

FORMAT - A
(Circular No.: 28/2021)

To,
MAHA RERA,
MAHARASHTRA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all piece and parcels of (1) land admeasuring **02 Hectares= 34 Ares** out of 02 Hectares= 44 Ares bearing Survey No.52/1 (Corresponding CTS No.1938) (hereinafter referred to as the "**said Land No.1**"), And (2) lands total admeasuring **00 Hectare= 44.50 Ares** comprising of (a) land admeasuring 00 Hectare= 05 Ares bearing Survey No.54/1/25 (Corresponding CTS No.1933), (b) land admeasuring 00 Hectare= 07 Ares bearing Survey No.54/1/26 (Corresponding CTS No.1933), (c) land admeasuring 00 Hectare= 05.50 Ares, out of 00 Hectare= 07 Ares bearing Survey No.54/1/27 (Corresponding CTS No.1934) and (d) land admeasuring 00 Hectare= 27 Ares out of 00 Hectare= 35 Ares bearing Survey No.54/1/29 (Corresponding CTS No.1936) (hereinafter collectively referred to as the "**said Land No.2**"), situated at Village Mundhwa, Tal. Pune City, Dist. Pune. The said Land No.1 and the said Land No.2 are hereinafter collectively referred to as the "**said Lands**".

1. I have investigated the title of the said Lands on the request of **SPECIALITY LANDMARKS PRIVATE LIMITED**, a company registered under the Companies Act, through its Director- MR. ROHIT GHANSHYAM GUPTA, having office at: T4 - T5, Metropole Building, Next to Inox Multiplex, Bund Garden Road, Pune - 411001, and following documents i.e.:-

- 1) Description of the said Lands as per Annexure-A.
- 2) The documents of allotment of the said Lands are narrated in Annexure-B.
- 3) Copy of 7/12 Extracts of Survey Nos.52/1, 54/1/25, 54/1/26, 54/1/27 and 54/1/29.
- 4) Search for the period of last 30 years.

2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Lands, I am of the opinion that title of the Owners and beneficial title of **SPECIALITY LANDMARKS PRIVATE LIMITED** as developer, appears to be clear, marketable and without any encumbrances.

Owners of the said Lands:

Names of the Owners	Survey = CTS Nos.
(1) Ashok Nivrutti Kodre, (2) Nilesh Ashok Kodre, (3) Shailesh Ashok Kodre, (4) Archana Anil Saykar, (5) Vilas Nivrutti Kodre, (6) Jayshri alias Jayashri Vilas Kodre, (7) Amol Vilas Kodre, (8) Nikit Vilas Kodre, (9) Ahilya Govardhan Shinde, (10) Manik Nivrutti Kodre, (11) Kalpana Manik Kodre, (12) Anup Manik Kodre and (13) Nitish Manik Kodre.	52/1(part) = 1938(part)
Amruta Satish Badhe alias Amruta Bhushan Shinde	54/1/25 = 1933(part)



Mayur Satish Badhe	54/1/26 = 1933(part)
Jayashree Satish Badhe	54/1/27(part) = 1934(part)
Vanita Vijay Birmal and Manik Nivrutti Kodre	54/1/29(part) = 1936(part)

3. The report reflecting the flow of the title of **SPECIALITY LANDMARKS PRIVATE LIMITED** on the said Lands is enclosed herewith as annexure.

Encl: Annexure.
Date: 28/10/2023.
Place: Pune.

Sandeep Mali
SANDEEP MALI
(ADVOCATE)



ANNEXURE-A
(SCHEDULE - DESCRIPTION OF THE SAID LANDS)

(1) All that piece and parcel of land admeasuring 02 Hectares= 34 Ares out of 02 Hectares= 44 Ares bearing Survey No.52/1, Corresponding CTS No.1938, situated at Village Mundhwa, Tal. Pune City, Dist. Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar, Haveli, Pune (hereinafter referred to as the "**said Land No.1**").

(2) All that piece and parcels of lands, total adm. 00 Hectare= 44.50 Ares as follows:-

- a) land admeasuring 00 Hectare= 05 Ares bearing Survey No.54/1/25, Corresponding CTS No.1933,
 - b) land admeasuring 00 Hectare= 07 Ares bearing Survey No.54/1/26, Corresponding CTS No.1933,
 - c) land admeasuring 00 Hectare= 05.50 Ares, out of 00 Hectare= 07 Ares bearing Survey No.54/1/27, Corresponding CTS No.1934, and
 - d) land admeasuring 00 Hectare= 27 Ares out of 00 Hectare= 35 Ares bearing Survey No.54/1/29, Corresponding CTS No.1936,
- situated at Village Mundhwa, Tal. Pune City, Dist. Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar, Haveli, Pune (hereinafter collectively referred to as the "**said Land No.2**").

The said Land No.1 and said Land No.2, totally admeasuring 02 Hectares= 78.50 Ares, are hereinafter collectively referred to as the "**said Lands**", and collectively bounded as follows:-

On or towards the East	: By Odha and S. No.53 (part);
On or towards the South	: By land bearing S. No.52/2;
On or towards the West	: By S. No.54 (part);
On or towards the North	: By 30 Mtrs. wide D.P. Road and S. No.53 (part).



ANNEXURE-B
(LIST OF DOCUMENTS)

- 1) Copy of 7/12 Extracts of Survey Nos.52/1, 54/1/25, 54/1/26, 54/1/27 and 54/1/29.
- 2) Copy of Mutation Entries bearing Nos.1192, 1322, 1848, 1950, 2006, 2172, 2248, 2832, 3083, 3189, 3466, 3520, 3584, 3921, 3947, 3996, 3998, 4322, 4416, 4487, 4537, 4806, 4827, 6646, 6649, 6737, 6750, 6841, 7004, 8220, 9078, 9112, 9906, 9907, 10205, 10206, 10973, 10974, 12048, 12760, 13282, 13549, 13564, 13910, 13911, 15162, 15163 and 15166 of 7/12 Extracts.
- 3) Copy of Property Register Cards [PRCs] of CTS Nos.1933, 1934, 1936 and 1938.
- 4) Copy of Mutation Entries bearing Nos.326, 776, 796, 798 and 811 of PRCs.
- 5) Copy of Order No. RTS/7-12/Comp/1438/04 dtd. 21/10/2004 of Tahasildar, Pune city.
- 6) Copy of Order No. Ja.Kr.Hano/Durusti-SR/68/10 dtd. 13/08/2010, Tahasildar, Pune city.
- 7) Copy of Order bearing Outward No.652/C.S./Double Entry Close/ Mundhwa/2018 dated 17/05/2018, of City Survey Officer No.2, Pune city.
- 8) Copy of Letter bearing No. Kavi/539/18 dated 17/05/2018, issued by the Tahasildar, Pune city.
- 9) Copy of Letter No. Record/Kavi/100/2022 dtd. 21/01/2022 of Tahasil Office, Pune city.
- 10) Copy of Letter No. Record/Kavi/947/2023 dtd. 27/07/2023 of Tahasil Office, Pune city.
- 11) Copy of Sale Deed dated 23/06/1938 (registered under Serial No.616/1938, with the office of Sub-Registrar, Haveli No.2, Pune), executed by Shantabai Bhratar Shankar Fulmamdikar in favour of Sadhu Balaji Kodre.
- 12) Copy of Mortgage Deed dated 13/06/1941 (registered under Serial No.520/1941, with the office of Sub-Registrar, Haveli No.2, Pune), executed by Narayan Sakham Gaiwad and Jagannath Namdeo Gaiwad in favour of Sadhaba Balaji Kodre.
- 13) Copy of Sale Deed dated 26/05/1955 (registered under Serial No.793/1955, with the office of Sub-Registrar, Haveli No.1, Pune), executed by Jagannath Namdeo Gaiwad and others in favour of Nivrutti Sadhuba @ Sadaba Kodre.
- 14) Copy of Partition Deed dated 22/08/1991 (registered under Serial No.11379/1991, with the office of Sub-Registrar, Haveli No.1, Pune), executed by & between Nivrutti Sadhuba @ Sadaba Kodre and others.
- 15) Copy of Sale Deed dated 15/12/1995 (registered under Serial No.10111/1995, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Hemant Vijay Udawant & another.
- 16) Copy of Will dated 19/08/1997 (registered under Serial No.5527/1997, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre.
- 17) Copy of Sale Deed dated 18/10/1997 (registered under Serial No.6856/1997, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Manik Nivrutti Kodre.
- 18) Copy of Sale Deed dated 15/01/1998 (registered under Serial No.268/1998, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Ravindra Barikrao Kamble.
- 19) Copy of Sale Deed dated 11/02/1999 (registered under Serial No.821/1999, with the office of Sub-Registrar, Haveli No.3, Pune on 12/02/1999), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Tukaram Dashrath Badhe.
- 20) Copy of Sale Deed dated 10/05/1999 (registered under Serial No.2502/1999, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Amol Vilas Kodre.



