



CHALLAN
MTR Form Number-6



GRN	MH017945168202223E	BARCODE	[Barcode]		Date	30/03/2023-15:58:09		Form ID			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name	HVL20_HAVELI 20 JOINT SUB REGISTRAR			Full Name	ADV RAHUL BABANRAO SHINDE						
Location	PUNE										
Year	2022-2023 One Time			Flat/Block No.							
Account Head Details		Amount In Rs.		Premises/Building							
0030072201 SEARCH FEE		750.00		Road/Street							
				Area/Locality	PUNE						
				Town/City/District							
				PIN		4	1	1	0	4	3
				Remarks (If Any)	Search Report Fee of Survey Number 23 Hissa number 1/2/1 and Others Kondhwa Budruk Pune						
				Amount In	Seven Hundred Fifty Rupees Only						
Total			750.00	Words							
Payment Details				FOR USE IN RECEIVING BANK							
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042023033088423		230896621781			
Cheque-DD Details				Bank Date	RBI Date	30/03/2023-15:59:34		Not Verified with RBI			
Cheque/DD No.				Bank-Branch		BANK OF MAHARASHTRA					
Name of Bank				Scroll No. , Date		Not Verified with Scroll					
Name of Branch											

Department ID : Mobile No. : 9970178279
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



R. Shinde
RAHUL B. SHINDE
B.A. LL.B., DLL & LW
ADVOCATE

Shri. Rahul B. Shinde.

Advocate.

B.A.,L.L.B, D.L.L&L.W

Off-Shop No 1 Vaishnavi Terrace S.No.34/9 Dhankwadi,Pune-43 M 9970178278

Date:- 30/03/2023

FORMAT -A

Circuler No : 28/2021

TO
MAHARERA
PUNE

LEGAL TITAL REPORT

Sub :

Title Clearance Certificate with respect to land bearing 1) Survey Number 23 Hissa number 1/2/1 (old S.no 21/1) admeasuring 338.002 Sq Mtrs, 2) Survey Number 23 Hissa number 2/1/3 (old S.no 21/2) admeasuring 250 Sq Mtrs, 3) Survey Number 23 Hissa number 2/2/2 (old S.no 21/2) admeasuring 400 Sq Mtrs, 4) Survey Number 23 Hissa number 2/2/2A (old S.no 21/2) admeasuring 550 Sq Mtrs, 5) Survey Number 23 Hissa number 2/2/3 (old S.no 21/2) admeasuring 68 Sq Mtrs, 6) Survey Number 23 Hissa number 6/1 (old S.no 21/6) admeasuring 101.400 Sq Mtrs,7) Survey Number 23 Hissa number 6/2 (old S.no 21/6) admeasuring 101.400 Sq Mtrs, 8) Survey Number 23 Hissa number 11(old S.no 21/11) admeasuring 1800 Sq Mtrs, & 9) Survey Number 23 Hissa number 11B (old S.no 21/11) admeasuring 304.202 Sq Mtrs, area admeasuring 00 H 39.12 Ares i.e. 3912.604 Sq Mtrs (as per the 7/12 extract) out of land total land area admensuring 00 H 84.5 Are, situated at Kondhwa Budruk, Taluka Haveli, District Pune, within the limits of Pune Municipal corporation Pune and jurisdiction of Sub-Register Haveli No.1 to 28 Pune.(Herein Referred to as said Property)



Shri. Rahul B. Shinde.

Advocate.

B.A., L.L.B., D.L.L. & L.W.

Off-Shop No 1 Vaishnavi Terrace S.No.34/9 Dhankwadi, Pune-43 M 9970178278

I have investigated the title of said property on the request of M/S. SHALIMAR AND PINNACLE BUILDCON LLP a registered Partnership Firm having its registered office a Flat No -A-502, Mayfair, Eleganza-11, Pune City, N.I.B.M. 411048 and falling documents.

1. DESCRIPTION OF PROPERTY :

All that piece and parcel of property area admeasuring 00 H 39.12 Ares i.e. 3912 Sq Mtrs (as per the 7/12 extract) out of land total land area admeasuring 00 H 84.5 Are, situated at Kondhwa Budruk, Taluka Haveli, District Pune, within the limits of Pune Municipal corporation Pune and jurisdiction of Sub-Register Haveli No.1 to 28 Pune, bearing land is as Under:

1. Survey Number 23 Hissa number 1/2/1 admeasuring 00 H 3.38 Ares (i.e. 338.002 Sq Mtrs)

On or towards East : By land /property of S No 23/11B.
On or towards West : By Private land.
On or towards South : By remaning land bearing S.No. 23/1/2/1
On or towards North : By remaning land bearing S.No. 23/11

2. Survey Number 23 Hissa number 2/1/3 admeasuring 00 H 2.5 Ares i.e. 250 Sq Mtrs,

On or towards East : By remaning land bearing S No.23/2/2/2A.
On or towards West : By remaning land bearing S No.23/11.
On or towards South : By remaning land bearing S.No. 23/11B.
On or towards North : By remaning land bearing S No.23



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**3. Survey Number 23 Hissa number 2/2/2 admeasuring 00 H 04 Ares
i.e. 400 Sq Mtrs**

- On or towards East : By remaning land bearing S No.23.
On or towards West : By remaning land bearing S No.23/2/2/2A.
On or towards South : By remaning land bearing S No.23/2/2/2.
On or towards North : By land of Mr. Sevlekar.

**4. Survey Number 23 Hissa number 2/2/2A admeasuring 00 H 5.50
Ares i.e. 550 Sq Mtrs**

- On or towards East : By remaning land bearing S No.23/2/2/2.
On or towards West : By remaning land bearing S No.23/2/2/1/3.
On or towards South : By remaning land bearing S No.23/11B.
On or towards North : By remaning land of Mr Sevolkar.

**5. Survey Number 23 Hissa number 2/2/3 admeasuring 00 H 00.68
Ares i.e.68 Sq Mtrs**

- On or towards East : By remaning land bearing S No.23/6/2.
On or towards West : By remaning land bearing S No.23/11B.
On or towards South : By remaning land bearing S No.23/2/2/3.
On or towards North : By remaning land bearing S.No. 23/2/2/2A.

**6. Survey Number 23 Hissa number 6/1 admeasuring 00 H 01.01 Ares
i.e. 101.400 Sq Mtrs**

- On or towards East : By land /property of MSEB.
On or towards West : By remaning land bearing S No.23/6/2.
On or towards South : By remaning land bearing S No.23/6/1.
On or towards North : By remaning land bearing S.No. 23/2/2/2/2.



