. at sr.No. 11246/2008 And 14/11/2008, Regd at Sr.No.11689/2008.
10	Deed of Consent without consideration. Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4	1. Ramu Damu Waghmare 2. Nandu Damu Waghmare 3. Pushpa Nandu Waghmare 4. Sidharth Damu Waghmare 5. Nitin/Suraj Nandu Waghmare 6. Sagar Nandu Waghmare 7. Komal Sagar Waghmare	02/03/13	Reg. No. 1934/13 Sub- Registrar Haveli no:5 POA regn.no.1935/13 The said documents are executed pursuant to the Sale Deeds, dated 27/10/08, regd. at sr.No. 11246/2008 And 14/11/2008, Regd at Sr.No.11689/2008.
11	Deed of Consent without consideration. Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4	1. Gautam Damu Waghmare 2. Madhuri Gautam Waghmare	21/06/13	Reg. No.5221/13 Sub- Registrar Haveli no 3 POA regn.no.5224/13 The said documents are executed pursuant to the Sale Deeds, dated 27/10/08, regd. at sr.No. 11246/2008 And 14/11/2008, Regd at Sr.No.11689/2008.
12	Deed of Consent without consideration. Power of Attorney	167/1 167/4 167/5 167/7 168/2 168/4	1. Umesh Sopan Waghmare 2. Shantabai Umesh Waghmare 3. Ramesh Sopan Waghmare 4. Sapna /Sangita Ramesh Waghmare 5. Archana Ramesh Waghmare After marriage name- Archana Amit Galkwad 6. Ashwini Ramesh Waghmare 7. Abhishek Ramesh Waghmare 8. Ashish Ramesh Waghmare 9. Ravindra Umesh Waghmare 10. Ujjwala Ramesh Waghmare 11. Ajinkya Ravindra Waghmare 12. Aditya Ravindra Waghmare 13. Pramod Umesh Waghmare 14. Surekha Pramod Waghmare 15. Anuj Pramod Waghmare 16. Pratibha /Angha Umesh Waghmare Alias Pratibha /Angha Aul Bhosker.	15/11/14	Reg. No.6803/14 Sub- Registrar Haveli N:17 POA /Notary no Z-036/14 The said documents are executed pursuant to the Sale Deeds, dated 27/10/08, regd. At sr.No. 11246/2008 And 14/11/2008, Regd at Sr.No.11689/2008.



13	Deed of Consent without consideration. Power of Attorney	167/1 167/4 167/3 167/7 168/2 168/4	1) Laxman Namdeo Waghmare 2) Asha Laxman Waghmare, 3) Nihal Laxman Waghmare, 4) Swapnil Laxman Waghmare, 5) Sweta Laxman Waghmare alias Sweta Vijay Chalkwad, 6) Sanjay Namdeo Waghmare, 7) Mahendara Namdeo Waghmare, 8) Sangita Mahendara Waghmare, 9) Moniket Mahendara Waghmare, 10) Praneeet Mahendara Waghmare, 11) Pankaj Baban Mane, 12) Prachi Baban Mane, 13) Mangal Namdeo Waghmare.	15/09/15	Notary Serial no. A-199115. POA-198115.
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AS REGARDS SURVEY NO. 167/6:

1. That as per the Government Phalani Form no. 12, the said said lands, Survey No. 167/6, was recorded in the name of one Shri. Rambhau Dada Kalthate, and the land, Survey No. 167/7, was recorded in the name of Shri. Mahadu Nama Mahar and accordingly and effect of the same, was given to record of right of the lands, vide Mutation No. 4.
2. That the Mutation Entry No. 969 indicates that as per the Order passed by Raosaheb, Mahadikari, Mulshi Taluka, vides Order Ref. no. WTN/WE/8/95/48/23.02.1948, the name of the above said Shri. Rambhau Dada Kalate, was removed from the record of rights and the names of S/Shri. i) Sopana Kashiram Mahar and ii) Bhiva Kashiram Mahar, were recorded in the record of rights of the said property.
3. That the Mutation Entry No. 1311 indicates that the said property is a tukda/ fragment.
4. That the mutation entry no. 1569, indicates that the said property, together with other properties, were converted into Khalsa, owing to abolition of Mumbai Inferior Village Watan Abolition Act, 1958.
5. That mutation entry no. 1848 indicates that as per the Order of the Tahsildar, Mulshi, vide Order Ref. no. WATAN/WASHI/313/74, dated-09/06/1974, the landed properties, Survey no. 167 (part) and Survey no.168 (part), and other properties, were granted on New Tenure and the remark to that effect was effected, and the name of Sarkar(Government), already recorded in kajibedar column, was deleted.
6. That in accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1953, the Metric System was introduced to the lands at village Wakad. Accordingly, an effect was given to the record of rights of the said properties, together with other properties, vide mutation entry no. 2011.



7. That the Mutation Entry No. 2361 indicates that one of Owners, Shri. Bhiva Kashiram Waghmare, was expired in the year 1949, leaving behind him, sons, Sudam Kashinath, Giridhari and Sundarrao Bhiva Waghmare, daughters iv) Chandrabhaga Devram Kharate v) Satyabhama Tukaram Jonjale vi) Parubai Namdev Garpat, as his legal heirs. Accordingly, the above said legal heirs were brought on the record of rights of the said property, Survey No. 167/6, left behind by the said deceased.

8. That the Mutation Entry No. 2362 indicates that one of the above said owners, Shri. Sopan Kashiram Waghmare, expired in the year 1954, leaving behind him a widow, i) Sakhubai Sopana Waghmare, sons ii) Gopal Sopana Waghmare iii) Namdeo Sopana Waghmare iv) Damodar Sopana Waghmare v) Umesh Sopana Waghmare, as his legal heirs. Accordingly, the said legal heirs were brought on record of rights of the said property, Survey No. 167/6, left behind by the said deceased.

9. That the Mutation Entry No. 3517 indicates that as per the Order passed by the Tahsildar, Mulshi Taluka, vide Ref. No. 759/1986, dated. -27.08.1986, certain area, was acquired for Mumbai-Pune National Highway No.4, and as per Kami Jasti Patrak, 3/74, the effect was given to the record of rights of the said land together with other lands. The ara of the said property, together with Survey nos. 167/6 and 7, remained unaffected.

10. That the Mutation Entry No. 5021 indicates that one of the above said owners, Shri Namdeo Sopana Waghmare, expired on 08/12/1988, leaving behind him sons, namely 1) Shri Laxman Namdeo Waghmare 2) Sahebrao Namdeo Waghmare alias Mahendra Namdeo Waghmare and Sanjay Namdeo Waghmare, daughters 3) Kalpana Namdeo Waghmare 4) Asha Namdeo Waghmare, widow, 5) Indubai Namdeo Waghmare, as his legal heirs. Accordingly, the said legal heirs were brought on the record of rights of the said property, left behind by the said deceased.

11. That the Mutation Entry No. 5246 indicates that one of the said Owners, Shri. Sudam Bhiva Waghmare, expired on 07.01.1994, leaving behind him sons 1) Prabhakar Sundam Waghmare 2) Late Bhaskar Sundam Waghmare, through his legal heirs, Grandsons 2A) Avinash Bhaskar Waghmare 2B) Vikram Bhaskar Waghmare, Granddaughter 2C) Mrs. Sushma Mukund Bhosale, daughter-in-law, 2D) Smt Asha Bhaskar Waghmare, Son 3) Late Dnyaneshwar Sudam Waghmare, through his heirs 3A) Sudhir Dnyaneshwar Waghmare 3B) Dilip Dnyaneshwar Waghmare, grand daughter 3C) Mrs. Asha Vasant Vaydande, daughter in law 3D) Smt Shakuntala Dnyaneshwar Waghmare, as his legal heirs. But the said mutation was cancelled.