- 21) Copy of Sale Deed dated 15/02/2000 (registered under Serial No.1218/2000, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Amol Vilas Kodre.
- 22) Copy of Sale Deed dated 15/02/2000 (registered under Serial No.1219/2000, with the office of Sub-Registrar, Haveli No.3, Pune on 18/02/2000), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Kisan Raghu Sathe.
- 23) Copy of Sale Deed dated 17/04/2000 (registered under Serial No.2606/2000, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Rekha Namdeo Gaikwad in favour of Vikas Devidas Gadhave and another.
- 24) Copy of Gift Deed dated 29/11/2006 (registered under Serial No.10169/2006, with the office of Sub-Registrar, Haveli No.6, Pune), executed by Tukaram Dasharath Badhe in favour of Amruta Satish Badhe.
- 25) Copy of Sale Deed dated 29/12/2007 and Deed of Confirmation dated 30/08/2008 (registered under Serial No.6890/2008, with the office of Sub-Registrar, Haveli No.1, Pune on 01/09/2008), both executed by Amol Vilas Kodre in favour of Mayur Satish Badhe & another.
- 26) Copy of Sale Deed dated 13/08/2008 (registered under Serial No.6496/2008, with the office of Sub-Registrar, Haveli No.3, Pune on 18/08/2008), executed by Aahilya Govardhan Shinde in favour of Anil Shrirang Saykar & another.
- 27) Copy of Re-conveyance Deed dated 13/03/2018 (registered under Serial No.1812/2018, with the office of Sub-Registrar, Haveli No.6, Pune), executed by Sanmitra Co-Operative Bank Ltd. in favour of Vanita Vijay Birmal.
- 28) Copy of Gift Deed dtd. 08/09/2022 (registered under Serial No.9547/2022, with the office of Sub-Registrar, Haveli No.14, Pune), executed by Vilas Nivrutti Kodre in favour of Jayshri Vilas Kodre and others.
- 29) Copy of Gift Deed dtd. 08/09/2022 (registered under Serial No.9554/2022, with the office of Sub-Registrar, Haveli No.14, Pune), executed by Manik Nivrutti Kodre in favour of Kalpana Manik Kodre and others.
- 30) Copy of Gift Deed dtd. 15/09/2022 (registered under Serial No.17677/2022, with the office of Sub-Registrar, Haveli No.5, Pune), executed by Ashok Nivrutti Kodre in favour of Nilesh Ashok Kodre and others.
- 31) Copy of Public Notice dated 16/02/2023 of Advocate Murtaza Chherawala from M/s. CNS Juris, Pune, published in daily newspapers- Loksatta and Indian Express.
- 32) Copy of No Objection Certificate dated 24/03/2023 of Advocate Murtaza Chherawala from M/s. CNS Juris, Pune.
- 33) Copy of Development Agreement dated 27/09/2023 (registered under Serial No.18772/2023, with the office of Sub-Registrar, Haveli No.12, Pune), executed by Ashok Nivrutti Kodre and others in favour of Speciality Landmarks Pvt. Ltd.
- 34) Copy of Power of Attorney dated 27/09/2023 (registered under Serial No.18773/2023, with the office of Sub-Registrar, Haveli No.12, Pune), executed by Ashok Nivrutti Kodre and others in favour of Speciality Landmarks Pvt. Ltd.



ANNEXURE-C
(FLOW OF THE TITLE OF THE SAID LANDS)

1] Survey No.52, Hissa No.1 - Corresponding CTS No.1938: -

1. From perusal of 7/12 Extract of Survey No.52/1 of Village Mundhwa for the years 1930 to 1942, it appears that name of Mr. Narayan Sakham Gaikwad was mutated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 32 Guntha.

2. It appears that vide Mortgage Deed dated 13/06/1941 (registered under Serial No.520/1941, with the office of Sub-Registrar, Haveli No.2, Pune), the said Mr. Narayan Sakham Gaikwad and Mr. Jagannath Namdeo Gaikwad had mortgaged the said land bearing S. No.52/1 in favour of Mr. Sadhaba Balaji Kodre for the amount mentioned therein. Accordingly, name of said Mr. Sadhaba Balaji Kodre was entered on Kabjedar/ Occupancy column and name of said Mr. Narayan Sakham Gaikwad was shifted in Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.1322 dated 09/09/1941.

3. It appears that vide Sale Deed dated 26/05/1955 (registered under Serial No.793/1955, with the office of Sub-Registrar, Haveli No.1, Pune), the said Mr. Jagannath Namdeo Gaikwad, Mr. Ramchandra Namdeo Gaikwad and Mr. Haribhau Narayan Gaikwad sold, assigned, transferred and conveyed the said land bearing S. No.52/1 in favour of Mr. Nivrutti Sadhuba @ Sadaba Kodre at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre was entered on 7/12 Extract of S. No.52/1, as the Owner thereof, vide Mutation Entry No.1950 dated 18/07/1955. From the said M. E. No.1950, it further appears that the Circle Officer notified that since the name/s of Seller/s was/were not appeared on Kabjedar/Occupancy column of 7/12 Extract, the transaction was reported for verification and thereupon, it was verified that the aforesaid loan/mortgage was repaid and hence, effect of the same would firstly be given accordingly.

4. It appears that said Mr. Haribhau Narayan Gaikwad & Mr. Jagannath Namdeo Gaikwad had repaid the aforesaid loan/ mortgage to the said Mr. Sadaba Balaji Kodre on 26/05/1955 vide Release/ Re-conveyance Deed of Mortgage. Accordingly, names of said Mr. Haribhau Narayan Gaikwad & Mr. Jagannath Namdeo Gaikwad were entered on Kabjedar/Occupancy column of 7/12 Extract, by deleting the name of said Mr. Sadaba Balaji Kodre therefrom and by deleting name of said Mr. Narayan Sakham Gaikwad from Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.2006 dated 19/11/1956.

5. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the area of the said land bearing S. No.52/1 was shown from 00 Acre= 32 Guntha to 00 Hectare= 32 Ares, vide Mutation Entry No.3083 dated 30/01/1971.

6. It appears that the said Mr. Nivrutti Sadhuba @ Sadaba Kodre made an application to village Talathi stating that, separate entries regarding S. Nos.52/1, 52/2 and 52/3 are recorded in village/ revenue record and hence, the same be corrected and merged together. Accordingly, the correction was made out as to S. No.52/1+2+3 for area admeasuring 02 Hectares= 44 Ares and separate 7/12 Extract thereof was generated in the name of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, vide Mutation Entry No.3189 dated 01/07/1972.



7. It appears that the said Mr. Nivrutti Sadhuba @ Sadaba Kodre had obtained loan from Bank of Maharashtra on 10/12/1974 and accordingly, charge of said Bank of Maharashtra was entered in Other Rights column of 7/12 Extract of S. No.52/1+2+3, vide Mutation Entry No.3466 dated 03/07/1976.

8. It appears that said Mr. Nivrutti Sadhuba @ Sadaba Kodre had repaid the aforesaid loan to said Bank of Maharashtra, vide Letter bearing No.26/79 dated 03/04/1979, issued by the said bank and accordingly, charge of the said bank was deleted from Other Rights column of 7/12 Extract of S. No.52/1+2+3, vide Mutation Entry No.3584 dated 5/01/1979.

