



विलास सूर्यकांत अत्रे

बी.एस्सी., बी.ए. एलएल. बी.

(अॅडव्होकेट)

'सी', कृष्णानगर सोसायटी, म्हात्रे पुलाजवळ,
एरंडवणा, पुणे - ४११००४. दूरध्वनी : २५४६८०१५
भ्रमणध्वनी : ९८५०९ ७८४५०

To

Maha RERA,
Pune

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the Land admeasuring 00 Hector 10 Are (1000 sq.mt.) carved out of total area admeasuring 00 Hector 86.5 Are of Survey No.44 Hissa No.5 situate at village Bavdhan Khurd, Taluka Mulshi, District Pune, within the limits of Pune Municipal Corporation and Registration District Pune, Sub-Registration Taluka Mulshi, (hereinafter referred as the "said plot").

I. I have investigated the title of the said plot on the request of Varad Ventures, a registered partnership firm registered under the provisions of Indian Partnership Act, 1932, and following documents i.e. :

1. Description of the property.- all that piece and parcel of the land, admeasuring 00 Hector 10 Are (1000 sq.mt.) carved out of total area admeasuring 00 Hector 86.5 Are of Survey No.44 Hissa No.5 situate at village Bavdhan Khurd, Taluka Mulshi, District Pune, within the limits of Pune Municipal Corporation and Registration District Pune, Sub-Registration Taluka Mulshi, which is bounded by as under:

East	:	Land area out of S.no 44/5 part purchased by Hemant and Rajendra Pandurang Pimpale i.e Plot no. 28 as shown in private division. (Private Falanibara)
South	:	access road carved out of s.no 44/5 and 44/7 and then land area out of s.no 44/7 part owned by Balu and Kashinath Karanjawane i.e Plot no. 29 as shown in private division. (Private Falanibara)
West	:	30 ft road as shown in private division. (Private Falanibara)
North	:	land area out of S.no 44/4 owned by Laxman and Sambhaji Subhanrao Karanjawane and plot no. 27 as shown in private division. (Private Falanibara)

together with right to use 30ft road in common lying on west side of S.no 44/5 with easement, appurtenances, ancillary, supplementary and all other consequential rights thereto.



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2. The documents of allotment of plot-

- i. Release deed dated 12.04.1991 registered in the office of Jt. District Registrar Pune at serial no. 3138/1991 execution by Garabai Ghare, Hirabai Lole, Kamalabai Ghare, Muktabai shinde and Shalan Sonawane in favour of their brothers Nivrutti sopanrao Karanjawane and Namdeo sopanrao Karanjawane in respect of the s.no 44.
- ii. Partition Deed dated 10.10.1991, registered in the office of the Jt.Sub-Registrar, Mulshi, at serial No.161-164 on the same day, executed by and between Kashinath Vithoba Karanjawane, Sahebrao Vithoba Karanjawane and Sitaram Vithoba Karanjawane. in respect of Survey No.44 along with the other survey numbers
- iii. Release deed dated 22.10.1991 registered and executed by Anjubai Vinayak Kadu, Mandabai Shrikant Dhamale and Nandabai Sharad Jadhav in favour of Laxman Subhanrao Karanjawane and Sambhaji Subhanrao Karanjawane in respect of the Land bearing S. no. 44 along with other survey numbers.
- iv. Order issued by Tahasildar Mulshi bearing No. Watap/ S.R/ 35/98 dated 11. 01.1999.
- v. Sale deed dated 15.07.2000 registered in the office of Sub registrar Haveli at serial no. 3384/2000 executed by Sitaram Vithoba Karanjawane in favour of Sanjay Dattatray Shitole in respect of area admeasuring 00 Hecter 3 Are out of S.no 44/5
- vi. Sale deed dated 30.12.1999 registered in the office of Sub registrar Haveli at serial no. 5051/1999 executed by Sitaram Vithoba Karanjawane in favour of Ramchandra Eknath Paygude in respect of area admeasuring 00 Hecter 3 Are out of S.no 44/5.
- vii. Sale deed dated 30.05.2009 registered in the office of Sub registrar Haveli No. 11 at serial no. 4336/2009 on the same day executed by 1)Narayan Sitaram Karanjawane for himself and being guardian of his minor son Yogesh Narayan Karanjawane, 2) Sangita Narayan Karanjawane, 3) Reshma Narayan Karanjawane, 4) Haribhau Sitaram Karanjawane for himself and as gurdian of his minor daughter Priyanka Haribhau Karanjawane, 5) Sunita Haribhau Karanjawane, 7) Narmadabai Sitaram karanjawane with consent of 1) Kusum Sopanrao Ghare, 2) Suman Kondiba Gaikwad, 3) Dwarka Shivaji Kadu, 4) Baby Jayawant Pawar, in favour of Hemant Pandurang Pimpale and Rajendra Pandurang Pimpale in respect of area admeasuring 00 Hecter 16.5 Are out of S.no 44/5.
- viii. Sale deed dated 06.10.2009 registered in the office of Sub registrar Haveli No. 1 at serial no. 6788/2009 on the same day executed by 1)Narayan Sitaram Karanjawane 2) Haribhau Sitaram Karanjawane 3) Narmadabai Sitaram karanjawane, 4) Sindhubai Dnyanoba Kadu, 5) Kusum Sopanrao