12. That the Mutation Entry No. 5872 indicates that the owners 1) Sudam Bhiva Waghmare expired, on 7/1/1994, 2) Dnyaneshwar Sundam Waghmare, expired on 18/5/1990, 3) Gopal Sopan Waghmare, expired on 24/4/1992, 4) Namdeo Sopan Waghmare, expired on 8/12/1988 and 5) Bhaskar Sopan Waghmare, expired on 17/7/1992. I) Late Sudam Bhiva Waghmare leaving behind him Grandsons I) Sudhir Dnyaneshwar Waghmare 2) Dilip Dnyaneshwar Waghmare II) Late Bhaskar Sudam Waghmare leaving behind him sons 3) Avinash Bhaskar Waghmare 4) Vikram Bhaskar Waghmare 5) Prabhakar Sudam Waghmare wife III) Shakuntala Dnyaneshwar Waghmare brothers 6) Kashinath Bhiva Waghmare 7) Giridhari Bhiva Waghmare, daughter Sushma Eknath Bhosale, brother 8) Sundarrao Bhiva Waghmare, wife IV) Asha Bhaskar Waghmare nephew 1) Eknath Gopal Waghmare 2) Manohar Gopal Waghmare 3) Pannalal Gopal Waghmare 4) Arun Gopal Waghmare 5) Dipak Gopal Waghmare, niece 6) Suman Gopal Waghmare V) Late Namdeo Sopana Waghmare leaving behind him sons 1) Lakman Namdeo Waghmare 2) Sanjay Namdeo Waghmare 3) Mahendra Namdeo Waghmare, wife 4) Indubai Namdeo Waghmare VI) Late Sopan Bhiva Waghmare leaving behind him sons 1) Damodar Sopan Waghmare 2) Umesh Sopan Waghmare, as their legal heirs. Accordingly, the above said legal heirs were brought on the record of rights of the said property/ies left behind by the said deceased.

13. That the Mutation Entry No. 8397 indicates that one of the above said owners, Kashinath Bhiva Waghmare, expired on 02/02/1998, leaving behind him, sons 1) Maharaj Kashinath Waghmare 2) Sunil Kashinath Waghmare 3) Ravindra Kashinath Waghmare, daughters 4) Kanta Madhukar Bhalesail and 5) Pushpa Kisan Bhurkumbe, as his legal heirs. Accordingly, the above said legal heirs were brought on the record of rights of the above said property/ies left behind by the said deceased.

14. That the Mutation Entry No. 9633 indicates that one of the above said owners, Giridhari Bhiva Waghmare, expired, on 29/01/2003, leaving behind him son, 1) Prakash Giridhari Waghmare, as his legal heir, with no daughter and wife expired earlier on 6/4/1996. Accordingly, the above said legal heirs, were brought on record of rights of the said property/ies left behind by the said deceased.

15. That the Mutation Entry No. 10173 indicates that as per letter from Special Land Acquisition Officer, Sharda Sahakari Bank Ltd., the 'Confiscation' remark was entered on the share of land of the owner, Sudhir Dnyaneshwar Waghmare, in respect of the said property, bearing S.No. 167/6.

16. That the Mutation Entry No. 10947 is cancelled and is irrelevant, so far as the properties, bearing Survey nos. 167/3, 6 and 7.



17. That the Mutation Entry No. 11782, indicates that by virtue of Sale Deed, dated -25.11.2008, registered at sr no. 12170/2008, on 26.11.2008, in the Office of the Sub Registrar, Haveli no.17, the above said Sai Sneha Manasi Sahakari Hsg Soc Ltd., through its Chairman, Shri. Nitin K. Bhansali, has purchased, an area, admeasuring 00 Hectare, 09 Ares, bearing Survey No. 167/6 from the the Owners 1) Dilip Waghmare and others, through Power of Attorney holders Nitin K. Bhansali. The said mutation was cancelled since it was on new tenure.

18. That the Mutation Entry No. 12572 indicates that by virtue of Sale Deed, dated 25.11.2008, registered in the office of Sub Registrar, Haveli No.17 at Sr No. 12170/2008, on 26.11.2008, the owners 1) Shri Maharaj Kashinath Waghmare and others 22, have sold part of land admeasuring i) 00 Hectare 09 Ares, from and out of the land, Survey No. 167/6, along with other properties, to and in favor of the Purchaser, Sai Sneha Manasi Sah. Hsg. Soc. Ltd. through Chairman, Shri. Nitin K. Bhansali, on obtaining permission to sell the said land under Inam Class 6B, from Collector of Pune District, Pune, vide Order Ref. No. PTK/SR/748/08, dated- 18.10.2008. In pursuance of said order, remark of Land on New Tenure was removed and Old Tenure was recorded and the remark 'Nazrana 50% of the market value payable' was removed from the other rights column of the said properties.

19. That the Mutation Entry No. 12868 indicates that, by virtue of Mutation No. 10173, the remark of confiscation of land in respect of share of land by the owner, Shri. Sudhir Dnyaneshwar Waghmare, which was remained unpaid, was recorded in other rights column of the said property. The said remark was duly removed by the order of Special Land Encumbrance Officer, Shri Sharada Sahakari Co-op. Bank Ltd., vide its order ref. no. 101/433/4/2007-2008.

20. That the Mutation Entry No. 12869 indicates that by virtue of Consent Deed, dated- 4/9/2010, registered in the office of Sub Registrar, Haveli No.5, at sr no. 6799/2010, the Purchaser, Sai Sneha Manasi Co-op. Hsg. Soc Ltd., obtained the consent of the co-owner, Parubai Namdeo Jagtap, in respect of the said land, Survey No. 167/6.

21. That the mutation entry no. 12870 indicates that by virtue of Consent Deed, dated- 27.05.2009, registered in the office of Sub Registrar, Haveli No.5, at sr. no. 3061/2009, the Purchaser, therein, Sai Sneha Manasi Co- op. Hsg. Soc Ltd., obtained the consent of the co- owner, Satyabhama Tukaram Jontale, in respect of the said land, Survey No. 167/6.



22. The particulars of heirship mutation entries effected from time to time, in respect of the concerned lands, including the above said land, are as follows :-

The above said mutation entries are in respect of the said land together with other lands.

HEIRSHIP MUTATION ENTRIES -167/6					
Sr. No	Mutation No. & Date	S.No.	Heirship	Rights Inherited From	Rights Acquired By Inheritance To
1	13071 25.01.2011	167/3 167/6 168/3	Heirship	1. Sakhubai Sopana Waghmare (expired on 22.12.82) 2. Gopal Sopana Waghmare (expired) 3. Namdeo Sopana Waghmare (expired)	1. Damodar Sopana Waghmare - Son 2. Umesh Sopana Waghmare - Son 3. Eknath Gopal Waghmare -- Grand Son 4. Manohar Gopal Waghmare -- Grand Son 5. Pannalal Gopala Waghmare Grandson 6) Arun Gopala Waghmare G. son 7) Dipak Gopala Waghmare G. Son. G. Daughters 8) Suman Gopala Waghmare 9) Late Namdeo Gopala Waghmare and Indubai Namdeo Waghmare through legal heirs Laxman Namdeo Waghmare 10) Sanjay Namdeo Waghmare 11) Sahebrao alias Mahendra Namdeo Waghmare 12) Kelpana Namdeo Waghmare 13) Mangal Namdeo Waghmare
2	13072 25.01.2011	167/3 167/6 168/3	Heirship	1. Indubai Namdeo Waghmare expired on 03.09.2006)	1. Laxman Namdeo Waghmare - Son 2. Sanjay Namdeo Waghmare -- Son 3. Mahendra Namdeo Waghmare son Daughter 4 Kelpa Namdeo Waghmare - 5) Mangal Namdeo Waghmare
3	13844 21.5.2012	167/3 167/6 168/3	Heirship	Damu alias Damodar Sopana Waghmare expired on 1.3.2012	1. Ramu Damu Waghmare Son 2. Nandu Damu Waghmare Son 3. Gautam Damu Waghmare Son 4. Balu Damodar Waghmare Son 5. Siddharth Damu Waghmare Son 6. Kiran Ravindra Ovhai Daughter 7. Shila Shivaji Chavhan



23. That the Mutation Entry No. 14152 indicates that by virtue of a Sale Deed, dated- 16.11.2011, registered in the office of Sub Registrar, Haveli No.5, at Sr No. 11096/2011, the owners, 1) Shri Eknath Gopal Waghmare and others 34 have, sold part of an area, admeasuring 00 Hectare, 04.5 Ares, from and out of the land, Survey No. 167/6, totally admeasuring 00 Hectare, 18 Ares, to and in favor of the Purchaser therein, 1) Saraswati Anandrao Shitole and 2) Shailaja Nivrutti Jagtap, on obtaining permission to sell the above said land, under Inam Class 6H, from Collector of Pune Dist, Pune, vide Order No. PTK/SR/460/10, dated- 12.09.2011. Based on the above Order, a remark of Land of New Tenure removed and Old Tenure, was recorded and the remark 'Nazrana of 50% of the market value' payable was removed from the other rights column of the said property.