9. It appears that vide Partition Deed dated 22/08/1991 (registered under Serial No.11379/1991, with the office of Sub-Registrar, Haveli No.1, Pune) executed by and between the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various properties held by them, including the said land bearing S. No.52/1+2+3. By virtue of the said partition, the aforesaid entire land admeasuring 02 Hectares= 44 Ares bearing S. No.52/1+2+3 exclusively came to the share of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Effect of the said Partition was given on revenue record/ 7/12 Extract of S. No.52/1+2+3, as per remark of Hon'ble Tahasildar, Pune city, bearing No. TASAHA/406/92 dated 21/03/1992, vide Mutation Entry No.4416 dated 06/05/1992.

10. It appears that the said Mr. Nivrutti Sadhuba @ Sadaba Kodre died on 06/06/2000, leaving behind him, his three sons- Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre & Mr. Manik Nivrutti Kodre, widow- Smt. Chandrabhaga Nivrutti Kodre and three daughters- Mrs. Vanita Vijay Birmal, Mrs. Sunita Suryakant Hegade & Mrs. Aahilya Govardhan Shinde, as his legal heirs. The said late Nivrutti Sadhuba @ Sadaba Kodre had executed his last Will and Testament dated 19/08/1997 (registered under Serial No.5527/1997, with the office of Sub-Registrar, Haveli No.3, Pune) and as per the said Will, the said Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre and Aahilya Govardhan Shinde got an area admeasuring 00 Hectare= 61 Ares each in the said land bearing S. No.52/1+2+3. Accordingly, effect of the same was given on revenue record/ 7/12 Extract of S. No.52/1+2+3, vide Mutation Entry No.7004 dated 18/09/2000.

11. It appears that vide the Order bearing No. RTS/7-12/Comp/1438/04 dated 21/10/2004 issued by Hon'ble Tahasildar, Pune city, the corrections have been made in revenue record of Village Mundhwa and accordingly, S. No.52/1+2+3 has been re-numbered as S. No.52/1, vide Mutation Entry No.8220 dated 25/10/2004.

12. It appears that vide Sale Deed dated 13/08/2008 (registered under Serial No.6496/2008, with the office of Sub-Registrar, Haveli No.3, Pune on 18/08/2008), the said Mrs. Aahilya Govardhan Shinde sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 10 Ares out of her share/ area totally admeasuring 00 Hectare= 61 Ares out of the said land bearing S. No.52/1 in favour of Mr. Anil Shrirang Saykar and Mrs. Archana Anil Saykar at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, names of the said Mr. Anil Shrirang Saykar and Mrs. Archana Anil Saykar were entered on 7/12 Extract of S. No.52/1 for the aforesaid area admeasuring 00 Hectare= 10 Ares, as the Owners thereof, vide Mutation Entry No.9907 dated 01/10/2008.



13. It appears that the said Mr. Ashok Nivrutti Kodre had obtained loan of the amount of Rs.5,00,000/- (Rupees Five Lakhs only) from Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charge of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa was entered in Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.10205 dated 27/04/2009.

14. It appears that the said Mr. Vilas Nivrutti Kodre had also obtained loan of the amount of Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand only) from said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charge of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa was entered in Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.10206 dated 27/04/2009.

15. It appears that the said Mr. Ashok Nivrutti Kodre had further obtained loan of the amount of Rs.5,00,000/- (Rupees Five Lakhs only) from said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charge of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa was entered in Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.12048 dated 19/03/2013.

16. It appears that the said Mr. Vilas Nivrutti Kodre have repaid aforesaid loans to said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charge of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa has been deleted from Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.12760 dated 15/09/2014.

17. It appears that in due course, Property Register Card [PRC] bearing CTS No.1938 allotted to the said land bearing S. No.52/1 of Village Mundhwa i.e. the said Land No.1, has been generated in the revenue record of Village Mundhwa.

18. It appears that as per Notification Letter bearing No. NA.BHU./NI.PA.AKSHARI-NOND/ 2015 PUNE dated 16/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of Village Mundhwa (which includes the said land bearing CTS No.1938) have been entered in words, vide Mutation Entry No.326 dated 30/04/2015.

19. It appears that the said Mr. Ashok Nivrutti Kodre and Mr. Vilas Nivrutti Kodre have repaid their aforesaid loans to said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charges of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa have been deleted from Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.13282 dated 25/08/2015.

20. It appears that vide Order bearing Outward No. 652/C.S./Double Entry Close/Mundhwa/2018 dated 17/05/2018, passed by City Survey Officer No.2, Pune city and vide Letter bearing No. Kavi/539/18 dated 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.52/1) and the same has been recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13910 dated 23/05/2018.



21. It appears that the mutations reflecting on 7/12 Extract of S. No.52/1 have been recorded on PRC bearing CTS No.1938 i.e. the said Land No.1, vide Mutation Entry No.776 dated 03/03/2020.

22. It appears that vide Deed of Gift dtd. 08/09/2022 (registered under Serial No.9547/2022, with the office of Sub-Registrar, Haveli No.14, Pune), the said Mr. Vilas Nivrutti Kodre gifted and transferred an area admeasuring 00 Hectare= 30 Ares out of his share/ area totally admeasuring 00 Hectare= 61 Ares out of the said Land No.1 in favour of Mrs. Jayshri Vilas Kodre, Mr. Amol Vilas Kodre and Mr. Nikit Vilas Kodre. Effect of the said Deed of Gift is given on revenue record and accordingly, names of the said Mrs. Jayshri Vilas Kodre & others are entered on 7/12 Extract of S. No.52/1 for aforesaid area admeasuring 00 Hectare= 30 Ares, as Owners thereof, vide Mutation Entry No.15162 dated 20/09/2022.

23. It appears that vide Deed of Gift dtd. 08/09/2022 (registered under Serial No.9554/2022, with the office of Sub-Registrar, Haveli No.14, Pune), the said Mr. Manik Nivrutti Kodre gifted and transferred an area admeasuring 00 Hectare= 30 Ares out of his share/ area totally admeasuring 00 Hectare= 61 Ares out of the said Land No.1 in favour of Mrs. Kalpana Manik Kodre, Mr. Anup Manik Kodre and Mr. Nitish Manik Kodre. Effect of the said Deed of Gift is given on revenue record and accordingly, names of the said Mrs. Kalpana Manik Kodre & others are entered on 7/12 Extract of S. No.52/1 for the aforesaid area admeasuring 00 Hectare= 30 Ares, as the Owners thereof, vide Mutation Entry No.15163 dated 20/09/2022.

24. It appears that vide Deed of Gift dtd. 15/09/2022 (registered under Serial No.17677/2022, with the office of Sub-Registrar, Haveli No.5, Pune), the said Mr. Ashok Nivrutti Kodre gifted and transferred an area admeasuring 00 Hectare= 30 Ares out of his share/ area totally admeasuring 00 Hectare= 61 Ares out of the said Land No.1 in favour of Mr. Nilesh Ashok Kodre, Mr. Shailesh Ashok Kodre and Mrs. Archana Anil Saykar. Effect of the said Deed of Gift is given on revenue record and accordingly, names of the said Mr. Nilesh Ashok Kodre & others are entered on 7/12 Extract of S. No.52/1 for the aforesaid area admeasuring 00 Hectare= 30 Ares, as the Owners thereof, vide Mutation Entry No.15166 dated 20/09/2022.

II] Survey No.54, Hissa No.1/25 - Corresponding CTS No.1933: -

1. From perusal of 7/12 Extract of Survey No.54/1/25 of Village Mundhwa for the years 1930 to 1942, it appears that name of Rahi Kom Kesu Kodre was mutated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 05 Guntha, and subsequently her name was struck off.

2. It appears that name of Khandu Shivram Gaikwad since minor through guardian Mr. Shivram Mahadu Gaikwad was mutated on 7/12 Extract in respect of the said land bearing S. No.54/1/25, vide Mutation Entry No.980. It appears from Letter dated 27/07/2023 bearing No. Record/Kavi/947/2023, issued by Tahasil Office, Pune city, Pune that Mutation Entry No.980 is not available in the revenue record.