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- Ghare, 5) Suman Kondiba Gaikwad, 3) Dwarka Shivaji Kadu, 4) Baby Jayawant Pawar, through power of attorney holder Kishor Sambhaji Moholkar and Sachin Sudhakar Pandkar in favour of Kishor Sambhaji Moholkar and Sachin Sudhakar Pandkar in respect of area admeasuring 00 Hecter 6.75 Are out of S.no 44/5.
- ix. Sale deed dated 01.12.2011 registered in the office of Sub registrar Haveli No. 16 at serial no. 11298/2011 on the same day executed by 1)Narayan Sitaram Karanjawane, 2) Sangita Narayan Karanjawane, 3) Reshma Narayan Karanjawane alias Reshma Sanket Jadhav, 4) Yogesh Narayan Karanjawane,, 5)Haribhau Sitaram Karanjawane, 6) Sunita Haribhau Karanjawane, 7) Mayur Haribhau Karanjawane, 7) Priyanka Haribhau Karanjawane with consent of 1) Kusum Sopanrao Ghare, 2) Suman Kondiba Gaikwad, 3) Dwarka Shivaji Kadu, 4) Baby Jayawant Pawar, in favour of Hemant Pandurang Pimpale and Rajendra Pandurang Pimpale in respect of area admeasuring 00 Hecter 4 Are out of S.no 44/5.
- x. Sale deed dated 07.07.2012 registered in the office of Sub registrar Haveli No. 16 at serial no. 5819/2012 on the same day executed by 1)Narayan Sitaram Karanjawane, 2) Sangita Narayan Karanjawane, 3) Reshma Sanket Jadhav, 4) Yogesh Narayan Karanjawane, with consent of 1) Haribhau Sitaram Karanjawane, 2) Kusum alias Tarabai Sopanrao Ghare, 2) Suman Kondiba Gaikwad, 3) Dwarka Shivaji Kadu, 4) Baby Jayawant Pawar, in favour of Hemant Pandurang Pimpale and Rajendra Pandurang Pimpale in respect of area admeasuring 00 Hecter 2 Are out of S.no 44/5.
- xi. Sale deed dated 07.07.2012 registered in the office of Sub registrar Haveli No. 16 at serial no. 5820/2012 on the same day executed by 1) Haribhau Sitaram Karanjawane 2) Sunita Haribhau Karanjawane, 3) Mayur Haribhau Karanjawane and 4) Priyanka Haribhau Karanjawane with consent of 1)Narayan Sitaram Karanjawane 2) Kusum Sopanrao Ghare, 3) Suman Kondiba Gaikwad, 4) Dwarka Shivaji Kadu, 5) Baby Jayawant Pawar, in favour of Hemant Pandurang Pimpale and Rajendra Pandurang Pimpale in respect of area admeasuring 00 Hecter 1 Are out of S.no 44/5.
- xii. Sale deed dated 28.03.2014 registered in the office of Sub registrar Haveli No. 11 at serial no. 2734/2011 on the same day executed by 1)Narayan Sitaram Karanjawane, 2) Sangita Narayan Karanjawane, 3) Reshma Narayan Karanjawane alias Reshma Sanket Jadhav, 4) Yogesh Narayan Karanjawane, 5) Haribhau Sitaram Karanjawane, 6) Sunita Haribhau Karanjawane, 7) Mayur Haribhau Karanjawane, 8) Priyanka Haribhau Karanjawane, 9) Kusum Sopanrao Ghare, 10) Suman Kondiba Gaikwad, 11) Dwarka Shivaji Kadu, 12) Baby Jayawant Pawar and 13) Surekha Dattatray Machale in favour of Varad Ventures, a pratneship firm through its partners Sameer Belwalkar, Ajit Belwalkar, Rahul Pandit and Shivkumar Jawadekar in respect of area admeasuring 00 Hecter 10 Are out of S.no 44/5.