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**7. Survey Number 23 Hissa number 6/2 admeasuring 00 H 01.01 Ares
i.e. 101.400 Sq Mtrs**

On or towards East : By remaning land bearing S No.23/6/1.

On or towards West : By remaning land bearing S No.23/2/2/3.

On or towards South : By remaning land bearing S No.23/6/2.

On or towards North : By remaning land bearing S.No. 23/2/2/2A.

**8. Survey Number 23 Hissa number 11 admeasuring 00 H 18 Ares i.e.
1800 Sq Mtrs**

On or towards East : By remaning land bearing S No.23/2/2/1/3.

On or towards West : By Private land.

On or towards South : By remaning land bearing S No.23/1/2/1&
23/11B.

On or towards North : By remaning land bearing S.No. 2/11.

**9. Survey Number 23 Hissa number 11B admeasuring 00 H 03.04 Ares
i.e. 304.202 Sq Mtrs**

On or towards East : By remaning land bearing S No.23/11.

On or towards West : By remaning land bearing S.No.23/1/2/1.

On or towards South : By remaning land bearing S.No 23/11B.

On or towards North : By remaning land bearing S.No. 23/11(P)
Other.

[Hereinafter collectively referred to as the said property]

2. THE DOCUMENTS OF ALLOTMENT OF PROPERTY :

The Said Owner/Developer handed over the falling document for my perusal.

- 1) Photo copy of 7/12 extract of the said property from 1993 to 2023.



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- 2) Photo copy of mutation entry no.6496,6544,9004,30584,35255,30555,31233,34727,35244,5220,8036,32310,33043,35026,35535,5012,8442,16274,31886,32464,8687,30878,32307,8443,5607,26523,5608,26693,2080,5355,5356,9720,12446,12447,12448,12449, 22841,30293,32309,10378,22520,22521, 22780,18267.
- 3) Photo copy of Sale Deed executed Between Mr. Mohammad Ashraf Salim (Suleman) and Mr. Ashok Sadhairam Shaw (HUF) through its Karta Mr. Ashok Sadhairam Shaw, which is register in the sub-Register Haveli No.10 at Serial no. 10111/2010 dated 28/10/2010.
- 4) Photo copy of Sale Deed executed Between Mr. Abubakar Jusab Bhatti and Mr. Ashok Sadhairam Shaw, which is register in the sub-Register Haveli No.22 at Serial no. 12735/2010 dated 31/12/2010.
- 5) Photo copy of sale deed between Sai Nirman Developers and Mr.Rajesh alias Rajendra Mangaldas Thhakkar and others, which is register in the sub-Register Haveli No. 4 at Serial no. 7888/2013, dated 02/09/2013.
- 6) Photo copy of sale deed between Mr. Kakaat Alikunji Noushad, Sulekha Gapur and M/s. Paradise Reality and Mr. Sai Nirman Developers, which is register in the sub-Register Haveli No.4 at Serial no. 434/2014, dated 10/01/2014.
- 7) Photo copy of Power of Attroney between Mr. Kakaat Alikunji Noushad, Sulekha Gapur and M/s. Paradise Reality and Mr. Sai Nirman Developers, which is register in the sub-Register Haveli No.04 at Serial no. 435/2014, dated 10/01/2014.
- 8) Photo copy of Sale Deed executed Between Mrs. Suchita Santosh Katariya and Mr. Ashokkumar Sadhairam Shaw, which is register



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in the sub-Register Haveli No.22 at Serial no. 4193/2015 dated 24/04/2015.

- 9) Photo copy of Power of Attorney executed Between Mrs. Suchita Santosh Katariya and Mr. Ashokkumar Sadhairam Shaw, which is register in the sub-Register Haveli No.22 at Serial no. 4194/2015 dated 24/04/2015.
- 10) Photo copy of sale deed between M/s. Prakruti Mandot Developers and Mr. Ashok Sairam Shaw and other, which is register in the sub-Register Haveli No.20 at Serial no. 6819/2015, dated 10/11/2015.
- 11) Photo copy of sale deed between M/s. Prakruti Mandot Developers and M/s. Sai Nirman Developers, which is register in the sub-Register Haveli No.22 at Serial no.10653/2015, dated 26/09/2015.
- 12) Photo copy of sale deed between M/s. Prakruti Mandot Developers and Mr. Balasaheb Vishnu Thossar, which is register in the sub-Register Haveli No.22 at Serial no. 10654/2015, dated 26/09/2015.
- 13) Photo copy of sale deed between M/s. Prakruti Mandot Developers and Mr. Sai Nirman Developers, which is register in the sub-Register Haveli No.22 at Serial no. 10656/2015, dated 26/09/2015.
- 14) Photo copy of Release deed between M/s. Prakruti Mandot Developers and M/s. Prakruti Mandot Associates, which is register in the sub-Register Haveli No.12 at Serial no. 2668/2016, dated 20/04/2016.
- 15) Photo copy of sale deed between M/s. Prakruti Mandot Developers and Mr. Amol Ashok Sanas and Others, which is register in the



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sub-Register Haveli No.09 at Serial no. 147/2019, dated 06/02/2019.

- 16) Photo copy of Zone Certificate which is issued by Pune Municipal Corporation Pune.
- 17) Publish Notice of Adv. Sameer S Shaikh dated 21/01/2023 in Daily News Paper Prabhat.
- 18) Photo Copy of Pune Municipal Corporation Building layout sanction Plan Vide Commencement Certificate bearing CC/1848/2019 dated 15/11/2019
- 19) Photo copy of sale deed between M/s. Prakruti Mandot Developers and others and M/s. Shalimar and Pinnacle Buildcon LLP, which is register in the sub-Register Haveli No.07 at Serial no. 4576/2023, dated 17/03/2023

3. **7/12 EXTRACT ISSUED BY :**

OWNER OF LAND

Name of the present Owners as per 7/12 of 2023.

M/S. SHALIMAR AND PINNACLE BUILDCON LLP THROUGH ITS PARTNER MR. MUSTAK SAHEBLAL SHAIKH AND MR MOHSEEN MUSTAK SHAIKH



Shri. Rahul B. Shinde.

Advocate.

B.A., L.L.B., D.L.L. & L.W.

Off-Shop No 1 Vaishnavi Terrace S.No.34/9 Dhankwadi, Pune-43 M 9970178278

The report reflecting the flow of Title of M/s. Shalimar and Pinnacle Buildcon LLP on the said land is enclosed herewith Annexure. The said M/s. Prakruti Mandot Developers, through its Partners 1) Shri. Sandeep Ramnivas Agarwal, 2) Shri. Paresh Arun Shah, 3) Shri. Mahendra Jesinglal Shah and 4) Shri. Aditya Vinod Kedia and others sold said land into M/s. Shalimar and Pinnacle Buildcon LLP through its Partner Mr. Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh vide sale deed dated 17/03/2023 which is register in the sub-Register Haveli No.07 at Serial no. 4576/2023, dated 17/03/2023.