3. It appears that name of Mr. Babu Kashiba Kodre was mutated in Other Rights column of 7/12 Extract of S. No.54/1/25 with a remark of sale without possession.



4. It appears that vide Sale Deed dated 23/06/1938 (registered under Serial No.616/1938, with the office of Sub-Registrar, Haveli No.2, Pune), Sou. Shantabai Bhratar Shankar Fulmamdikar sold, assigned, transferred and conveyed the said land bearing S. No.54/1/25 in favour of Mr. Sadhu Balaji Kodre at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Sadhu Balaji Kodre was entered on 7/12 Extract of S. No.54/1/25, as the Owner thereof, vide Mutation Entry No.1192 dated 25/04/1938.

5. It appears that as the said land bearing S. No.54/1/25 was owned and possessed by the said Mr. Sadhu Balaji Kodre, the *poklist* (redundant/hollow) name of the said Mr. Babu Kashiba Kodre was deleted from Other Rights column of 7/12 Extract of S. No.54/1/25, vide Mutation Entry No.2172 dated 01/06/1960.

6. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the area of the said land bearing S. No.54/1/25 was shown from 00 Acre= 05 Guntha to 00 Hectare= 05 Ares, vide Mutation Entry No.3083 dated 30/01/1971.

7. It appears that Mr. Nivrutti Sadhuba @ Sadaba Kodre made application to village Talathi, Mundhwa stating that, the said land bearing S. No.54/1/25 was owned and possessed by his deceased father- late Sadaba Balaji Kodre and now, he is in actual occupation and possession of the said land. As per the Will dated 01/10/1979 (registered under Serial No.6746/1979, with the office of Sub-Registrar, Haveli No.2, Pune) made by said late Sadaba Balaji Kodre, the said land bearing S. No.54/1/25 was allotted to Mr. Prakash Dnyanoba Kodre and Mr. Vasant Dnyanoba Kodre as the owners and accordingly, their names were recorded in the revenue record vide one Mutation Entry bearing No.3947. The said Mr. Nivrutti Sadhuba @ Sadaba Kodre had taken objection and challenged the aforesaid mutation. In pursuance of said objection, due enquiry was conducted. Thereafter, the settlement was mutually and amicably taken place by and between said Mr. Nivrutti Sadhuba @ Sadaba Kodre and Mr. Prakash Dnyanoba Kodre & Mr. Vasant Dnyanoba Kodre and as per the said settlement, said Mr. Prakash Dnyanoba Kodre & Mr. Vasant Dnyanoba Kodre released and/or relinquished their rights. The aforesaid settlement was accepted by Hon'ble Resident Naib Tahasildar and accordingly, he had cancelled said M. E. No.3947. As per the accepted settlement, name of Mr. Nivrutti Sadhuba @ Sadaba Kodre was recorded on 7/12 Extract of S. No.54/1/25, as Owner thereof, vide M. E. No.3996 dated 24/01/1986.

8. It appears that vide Partition Deed dated 22/08/1991 (registered under Serial No.11379/1991, with the office of Sub-Registrar, Haveli No.1, Pune) executed by and between the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various properties held by them, including the said land bearing S. No.54/1/25. By virtue of the said partition, the said land admeasuring 00 Hectare= 05 Ares bearing S. No.54/1/25 came to share of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Effect of said Partition was given on revenue record/ 7/12 Extract of S. No.54/1/25 as per remark of the Tahasildar, Pune city, bearing No. TASAHA/406/92 dated 21/03/1992, vide M. E. No.4416 dated 06/05/1992.



9. It appears that vide Sale Deed dated 11/02/1999 (registered under Serial No.821/1999, with the office of Sub-Registrar, Haveli No.3, Pune on 12/02/1999), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed the said land bearing S. No.54/1/25 in favour of Mr. Tukaram Dashrath Badhe at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Tukaram Dashrath Badhe was entered on 7/12 Extract of S. No.54/1/25, as the Owner thereof, vide Mutation Entry No.6649 dated 02/02/2000.

10. It appears that vide Deed of Gift dated 29/11/2006 (registered under Serial No.10169/2006, with office of Sub-Registrar, Haveli No.6, Pune), the said Mr. Tukaram Dashrath Badhe gifted and transferred the said land bearing S. No.54/1/25 in favour of Mrs. Amruta Satish Badhe. Effect of the said Gift Deed was given on revenue record and accordingly, name of the said Mrs. Amruta Satish Badhe was entered on 7/12 Extract of S. No.54/1/25, as the Owner thereof, vide Mutation Entry No.9112 dated 09/04/2007.

11. It appears that in due course, Property Register Card [PRC] bearing CTS No.1933 allotted to the said land bearing S. No.54/1/25 of Village Mundhwa i.e. the said Land No. (2-a), has been generated in the revenue record of Village Mundhwa.

12. It appears that as per Notification Letter No. NA.BHU./NI.PA.AKSHARI-NOND/ 2015 PUNE dated 16/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of village Mundhwa (which includes the said land bearing CTS No.1933) have been entered in words, vide Mutation Entry No.326 dated 30/04/2015.

13. It appears that vide Order of Tahasildar dated 25/12/2018, technical corrections were made in computerized 7/12 Extract of S. No.54/1/25 vide M. E. No.13549 dated 31/12/2018.

14. It appears that vide Order bearing Outward No. 652/C.S./Double Entry Close/Mundhwa/2018 dated 17/05/2018, passed by City Survey Officer No.2, Pune city and vide Letter bearing No. Kavi/539/18 dated 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.54/1/25) and the same has been recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13910 dated 23/05/2018.

15. It appears that the mutations reflecting on 7/12 Extract of S. No.54/1/25 have been recorded on PRC bearing CTS No.1933 i.e. the said Land No. (2-a), vide Mutation Entry No.796 dated 20/03/2020.

III] Survey No.54, Hissa No.1/26 - Correspondence CTS No.1933: -

1. From perusal of 7/12 Extract of Survey No.54/1/26 of Village Mundhwa for the years 1930 to 1942, it appears that name of Mr. Sadu Balaji Kodre was mutated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 07 Guntha.

2. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the area of the said land bearing S. No.54/1/26 was shown from 00 Acre= 07 Guntha to 00 Hectare= 07 Ares, vide Mutation Entry No.3083 dated 30/01/1971.



3. It appears that Mr. Dnyanoba Sadaba Kodre made application to village Talathi, Mundhwa stating that, his father Sadu Balaji Kodre died intestate on 03/07/1984, leaving behind him, his two sons viz. Mr. Nivrutti Sadhuba @ Sadaba Kodre & Mr. Dnyanoba Sadaba Kodre, four daughters viz. Mrs. Draupadabai Dattatraya Borawake, Mrs. Kusum Dattatraya Gaikwad, Mrs. Vimal Tukaram Gaikwad & Mrs. Suman Bhalchandra Derkat and widow Smt. Vithabai Sadaba Kodre, as his legal heirs; and out of them, said Mrs. Draupadabai Dattatraya Borawake, Mrs. Kusum Dattatraya Gaikwad, Mrs. Vimal Tukaram Gaikwad, Mrs. Suman Bhalchandra Derkat and Smt. Vithabai Sadaba Kodre released their rights in respect of their ancestral properties including the said land bearing S. No.54/1/26 as per their Affidavit. It also appears that according to the aforesaid Application, Affidavit and the settlement taken place before Hon'ble Resident Naib Tahasildar, Pune city vide Settlement Deed dated 20/12/1985 as well as according to the Order bearing No.2078/85 dated 16/12/1985, passed by Hon'ble Tahasildar, Pune city about recording the heirs, name of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre was recorded on 7/12 Extract of S. No.54/1/26, as the Owner thereof, vide Mutation Entry No.3998 dated 27/02/1986.