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- xiii. Release deed dated 28.03.2014 registered in the office of Haveli 11 at serial no. 2736/2014 executed by 1) Kusum Sopanrao Ghare, 2) Suman Kondiba Gaikwad, 3) Dwarka Shivaji Kadu, 4) Baby Jayawant Pawar, 5) Surekha Dattatray Machale, 6) Reshma Sanket Jadhav, 7) Priyanka Haribhau karanjawane, in favour of Narayan Sitaram Karanjawane and Haribhau Sitaram Karanjawane in respect of the area admeasuring 00 Hector 43.5 Are out of Land bearing S. no. 44/5.
- xiv. Sale deed dated 01.12.2011 registered in the office of Sub registrar Haveli No. 16 at serial no. 11298/2011 on the same day executed by 1) Narayan Sitaram Karanjawane, 2) Sangita Narayan Karanjawane, 3) Reshma Narayan Karanjawane alias Reshma Sanket Jadhav, 4) Yogesh Narayan Karanjawane,, 5) Haribhau Sitaram Karanjawane, 6) Sunita Haribhau Karanjawane, 7) Mayur Haribhau Karanjawane, 7) Priyanka Haribhau Karanjawane with consent of 1) Kusum Sopanrao Ghare, 2) Suman Kondiba Gaikwad, 3) Dwarka Shivaji Kadu, 4) Baby Jayawant Pawar, in favour of Hemant Pandurang Pimpale and Rajendra Pandurang Pimpale in respect of area admeasuring 00 Hector 4 Are out of S.no 44/5.
- xv. Zone Certificate, dated 12.03.2021, issued by the Asst. Engineer, Town Planning, Pune Municipal Corporation, Pune,

3. 7/12 extract or property card

- i. 7/12 extracts of Survey No.44, for the years 1953 to 1963
- ii. 7/12 extracts of Survey No.44, for the years 1965 to 1980
- iii. 7/12 extracts of Survey No.44, for the years 1981 to 1990
- iv. 7/12 extracts of Survey No.44/5, for the years 1991 to 2001
- v. 7/12 extracts of Survey No.44/5, for the years 2001 to 201
- vi. 7/12 extracts of Survey No.44/5, for the years 2011 to 2014
- vii. 7/12 extracts of Survey No.44/5, for the years 2014 to 2018
- viii. 7/12 extracts of Survey No.44/5, for the years 2018 to 2021
- ix. All relevant Mutation Entry Extracts

4. Search report for 30 years from.1990 till 2021 and 2021 to November 2022.

Advocate Geeta Kaujalgikar conducted the online search in respect of the Said Property for a period of 30 years i.e from 1990 to 2021., vide receipt for search bearing GRN No. MH003164303202122P, dated 03.07.2021 and vide receipt for search bearing GRN No. MH010789669202223P, dated 17.11.2022 In her Search Report, she reported that e-records which were available on "igrmaharashtra.gov.in" website, she did not find any adverse transaction thereof, except transaction mentioned in the said report.