24. That the Mutation Entry No. 14896 indicates that as per the order of Tahasildar, Mulshi, vide Order no. HANO/SR/155/2/15, dated-10.02.2015, the name of one of the owners, Chandrabhaga Devram Kharat, was rectified with the name Chandrabhaga Devram Kadari.

25. That the Mutation Entry No. 14901 indicates that by virtue of a Confirmation Deed, dated- 2.6.2009, registered in the office of Sub Registrar, Haveli No.5, vide sr. no. 3276/2009, the Purchaser therein, Sai Sneha Manasi Co-op. Hsg. Soc. Ltd., through its Chairman, obtained the consent of the co-owner, Asha Bal Alhat, to the Sale Deed, dated- 26.11.2008, registered at sr. no. 12170/2008, Haveli 17, in respect of survey no. 167/6.

26. That the Mutation Entry No. 14943 indicates that as per the order of Tahasildar, Mulshi, vide no. SR/155/211/14, dated- 13.02.2015, name of Co-owner, Asha Namdeo Waghmare, was rectified to the name, Mangal Namdeo Waghmare.

27. That the Mutation Entry No. 14966 indicates that by virtue of a Sale Deed, dated- 22.05.2015, registered in the office of Sub Registrar, Haveli No.18, Pune, at sr. no. 3936/2015, on 25.05.2015, the owners, Umesh Sopana Waghmare, with the consent of 1) Ajinkya Ravindra Waghmare 2) Ujjwala Ravindra Waghmare 3) Abhishek Ramesh Waghmare 4) Archana Ramesh Waghmare 5) Ashwini Ramesh Waghmare 6) Prathibha alias Anagha Ramesh Waghmare 7) Pramod Umesh Waghmare 8) Ramesh Umesh Waghmare 9) Ravindra Umesh Waghmare 10) Shantabai Umesh Waghmare 11) Sapna alias Sangita Ramesh Waghmare and 12) Surekha Pramod Waghmare, have sold their share of land, admeasuring 00 Hectare, 02.25 Ares, to and in favor of the Purchaser therein, Shri. Madhukar Bapusaheb Bankar. On the basis of the said registered Sale Deed, name of the Purchaser was recorded in Record of rights of the said property, purchased.



28. That the Mutation Entry No. 14971 indicates that the Owner, Kaipana Namdeo Waghmare, expired on 23.03.2015, leaving behind her, daughter 1) Prachi Baban Mane, son 2) Pankaj Baban Mane, as her legal heirs. Accordingly, the said legal heirs, were brought on record of rights of the said property in respect of the above said property, Survey no. 167/6.

29. That the Mutation Entry No. 15022 indicates that by virtue of a Sale Deed, dated 15.09.2015, registered in the office of Sub Registrar, Haveli No. 5, Pune, vide sr. no. 7980/2015, the owners, 1) Pankaj Baban Mane 2) Prachi Baban Mane 3) Mahendra Namdeo Waghmare, Mangal Namdeo Waghmare, Laxman Namdeo Waghmare, Sanjay Namdeo Waghmare, with the consent of Asha Laxman Waghmare, Nihal Laxman Waghmare, Sangita Mahendra Waghmare, Swapnil Laxman Waghmare and Shweta Laxman Waghmare, sold, transferred and conveyed their share of land, bearing Survey No. 167/6 (part), admeasuring 00 Hectare, 02.25 Ares, on obtaining permission to sell the said land, under Inam Class 6B, from the Collector of Pune District, Pune, vide Order No. PTE/SR/45/2015, dated- 04.08.2015, to and in favor of the Purchaser therein, Mr. Nitin Kanaiyalal Bhansali. Accordingly, based on the said registered deed, name of the Purchaser therein, was brought on record of rights of the said property purchased.

30. That the Mutation Entry No. 15227 indicates that as per the order, dated - 28/04/2016, passed by the Hon'ble Court Sr. Div. Pune, in Special Civil Suit No. 108/2014, 'Stay Order' was passed, in respect of said lands, i) Survey No. 167/6, admeasuring 00 Hectare, 09 Ares, ii) Survey No. 167/5, admeasuring 00 Hectare, 19 Ares, and iii) Survey No. 167/7, admeasuring 00 Hectare, 22 Ares, along with the other properties. The above matter is compromised.

31. That the Mutation Entry No. 15539 indicates that as per the Order of Tahasildar, Pune, vide order ref no. REVSM7701, dated 31.12.2016, the Edit Module was utilized in E Mutation project, for the corrections in hand written and Computerised revenue records. Accordingly corrections were made in respect of Survey No. 167/6 along with the other properties.

32. That the Mutation Entry No. 15978 indicates that as per the Order of Tahasildar, Pune, vide order ref no. REVSM7701, dated- 13-10-2017, the Edit Module 180, was utilized in E Mutation project, for the corrections in hand written and Computerised revenue records. Accordingly corrections were made in respect of said properties.



AS REGARDS SURVEY NO. 167/7:

1. That as per the Government Phaland Form no. 12, the said property, bearing Survey No. 167/7, was recorded in the name of one Shri. Mahadu Nama Mahar and accordingly effect of the same was given to record of right of the landed properties vide Mutation No. 4.
2. That the Mutation Entry No. 1267 indicates that the said land was shown as Tukda/Fragment.
3. That one of the above said Owners, Mr. Mahadu Nama Waghmare (Mahar), expired on 04/05/1957, leaving behind him sons, Balwant, Jaywant, Keshav, Sahadu, Shankar and Chindhu Mahadu Mahar, daughters, Takhubai Bapu Pawar, Champabai Kacharu Pawar, and Shantabai Satu Bhosale, as his legal heirs and name of his eldest son, Mr. Balwant Mahadu Mahar, was entered in the record of rights of the landed properties, Survey nos. 167/4, 167/7, and 168/4, together with other properties, left behind by the said deceased, vide mutation entry no. 1562.
4. That the mutation entry no. 1569, indicates that the said properties, together with other properties, were converted into Khalsa, owing to abolition of Mumbai Inferior Village Watan Abolition Act, 1958.
5. That mutation entry no. 1848 indicates that as per the Order of the Tahsildar, Mulshi, vide Ref. no. WATAN/WASHH/313/74, dated-09/06/1974, the landed properties, Survey no. 167 (part) and Survey no. 168 (part), and other properties, were granted on New Tenure and the remark to that effect was effected; and the name of Sarkar/ Government, already recorded in kalyedar column, was deleted.
6. That in accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1953, the Metric System was introduced to the lands at village Wakad. Accordingly, an effect was given to the record of rights of the said properties, together with other properties, vide mutation entry no. 2011.
7. That the Mutation Entry No. 2039 is irrelevant.
8. That mutation entry no. 2664, indicates that one of the above said Owners, Mr. Balwant Mahadu Waghmare, expired on 27/06/1980, leaving behind him sons, Mr. Ishwar Balwant Waghmare (H.U.F.), Mr. Aniruddha Balwant Waghmare, Mr. Mahendra Balwant Waghmare, daughters, Muktabai Ramaji Kambale, Indubai Baban Jagtap, Suman Damu Barathe, a widow, Smt. Jijabai Balwant Waghmare, brothers, Legal heirs of predeceased Late Keshav Mahadu Waghmare, namely, Mr. Bhagwan Keshav Waghmare, (H.U.F.), Mr. Sahadu Mahadu



Waghmare, Mr. Shankar Mahadu Waghmare, Mr. Chintaman Mahadu Waghmare, Mr. Jayram Mahadu Waghmare (had 04 ana share), and Cousin uncles, Legal Heirs of predeceased uncle, Late Yadu Radhu Waghmare, Mr. Sudhir Yadu Waghmare (H.U.F.) (had 04 Ana share), Legal Heirs of late Sadu Nama Waghmare, namely Mr. Kondiba Sadu Waghmare (H.U.F.) (had 04 Ana share), Legal Heirs of Late Zubaji Nama Waghmare, namely Mr. Yeshwant Zubaji Waghmare (H.U.F.) (had 04 Ana share), as legal heirs and accordingly, an effect had been given to the record of rights of the said properties, left behind by the said deceased.