On perusal of the above mention documents and all other relevant documents relating to Title of said property M/s. Shalimar and Pinnacle Buildcon LLP through its Partner Mr. Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh is clear, marketable title and without any encumbrances except the charge of Buldhana Urban Co-Op Credit Society Ltd, Buldhana, Shanipar Branch Pune.

The report reflecting flow of title of M/s. Shalimar and Pinnacle Buildcon LLP through its Partner Mr. Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh on the said land is enclosed herewith Annexure

Encl. Annexure

1. The detail search and Title Report is Annexed herewith



Rahul B. Shinde

Mr. Rahul Babanrao Shinde

Advocate

RAHUL B. SHINDE
B.A. LL.B., DLL & LW
ADVOCATE

Shri. Rahul B. Shinde.

Advocate.

B.A., L.L.B., D.L.L. & L.W.

Off-Shop No 1 Vaishnavi Terrace S.No.34/9 Dhankwadi, Pune-43 M 9970178278

Date : 30/03/2023

SEARCH AND TITLE REPORT

THIS IS TO CERTIFY THAT:

I have investigated the title of property more particularly described herein under at the request of M/S. SHALIMAR AND PINNACLE BUILDCON LLP a registered Partnership Firm having its registered office a Flat No -A-502, Mayfair, Eleganza-11, Pune City, N.I.B.M. 411048, through its Partner Mr. Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh

A. DESCRIPTION OF PROPERTY :

All that piece and parcel of property area admeasuring 00 H 39.12 Ares i.e. 3912.604 Sq Mtrs (as per the 7/12 extract) out of land total land area admeasuring 00 H 84.5 Are, situated at Kondhwa Budruk, Taluka Haveli, District Pune, within the limits of Pune Municipal corporation Pune and jurisdiction of Sub-Register Haveli No.1 to 28 Pune, bearing land is as Under:

1. Survey Number 23 Hissa number 1/2/1 admeasuring 00 H 3.38 Ares (i.e. 338.002 Sq Mtrs)

On or towards East : By land /property of S No 23/11B.
On or towards West : By Private land.
On or towards South : By remaning land bearing S.No. 23/1/2/1
On or towards North : By remaning land bearing S.No. 23/11

2. Survey Number 23 Hissa number 2/1/3 admeasuring 00 H 2.5 Ares i.e. 250 Sq Mtrs,

On or towards East : By remaning land bearing S No.23/2/2/2A.
On or towards West : By remaning land bearing S No.23/11.
On or towards South : By remaning land bearing S.No. 23/11B.
On or towards North : By remaning land bearing S No. 23



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**3. Survey Number 23 Hissa number 2/2/2 admeasuring 00 H 04 Ares
i.e. 400 Sq Mtrs**

- On or towards East : By remaning land bearing S No.23.
On or towards West : By remaning land bearing S No.23/2/2/2A.
On or towards South : By remaning land bearing S No.23/2/2/2.
On or towards North : By land of Mr. Sevlekar.

**4. Survey Number 23 Hissa number 2/2/2A admeasuring 00 H 5.50
Ares i.e. 550 Sq Mtrs**

- On or towards East : By remaning land bearing S No.23/2/2/2.
On or towards West : By remaning land bearing S No.23/2/2/1/3.
On or towards South : By remaning land bearing S No.23/11B.
On or towards North : By remaning land of Mr Sevolkar.

**5. Survey Number 23 Hissa number 2/2/3 admeasuring 00 H 00.68
Ares i.e.68 Sq Mtrs**

- On or towards East : By remaning land bearing S No.23/6/2.
On or towards West : By remaning land bearing S No.23/11B.
On or towards South : By remaning land bearing S No.23/2/2/3.
On or towards North : By remaning land bearing S.No. 23/2/2/2A.

**6. Survey Number 23 Hissa number 6/1 admeasuring 00 H 01.01 Ares
i.e. 101.400 Sq Mtrs**

- On or towards East : By land /property of MSEB.
On or towards West : By remaning land bearing S No.23/6/2.
On or towards South : By remaning land bearing S No.23/6/1.
On or towards North : By remaning land bearing S.No. 23/2//2/2.



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**7. Survey Number 23 Hissa number 6/2 admeasuring 00 H 01.01 Ares
i.e. 101.400 Sq Mtrs**

- On or towards East : By remaning land bearing S No.23/6/1.
On or towards West : By remaning land bearing S No.23/2/2/3.
On or towards South : By remaning land bearing S No.23/6/2.
On or towards North : By remaning land bearing S.No. 23/2/2/2A.

**8. Survey Number 23 Hissa number 11 admeasuring 00 H 18 Ares i.e.
1800 Sq Mtrs**

- On or towards East : By remaning land bearing S No.23/2/2/1/3.
On or towards West : By Private land.
On or towards South : By remaning land bearing S No.23/1/2/1 and
23/11B.
On or towards North : By remaning land bearing S.No. 2/11.

**9. Survey Number 23 Hissa number 11B admeasuring 00 H 03.04 Ares
i.e. 304.202 Sq Mtrs**

- On or towards East : By remaning land bearing S No.23/11.
On or towards West : By remaning land bearing S.No.23/1/2/1.
On or towards South : By remaning land bearing S.No 23/11B.
On or towards North : By remaning land bearing S.No. 23/11(P) Other.

[Hereinafter collectively referred to as the said property]



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B . IT IS SEEN FROM THE PAPERS THAT,

The concerned documents in respect of the said Property disclose the below mentioned facts:

1. Survey No. 23 Hissa No. 1/2/1

It appears that the entire property bearing Survey No. 23 Hissa No. 1/2/1 (old S No 21/1) area admeasuring 2000 Sq Mtrs (as per 7/12 Extract.) situated at Kondhwa Budruk Pune Registration District Pune, Sub Registrar, Haveli No. 1 to 28, Taluka Haveli, District Pune, was originally vested in the ownership of Mr. Pandu Sadu Kamathe. Therafter said owner Mr. Pandu Sadhu Kamthe through its Power of Attroney holder sold the said land into Mr. Ashok Rikabdas Sancheti through sale deed, which is register in the office of sub-Register Haveli No. 1 Pune dated 16/12/1987. And as per said sale deed name of Mr. Ashok Rikabdas Sancheti was entered in 7/12 extract through ME No 6496 as an owner/Khatedar in respect of said land.