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II. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property and revenue record made available and information given to me and subject to whatever stated hereinabove, I am of the opinion that:

- (a) There is partition effected between the heirs of Amrut Karanjawane, the owners of Land bearing s.no 44, by meets and bounds. The heirs of Amrut Karanjawane have prepared a private layout which is not sanctioned however, each one of them acted upon it and further transactions were entered into with intending purchasers since 1999. Further, I have gone through entire revenue record of s.no 44 from the year 1953 till date, However, record shows that the Said Property is part and parcel of S.no 44/5. According to partition dated 11.01.1999, the Land bearing S.no 44/5 was allotted to Sitaram Karanjawane. Therefore, I have considered entries only pertaining to S.no 44/5. The record shows that inter se mutation entries are not affecting the Said Property.
- (b) Therefore, I am of the opinion that said Property is owned by Varad Ventures having clear marketable title without any encumbrances,

OWNERS OF THE LAND

Varad Ventures the registered partnership firm

SURVEY. NO.

Survey No.44 Hissa No.5 situate at village Bavdhan Khurd, Taluka Mulshi, District Pune, within the limits of Pune Municipal Corporation

III. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl: The report

Vilas Suryakant Atre

Date:



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FLOW OF THE TITLE OF THE SAID LAND

- (1) I have been informed that, the land bearing Survey No.44, admeasuring 20 Acre 29 Guntha (alongwith Potkharaba), assessed at Rs.10= 10 Paise, situate at village Bavdhan, Taluka Mulshi, District Pune (said "**SURVEY NO.44**") was originally owned by Amrut Karanjawane. I have been further informed that Amrut Karanjawane expired long back i.e 30 years ago, leaving behind him 2 sons by names Rangoba and Vithoba. Subsequently Rangoba and Vithoba died leaving behind them their sons. Rangoba died leaving behind him 3 sons by names 1) Sopana Rangoba Karanjawane 2) Dinkar Rangoba Karanjawane 3) Subhana Rangoba Karanjawane Vithoba died leaving behind him 4 sons 1) Kashinath Vithoba Karanjawane 2) Sitaram Vithoba Karanjawane, 3) Sahebrao Vithoba Karanjawane 4) Babanrao Vithoba Karanjawane whose names were entered in the record of rights.
- (2) The Indian Coins Act, 1955 read with the Maharashtra Weight and Measurement Act, 1958, implemented in Maharashtra and its effect was given to survey no. 44. Thereafter, measurement unit is converted from unit "Acre and Gutha" to "Hector and Are". Therefore survey No. 44 admeasures 07 Hector 07 Are and pot Kharaba 01 Hector 32 Are and assessment at "Rs.10=00 paise" and accordingly, the mutation was effected in the record of rights, vide Mutation Entry No.985, dated 01.06.1970.
- (3) It seems that out of 4 sons of Vithoba Karanjawane only 3 sons by names Kashinath, Sahebrao and sitaram effected partition, by registered Partition Deed dated 10.10.1991. The said Partition deed is registered in the office of the Jt. Sub-Registrar, Mulshi, at serial No.161-164, on the same day, in respect of Survey No.44 along with the other survey numbers. Therefore, 4th son Baban Vithoba Karanjawane moved an application stating that, he has 2 anna share in the said s.no 44 along with his brothers Kashinath, Sahebrao and Sitaram. Therefore his name was recorded in village form no. 7/12 by effecting mutation in the village form no. VI by Mutation Entry no. 2078, dated 17.03.1992.
- (4) Subsequently all the heirs of Amrut Karanjawane i.e 1) Dinkar Rangoba Karanjawane 2) Nivrutti Sopanrao karanjawane 3) Namdeo Sopanrao karanjawane 4) Laxman Subhanrao Karanjawane 5) Sambhaji Subhanrao Karanjawane 6) Sitaram Vithoba Karanjawane 7) Sahebrao Vithoba Karanjawane 8) Kashinath Vithoba Karanjawane and 9) Babanrao Vithoba Karanjawane effected oral partition, amongst themselves by