9. That the mutation entry no. 3197, indicates that as per the application preferred by one Mr. Arvind Bhaguji Waghmare, son of Late Bhaguji Zubaji Waghmare, who was a brother of Mr. Yashwant Zubaji Waghmare, (H.U.F.), names of Mr. Yashwant Zubaji Waghmare and Mr. Arvind Bhaguji Waghmare, were brought on the record of rights, by equal anawari, i.e. 2 Ana to each, from and out of their 04 Ana share, from and out of the said properties.

10. That the Mutation Entry No. 3517 indicates that as per the Order passed by the Tahsildar, Mulshi Taluka, vide Ref. No. 759/1986, dated -27.08.1986, certain area, was acquired for Mumbai-Pune National Highway No.4, and as per Kami Jasti Patrak, 3/74, the effect was given to the record of rights of the said land together with other lands. The area of the said property, together with Survey nos. 167/6 and 7, remained unaffected.

11. That the mutation entry no. 5996, indicates that out of the above said Owners, Mr. Ishwar Balwant Waghmare (H.U.F.), expired, on 12/03/1992, leaving behind him brothers, 1) Mr. Aniruddha Balwant Waghmare, 2) Mr. Mahendra Balwant Waghmare, sisters, 3) Muktabai Ramaji Kambale, 4) Indubai Baban Jagtap, 5) Suman Damu Barathe, sons, 6) Mr. Dharmpal Ishwar Waghmare, daughters, 7) Ranjana Mahendra Kambale, 8) Sanjana Ishwar Waghmare, 9) Archana Ishwar Waghmare, 10) Vaishali Ishwar Waghmare, as Legal Heirs of predeceased uncle, Sahadu Mahadu Waghmare (07/01/1989) leaving behind him sons, 11) Mr. Shankar Sadhu Waghmare, 12) Mr. Mahanand Sadhu Waghmare, daughters, 13) Sindhu Madhukar Shinde, 14) Taibai Balwant Jadhav, 15) Anjana Laxman Ohawal, 16) Mina Prakash Tambe, widow, 17) Smt. Jaibai Sahadu Waghmare, as legal heirs and accordingly, an effect was given to the record of rights of the said properties, together with other properties, left behind by the said deceased. The above said mutation is pertaining to Survey no. 167 (part/s).

12. That one of the above said Mr. Murlidhar Jayram Waghmare and other co-sharers of the said entire landed properties, Survey no. 167/1, 167/4, 167/5, 167/7, 168/2, and 168/4, executed Power of Attorney, dated-29/09/1996, to and in favour of Mr. Nitin Kanhiyalal Bhansali.



13. That Smt. Sarubai Chintaman Waghmare and others, had given the landed properties, Survey nos. 167/1, 167/4, 167/5 and 167/7, an undivided defined share, an area, admeasuring 00 Hectare 19 Ares, from and out of the entire landed property, Survey no. 167/5 and an undivided defined share, an area, admeasuring 00 Hectare 22 Ares, from and out of the entire landed property, Survey no. 167/7 along with the other properties, for Development to Devi Snch Park Co-operative Housing Society Limited, represented through its Chairman, Mr. K. P. Baney, and Secretary, Mr. Mahendra Jagannath Yeole, by way of a Development Agreement, dated-12/12/1997, registered at serial no. 282/1998, (lodged for registration on 24/12/1997 at Sr.No. 6130/97) on 16/01/1998, in the office of Sub-Registrar, Mulshi, upon the terms and conditions contained therein. Pursuant to the above said Development Agreement, the above said Owners, also executed Power of Attorney, dated-12/12/1997, registered at serial no. 77/97, on 24/12/1997 in the office of Sub-Registrar, Mulshi (Paud), in respect of the above said properties, to and in favour of Mr. Nitin Kanhaiyalal Bhansali.

14. Mr. Shankar Sahadu Waghmare and other co-sharers, also executed Power of Attorney, dated-29/04/1998, registered at serial no. 85/98, in the office of Sub-Registrar, Mulshi, in respect of the landed properties, Survey nos. 167/1, 167/4, 167/5, 167/7, an undivided defined share, an area, admeasuring 00 Hectare 19 Ares, from and out of the entire landed property, Survey no. 167/5 and an undivided defined share, an area, admeasuring 00 Hectare 22 Ares, from and out of the entire landed property, Survey no. 167/7, to and in favour of Mr. Nitin Kanhaiyalal Bhansali.

15. That as per the ULC Orders passed by the Deputy Collector and Competent Authority no.2, Pune Urban Agglomeration, Pune, vide Ref. no. 67/YE, dated-11/02/1999, the provisions of the Urban Land (Ceiling & Regulations) Act, 1976, were not applicable to the landed properties, bearing Survey nos. 167/1, 167/4, 167/5, 167/7, 168/2 (part) and 168/4 (part).

16. That Mr. Dharmpal Ishwar Waghmare and other co-sharers, also executed Consent Deed without consideration, dated-15/05/1999, registered at sr. no. 1849/99, in the office of Sub-Registrar, Mulshi, in respect of the landed properties, Survey nos. 167/1, 167/4, 167/5, 167/7, an undivided defined share, an area, admeasuring 00 Hectare 19 Ares, from and out of the entire landed property, Survey no. 167/5 and an undivided defined share, an area, admeasuring 00 Hectare 22 Ares, from and out of the entire landed property, Survey no. 167/7, to and in favour of Devi Snch Park Co-operative Housing Society Limited, represented through its Chairman, Mr. K. P. Baney and Secretary, Mr. Mahendra Jagannath Yeole and confirmed all the terms and conditions contained in the above said Development Agreement.



17. That Mr. Dharmraj Ishwar Waghmare and other co-sharers of the above said entire landed properties, Survey no. 167/1, 167/4, 167/5, 167/7, 168/2, and 168/4, executed a Power of Attorney, dated-15/05/1999, registered at sr. no. 59/1999, in the office of Sub-Registrar, Mulshi, to and in favour of Mr. Nitin Kanhaiyalal Bhansali, in respect of the said properties.

18. That Mr. Mahendra Balwant Waghmare (HUF) and Mrs. Sujata Mahendra Waghmare, executed Consent Deed without consideration, dated-03/06/1999, registered at sr. no. 2089/99, in the office of Sub-Registrar, Mulshi, in respect of the landed properties, Survey no. 167/1, 167/4, 167/5, 167/7, an undivided defined share, an area, admeasuring 00 Hectare 19 Ares, from and out of the entire landed property, Survey no. 167/5 and an undivided defined share, an area, admeasuring 00 Hectare 22 Ares, from and out of the entire landed property, Survey no. 167/7, to and in favour of Devi Sneh Park Co-operative Housing Society Limited, represented through its Chairman, Mr. K. P. Baney, and Secretary, Mr. Mahendra Jagannath Yeole and confirmed all the terms and conditions contained in the above said Development Agreement. Pursuant to the above said Development Agreement, the above said owners, also executed a Power of Attorney, dated-03/06/1999, registered at serial no. 70/1999, in respect of the above said properties, to and in favour of Mr. Nitin Kanhaiyalal Bhansali.

19. That Smt. Shashikala Bhagwan Waghmare and co-sharers, executed Consent Deed without consideration, dated-21/12/1999, registered at serial no. 4857/99, in the office of Sub-Registrar, Mulshi, in respect of the landed properties, Survey no. 167/1, 167/4, 167/5, 167/7, an undivided defined share, an area, admeasuring 00 Hectare 19 Ares from and out of the entire landed property, Survey no. 167/5 and an undivided defined share, an area, admeasuring 00 Hectare 22 Ares, from and out of the entire landed property, Survey no. 167/7 to and in favour of Devi Sneh Park Co-operative Housing Society Limited, represented through its Chairman, Mr. K. P. Baney, and Secretary, Mr. Mahendra Jagannath Yeole and confirmed all the terms and conditions contained in the above said Development Agreement. The above said owners also executed Power of Attorney, dated-21/12/1999, registered at serial no. 205/1999, in respect of the above said properties, to and in favour of Mr. Nitin Kanhaiyalal Bhansali.