Therafter said Mr. Prakashchand Purohit and Mrs Dolly Purohit had purchased said land from Mr. Ashok Rikabdas Sancheti through its Power of Attroney holder through sale deed, which is register in the office of sub-Register Haveli No. 1 Pune dated 11/01/1988. And as per said sale deed his name was entered in 7/12 extract through ME No 6544 as an owner/Khatedar in respect of said land.

Therafter Mr. Kakaat Alikunji Noushad, Sulekha Gapur had purchased said land from Mr. Prakashchand Purohit and Mrs Dolly Purohit through sale deed, which is register in the office of sub-Register Haveli No. 1 Pune at Sr No. 745/1989 dated 25/07/1989. And as per said sale deed his name was entered in 7/12 extract through ME No 9004 as an owner/Khatedar in respect of said land.



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Therafter said Mr. Kakaat Alikunji Noushad, Sulekha Gapur had decided to develop the said land therfor they executed development agreement and power of Attroney in favor of M/s. Paradise Reality through its partner dated 14/08/2007, which is register in the office of sub-Register Haveli No.11 Pune at Serial no. 6853/2007.

Therafter said Mr. Kakaat Alikunji Noushad, Sulekha Gapur and M/s. Paradise Reality through its partner Mr Harish Aroroa and Mr. Mansur Poonawala sold the said land area 2000 Sq Mtrs into M/s. Sai Nirman Developers through its Partner Mr. Nilesh Kamathe and other through sale deed dated 30/12/2013, which is register in the office of sub-Register Haveli No.4 Pune at Serial no. 434/2013. And as per said sale deed his name was entered in 7/12 extract through ME No 30584 as an owner/Khatedar in respect of said land.

Therafter said M/s. Prakruti Mandot Developers through its Partner Mr. Sandeep Agarwal and other had purchased said land area 338.002 Sq Mtrs from M/s. Sai Nirman Developers through its Partner Mr. Nilesh Kamathe and other through sale deed dated 24/09/2015, which is register in the office of sub-Register Haveli No.22 Pune at Serial no. 10653/2015. And as per said sale deed his name was entered in 7/12 extract through ME No 35255 as an owner/Khatedar in respect of said land.

Thereafter said M/s. Prakruti Mandot Developers through its Partner Mr. Sandeep Agarwal and other had executed agreement for right of way of said land between M/s. Prakruti Mandot Associates, which is register in sub-Register Haveli No.4 at sr. No.14626/2022 dated 29/09/2022.

Thereafter said M/s. Prakruti Mandot Developers, through its Partners 1) Shri. Sandeep Ramnivas Agarwal, 2) Shri. Paresh Arun Shah, 3) Shri. Mahendra Jesinglal Shah and 4) Shri. Aditya Vinod Kedia and others sold



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said land into M/s. Shalimar and Pinnacle Buildcon LLP through its Partner Mr. Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh vide sale deed dated 17/03/2023 which is register in the sub-Register Haveli No.07 at Serial no. 4576/2023, dated 17/03/2023

2. Survey No. 23 Hissa No. 2/1/3

It appears that the entire property bearing Survey No. 23 Hissa No. 1/2/3 (old S No 21/2) area admeasuring 250 Sq Mtrs (as per 7/12 Extract.) situated at Kondhwa Budruk Pune Registration District Pune, Sub Registrar, Haveli No. 1 to 28, Taluka Haveli, District Pune, was originally vested in the ownership of Mr. Kantilal Nayansukh Chajjed. Therafter said owner Mr. Kantilal Nayansukh Chajjed sold the said land into Mr. Ramesh Dagdoba Gaikwad 2 R and remaining land to Mr. Nandu Ekanth Choudhari and Mr. Popat Aba Jadhav through sale deed, which is register in the office of sub-Register Haveli No. 1 at Sr No. 7274/1985 Pune dated 18/07/1985. And as per said sale deed their names were mutated in 7/12 extract through ME No 5220 as an owner/Khatedar in respect of said land.

Therafter said Mr. Vitthal Sadashiv Raskar and Mr. Sachin Dilip Thopate had purchased said land from Mr. Ramesh Dagdoba Gaikwad through sale deed area 2R, which is register in the office of sub-Register Haveli No. 4 Pune at Sr no 8747/2015 dated 23/07/2015. And as per said sale deed their names were mutated in 7/12 extract through ME No 32310 as an owner/Khatedar in respect of said land.

Therafter said Mr. Popat Aba Jadhav sold the said land area 50 Sq Mtrs into Mr. Amol Ashok Sanas through sale deed dated 26/07/2016, which is register in the office of sub-Register Haveli No.22 Pune at Serial no. 10915/2016. And as per said sale deed his name was mutated in 7/12 extract through ME No 33043 as an owner/Khatedar in respect of said land.



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Thereafter said M/s. Prakruti Mandot Developers through its Partner Mr. Sandeep Agarwal and other had purchased said land area 250 Sq Mtrs from Mr. Vitthal Sadashiv Raskar and Mr. Sachin Dilip Thopate and Mr. Amol Ashok Sanas through sale deed dated 04/01/2019, which is register in the office of sub-Register Haveli No.9 Pune at Serial no. 147/2019. And as per said sale deed his name was entered in 7/12 extract through ME No 35535 as an owner/Khatedar in respect of said land.

Thereafter said M/s. Prakruti Mandot Developers, through its Partners 1) Shri. Sandeep Ramnivas Agarwal, 2) Shri. Paresh Arun Shah, 3) Shri. Mahendra Jesinglal Shah and 4) Shri. Aditya Vinod Kedia and others sold said land into M/s. Shalimar and Pinnacle Buildcon LLP through its Partner Mr. Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh vide sale deed dated 17/03/2023 which is register in the sub-Register Haveli No.07 at Serial no. 4576/2023, dated 17/03/2023

3. Survey No. 23 Hissa No. 2/2/2

It appears that the entire property bearing Survey No. 23 Hissa No. 2/2/2 (old S No 21/2) area admeasuring 400 Sq Mtrs (as per 7/12 Extract.) situated at Kondhwa Budruk Pune Registration District Pune, Sub Registrar, Haveli No. 1 to 28, Taluka Haveli, District Pune, was originally vested in the ownership of Mr. Antu Dagdu Kamathe. Thereafter said owner Mr. Antu Dagdu Kamathe alongwith his all family members and coowners of said land sold the said land into Mr. Babulal Bhagwandas Solanki through sale deed, which is register in the office of sub-Register Pune dated 20/01/1987. And as per said sale deed name of said land into Mr. Babulal Bhagwandas Solanki was entered in 7/12 extract through ME No 5012 as an owner/Khatedar in respect of said land



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Therafter said Smt. Prasannakumar Mohanrao Dikoda had purchased said land from Mr. Babulal Bhagwandas Solanki through its Power of Attroney holder through sale deed, which is register in the office of sub-Register Haveli No. 1 Pune at Sr No. 17476/1988 dated 19/12/1988. And as per said sale deed his name was entered in 7/12 extract through ME No 8442 as an owner/Khatedar in respect of said land.