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meets and bounds. They have also filed an application before Tahasildar, Mulshi under section 85 of The Maharashtra Land Revenue Code. Tahasildar, Mulshi vide Order bearing No. Watap/ S.R/ 35/98, dated 11.01.1999, subdivided Survey No.44 into 9 pot hissass. the details are as under:

Sr. Nos.	Survey Nos.	Area in H=Are	Assessment Rs=paise	Respective Owners
1	44/1	1=16.66	1=40	Dinkar Rangoba Karanjawane
2	44/2	00= 57.83	00=70	Nivrutti Sopanrao Karanjawane
3	44/3	00= 58.83	00=70	Namdeo Sopanrao karanjawane
4	44/4	1=16.66	1=40	Laxman and Sambhaji Subhanrao karanjawane
5	44/5 The Said Property	00=86.5	1=05	Sitaram Vithoba karanjawane.
6	44/6	00=86.5	1=05	Sahebrao Vithoba karanjawane
7	44/7	00=91.25	1=10	Kashinath Vithoba Karanjawane
8	44/8	00=86.25	1=05	Babanrao Vithoba Karanjawane
9	44/9	00==39	1=55	In common

The partition was recorded in village form no. 7/12, by effecting mutation in village form no. VI, by Mutation Entry No.3387, dated 16.01.1999.

S.no 44/5, is allotted to Sitaram Karanjawane. While effecting partition though different pot hissass are allotted to different branches of Karanjawane family, each pot hissa is not located at one place. The area from that pot hissa is allotted at different places as per their oral partition.

It is further informed that, according to oral partition and share of each branch, given at different places are separately numbered as Private plot numbers.

Copy of Private layout is placed in my hands. It is further informed that, and all these owners have prepared private layout exhibiting plot numbers and area of that plot. In the said layout they have also shown common roads which is part and parcel of S.no 44/9.

- (5) The other mutations, I have seen alongwith Mutation Entry no. 3387, are supporting to whatsoever stated above and it also shows that, these owners have acted upon their partition and layout prepared by them.



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(6) As per partition effected between the owners, the S.no 44/5 is allotted to Sitaram Karanjawane. Therefore, Sitaram Vithoba Karanjawane entered into various transactions in respect of Property bearing s.no 44/5, the details of which are given below-

Sr. no	Transaction Type	Transaction details	Executed by	In favour of	Gat No and area	Mutation entry
1	Sale deed	Executed on 15.07.2000 @ Haveli Registered at Serial no. 3384/2000	Sitaram Karanjawane	Mr. Sanjay Dattatray Shitole.	Area admeasuring 00 Hector 3 Are out of s.no 44/5,	The name of Sanjay Dattatray Shitole, mutated by M.E no. 3686, dated 25.05.2000.
2	Sale deed	Executed on 30.12.1999 @Haveli Registered at Sr.no 5051/1999	Sitaram Karanjawane	Eknath Paygude	Area admeasuring 00 Hector 3 Are out of s.no 44/5	The name of Eknath Paygude, mutated by M.E no. 3667, dated 08.11.2000.

(7) Sitaram Vithoba Karanjawane died on 14.11.2002 leaving behind him 2 sons, by names 1) Narayan Sitaram Karanjawane and 2) Haribhau Sitaram Karanjawane and 5 daughters by names 1) Sindhubai Dnyanoba Kadu, 2) Kusum Sopanrao Ghare, 3) Suman Kondiba Gaikwad, 4) Dwarka Shivaji Kadu, 5) Baby Jaywant Pawar and widow by name Narmadabai Sitaram Karanjawane. The names of heirs of deceased Sitaram are recorded in the village form no. 7/12 by effecting Mutation in the village form no. VI, by Mutation entry no. 4182, dated 08.09.2003.