20. That Mr. Parshuram Raghunath Waghmare and co-sharers, executed Consent Deed without consideration, dated-08/03/2000, registered at sr. no. 1197/2000, in the office of Sub-Registrar, Mulshi, in respect of their an undivided defined entire share, from and out of the landed properties, Survey no. 167/1, 167/4, 167/5, 167/7, an undivided defined share, an area, admeasuring 00 Hectare 19 Ares, from and out of the entire landed property, Survey no. 167/5 and an undivided defined



share, an area, admeasuring 00 Hectare 22 Ares, from and out of the entire landed property, Survey no.167/7, in favour of Devi Snah Park Co-operative Housing Society Limited, represented through its Chairman, Mr. K.P. Baney, and Secretary, Mr. Mahendra Jagannath Yeole and confirmed all the terms and conditions contained in the above said Development Agreement. Pursuant to the above said document, the above said owners, also executed Power of Attorney, dated-08/03/2000, registered at sr. no. 32/2000, in respect of the above said properties, to and in favour of Mr. Nilin Kanhaiyalal Bhansali.

21. That Mrs. Kaushalya Kondiba Bhalerno and Mrs. Maya Mohan Ovhal, executed Consent Deed without consideration, dated-29/06/2000, registered at sr. no. 3128/2000, in the office of Sub-Registrar, Mulshi, in respect of the landed properties, Survey nos. 167/1, 167/4, 167/5 and 167/7, an undivided defined share, an area, admeasuring 00 Hectare, 19 Ares, from and out of the entire landed property, Survey no. 167/5 and an undivided defined share, an area, admeasuring 00 Hectare, 22 Ares, from and out of the entire landed property, Survey no.167/7 to and in favour of Devi Snah Park Co-operative Housing Society Limited, represented through its Chairman, Mr. K. P. Baney, and Secretary, Mr. Mahendra Jagannath Yeole and confirmed all the terms and conditions contained in the above said Development Agreement. Pursuant to the above said document, the above said owners also executed Power of Attorney, dated-29/06/2000, registered at sr. no. 75/2000, in respect of the above said properties, to and in favour of Mr. Nilin Kanhaiyalal Bhansali.

22. That as per the Orders passed by the Commissioner, Pune Division, Pune, vide Ref. no. MH/2/ WATAN/CR/913, dated-11/12/2002 and the Collector, Pune District, Pune, vide Ref. no. PTK/SR/853/11, dated-18/10/2003, granted sale permission and converted the said properties for non-agricultural use on an old tenure, respectively, subject to the terms and conditions contained therein. Accordingly, as per the above said Orders, Ten times Nazrana on the assessment of the said properties, Rs. 98/-, and 50% amount on the higher market value of the said properties, together with other properties, amounting to Rs. 21,15,000/-, aggregating a total amount of Rs. 21,15,098/-, have been paid/deposited by the above said Society, Sai Snah Mansi Co-operative Housing Society Limited, for and on behalf of the said concerned landowners, in the State Bank of India, Pune Treasury, Pune.

23. That the mutation entry no. 9461, indicates that one of the Shri. Kondiba Sadu Waghmare, expired on 15.06.2002, leaving behind him, daughters, Mrs. Kamal Bhimrao Kadam, a widow, Smt. Jijabai Kondiba Waghmare, brother, Raghunath Sadu Waghmare, Keru Sadu Waghmare, Sisters, Bhimabai Pandurang Kadam, as his legal heirs. However, the above said mutation entry has been cancelled.



24. That as per the Resolution passed in the General Meeting, held on- 24/02/2004, of the Devi Sneh Park Co-operative Housing Society Ltd. all the members have authorized the Chairman of the said Society, Mr. K. P. Baney, Secretary, Mr. Mahendra J. Yeole and Treasurer, Mr. Nitin K. Bhansali, to get the Sale Deed, executed and registered in respect of the said properties, together with other properties, to and in favour of the said Society, to pay requisite Nazarana, obtain sale permission from the Government, completion of the scheme, development of the society properties through Sneh Constructions, M/s. Sneh Constructions and Associates and Devi Construction Company and further as per the said Resolution, also authorised to file application to the Registrar of the Societies etc., and to do all other necessary acts, deeds and things, as may be deemed necessary for the said purpose.

25. That the Mutation Entry No. 10947 is cancelled and is irrelevant, so far as the properties, bearing Survey nos. 167/5, 6 and 7, are concerned.

26. That Devi Sneh Park Co-operative Housing Society Ltd. represented by its Chairman, Mr. K. P. Baney, represented by his Power of Attorney Holder, Mrs. Rama Gopinath (only for execution admission and registration), Secretary, Mr. Mahendra Jagannath Yeole and Treasurer, Mr. Nitin Kanhaiyalal Bhansali, with the consent of Devi Construction Company, a Registered Partnership Firm, Pune, represented by its Partner, Mr. V. K. Baney, and M/s Sneh Construction & Associates, a Partnership Firm, registered under the Indian Partnership Act, 1932, having its office at 1131/1, Vrindavan Society, Shivajinagar, Pune-411005, represented by their Partners, Mr. Mahendra Jagannath Yeole and Mr. Nitin Kanhaiyalal Bhansali, have given the above said landed properties, Survey Nos. 167/5, 167/6 and 167/7 together with other properties, for development, to Sneh Constructions, A Partnership Firm, registered under the Indian Partnership Act, 1932, represented by its Partners, Mr. Mahendra Jagannath Yeole and Mr. Nitin Kanhaiyalal Bhansali, by way of a Agreement of Development, coupled with an Irrevocable Power of Attorney, dated-24/03/2003, registered at sr. nos. 2168/2003 and 2169/2003, in the office of Joint Sub-Registrar, Haveli no. 17, Pune, upon the terms and conditions agreed by and between the parties thereof.

27. Pursuant to the above said Development Agreement, a Deed of Correction, has been executed on 07/10/2016, registered at Sr. no. 6267/2016, on 08/10/2016, in the Office of the Sub Registrar, Haveli no. 17(Pune), in respect of the above said properties.



28. Pursuant to the above said Deed of Correction to the above said Development Agreement, a further Deed of rectification, has also been executed on 21/10/2016, registered at Sr. no. 6996/2016, on 18/11/2016, in the Office of the Sub Registrar, Haveli no. 17(Pune), in respect of the above said properties.

29. That Ms. Sujata Laxman Waghmare, Ms. Sangita Laxman Waghmare, Ms. Savita Laxman Waghmare and Ms. Purnima Laxman Waghmare, also executed Irrevocable Power of Attorney, dated-15/02/2007, registered at sr. no. 1235/2007, in the office of Sub-Registrar, Mulshi, in respect of their entire an undivided defined areas, i.e. an area, admeasuring 05.3 Ares, from and out of the entire landed property, Survey no. 167/1, an area, admeasuring 04.40 Ares, from and out of the entire landed property, Survey no. 167/4, an area, admeasuring 02.40 Ares, from and out of the entire landed property, Survey no. 167/5, an area, admeasuring 02.75 Ares, from and out of the entire landed property, Survey no. 167/7, an area, admeasuring 02.67 Ares, from and out of the entire landed property, Survey no. 168/2 and an area, admeasuring 02.10 Ares, from and out of the entire landed property, Survey no. 168/4, for development, in favour of Devi Snch Park Co-operative Housing Society Ltd., represented by its Chairman, Mr. K. P. Baney, Secretary, Mr. Mahendra Jagannath Yeole and Treasurer, Mr. Nitin Kanhaiyalal Bhansali, represented by their Power of Attorney Holder, Snch Construction, represented by its Partner, Mr. Nitin Kanhaiyalal Bhansali.

30. That Ms. Sujata Laxman Waghmare, Sangita Laxman Waghmare, Savita Laxman Waghmare (after marriage- Mrs. Savita Bhimrao Choudaki), Purnima Laxman Waghmare, sold, transferred and conveyed, their an undivided definical entire share, an area, admeasuring 03.5 Ares, from and out of the Land, Survey no. 167/1; an area, admeasuring 04.40 Ares, from and out of the Land, Survey no. 167/4, an area admeasuring 02.40 Ares, from and out of the Land, Survey no. 167/5, an area, admeasuring 02.75 Ares, from and out the Land, Survey no. 167/7, an area, admeasuring 08.26 Ares, from and out of the Land, Survey no. 168/2, and an area, 06.15 Ares, from and out of the Survey no. 168/4, unto Sai Snch Mansi Co-operative Housing Society Limited, one of the bifurcated Societies of the Original Society, Devi Snch Park Co-operative Housing Society Ltd. represented by its Chairman, Mr. Nitin Kanhaiyalal Bhansali, by virtue of a Sale Deed, dated-24/10/2008, registered at Serial no. 11246/2008, on 27/10/2008, in the office of Joint Sub-Registrar, Haveli no. 17, Pune. Based on the above said registered Sale Deed, an effect was given to the record of rights of the said properties, vide mutation entry no. 11731, however, the said mutation entry, was cancelled, since the said properties were not in the names of the above said previous Owners.