Therafter said Smt. Prasannakumar Mohanrao Dikoda and other through their power of Attrorney holder Mr. Papabhai Inamdar sold the said land area 400 Sq Mtrs into Mrs. Suchita Santosh katariya through sale deed dated 02/12/1996, which is register in the office of sub-Register Haveli No.1 Pune at Serial no. 8520/1996. And as per said sale deed his name was entered in 7/12 extract through ME No 16274 as an owner/Khatedar in respect of said land.

Theraftr said owner Mrs. Suchita Santosh katariya executed deed of development and power of Attroney of said land in favor of Mrs. Shila Jawaherlal Nagori and Mr Atul Bhagwandas Sankala dated 6/12/2007, which is register in the office of sub-Register Haveli No.15 Pune at Serial no. 9072/2007 and 9072/2007.

Therafter said owner Mrs. Suchita Santosh katariya sold the said land into Mr. Ashokkumar Saderam Shaw with consent of Mrs. Shila Jawaherlal Nagori and Mr Atul Bhagwandas Sankala by way of sale deed dated 24/04/2015, which is register in the office of sub-Register Haveli No.22 Pune at Serial no. 4193/2015. And as per said sale deed his name was entered in 7/12 extract through ME No 31886 as an owner/Khatedar in respect of said land.

Therafter said M/s. Prakruti Mandot Developers through its Partner Mr. Sandeep Agarwal and other had purchased said land area 400 Sq Mtrs from



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Mr. Ashokkumar Saderam Shaw (HUF) through karta Mr. Ashok Shaw through sale deed dated 10/11/2015, which is register in the office of sub-Register Haveli No.20 Pune at Serial no. 6819/2015. And as per said sale deed his name was entered in 7/12 extract through ME No 32464 as an owner/Khatedar in respect of said land

Thereafter said M/s. Prakruti Mandot Developers, through its Partners 1) Shri. Sandeep Ramnivas Agarwal, 2) Shri. Paresh Arun Shah, 3) Shri. Mahendra Jesinglal Shah and 4) Shri. Aditya Vinod Kedia and others sold said land into M/s. Shalimar and Pinnacle Buildcon LLP through its Partner Mr. Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh vide sale deed dated 17/03/2023 which is register in the sub-Register Haveli No.07 at Serial no. 4576/2023, dated 17/03/2023

4. Survey No. 23 Hissa No. 2/2/2A

It appears that the entire property bearing Survey No. 23 Hissa No. 2/2/2A (old S No 21/2) area admeasuring 550 Sq Mtrs (as per 7/12 Extract.) situated at Kondhwa Budruk Pune Registration District Pune, Sub Registrar, Haveli No. 1 to 28, Taluka Haveli, District Pune, was originally vested in the ownership of Mr. Babulal Bhagwandas Solanki. Therafter said owner Mr. Babulal Bhagwandas Solanki through its Power of Attroney holder sold the said land into Miss. Vidula S Kulkarni after marriage name Mrs. Vidula Girish Rao through sale deed, which is register in the office of sub-Register Haveli No. 1 Pune at Sr No. 3791/1989 dated 16/02/1989. And as per said sale deed name of Miss. Vidula S Kulkarni was entered in 7/12 extract through ME No 8687 and ME No.23016 as an owner/Khatedar in respect of said land.

Therafter said Mr. Balasaheb Vishnu Thosar, Mr. Pravin Balasaheb Thosar and Mr Kiran Balasaheb Thosar had purchased said land from Miss. Vidula



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S Kulkarni after Marriage name Mrs. Vidula Girish Rao through sale deed, which is register in the office of sub-Register Haveli No. 9 Pune at Sr No. 2832/2014 dated 23/04/2014. And as per said sale deed their names were mutated in 7/12 extract through ME No 30878 as an owner/Khatedar in respect of said land.

Therafter said M/s. Prakruti Mandot Developers through its Partner Mr. Sandeep Agarwal and other had purchased said land from Mr. Balasaheb Vishnu Thosar, Mr. Pravin Balasaheb Thosar and Mr Kiran Balasaheb Thosar through sale deed dated 26/09/2015, which is register in the office of sub-Register Haveli No.22 Pune at Serial no. 10654/2015. And as per said sale deed his name was entered in 7/12 extract through ME No 32307 as an owner/Khatedar in respect of said land.

Thereafter said M/s. Prakruti Mandot Developers, through its Partners 1) Shri. Sandeep Ramnivas Agarwal, 2) Shri. Paresh Arun Shah, 3) Shri. Mahendra Jesinglal Shah and 4) Shri. Aditya Vinod Kedia and others sold said land into M/s. Shalimar and Pinnacle Buildcon LLP through its Partner Mr. Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh vide sale deed dated 17/03/2023 which is register in the sub-Register Haveli No.07 at Serial no. 4576/2023, dated 17/03/2023

5. Survey No. 23 Hissa No. 2/2/3

It appears that the entire property bearing Survey No. 23 Hissa No. 2/2/3 (old S No 21/2) area admeasuring 400 Sq Mtrs (as per 7/12 Extract,) situated at Kondhwa Budruk Pune Registration District Pune, Sub Registrar, Haveli No. 1 to 28, Taluka Haveli, District Pune, was originally vested in the ownership of Mr. Antu Dagdu Kamathe. Therafter said owner Mr. Antu Dagdu Kamathe alongwith his all family members and co-owners of said land sold the said land into Mr. Babulal Bhagwandas Solanki through sale



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deed, which is register in the office of sub-Register Pune dated 20/01/1987. And as per said sale deed name of said land into Mr. Babulal Bhagwandas Solanki was entered in 7/12 extract through ME No 5012 as an owner/Khatedar in respect of said land.

Therafter said Smt. Prasannakumar Mohanrao Dikoda had purchased said land from Mr. Babulal Bhagwandas Solanki through its Power of Attroney holder Kantilal Chajjed through sale deed, which is register in the office of sub-Register Haveli No. 1 Pune at Sr No. 17476/1988 dated 19/12/1988. And as per said sale deed his name was entered in 7/12 extract through ME No 8443 as an owner/Khatedar in respect of said land.