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- (8) Then heirs of Sitaram, entered into various transactions in respect of the S.no 44/5 the details area given below-

Sr.no	Transaction Type	Transaction details	Executed by	In favour of	Gat No and area	Mutation entry
1	Sale deed	Executed on 30.05.2009 @ Haveli 11 Registered at Serial no. 4336/2009	1)Narayan Sitaram Karanjawane for himself and being guardian of his minor son Yogesh Narayan Karanjawane 2)Sangita Narayan Karanjawane 3)Reshma Narayan Karanjawane 4)Haribhau Sitaram Karanjawane for himself and as guardian of his minor daughter Priyanka Haribhau Karanjawane, 5)Sunita Haribhau Karanjawane, 6)Narmadabai Sitaram Karanjawane with consent of, 1) Kusum Sopanrao Ghare 2) Suman Kondiba Gaikwad 3) Dwarka Shivaji Kadu 4) Baby Jayawant Pawar.	1)Hemant Pandurang Pimpale and 2)Rajendra Pandurang Pimpale	Area admeasuring 00 Hector 16.5 Are out of s.no 44/5	The names of 1)Hemant Pandurang Pimpale and 2)Rajendra Pandurang Pimpale, mutated by M.E no. 5104, dated 06.06.2009.
2.	Sale deed	Executed on 06.10.2009 @ Haveli 1 registered at Sr.No, 6788/2009.	1)Narayan Sitaram Karanjawane 2) Haribhau Sitaram Karanjawane 3)Narmadabai Sitaram Karanjawane, 4)Sindhubai Dnyanoba Kadu, 5) Kusum Sopanrao Ghare, 6) Suman Kondiba Gaikwad, 7) Dwarka Shivaji Kadu, 8) Baby Jayawant Pawar, through power of attorney holder Kishor Sambhaji Moholkar and Sachin Sudhakar Pandkar	1)Kishor Sambhaji Moholkar and 2)Sachin Sudhakar Pandkar.	Area admeasuring 00 Hector 6.75 Are out of s.no 44/5	The names of 1)Kishor Sambhaji Moholkar and 2)Sachin Sudhakar Pandkar, mutated by M.E no. 5124 dated 16.10.2009.



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एरंडवणा, पुणे - ४११००४. दूरध्वनी : २५४६८०१५
भ्रमणध्वनी : ९८५०९ ७८४५०

3	Sale deed	Executed on 1.12.2011 @ Haveli 16 Sr.No 11298/2011	1)Narayan Sitaram Karanjawane 2) Sangita Narayan Karanjawane, 3) Reshma Narayan Karanjawane alias Reshma Sanket Jadhav, 4) Yogesh Narayan Karanjawane 5)Haribhau Sitaram Karanjawane 6) Sunita Haribhau Karanjawane 7) Mayur Haribhau Karanjawane 8) Priyanka Haribhau Karanjawane with consent of 1) Kusum Sopanrao Ghare 2) Suman Kondiba Gaikwad 3) Dwarka Shivaji Kadu 4) Baby Jayawant Pawar	1)Hemant Pandurang Pimpale and 2)Rajendra Pandurang Pimpale.	Area admeasuring 00 Hector 4 Are out of s.no 44/5	The names of 1)Hemant Pandurang Pimpale and 2)Rajendra Pandurang Pimpale, mutated by M.E no. 5467, dated 04.01.2012
4	Sale deed	Executed on 7.7.2012 @ Haveli 16 Sr.No 5819/2012.	1)Narayan Sitaram Karanjawane 2) Sangita Narayan Karanjawane, 3) Reshma Sanket Jadhav 4) Yogesh Narayan Karanjawane with consent of 1) Haribhau Sitaram Karanjawane 2) Kusum alias Tarabai Sopanrao Ghare 3) Suman Kondiba Gaikwad, 4) Dwarka Shivaji Kadu, 5) Baby Jayawant Pawar	1)Hemant Pandurang Pimpale and 2)Rajendra Pandurang Pimpale.	Area admeasuring 00 Hector 2 Are out of s.no 44/5	The names of 1)Hemant Pandurang Pimpale and 2)Rajendra Pandurang Pimpale, mutated by M.E no. 5561 dated 21.12.2012.
5	Sale deed	Executed on 7.7.2012 @ Haveli 16 Sr.No 5820/2012.	1) Haribhau Sitaram Karanjawane 2) Sunita Haribhau Karanjawane 3) Mayur Haribhau Karanjawane and 4) Priyanka Haribhau Karanjawane with consent of 1)Narayan Sitaram Karanjawane 2) Kusum Sopanrao Ghare 3) Suman Kondiba Gaikwad 4) Dwarka Shivaji Kadu 5) Baby Jayawant Pawar	1)Hemant Pandurang Pimpale and 2)Rajendra Pandurang Pimpale.	Area admeasuring 00 Hector 1 Are out of s.no 44/5	The names of Hemant Pandurang Pimpale and Rajendra Pandurang Pimpale, mutated by M.E no. 5562, dated 21.12.2012.