31. That again effect of the above said Sale Deed, was given to the record of rights of the said properties, vide mutation entry no.12573, which was objected by number of persons of the above said previous owners, by number of applications. Therefore, the said matter was treated a disputed case no.84/2010, before Tahsildar, Mulshi Taluka, Mulshi. The Tahsildar, Mulshi Taluka, Mulshi., vide his Judgment and Order, dated - 05/01/2013, decided the matter to and in favour of the Purchaser therein. referred to above and accordingly, the said mutation entry no. 12573, was duly certified. The said Judgment and Order, passed by the Tahsildar, Taluka-Mulshi, was challenged by Mr. Sudhir Yadu Waghmare, before SDO, Maval/Mulshi, which was numbered as RTS Appeal No.145/2013. The said RTS appeal was withdrawn, by Shri. Sudhir Waghmare, himself, on compromise on 06.06.2019.

32. That the Mutation Entry No. 12573 indicates that by virtue of a Sale Deed, dated 24.10.2008, registered in the office of Sub Registrar, Haveli No.17, at Sr No. 11246/2008 on 27.10.2008, the owners 1) Sujata Laxman Waghmare 2) Sangeeta Laxman Waghmare 3) Savita Laxman Waghmare alias Savita Bhimrao Choudki and 4) Purnima Laxman Waghmare, have sold part of an area, admeasuring i) 00 Hectare 2.40 Ares, out of Survey No. 167/5, ii) an area, admeasuring 00 Hectare 2.75 Ares out of Survey No. 167/7, along with the other properties, to and in favor of the Purchaser, Sai Sneha Manasi Suh. Hsg. Soc. Ltd. through Chairman, Shri. Nitin K. Bhansali on obtaining permission to sell the said land, under Inam Class 6B, from Collector of Pune Dist, vide Order ref.No. PTK/SR/853/19, dated 18.10.2008. In pursuance of said order remark of "Land of New Tenure "was removed and Old Tenure, was recorded and the remark 'Nazrana of 50% of the market value' payable was removed from the other rights column of the said properties

33. That Muralidhar Jayram Waghmare (HUF), and other co-sharers, sold out their an undivided defined entire share, an area, admeasuring 38.5 Ares, from and out of the landed property, Survey no. 167/1, an area, admeasuring 30.65 Ares, from and out of the landed property, Survey no. 167/4, an area, admeasuring 16.65 Ares, from and out of the landed property, Survey no. 167/5, an area, admeasuring 19.25 Ares, from and out of the landed property, Survey no. 167/7, an area, admeasuring 57.74 Ares, from and out of the landed property, Survey no. 168/2 and an area, admeasuring 42.85 Ares, from and out of the landed property, Survey no. 168/4, unto Sai Sneh Mansi Co-operative Housing Society Limited, one of the bifurcated Societies of Original Society, Devi Sneh Park Co-operative Housing Society Ltd., represented by its Chairman, Mr. Nitin Kanhaiyalal Bhansali, by way of a Sale Deed, dated-12/11/2008, registered at serial no. 11689/2008, on 14/11/2008, in the office of Joint Sub-



Registrar Haveli no. 17, Pune. Based on the above said registered Sale Deed, an effect was given to the record of rights of the said properties, vide mutation entry no. 11781. However, the said mutation entry, was cancelled, since the said properties were on New Tenure.

34. That the Mutation Entry No. 12571 indicates that by virtue of Sale Deed, dated 14.11.2008, registered in the office of Sub Registrar, Haveli No.17 at Sr No. 11689/2008, the abovesaid Owners, 1) Shri Murlidhar Jayram Waghmare and others 53, have sold part of land, admeasuring i) 00 Hectare 16.65 Ares, out of Survey No. 167/5 and ii) 00 Hectare 19.25 Ares, out of Survey No. 167/7, along with the other properties, to and in favor of the Purchaser, Sai Sneha Manasi Sah. Hsg. Soc. Ltd. through Chairman, Shri.Nitin K. Bhansali, on obtaining permission to sell the said lands under Inam Class 6B, from the Collector of Pune District, Pune, vide Order Ref. No. PTK/SR/853/11, dated- 18.10.2008. Based on the abovesaid Order, remark of Land of New Tenure removed and Old Tenure was recorded and the remark 'Nazrana of 50% of the market value payable' was removed from the other rights column of the said properties.

35. That again effect of the above said Sale Deed, was given to the record of rights of the said properties, vide mutation entry no.12571, which was objected by number of persons of the above said previous Owners, by number of applications. Therefore, the said matter was treated as Disputed Case no. 84/2010, before Tahsildar, Mulshi, Taluka- Mulshi. The Tahsildar, Mulshi Taluka, Mulshi., vide his Judgment and Order, dated - 09/01/2013, decided the matter to and in favour of the Purchaser referred to above and accordingly, the said mutation entry no. 12571, was duly certified. The Judgment and Order passed by the Tahsildar, Mulshi, is challenged by RTS Appeal No. 143/2013, which is withdrawn on compromise, on 06.06.2019, on compromise.

36. That by virtue of a Consent Deed, dated- 23.01.2009, registered in the office of Sub Registrar, Haveli No.5, Pune, at sr. no. 401/2009, the Purchaser therein, Sai Sneh Manasi Co- op. Hsg. Soc. Ltd., obtained the consent of the co-owners, 1) Jagdish Keshav Waghmare HUF 2) Sarubai Jagdish Waghmare 3) Kailas Jagdish Waghmare, HUF 4) Nanada Kailas Waghmare, to the above said registered Sale Deed, dated -14.11.2008, registered at Sr. No. 11689/2008, in respect of lands, bearing Survey No. 167/5 admeasuring 00 Hectare, 16.65 Ares and Survey No. 167/7, admeasuring 00 Hectare, 19.25 Ares.



37. That the list of the disposed off Civil Suits in respect of the respective properties, are shown below:-

CIVIL SUITS					
Sr. No	Case No. and Court.	Plaintiff's	Defendant's	Suit filed for	Stage
1	Spl.Civil Suit - 1907/08 Filed in the Court Of Civil Judge Senior Division, Pune.	Manohar Bhiva Jadhav & Others	Shankar Sahadu Waghmare and others,	The said suit was filed for the cancellation of the Sale Deed and Partition.	The said case was voluntarily withdrawn by the Plaintiff on 27/11/2008
2	Spl.Civil Suit - 2143/2008 ~ Dated :- 28/11/2008 Filed in the Court of Civil Judge Senior Division, Pune.	Sudhir Yadu Waghmare	Shankar S. Waghmare and others.	Suit For Declaration, Partition and Permanent injunction	The matter is compromised and the suit is withdrawn on - 04.06.2019,
3	Spl.C.S.No. 108/14	Laxman S. Mehete	Sai Sneh Mansi Coop.Hsg.Ltd.,Pune	Suit for specific performance of contract and injunction.	The said matter is compromised and Sai Sneh Mansi Coop.Hsg.Ltd., executed a Sale Deed in favour of Mr.Laxman S.Mehete, on 12.12.2018, regd. on - 14.12.2018..

38. That List of pending / disposed off RTS appeals, before SDO, Maval, Pune, preferred against the Judgement and Order, passed by the Tahsildar, Mulshi Taluka, Mulshi, dated - 05/01/2013, is as follows:-

Sr. No	Case/Court No.	Plaintiff	Defendant	Stage
1	RTS APPEAL 143/2013 Date :- 22/03/2013	Sudhir Yadu Waghmare & Others	Sai Sneh Mansi Co-op.Hsg.Soc.	The said matter is compromised and the appeal is withdrawn on- 06.06.2019
2	RTS Appeal No.301/2019 (Lis pendens)	Sai Sneh Mansi Coop.Hsg.Soc.,Pune,	Laxman S. Mehete	Disposed off, on - 11/4/2016.App. eal allowed. Compromised.