4. It appears that vide Partition Deed dated 22/08/1991 (registered under Serial No.11379/1991, with the office of Sub-Registrar, Haveli No.1, Pune) executed by & between the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various properties held by them, including said land bearing S. No.54/1/26. By virtue of said partition, the said land admeasuring 00 Hectare= 07 Ares bearing S. No.54/1/26 came to share of said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Effect of the said Partition was given on revenue record/ 7/12 Extract of S. No.54/1/26, as per remark of the Tahasildar, Pune city, bearing No. TASAHA/406/92 dated 21/03/1992, vide Mutation Entry No.4416 dated 06/05/1992.

5. It appears that vide Sale Deed dated 10/05/1999 (registered under Serial No.2502/1999, with the office of Sub-Registrar, Haveli No.3, Pune), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed the said land bearing S. No.54/1/26 in favour of Mr. Amol Vilas Kodre at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Amol Vilas Kodre was entered on 7/12 Extract of S. No.54/1/26, as the Owner thereof, vide Mutation Entry No.6646 dated 02/02/2000.

6. It appears that vide Sale Deed dated 29/12/2007 (registered by virtue of Deed of Confirmation dated 30/08/2008 under Serial No.6890/2008, with the office of Sub-Registrar, Haveli No.1, Pune on 01/09/2008), the said Mr. Amol Vilas Kodre sold, assigned, transferred and conveyed the said land bearing S. No.54/1/26 in favour of Mr. Mayur Satish Badhe at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of said Mr. Mayur Satish Badhe was entered on 7/12 Extract of S. No.54/1/26, as Owner thereof, vide Mutation Entry No.9906 dated 01/10/2008.

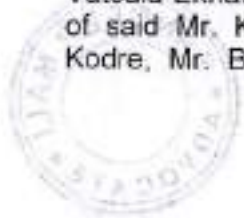
7. It appears that vide Deed of Confirmation dated 30/08/2008 (registered under Serial No.6890/2008, with the office of Sub-Registrar, Haveli No.3, Pune on 01/09/2008), executed by and between the said Mr. Amol Vilas Kodre and Mr. Mayur Satish Badhe, the parties paid deficit stamp duty payable on the aforesaid Sale Deed dated 29/12/2007 executed by and between them and confirmed the said Sale Deed dated 29/12/2007.



8. It appears that in due course, Property Register Card [PRC] bearing CTS No.1933 allotted to the said land bearing S. No.54/1/26 of Village Mundhwa i.e. the said Land No. (2-b), has been generated in the revenue record of Village Mundhwa.
9. It appears that as per Notification Letter bearing No. NA.BHU/NI.PA.AKSHARI-NOND/ 2015 PUNE dated 16/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of Village Mundhwa (which includes the said land bearing CTS No.1933) have been entered in words, vide Mutation Entry No.326 dated 30/04/2015.
10. It appears that vide Order of Tahasildar dated 25/12/2018, technical corrections were made in computerized 7/12 Extract of S. No.54/1/26 vide M. E. No.13549 dated 31/12/2016.
11. It appears that vide Order bearing Outward No. 652/C.S./Double Entry Close/Mundhwa/2018 dated 17/05/2018, passed by City Survey Officer No.2, Pune city and vide Letter bearing No. Kavi/539/18 dated 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.54/1/26) and the same has been recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13910 dated 23/05/2018.
12. It appears that the mutations reflecting on 7/12 Extract of S. No.54/1/26 have been recorded on PRC bearing CTS No.1933 i.e. the said Land No. (2-b), vide Mutation Entry No.796 dated 20/03/2020.

IV] Survey No.54, Hissa No.1/27 - Correspondence CTS No.1934: -

1. From perusal of 7/12 Extract of Survey No.54/1/27 of Village Mundhwa for the years 1930 to 1942, it appears that name of Manjula Kom Savla Kodre was mutated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 07 Guntha, and subsequently her name was struck off.
2. It appears that name of Mr. Dhondiba Savala Kodre was mutated on 7/12 Extract in respect of the said land bearing S. No.54/1/27, vide Mutation Entry No.995. It appears from Letter dated 21/01/2022 bearing No. Record/Kavi/100/2022, issued by Tahasil Office, Pune city, Pune that Mutation Entry No.995 is not available in the revenue record.
3. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the area of the land bearing S. No.54/1/27 was shown from 00 Acre= 07 Guntha to 00 Hectare= 07 Ares, vide Mutation Entry No.3083 dated 30/01/1971.
4. It appears that said Mr. Dhondiba Savala Kodre died intestate on 02/11/1973, leaving behind him, his three sons- (i) Pandurang Dhondiba Kodre, since deceased, through his two sons, one married daughter & wife- (i-a) Mr. Govind Pandurang Kodre, Mr. Bhauso Pandurang Kodre, Mrs. Parvati Narayan Gaikwad & Smt. Krishnabai Pandurang Kodre, Mr. Kisan Dhondiba Kodre & Mr. Vitthal Dhondiba Kodre and two married daughters viz. Mrs. Vatsala Eknath Hole & Mrs. Sushila Shyam Boravate, as his legal heirs. Accordingly, names of said Mr. Kisan Dhondiba Kodre, Mr. Vitthal Dhondiba Kodre, Mr. Govind Pandurang Kodre, Mr. Bhauso Pandurang Kodre & Smt. Krushnabai Pandurage Kodre have been



entered in Kabjedar column of 7/12 Extract and names of Mrs. Vastala Eknath Hole, Mrs. Sushila Shyam Boravate & Mrs. Parvati Narayan Gaikwad have been entered in Other Rights column of 7/12 Extract of S. No.54/1/27 vide M. E. No.4322 dated 28/08/1990.

5. It appears that vide Partition Deed dated 22/08/1991 (registered at Sr. No.11379/1991, with office of Sub-Registrar, Haveli No.1) executed by & between said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various properties held by them, including said land S. No.54/1/27. By virtue of said partition, said land adm. 00 Hectare= 07 Ares bearing S. No.54/1/27 came to share of said Mr. Nivrutti Sadhuba Kodre. Though said Partition Deed was recorded vide M. E. No. 4416 dated 06/05/1992, as per remark of Tahasildar, Pune city, bearing No. TASAHA/406/92 dated 21/03/1992, effect of the same was not given to 7/12 Extract and hence name of said Mr. Nivrutti Sadhuba Kodre was not recorded to 7/12 Extract of the said land as per said M. E. No. 4416.

6. From perusal of Mutation Entry No.4487 dated 24/07/1992, it appears that vide Sale Deed dated 07/01/1982, the said entire land was purchased by the said Mr. Ashok Nivrutti Kodre from Mr. Vitthal Dhondiba Kodre, Mr. Vasant Kisan Kodre and Smt. Draupadi Kisan Kodre. However, the effect of the said transaction was given to the record of rights vide said mutation entry after Mutation Entry No.4416.

7. From Mutation Entry No.4537 dated 23/10/1992, it appears that said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre executed Partition Deed dated 22/08/1991 (registered at Sr. No.11379/1991, with office of Sub-Registrar, Haveli No.1) and accordingly to the said Partition Deed the said entire land came to share of said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Accordingly, as per remark of the Tahasildar, Pune city bearing No.1426/92 dated 23/09/1992, effect of said Partition Deed was given to record of rights and name of said Mr. Nivrutti Sadhuba @ Sadaba Kodre was recorded to 7/12 Extract of said entire land.

8. It appears that vide Sale Deed dated 15/02/2000 (registered at Sr. No.1218/2000, with office of Sub-Registrar, Haveli No.3), said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred & conveyed an area admeasuring 00 Hectare= 05.5 Ares out of said land bearing S. No.54/1/27 in favour of Mr. Amol Vilas Kodre at & for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and accordingly, name of said Mr. Amol Vilas Kodre was entered on 7/12 Extract of S. No.54/1/27, as Owner of aforesaid area adm. 00 Hectare= 05.5 Ares, vide Mutation Entry No.6737 dated 18/03/2000.

9. It appears that vide Sale Deed dated 15/01/1998 (registered at Sr. No.268/1998, with office of Sub-Registrar, Haveli No.3), said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred & conveyed an area adm. 00 Hectare= 01.5 Ares out of said land bearing S. No.54/1/27 in favour of Mr. Ravindra Barikrao Kamble at & for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and accordingly, name of said Mr. Ravindra Barikrao Kamble was entered on 7/12 Extract of S. No.54/1/27, as Owner of aforesaid area adm. 00 Hectare= 01.5 Ares, vide M. E. No. 9078 dated 14/03/2007.