विलास सूर्यकांत अत्रे

बी.एस्सी., बी.ए. एलएल. बी.
(अॅडव्होकेट)

‘सी’, कृष्णानगर सोसायटी, म्हात्रे पुलाजवळ,
एरंडवणा, पुणे - ४११००४. दूरध्वनी : २५४६८०१५
भ्रमणध्वनी : ९८५०९ ७८४५०

- (9) Sindhubai Dnyanoba Kadu died on 24.01.2008, leaving behind her one daughter, by name Surekha Dattatray Machale and widower Dnyanoba Baburao Kadu. The names of heirs of deceased Sindhubai were recorded in the village form 7/12 by effecting Mutation in village form no. VI, by Mutation entry no. 5701 dated 13.05.2014.
- (10) Narmadabai Sitaram Karanjawane died on 04.02,2011, leaving behind her 2 Sons, by Names Narayan Sitaram karanjawane and Haribhau Sitaram Karanjawane and 5 daughters Sindhubai Dnyanoba Kadu, Kusum Sopanrao Ghare, Suman Kondiba Gaikwad, Dwarka Shivaji Kadu, Baby Jaywant Pawar and widow by name, Narmadabai Sitaram Karanjawane. The names of heirs of deceased Narmadabai were recorded in the village form 7/12 by effecting mutation in village form no. VI, by Mutation entry no. 5702 dated 13.05.2014.
- (11) 1)Narayan Sitaram Karanjawane 2) Sangita Narayan Karanjawane 3) Reshma Narayan Karanjawane alias Reshma Sanket Jadhav 4) Yogesh Narayan Karanjawane 5) Haribhau Sitaram Karanjawane 6) Sunita Haribhau Karanjawane 7) Mayur Haribhau Karanjawane 8) Priyanka Haribhau Karanjawane 9) Kusum Sopanrao Ghare 10) Suman Kondiba Gaikwad 11) Dwarka Shivaji Kadu 12) Baby Jayawant Pawar and 13) Surekha Dattatray Machale, sold an area admeasuring 00 Hector 10 Are out of S.no 44/5 to Varad Ventures the registered Partnership firm. The Said Sale deed is dated 28.03.2014. It is registered in the office of Sub Registrar Haveli No. 11, at Serial no. 2734/2011, on the same day. The name of Varad Ventures Partnership firm is recorded in village form 7/12, by effecting Mutation in village form no. VI, by Mutation entry no. 5703, dated 13.05.2014.
- (12) Kusum Sopanrao Ghare, Suman Kondiba Gaikwad, Dwarka Shivaji Kadu, Baby Jayawant Pawar, Surekha Dattatray Machale, Reshma sanket Jadhav and Priyanka Haribhau Karanjawane have released their right title interest in respect of the property bearing S.no 44/5 in favour of Narayan Sopanrao Karanjawane and Haribhau Sopanrao Karanjawane by the registered Release Deed, dated 28.03.2014. The said Release deed is registered in the office of the Sub Registrar Haveli 11, at serial no. 2736/2014. The names of all female owners/shareholders were deleted from village form no. 7/12, by effecting mutation in village form no. VI by Mutation entry no. 5704, dated 13.05.2014.

Date: 18/11/2022


Vilas Suryakant Atré
Advocate