Therrafter said Smt. Prasannakumar Mohanrao Dikoda and other through their power of Attrorny holder Mr. Papabhai Inamdar sold the said land into Mrs. Suchita Santosh katariya through sale deed dated 02/12/1996, which is register in the office of sub-Register Haveli No.1 Pune at Serial no. 8520/1996. And as per said sale deed his name was entered in 7/12 extract through ME No 16274 as an owner/Khatedar in respect of said land.

Thereafter said owner Mrs. Suchita Santosh katariya executed deed of development and power of Attroney of said land in favor of Mrs. Shila Jawaherlal Nagori and Mr Atul Bhagwandas Sankala dated 6/12/2007, which is register in the office of sub-Register Haveli No.15 Pune at Serial no. 9072/2007 and 9072/2007.

Therrafter said owner Mrs. Suchita Santosh katariya sold the said land area 4 R into Mr. Ashokkumar Saderam Shaw with consent of Mrs. Shila Jawaherlal Nagori and Mr Atul Bhagwandas Sankala by way of sale deed dated 24/04/2015, which is register in the office of sub-Register Haveli No.22 Pune at Serial no. 4193/2015. And as per said sale deed his name



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was entered in 7/12 extract through ME No 31886 as an owner/Khatedar in respect of said land.

Thereafter said M/s. Prakruti Mandot Developers through its Partner Mr. Sandeep Agarwal and other had purchased said land area 67.600 Sq Mtrs from Mr. Ashokkumar Saderam Shaw (HUF) through karta Mr. Ashok Shaw through sale deed dated 10/11/2015, which is register in the office of sub-Register Haveli No.20 Pune at Serial no. 6819/2015. And as per said sale deed his name was entered in 7/12 extract through ME No 32464 as an owner/Khatedar in respect of said land

Thereafter said M/s. Prakruti Mandot Developers, through its Partners 1) Shri. Sandeep Ramnivas Agarwal, 2) Shri. Paresh Arun Shah, 3) Shri. Mahendra Jesinglal Shah and 4) Shri. Aditya Vinod Kedia and others sold said land into M/s. Shalimar and Pinnacle Buildcon LLP through its Partner Mr. Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh vide sale deed dated 17/03/2023 which is register in the sub-Register Haveli No.07 at Serial no. 4576/2023, dated 17/03/2023

6. Survey No. 23 Hissa No. 6/1

It appears that the entire property bearing Survey No. 23 Hissa No. 6/1 (old S No 21/6) area admeasuring 101.400 Sq Mtrs (as per 7/12 Extract.) situated at Kondhwa Budruk Pune Registration District Pune, Sub Registrar, Haveli No. 1 to 28, Taluka Haveli, District Pune, was originally vested in the ownership of Mr. Pandurang Maruti Nibalkar. Thereafter said owner Mr. Pandurang Maruti Nibalkar alongwith his all family members sold the said land into Mr. Mohhammad Ashraf Salim (Suleman) through sale deed, which is register in the office of sub-Register Haveli no 1 Pune at Sr No. 6043/1987 dated 21/05/1987. And as per said sale deed name of said land into Mr.



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Babulal Bhagwandas Solanki was entered in 7/12 extract through ME No 5607 as an owner/Khatedar in respect of said land.

Thereafter said owner Mr. Mohhammad Ashraf Salim (Suleman) sold the said land area 4 R into Mr. Ashokkumar Saderam Shaw (HUF) through karta Mr. Ashok Shaw by way of sale deed dated 28/10/2010, which is register in the office of sub-Register Haveli No.10 Pune at Serial no. 10111/2010. And as per said sale deed his name was entered in 7/12 extract through ME No 26523 as an owner/Khatedar in respect of said land.

Thereafter said M/s. Prakruti Mandot Developers through its Partner Mr. Sandeep Agarwal and other had purchased said land area 101.400 Sq Mtrs from Mr. Ashokkumar Saderam Shaw (HUF) through karta Mr. Ashok Shaw through sale deed dated 10/11/2015, which is register in the office of sub-Register Haveli No.20 Pune at Serial no. 6819/2015. And as per said sale deed his name was entered in 7/12 extract through ME No 32464 as an owner/Khatedar in respect of said land.

Thereafter said M/s. Prakruti Mandot Developers, through its Partners 1) Shri. Sandeep Ramnivas Agarwal, 2) Shri. Paresh Arun Shah, 3) Shri. Mahendra Jesinglal Shah and 4) Shri. Aditya Vinod Kedia and others sold said land into M/s. Shalimar and Pinnacle Buildcon LLP through its Partner Mr. Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh vide sale deed dated 17/03/2023 which is register in the sub-Register Haveli No.07 at Serial no. 4576/2023, dated 17/03/2023

7. Survey No. 23 Hissa No. 6/2

It appears that the entire property bearing Survey No. 23 Hissa No. 6/2 (old S No 21/6) area admeasuring 101.400 Sq Mtrs (as per 7/12 Extract.) situated at Kondhwa Budruk Pune Registration District Pune, Sub Registrar,



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Haveli No. 1 to 28, Taluka Haveli, District Pune, was originally vested in the ownership of Mr. Pandurang Maruti Nibalkar. Thereafter said owner Mr. Pandurang Maruti Nibalkar alongwith his all family members sold the said land into Mr. Abubkar Jusub Bhhati through sale deed, which is register in the office of sub-Register Haveli no 1 Pune at Sr No. 6042/1987 dated 21/05/1987. And as per said sale deed his name was entered in 7/12 extract through ME No 5608 as an owner/Khatedar in respect of said land.

Thereafter said owner Mr. Abubkar Jusub Bhhati sold the said land area 6 R into Mr. Ashokkumar Saderam Shaw by way of sale deed dated 31/12/2010, which is register in the office of sub-Register Haveli No.10 Pune at Serial no. 12735/2010. And as per said sale deed his name was entered in 7/12 extract through ME No 26693 as an owner/Khatedar in respect of said land.

Thereafter said M/s. Prakruti Mandot Developers through its Partner Mr. Sandeep Agarwal and other had purchased said land area 101.400 Sq Mtrs from Mr. Ashokkumar Saderam Shaw (HUF) through karta Mr. Ashok Shaw through sale deed dated 10/11/2015, which is register in the office of sub-Register Haveli No.20 Pune at Serial no. 6819/2015. And as per said sale deed his name was entered in 7/12 extract through ME No 32464 as an owner/Khatedar in respect of said land.