10. It appears that vide Sale Deed dated 21/12/2007 (registered by virtue of Confirmation Deed dated 30/08/2008 at Sr. No.6890/2008, with the office of Sub-Registrar, Haveli No.3 on 01/09/2008), said Mr. Amol Vilas Kodre sold, assigned, transferred and conveyed his aforesaid area admeasuring 00 Hectare= 05.5 Ares out of the said land bearing S. No.54/1/27 in favour of Mrs. Jayashree Satish Badhe at & for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and accordingly, name of said Mrs. Jayashree Satish Badhe was entered on 7/12 Extract of S. No.54/1/27, as Owner of aforesaid area adm. 00 Hectare= 05.5 Ares, vide Mutation Entry No.9906 dated 01/10/2008.

11. It appears that vide Deed of Confirmation dated 30/08/2008 (registered under Serial No.6890/2008, with the office of Sub-Registrar, Haveli No.3, Pune on 01/09/2008), executed by and between the said Mr. Amol Vilas Kodre and Mrs. Jayashree Satish Badhe, the parties paid deficit stamp duty payable on the aforesaid Sale Deed dated 21/12/2007 executed by and between them and confirmed the said Sale Deed dated 21/12/2007.

12. From perusal of 7/12 Extract of S. No.54/1/27 for the years 2004 to 2017, it appears that charge of Pune Cantonment Cooperative Bank Ltd, Pune for Rs.5,00,000/- in the name of said Mr. Ravindra Barikrao Kamble is appearing in Other Rights column of said 7/12 Extract. It is learnt that said Mr. Ravindra Barikrao Kamble has executed Mortgage Deed dated 12/06/2008 (registered at Sr. No.4792/2008, with office of Sub-Registrar, Haveli No.3) and Correction Deed dated 16/06/2008 (registered at Sr. No.4873/2008, with the office of Sub-Registrar, Haveli No.3) in regard to aforesaid loan/ mortgage in favour of the said bank.

13. It appears that in due course, Property Register Card [PRC] bearing CTS No.1934 allotted to the said land bearing S. No.54/1/27 of Village Mundhwa i.e. the said Land No. (2-c), has been generated in the revenue record of Village Mundhwa.

14. It appears that as per Notification Letter No. NA.BHU./NI.PA.AKSHARI-NONDI/ 2015 PUNE dated 16/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of Village Mundhwa (which includes the said land bearing CTS No.1934) have been entered in words, vide Mutation Entry No.326 dated 30/04/2015.

15. It appears that vide Order of Tahasildar dated 25/12/2018, technical corrections were made in computerized 7/12 Extract of S. No.54/1/27 vide M. E. No.13564 dated 30/01/2017.

16. It appears that vide Order bearing Outward No. 652/C.S./Double Entry Close/Mundhwa/2018 dated 17/05/2018, passed by City Survey Officer No.2, Pune city and vide Letter bearing No. Kavi/539/18 dated 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.54/1/27) and the same has been recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13910 dated 23/05/2018.

17. It appears that mutations reflecting on 7/12 Extract of S. No.54/1/27 have been recorded on PRC of CTS No.1934 i.e.said Land No.(2-c) vide M.E.No.798 dated 20/03/2020.

V] Survey No.54, Hissa No.1/29 - Correspondence CTS No.1936: -

1. From perusal of 7/12 Extract of Survey No.54/1/29 of Village Mundhwa for the years 1943 to 1952, it appears that name of Mr. Ramchandra Shivram Kodre was mutated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 35 Guntha, vide Mutation



Entry No.1000. It appears from Letter dated 21/01/2022 bearing No. Record/Kavi/100/2022, issued by Tahasil Office, Pune city, Pune that Mutation Entry No.1000 is not available in revenue record.

2. It appears that name of Chandrabhaga Shivram Kodre towards settlement deed was entered in Other Rights column of 7/12 Extract of S. No.54/1/29, vide Mutation Entry No.1055. It appears from Letter dated 21/01/2022 bearing No. Record/Kavi/100/2022, issued by Tahasil office, Pune city that Mutation Entry No.1055 is not available in revenue record.

3. It appears that name of Mr. Mhasku Laxman Kodre was entered in Other Rights column of 7/12 Extract of S. No.54/1/29, as protected tenant, vide Mutation Entry No.88.

4. It appears that subsequently, name of the said Mr. Mhasku Laxman Kodre was entered in Other Rights column of 7/12 Extract of S. No.54/1/29, as simple tenant as per Section 2A of BT&AL Act, 1946 thereof, vide Mutation Entry No.1848 dated 08/04/1953.

5. From perusal of Mutation Entry No.2248 dated 22/08/1960, it appears that vide Mutation Entry No.2089 the said land alongwith other properties were partitioned. However, some of the properties including the said land were within Corporation limits and other properties were outside Corporation limits and as the Tenancy Act was applicable to the said properties, the said Mutation Entry No.2089 was cancelled. Hence, as per Order dated 02/08/1960 bearing No. WS/2070/60, passed by Hon'ble Mamaledar, Pune city, separate Mutation Entry in respect of properties within Corporation limits and properties outside Corporation limits was made. It appears that in the said partition, the said land bearing S. No.54/1/29 came to share of the said Mr. Ramchandra Shivram Kodre and effect of the same was given in the revenue record/ 7/12 Extract of S. No.54/1/29 vide the said M. E. No.2248.

6. It appears that pursuant to the Order dated 30/09/1966 in Vahivat Case No.2/65, passed by Hon'ble Mamaledar, Pune city, and thereafter, pursuant to the Order dated 25/04/1968 in Vahivat Application No.1/66, passed by Hon'ble Sub-Divisional Officer, Pune city and as per Order bearing No. HU.NA.M.A.G.WS/598/68 dated 31/05/1968, passed by Hon'ble Tahasildar, Pune city, the possession of the said land was given to the said Mr. Ramchandra Shivram Kodre and the name of the said Mr. Mhasku Laxman Kodre was deleted from Other Rights column of 7/12 Extract of S. No.54/1/29, vide Mutation Entry No.2832 dated 12/06/1968.

7. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the area of the said land bearing S. No.54/1/29 was shown from 00 Acre= 35 Guntha to 00 Hectare= 35 Ares, vide Mutation Entry No.3083 dated 30/01/1971.

8. It appears that vide Sale Deed dated 23/05/1977 (registered with the office of Sub-Registrar, Haveli No.2, Pune), the said Mr. Ramchandra Shivram Kodre and others sold, assigned, transferred and conveyed the said land bearing S. No.54/1/29 in favour of Mr. Ashok Nivrutti Kodre at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Ashok Nivrutti Kodre was entered on 7/12 Extract of S. No.54/1/29, as the Owner thereof, and since the said Mr. Chandrabhaga Shivram Kodre dead and the vendors were her legal heirs, her name



was deleted from Other Rights column of 7/12 Extract of S. No.54/1/29 as per Order bearing No. JAMABANDI VASHI. 5177/1977 dated 22/06/1977, passed by Hon'ble Tahasildar, Pune, vide Mutation Entry No.3520 dated 25/07/1977.

9. It appears that vide Partition Deed dated 22/08/1991 (registered at Sr. No. 11379/1991, with office of Sub-Registrar, Haveli No.1), executed by & between said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various properties held by them, including said land bearing S. No.54/1/29. By virtue of said partition, the said land admeasuring 00 Hectare= 35 Ares bearing S. No.54/1/29 came to share of said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Effect of said Partition was given on revenue record/ 7/12 Extract of S. No.54/1/29, as per remark of the Tahasildar, Pune city, bearing No. TASAHA/406/92 dated 21/03/1992, vide Mutation Entry No.4416 dated 06/05/1992.