39. That the Mutation Entry No. 15527 indicates that a Stay Order was recorded in other right's column of the said properties, passed in Special Civil Suit No. 108/2014, dated- 28.04.2016, by the Honourable Civil Judge, Senior Division, Pune, filed by Shri. L.S. Mehetre, against Sai Sheh Mansi Coop.Hsg.Soc.Pune. However, the above said matter is compromised and the above said Society, has executed the Sale Deed, of the said property together other properties, mentioned in the suit, to and in favour of Mr. L.S. Mehetre.

40. That the Mutation Entry No. 15540 indicates that as per the Order of Tahsildar, Pune, vide Order ref. no. REVSMMDM7701, dated- 31.12.2016, the Edit Module was utilized in E Mutation project, for the corrections in hand written and Computerised revenue records. Accordingly, corrections were made in respect of Survey No. 167/7 along with the other properties.

41. That the Mutation Entry No. 16317 indicates that by virtue of a Sale Deed, dated-12.12.2018, registered in the office of Sub Registrar, Haveli No. 18, at St. No. 15521/2018, on 14.12.2018, the Owners, 1) Sai Sneha Manasi Co-op. Hsg. Soc. Ltd., through its Chairman, A) Mr. Nitin Kanaiyyalal Bhansali, B) Secretary, Mr. Bhausahab Sopanrao Bhoir, 2) M/s. Sneha Constructions, through partners, A) Mr. Bhausahab Sopanrao Bhoir, B) Sanjay Kanaiyyalal Bhansali, C) Mr. Sudesh Kanaiyyalal Bhansali, have sold, transferred and conveyed part of their landed properties, i) bearing Survey No. 167/5, totally admeasuring 00 Hectare, 19 Ares, ii) bearing Survey No. 167/6, (part), admeasuring 00 Hectare, 09 Ares, from and out of total area admeasuring 00 Hectare, 18 Ares, iii) bearing Survey No. 167/7, totally admeasuring 00 Hectare, 22 Ares, iv) bearing Survey No. 168/2, admeasuring 00 Hectare, 20 Ares, from and out of total area admeasuring 00 Hectare, 66 Ares, (including pot kharana 00 Hectare 02 Ares), and v) bearing Survey No. 168/4, admeasuring 00 Hectare, 15 Ares, aggregating a total area, admeasuring 00 Hectare, 85 Ares, to and in favor of the Purchaser therein, Mr. Laxman Sahabanna Mehetre, Proprietor, M/s. L.S. MEHETRE, a Proprietary Firm, Pune, as per the Compromise Decree, by the Hon'ble High Court of Mumbai, in the Appeal No. 1309/2017. Based on the said registered Sale Deed, name of the Purchaser, therein, Mr. Laxman Sahabanna Mehetre, Proprietor, M/s. L.S. MEHETRE, a Proprietary Firm, Pune, is recorded in the record of rights of the properties purchased. Out of the above said properties purchased, an area, mentioned in this Report, is the subject matter of this Report.

42. That simultaneously in pursuance of abovesaid Sale Deed, dated- 12.12.2018, Power of Attorney, dated- 12/12/2018, registered in the office of Sub Registrar, Haveli No. 18, at sr. no. 15524/2018, was also executed by the Owners, 1) Sai Sneha Manasi Co-op. Hsg. Soc. Ltd., through its Chairman, A) Mr. Nitin Kanaiyyalal Bhansali B) Secretary, Mr. Bhausahab Sopanrao Bhoir, 2) M/s. Sneh Constructions, through partners,



A) Mr. Bhausaheb Sopanrao Bhoir, B) Sanjay Kanayyalal Bhansali, C) Mr. Sudesh Kanayyalal Bhansali, to and in favor of the Purchaser, Mr. Laxman Sahebanna Mehete, Proprietor, M/s. L. S. Mehete, a Proprietary Firm.

43. That further by virtue of a Correction Deed, dated - 07.06.2019, registered in the office of Sub Registrar, Haveli No. 18, Pune, vide sr. no. 8735/2019, necessary corrections have been carried out, pursuant to the above said Sale Deed, dated - 12.12.2018, registered on 14.12.2018, at Haveli No.18, vide sr. no. 15521/2018. By the said Correction Deed, corrections have been carried out in the boundaries and the corrected boundaries are as follows :-

Survey No. 167/6,

On or towards North :- By land, Survey No. 167/6,(part),

Survey No. 167/7,

On or towards West : By land, Survey No. 167/2,(part)
and 167/8(part),

Boundaries of total area, purchased admeasuring 83 Acres :-

South Boundary is corrected and to be read as : S.No.167/9 (part)
and S.No. 167/6 (part)

and

North Boundary is corrected and to be read as : S.No. 167/2 (part)
and S.No. 167/6 (part)".

44. That the Mutation Entry No. 16319 indicates that in pursuance of the above said Sale Deed, along with Power of Attorney, both dated -12.12.2018, registered in the office of Sub Registrar, Haveli No. 18, on 14.12.2018, vide sr no. 15526/2018, and 15527/2018 respectively, the Owners 1) Mr. Nitin Kanayyalal Bhansali 2) M/s. Sneh Constructions through partners A) Mr. Nitin Kanayyalal Bhansali B) Mr. Bhausaheb Sopanrao Bhoir C) Sanjay Kanayyalal Bhansali D) Mr. Sudesh Kanayyalal Bhansali, have sold, transferred and conveyed a separated area, admeasuring 00 Hectare 02.25 Acres, from and out of total area, admeasuring 00 Hectare 18 Acres, bearing Survey No. 167/6, to and in favor of the Purchaser, Mr. Laxman Sahebanna Mehete, Proprietor, M/s. L. S. Mehete, Proprietary Firm, Pune, on obtaining necessary prior Sales Permission from Collector Office, Pune, vide its Order ref. no. PTE/VATAN/SR/45/2015, dated- 04.08.2015. Based on the said registered Sale Deed, an effect has been given to the record of rights of the said properties.



43. That the Mutation Entry No. 16318 indicates that in pursuance of Sale Deed, along with Power of Attorney, both dated- 12.12.2018, registered in the office of Sub Registrar, Haveli No. 18, vide sr. no. 15550/2018, and 15552/2018, respectively, the Owner, Shri Madhukar Bapusaheb Bankar, has sold, transferred and conveyed, a separated area, admeasuring 00 Hectare, 02.25 Ares, from and out of total area, admeasuring 00 Hectare, 18 Ares, bearing Survey No. 167/6, to and in favor of the Purchaser, Mr. Laxman Sahebanna Mehetre, Proprietor, M/s. L. S. Mehetre, Proprietary Firm, Pune, on obtaining prior Sales Permission from Collector Office, Pune, vide its order no. PTE/VATAN/SR/6/2015, dated -11.03.2015. Based on the said registered Sale Deed, an effect has been given to the record of rights of the said properties.

46. That the Mutation Entry No. 16320 indicates that in pursuance of Sale Deed, along with Power of Attorney, both dated- 12.12.2018, registered in the office of Sub Registrar, Haveli No. 18, vide sr. no. 15553/2018, and 15554/2018 respectively, the owners i) Smt Saraswati Anandran Shitole ii) Mrs. Shailaja Nivrutti Jagtap, have sold, transferred and conveyed a separated area, admeasuring 00 Hectare, 04.5 Ares, from and out of total area, admeasuring 00 Hectare, 18 Ares, bearing Survey No. 167/6, to and in favor of the Purchaser, Mr. Laxman Sahebanna Mehetre, Proprietor, M/s. L. S. Mehetre, Proprietary Firm, Pune, on obtaining prior Sales Permission from Collector Office, Pune, vide its order no. PTE/VATAN/SR/460/2010, dated- 12.09.2011. Based on the said registered Sale Deed, an effect has been given to the record of rights of the said properties.

47. That the Mutation Entry No. 16387 indicates that as per Special Civil Suit No. 108/2014, dated 28.04.2014, filed in the Court of Civil Judge Senior Division, Pune, the Stay Order remark recorded in the other rights column of the properties, bearing Survey Nos. 167/5, 167/6, 167/7, 168/2, 168/3, and 168/4, was duly removed from the other rights column of the said properties on Compromise Decree, passed by the Hon'ble High Court of Mumbai, in the Appeal No. 1309/2017.