Thereafter said M/s. Prakruti Mandot Developers, through its Partners 1) Shri. Sandeep Ramnivas Agarwal, 2) Shri. Paresh Arun Shah, 3) Shri. Mahendra Jesinglal Shah and 4) Shri. Aditya Vinod Kedia and others sold said land into M/s. Shalimar and Pinnacle Buildcon LLP through its Partner Mr. Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh vide sale deed dated 17/03/2023 which is register in the sub-Register Haveli No.07 at Serial no. 4576/2023, dated 17/03/2023



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8. Survey No. 23 Hissa No. 11

It appears that the entire property bearing Survey No. 23 Hissa No. 11 (old S No 21/11) area admeasuring 0 H 18 Ares (as per 7/12 Extract.) situated at Kondhwa Budruk Pune Registration District Pune, Sub Registrar, Haveli No. 1 to 28, Taluka Haveli, District Pune, was originally vested in the ownership of Mr. Baban Shankar Kamathe. Therafter said owner Mr. Baban Shankar Kamthe sold the said land into Mr. Dattu Kalu Chavan and Others through sale deed, which is register in the office of sub-Register Haveli No. 2 at Sr No 2283/1969 Pune dated 21/11/1969. And as per said sale deed their name was entered in 7/12 extract through ME No. 2080 as an owner/Khatedar in respect of said land.

Therafter said Mr. Husenali Noormohhammad Somaji had purchased said land from late Mr. Dattu Kalu Chavan through his legel hairs Mr. Vasant Dattu Chavan and others with consent of Mr. Dyaneshwar baban Kamathe and others through sale deed, which is register in the office of sub-Register Haveli No. 2 Pune at Sr No. 1134/1982 dated 12/02/1982. And as per said sale deed his name was entered in 7/12 extract through ME NO 9720 as an owner/Khatedar in respect of said land.

Therafter Mr. Husenali Noormohhammad Somaji had deciated to sell out said land therfor they executed Agreement to sale into M/s. Marin Enterprises and M/s. India Marin and Foods Product Ltd dated 15/04/1993.

Thereafter said owner Mr. Husenali Noormohhammad Somaji with consent of M/s. Marin Enterprises and M/s. India Marin and Foods Product Ltd sold out said land arrea 5 R into Mr. Rajesh Mangaldas Thhakkar through sale deed, which is register in the office of sub-Register Haveli No. 3 Pune at Sr No. 7191/1994 dated 21/12/1994. And as per said sale deed his name was



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entered in 7/12 extract through ME NO 12446 as an owner/Khatedar in respect of said land.

Thereafter said owner Mr. Husenali Noormohammad Somaji with consent of M/s. Marin Enterprises and M/s. India Marin and Foods Product Ltd sold out said land area 5 R into Mr. Subash Waljibhai Naram Thakkar through sale deed, which is register in the office of sub-Register Haveli No. 3 Pune at Sr No. 7192/1994 dated 21/12/1994. And as per said sale deed his name was entered in 7/12 extract through ME NO 12447 as an owner/Khatedar in respect of said land. Thereafter said Mr. Subash Waljibhai Naram Thakkar was died 18/04/2004 leaving behind his widow Geeta Subash Thakkar alias Naram, daughter Bhavana Subash Thakkar son Jatinkumar S Thakkara alias Naram and their names were mutated in 7/12 extract through ME NO 25388 as an owner/Khatedar in respect of said land. Thereafter said Bhavana Subash Thakkar and Jatinkumar S Thakkara alias Naram has released their rights in the said land and executed Released deed dated 23/09/2009 in favor of his mother Smt. Geeta Subash Thakkar @ Naram and his name was mutated in 7/12 extract through ME NO 25389 as an owner/Khatedar in respect of said land.

Thereafter said owner Mr. Husenali Noormohammad Somaji with consent of M/s. Marin Enterprises and M/s. India Marin and Foods Product Ltd sold out said land area 5 R into Mr. Harishchandra K Thhakaar through sale deed, which is register in the office of sub-Register Haveli No. 3 Pune at Sr No. 7193/1994 dated 21/12/1994. And as per said sale deed his name was entered in 7/12 extract through ME NO 12448 as an owner/Khatedar in respect of said land. Thereafter said Mr. Harishchandra K Thhakaar and Jyotsna Thakkar died leaving behind legal heirs Mr. Manish Thakkar, Jyotsna Thakkar, Kavita Thakkar, and Sarita Thakkar and their



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name was mutated in 7/12 extract as owner and possessor through M E No. 22841 and 28662.

Thereafter said owner Mr. Husenali Noormohhammad Somaji with consent of M/s. Marin Enterprises and M/s. India Marin and Foods Product Ltd sold out said land area 3 R into Mr. Mulaji Premji Thakkar through sale deed, which is register in the office of sub-Register Haveli No. 3 Pune at Sr No. 7194/1994 dated 21/12/1994. And as per said sale deed his name was entered in 7/12 extract through ME NO 12449 as an owner/Khatedar in respect of said land.

Therafter said Mr. Rajesh Mangaldas Thhakkar, Mr. Mulaji Premaji Thakkaar, Geeta Subash Naram alias Thakkar and others sold out the said land into M/s. Sai Nirman Developers through its Partner Mr. Nilesh Kamathe and other through sale deed dated 31/08/2013, which is register in the office of sub-Register Haveli No.4 Pune at Serial no. 7888/2013. And as per said sale deed his name was entered in 7/12 extract through ME No 30293 as an owner/Khatedar in respect of said land.

Therafter said M/s. Prakruti Mandot Developers through its Partner Mr. Sandeep Agarwal and other had purchased said land area admeasuring 304.202 Sq Mtrs from M/s. Sai Nirman Developers through its Partner Mr. Nilesh Kamathe and other through sale deed dated 24/09/2015, which is register in the office of sub-Register Haveli No.22 Pune at Serial no. 10653/2015. And as per said sale deed his name was entered in 7/12 extract through ME No 32309 as an owner/Khatedar in respect of said land.

Therafter said M/s. Prakruti Mandot Developers through its Partner Mr. Sandeep Agarwal and other had purchased said land area admeasuring 1495.798 Sq Mtrs from M/s. Sai Nirman Developers through its Partner Mr. Nilesh Kamathe and other through sale deed dated 26/09/2015, which is



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register in the office of sub-Register Haveli No.22 Pune at Serial 10656/2015. And as per said sale deed his name was entered in 7/ extract through ME No 35255 as an owner/Khatedar in respect of said land.