10. It appears that vide Sale Deed dated 02/08/1994 (registered at Sr. No.4204/1994, with office of Sub-Registrar, Haveli No.3), said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred & conveyed an area admeasuring 00 Hectare= 01 Are out of said land bearing S. No.54/1/29 in favour of Smt. Rekha Namdeo Gaikwad at and for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and accordingly, name of said Smt. Rekha Namdeo Gaikwad was entered on 7/12 Extract of S. No.54/1/29, as Owner of aforesaid area adm. 00 Hectare= 01 Are vide M. E. No.4806 dated 27/09/1994.

11. It appears that vide Sale Deed dated 14/07/1994 (registered at Sr. No.3785/1994, with office of Sub-Registrar, Haveli No.3), said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 03 Ares out of the said land bearing S. No.54/1/29 in favour of Mr. Vikas Devidas Gadhave and Mr. Pradip Devidas Gadhave at and for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and accordingly, names of said Mr. Vikas Devidas Gadhave and Mr. Pradip Devidas Gadhave were entered on 7/12 Extract of S. No.54/1/29, as Owners of aforesaid area adm. 00 Hectare= 03 Ares vide M. E. No.4827 dated 21/10/1994.

12. It appears that vide Sale Deed dated 15/12/1995 (registered at Sr. No.10111/1995, with office of Sub-Registrar, Haveli No.3), said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 03 Ares out of the said land bearing S. No.54/1/29 in favour of Mr. Hemant Vijay Udawant and Mr. Anant Vijay Udawant at & for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and accordingly, name of said Mr. Hemant Vijay Udawant was entered on 7/12 Extract of S. No.54/1/29, as Owner of aforesaid area adm. 00 Hectare= 03 Ares vide M. E. No.5627 dated 21/07/1997.

13. It appears that vide Sale Deed dated 18/10/1997 (registered at Sr. No.6856/1997, with office of Sub-Registrar, Haveli No.3), said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred & conveyed an area admeasuring 00 Hectare= 11 Ares out of said land bearing S. No.54/1/29 in favour of Mr. Manik Nivrutti Kodre at & for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and accordingly, name of said Mr. Manik Nivrutti Kodre was entered on 7/12 Extract of S. No.54/1/29, as Owner of aforesaid area adm. 00 Hectare= 11 Ares vide M. E. No.5834 dated 21/10/1997.



14. It appears that vide Sale Deed dated 15/02/2000 (registered under Serial No.1219/2000, with the office of Sub-Registrar, Haveli No.3, Pune on 18/02/2000), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 01 Are out of the said land bearing S. No.54/1/29 in favour of Mr. Kisan Raghu Sathe at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Kisan Raghu Sathe was entered on 7/12 Extract of S. No.54/1/29, as the Owner of the aforesaid area admeasuring 00 Hectare= 01 Are, vide Mutation Entry No.6750 dated 18/03/2000.

15. It appears that vide Sale Deed dated 17/04/2000 (registered under Serial No.2606/2000, with the office of Sub-Registrar, Haveli No.3, Pune), the said Smt. Rekha Nardeo Gaikwad sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 01 Are out of the said land bearing S. No.54/1/29 in favour of Mr. Vikas Devidas Gadhave and Mr. Pradip Devidas Gadhave at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, names of the said Mr. Vikas Devidas Gadhave and Mr. Pradip Devidas Gadhave were entered on 7/12 Extract of S. No.54/1/29, as the Owner of the aforesaid area admeasuring 00 Hectare= 01 Are, vide Mutation Entry No.6841 dated 16/05/2000.

16. It appears that the said Mr. Nivrutti Sadhuba @ Sadaba Kodre died on 06/06/2000, leaving behind him, his three sons- Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre & Mr. Manik Nivrutti Kodre, widow- Smt. Chandrabhaga Nivrutti Kodre and three daughters- Mrs. Vanita Vijay Birmal, Mrs. Sunita Suryakant Hegade & Mrs. Aahilya Govardhan Shinde, as his legal heirs. The said late Nivrutti Sadhuba @ Sadaba Kodre had executed his last Will and Testament dated 19/08/1997 (registered under Serial No.5527/1997, with the office of Sub-Registrar, Haveli No.3, Pune) and as per the said Will, the said Mrs. Vanita Vijay Birmal got the unsold area admeasuring 00 Hectare= 16 Ares out of the said land bearing S. No.54/1/29, together with the equal right of way and 20 feet road for access from West side to South-North side of the said land to all legal heirs. Accordingly, effect of the same was given on revenue record/ 7/12 Extract of S. No.54/1/29 as per remark of Hon'ble Tahasildar, Pune city dated 05/08/2000 bearing No. HANO/VASHI/1012-2000, vide Mutation Entry No.7004 dated 18/09/2000.

17. It appears that the said Mr. Vikas Devidas Gadhave had obtained a loan from Pune Cantonment Co-operative Bank Ltd. and in due course, he has repaid the aforesaid loan to the said bank vide Re-conveyance Deed dated 03/09/2004 (registered under Serial No.5487/2004, with the office of Sub-Registrar, Haveli No.3, Pune).

18. From Mutation Entry No.10973 dated 17/08/2010, it appears that as per Order of the Tahasildar, Pune city dated 13/08/2010 bearing No. HANO/DURUSTI S R/68/10, name of said Mrs. Vanita Vijay Birmal was mutated for her aforesaid area adm. 00 Hectare= 16 Ares out of said land bearing S. No.54/1/29 by keeping effect of the said M. E. No.7004 intact. It further appears from said M. E. No.10973 that vide Order dated 13/08/2010 bearing No. JA. KR. HANO/ DURUSTI S R/68/10, passed by Hon'ble Tahasildar, Pune city, the entry of the aforesaid area admeasuring 00 Hectare= 16 Ares was ordered to be made in 7/12 Extract of S. No.54/1/29 against the name of the said Mrs. Vanita Vijay Birmal and accordingly, effect of the aforesaid Order was given to the record of rights vide the said M. E. No.10973.



19. It appears that the said Mrs. Vanita Vijay Birmal had obtained a loan of Rs.35,00,000/- from Sanmitra Co-Operative Bank Ltd., Hadapsar Branch and accordingly, name of the said bank was mutated in Other Rights column of 7/12 Extract of S. No.54/1/29 for her aforesaid area, vide Mutation Entry No.10974 dated 17/08/2010. It is learnt that the said Mrs. Vanita Vijay Birmal had executed Mortgage Deed dated 17/07/2010 (registered under Serial No.6227/2010, with the office of Sub-Registrar, Haveli No.6, Pune on 17/07/2010) in regard to the aforesaid loan/ mortgage in favour of the said bank. It also appears that vide Re-conveyance Deed dated 13/03/2018 (registered under Serial No.1812/2018, with the office of Sub-Registrar, Haveli No.6, Pune), the said Mrs. Vanita Vijay Birmal repaid the aforesaid loan to the said bank, however, effect of the same is yet to be given in the revenue record/ 7/12 Extract of S. No.54/1/29 &/or in PRC of CTS No.1936.

20. It appears that in due course, Property Register Card [PRC] bearing CTS No.1936 allotted to the said land bearing S. No.54/1/29 of Village Mundhwa i.e. the said Land No. (2-d), has been generated in the revenue record of Village Mundhwa.

21. It appears that as per Notification Letter No. NA.BHU./NI.PA.AKSHARI-NOND/ 2015 PUNE dated 16/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of Village Mundhwa (which includes the said land bearing CTS No.1936) have been entered in words, vide Mutation Entry No.326 dated 30/04/2015.

22. It appears that vide Order of Tahasildar dated 25/12/2018, technical corrections were made in computerized 7/12 Extract of S. No.54/1/29 vide M. E. No.13564 dated 30/01/2017.

23. It appears that vide Order bearing Outward No. 652/C.S./Double Entry Close/Mundhwa/2018 dated 17/05/2018, passed by City Survey Officer No.2, Pune city and vide Letter bearing No. Kavi/539/18 dated 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.54/1/29) and the same has been recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13910 dated 23/05/2018.

24. It appears that the mutations reflecting on 7/12 Extract of S. No.54/1/29 have been recorded on PRC bearing CTS No.1936 i.e. the said Land No. (2-d), vide Mutation Entry No.811 dated 20/03/2020.