48. That by virtue of a Consent Deed, along with the Power of Attorney, both dated- 03.03.2019, registered in the office of Sub Registrar, Haveli No. 10, Pune, at Sr. Nos. 10214/2019 and 10215/2019, respectively, the consent was obtained by the Purchaser, 1) Sai Sneha Manasi Co-op. Hsg. Soc. Ltd., through Chairman, Mr. Nitin Kannaiyalal Bhansali, from the above said. S/Shri. Manohar Bhiva Jadhav and others, in respect of the said properties, duly sold, transferred and conveyed, vide Sale Deed, dated- 14.12.2018 registered at sr. no. 15521 / 2018, referred to above, from 1) Late Smt. Hirabai Bhiva Jadhav through her legal heirs 1 A) Mr. Manohar Bhiva Jadhav for self and Karta of his HUF family 1 B) Mr. Arun Bhiva Jadhav 1C) Mrs. Usha Shashikant Bhosale 1D) Mrs. Nirmal Shashikant Bhosale 1E) Mrs. Kusum Sanjay Bhalerao 2) Mrs. Radhabai Vasant Chopade 3) Late Sundrabai alias Sundar Narayan Kamble, through her



legal heirs 3A) Reshma Narayan Kamble 3B) Kanchan Narayan Kamble alias Mrs. Kanchan Ramakant Jagtap 3 C) Sushma Narayan Kamble alias Sushma Kashinath Kamble (name after adoption), with the consent of 1) Sneh Construction, through Partners, 1) Mr. Nitin Kannaiyyalal Bhansali 2) Mr. Nilesh Amrut Chorge, in respect of the above said 1) Sale Deed, registered at Sr. No. 11689/2008, dated- 14/11/2008, at Haveli No. 17, 2) Sale deed registered at Sr. No. 11246/2008, dated- 27/10/2008, Haveli No. 17, in respect of properties bearing i) S.No. 167/1 admeasuring 00 Hectare, 44 Ares, ii) S.No. 167/4 admeasuring 00 Hectare, 35 Ares, iii) S.No. 167/5, admeasuring 00 Hectare, 19 Ares, iv) S.No. 167/7 admeasuring 00 Hectare, 22 Ares, v) S.No. 168/2, admeasuring 00 Hectare, 66 Ares and vi) S.No. 168/4, admeasuring 00 Hectare, 49 Ares.

49. That a Consent Deed, along with a Power of Attorney, both dated -04.06.2019, registered in the office of Sub Registrar, Haveli No. 9, at Sr No. 3932/2019 and 3933/2049 respectively, were obtained by the Purchaser 1) Sai Sneh Manasi Co-op. Hsg. Soc. Ltd through Chairman, Mr. Nitin Kannaiyyalal Bhansali, from the above said erstwhile Co-owners 1) Sudhir Yadu alias Yadav Waghmare, for self and Karta of his HUF 2) Smruti Sudhir Waghmare 3) Kranti Sudhir Waghmare 3) Prerna Satish Rotellu alias Prerna Sudhir Waghmare, (name before marriage) 4) Shraddha Sudhir Waghmare, with the consent of 1) Sneh Construction through a Partner, 1) Mr. Nitin Kannaiyyalal Bhansali and 2) Mr. Nilesh Amrut Chorge, in respect of 1) Sale Deed, registered at Sr. No. 11689/2008, dated- 14/11/2008, in the Office of the Sub Registrar, Haveli No. 17, 2) Sale Deed, registered at Sr No. 11246/2008, dated 27/10/2008, in the Office of the Sub Registrar, Haveli No. 17, for the properties, 1) S.No. 167/1, admeasuring 00 Hectare, 44 Ares, ii) S.No. 167/4 admeasuring 00 Hectare, 35 Ares, iii) S.No. 167/5 admeasuring 00 Hectare, 19 Ares, iv) S.No. 167/7 admeasuring 00 Hectare, 22 Ares, v) S.No. 168/2, admeasuring 00 Hectare, 66 Ares and vi) S.No. 168/4, admeasuring 00 Hectare, 49 Ares.

50. That a Consent Deed, dated- 04.06.2019, registered in the office of Sub Registrar, Haveli No. 9, at Sr No. 3934/2019, was also obtained by the Purchaser, 1) Sai Sneh Manasi Co-op. Hsg. Soc. Ltd, through Chairman, Mr. Nitin Kannaiyyalal Bhansali, from Mr. Nilesh Amrut Chorge, with the consent of 1) Sneh Constructions, through Partners Mr. Nitin Kannaiyyalal Bhansali in respect of 1) Sale Deed, registered at Sr. No. 11689/2008, dated- 14/11/2008, Haveli No. 17, 2) Sale Deed, registered at Sr. No. 11246/2008, dated 27/10/2008, Haveli No. 17 for the properties bearing 1) S.No. 167/1 admeasuring 00 Hectare 44 Ares, ii) S.No. 167/4 admeasuring 00 Hectare, 35 Ares. iii) S.No. 167/5 admeasuring 00 Hectare, 19 Ares, iv) S.No. 167/7 admeasuring 00 Hectare, 22 Ares, v) S.No. 168/2 admeasuring 00 Hectare, 66 Ares, and vi) S.No. 168/4 admeasuring 00 Hectare, 49 Ares.



51. That due to a compromise, Withdrawal Pursis was submitted, by Mr. Sudhir Y. Waghmare, at Exh. 196, in Spl Civil Suit No. 2143/2008, in the Court of Civil Judge Sr. Div, Pune, by the plaintiff, in pursuance of which, the Hon'ble Court, on 04.06.2019, has passed the following order below Exh. 1, " The Suit is disposed off as withdrawn unconditionally in terms of pursis filed below Exh.196."

52. That due to compromise, Mr. Sudhir Yadu Waghmare, also withdrawn an RTS/APPEAL/143/2013, pending before the Sub Divisional Office, Maval, on 06.06.2019.

53. That all the contents of the documents, Revenue and Civil applications, suits, orders, appeals, etc., referred to in this report, are treated to be a part and parcel of this Report.

54. That the owner, Shri. Laxman S. Mehetre, Proprietor, M/s. L. S. Mehetre, got the Building Plan sanctioned, from the Pimpri Chinchwad Municipal Corporation, Pimpri, vide Ref. No. BP/WAKAD/131/2019, dated- 12.07.2019 and issued Commencement Certificate, accordingly, in respect of said properties.

55. That the Tahsildar, Taluka Mulshi, vide Letter, Ref. No. Jamin/SR/105/2019, Paud, dated-31/07/2019, informed the above said Owner, about the Non Agricultural assessment, in respect of the said properties

56. That from the above, it would be seen that the above said properties are free from all encumbrances and reasonable doubts, and I am of the opinion that the above said Owner, M/s. L. S. Mehetre, a Proprietary Firm, Pune, through its Proprietor, Mr. Laxman Sahebanna Mehetre, the Developer, has clean, clear and marketable title to the said properties, specifically mentioned in the Schedule written hereunder, subject to what ever stated above in this Report.

SCHEDULE

((BEING DESCRIPTION OF THE PROPERTIES WHICH ARE THE SUBJECT MATTER OF THIS REPORT))

All those pieces and parcels of the landed properties, (1) bearing Survey no. 167/5, totally admeasuring 00 Hectare, 19 Ares, assessed at Rs. 01.00, (2) Survey no. 167/6 totally admeasuring 00 Hectare, 18 Ares, assessed at Rs. 00.15 and (3) Survey no. 167/7, totally admeasuring 00 Hectare, 22 Ares, assessed at Rs. 01.03, aggregating to 00 Hectare, 59 Ares, all are lying, being and situate at revenue village-Wakad, Taluka-Mulshi, District-Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar, Mulshi /



Haveli,(Pune), are adjoining to each other. All the said properties are jointly bounded as follows:-

- On or towards the East : By lands, bearing Survey nos. 168/2, 168/3, 168/4 (p).
- On or towards the South : By land, bearing Survey no. 167/9(p).
- On or towards the West : By land, bearing Survey nos. 167/(p).
- On or towards the North : By land, bearing Survey nos. 167/2(p).

Together with all rights, title and/or interest attached thereto.

On reference, the file is returned.
Dated:-15/10/2019.

(D. V. NANEKAR),
ADVOCATE,



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