Thereafter said M/s. Prakruti Mandot Developers, through its Partners Shri. Sandeep Ramnivas Agarwal, 2) Shri. Paresh Arun Shah, 3) Shri. Mahendra Jesinglal Shah and 4) Shri. Aditya Vinod Kedia and others sold said land into M/s. Shalimar and Pinnacle Buildcon LLP through its Partner Mr. Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh vide sale deed dated 17/03/2023 which is register in the sub-Register Haveli No.07 at Serial no. 4576/2023, dated 17/03/2023

9. Survey No. 23 Hissa No. 11B

It appears that the entire property bearing Survey No. 23 Hissa No. 11B (old S No 21/11) area admeasuring 304.202 Sq Mtrs.(as per 7/12 Extract.) situated at Kondhwa Budruk Pune Registration District Pune, Sub Registrar, Haveli No. 1 to 28, Taluka Haveli, District Pune, was originally vested in the ownership of Mr. Baban Shankar Kamathe. Therafter said owner Mr. Baban Shankar Kamthe sold the said land into Mr. Dattu Kalu Chavan and Others through sale deed, which is register in the office of sub-Register Haveli No. 2 at Sr No 2283/1969 Pune dated 21/11/1969. And as per said sale deed their name was entered in 7/12 extract through ME No 2080 as an owner/Khatedar in respect of said land.

Therafter said Mr. Husenali Noormohhammad Somaji had purchased said land from late Mr. Dattu Kalu Chavan through his legel hairs Mr. Vasant Dattu Chavan and others with consent of Mr. Dyaneshwar baban Kamathe and others through sale deed, which is register in the office of sub-Register Haveli No. 2 Pune at Sr No. 1134/1982 dated 12/02/1982. And as per said



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sale deed his name was entered in 7/12 extract through ME No 9720 as an owner/Khatedar in respect of said land.

Thereafter said owner Mr. Husenali Noormohammad Somaji sold out said land with consent of M/s. Marin Enterprises through Mr Somaji into Mr. Ramchandra V. Rasal, Mr Shashikant R Rasal, Mrs. Manisha Shashikant Rasal and Smt. Vimlabai Ramchandra Rasal through sale deed, dated 18/10/1989. And as per said sale deed his name was entered in 7/12 extract through ME No. 10378 as an owner/Khatedar in respect of said land.

Thereafter said owner Mr Shashikant Ramchandra Rasal, Mrs. Manisha Shashikant Rasal Smt. Vimlabai Ramchandra Rasal, Vidya Shashikant Rasal, Ashwini Shashikant Rasal and Mrs. Saroj Ratnakar Puranik sold out said land area 903 Sq Mtrs into Mr. Amit Pravinkumar Mehta through sale deed, which is register in the office of sub-Register Haveli No. 3 Pune at Sr No. 3077/2000 dated 08/05/2000. And as per said sale deed his name was entered in 7/12 extract through ME No 22521 as an owner/Khatedar in respect of said land.

Thereafter said owner Mr Shashikant R Rasal, Mrs. Manisha Shashikant Rasal Smt. Vimlabai Ramchandra Rasal, Vidya S Rasal, Ashwini S Rasal and Mrs. Saroj Ratnakar Puranik sold out said land area 903 Sq Mtrs into Mr. Pankajkumar Kirtikumar Mehta through sale deed, which is register in the office of sub-Register Haveli No. 3 Pune at Sr No. 3078/2000 dated 08/05/2000. And as per said sale deed his name was entered in 7/12 extract through ME No 22520 as an owner/Khatedar in respect of said land.

Thereafter said owner Mr. Pankajkumar Kirtikumar Mehta and Mr. Amit Pravinkumar Mehta sold out said land area equelly 602 Sq Mtrs into Mr. Ananat Bhagwan Borade, Mrs. Mangal Anant Borade and Trimbak Baliram kakade through sale deed, which is register in the office of sub-Register



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Haveli No. 1 Pune at Sr No. 5786/2006 dated 13/07/2006. And as per said sale deed their names were mutated in 7/12 extract through ME No. 22780 as an owner/Khatedar in respect of said land.

Therafter said Mr. Anant Bhagwan Borade, Mrs. Mangal Anant Borade and Trimbak Baliram Kakade and others sold out the said land into M/s. Sai Nirman Developers through its Partner Mr. Nilesh Kamathe and other through sale deed dated 31/08/2013, which is register in the office of sub-Register Haveli No.4 Pune at Serial no. 7888/2013. And as per said sale deed their names were mutated in 7/12 extract through ME No. 30293 as an owner/Khatedar in respect of said land.

Therafter said M/s. Prakruti Mandot Developers through its Partner Mr. Sandeep Agarwal and other had purchased said land from M/s. Sai Nirman Developers through its Partner Mr. Nilesh Kamathe and other through sale deed dated 24/09/2015, which is register in the office of sub-Register Haveli No.22 Pune at Serial no. 10653/2015. And as per said sale deed his name was entered in 7/12 extract through ME No. 35255 as an owner/Khatedar in respect of said land.

Thereafter said M/s. Prakruti Mandot Developers, through its Partners 1) Shri. Sandeep Ramnivas Agarwal, 2) Shri. Paresh Arun Shah, 3) Shri. Mahendra Jesinglal Shah and 4) Shri. Aditya Vinod Kedia and others sold said land into M/s. Shalimar and Pinnacle Buildcon LLP through its Partner Mr. Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh vide sale deed dated 17/03/2023 which is register in the sub-Register Haveli No.07 at Serial no. 4576/2023, dated 17/03/2023.

That the said owners i.e M/s. Shalimar and Pinnacle Buildcon LLP through its Partner Mr. Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh name was not mutated till today in record of Rights i.e 7/12 extract of the



Shri. Rahul B. Shinde.

Advocate.

B.A., L.L.B., D.L.L. & L.W

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said land, that the said procedure to enter the name in record of Rights is in progress.

C. I Caused the online search of Index II on thw Website-WWW.IGR Maharashtra.in for the last 30 years from 1993 to 2023 of the said land.I have found that said M/s. Prakruti Mandot Developers through its Partner obtained project loan from Buldhana Urban Co-Op Credit Society Limited Buldana Shanipar branch pune and except that not created any other charge or encumbrance on the said property and said Buldhana Urban Co-Op Credit Society Limited Buldhana Shanipar branch pune has issued their No Objection certificate dated 11/03/2023 for the sale transaction between M/s. Prakruti Mandot Developers and M/s. Shalimar and Pinnacle Buildcon LLP.From the available record

Therefore, from whatever stated above,I am of the opinion that the title of above mention owners M/s.Shalimar and Pinnacle Buildcon LLP through its Partner Mr.Mustak Saheblal Shaikh and Mr Mohseen Mustak Shaikh is clean,clear and marketable title except the charge of Buldana Urban Co-Op Credit Society Ltd, Buldana, Shanipar Branch Pune and said land is free from all encumbrances, charge or claims of the said land thereof



R. Shinde

Mr. Rahul Babanrao Shinde
Advocate

RAHUL B. SHINDE
B.A. LL.B., D.L.L. & L.W
ADVOCATE