Vij Survey Nos. 52/1, 54/1/25, 54/1/26, 54/1/27 & 54/1/29, Correspondence CTS Nos. 1933, 1934, 1936 & 1938: -

It appears that vide Development Agreement dated 27/09/2023 (registered under Serial No.18772/2023, with the office of Sub-Registrar, Haveli No.12, Pune), the said Mr. Ashok Nivrutti Kodre, Mr. Nilesh Ashok Kodre, Mr. Shailesh Ashok Kodre, Mrs. Archana Anil Saykar, Mr. Vilas Nivrutti Kodre, Mrs. Jayshri alias Jayashri Vilas Kodre, Mr. Amol Vilas Kodre, Mr. Nikit Vilas Kodre, Mrs. Ahilya Govardhan Shinde, Mr. Manik Nivrutti Kodre, Mr. Kalpana Manik Kodre, Mr. Anup Manik Kodre, Mr. Nitish Manik Kodre, Mrs. Amruta Satish Badhe alias Amruta Bhushan Shinde, Mr. Mayur Satish Badhe, through his duly constituted attorney- Mrs. Jayashree Satish Badhe, Mrs. Jayashree Satish Badhe and Smt. Vanita Vijay Birmal have transferred & assigned development rights in respect of the said Lands in favour of SPECIALITY LANDMARKS PRIVATE LIMITED, a company registered under Companies Act, through its Director- Mr. Rohit Ghanshyam Gupta, on the terms & conditions contained therein. Upon execution of the aforesaid Development Agreement, it has been agreed

between the aforesaid parties that against the said Lands, the Developer has paid to the Owners interest free refundable security deposit and agreed to pay consideration by way of constructed area in the form of "total guaranteed carpet area", as particularly stated therein, to be constructed in project on the said Lands, on the terms & conditions contained therein.

It appears that vide Irrevocable Power of Attorney dated 27/09/2023 (registered under Serial No.18773/2023, with the office of Sub-Registrar, Haveli No.12, Pune), the said Mr. Ashok Nivrutti Kodre and others have appointed said SPECIALITY LANDMARKS PRIVATE LIMITED, through its Director- Mr. Rohit Ghanshyam Gupta, as their Attorney, to carry out development on the said Lands, by constructing buildings comprising of flats/ units/ shops/ offices, on the terms & conditions contained in the aforesaid Development Agreement.

VII] Public Notice: -

It appears that Public Notice dated 16/02/2023 has been issued by the said Mr. Ashok Nivrutti Kodre & others, through their Advocate Mr. Murtaza Chherawala of M/s. CNS Juris, Pune, in daily newspapers- Loksatta and Indian Express in respect of their respective areas/ lands out of the said Lands, for verification of their respective title to their areas/ lands, as the case may be. From perusal of the No Objection Certificate dated 24/03/2023, issued by the aforesaid Advocate, it can be seen that in pursuance of the said Public Notice, no objections have been received till the said date.

VIII] Index-II Search: -

That, I have carried out search of Index-II record &/or data pertaining to the said Lands for the period of last 30 years i.e. 1994 to 2023, through On-line e-Search process made available by Government of Maharashtra, Department of Regn. & Stamps, on its official website www.igmaharashtra.gov.in. That, I have paid search fee vide Challan bearing GRN No. MH010196417202324P dated 28/10/2023 and downloaded/ printed-copy thereof is annexed herewith as Annexure-E for perusal and record, and the same is part & parcel of this Legal Title Report. In the search of Index-II record carried out by me, I have not found any adverse entry, outstanding encumbrance, charge or claim in respect of the said Lands.

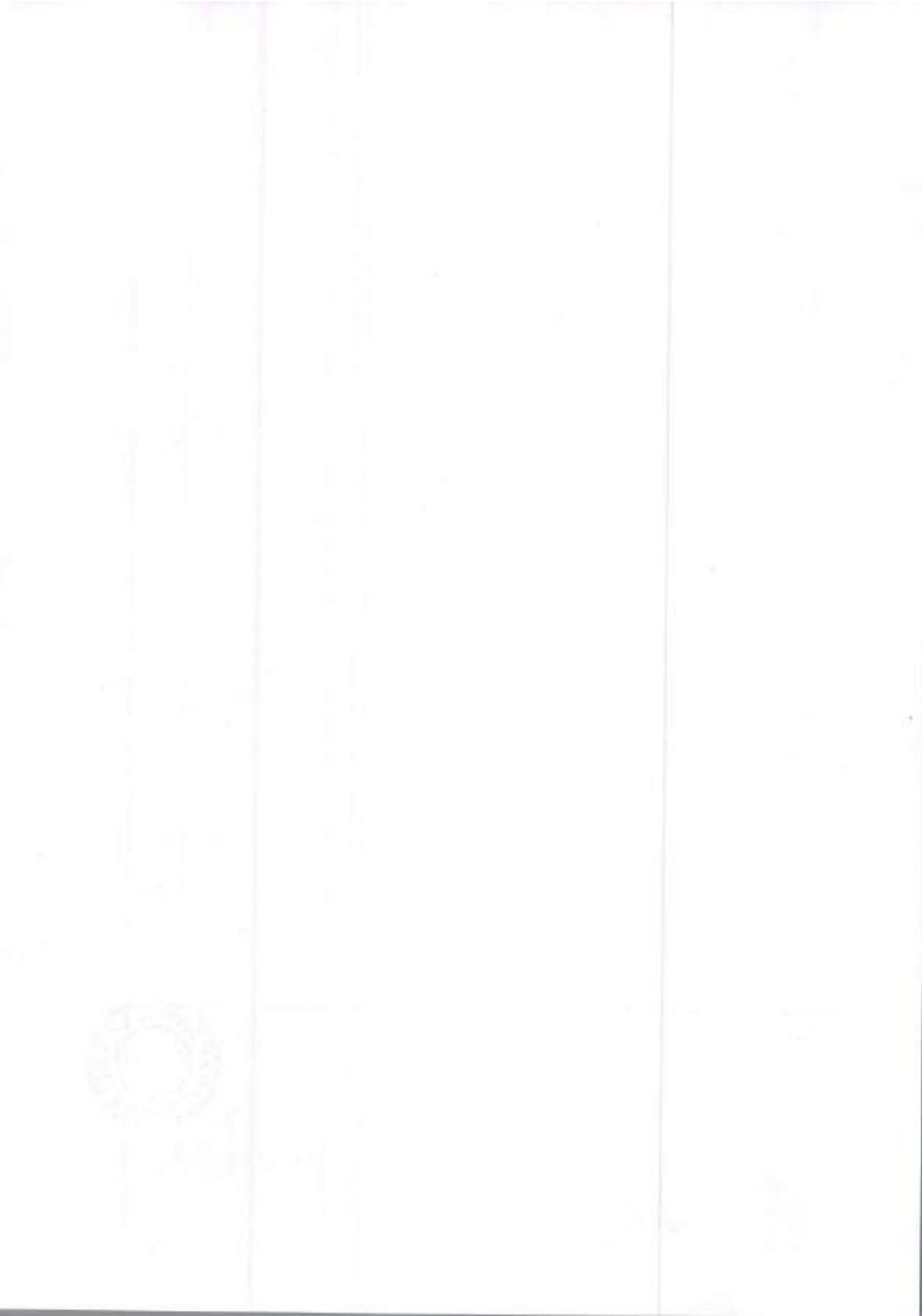
IX] Litigation: -

It appears that there is no litigation as such pending in respect of the said Lands, as on date.

Date: 28/10/2023
Place: Pune.


SANDEEP MALI
(ADVOCATE)





ANNEXURE-D
(ENCUMBRANCE CERTIFICATE)

There are no adverse documents found to be registered with respect to the said Lands described herein above. It is also observed that the revenue records do not show any encumbrance/s, outstanding or liabilities with respect to the said Lands, nor does it show any charge on the said Lands.

Date: 28/10/2023
Place: Pune.

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SANDEEP MALI
(ADVOCATE)



