

SEARCH REPORT AND TITLE OPINION

DT. 30.05.2015

KOOL HOMES SIGNATURE

SITE AT SURVEY NO.21 (PT), UNDRI, TAL.HAVELI, DIST.PUNE

MRS. SAILI S. SHEVDE

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भावती क.

नॉदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक

दिनांक

7/5/99

सं. २०

दस्तावेजाचा प्रकार-

सादर करणाऱ्याचे नाव-

खासोवप्रमाणे की मिळाली-

नॉदणी की

गारुडी की (मोडिओ)

पुर्वोक्ताची नक्का की

दस्तावेज

नक्का किंवा आपणे (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

वेळ-कलाम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नक्का (कलम ५७) (जोडिका)

इतर की (मागील पानावरील) बाबत

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दस्तावेज

नक्का

दस्तावेज खाती नाव दिलेल्या व्यक्तीचा

हवाली करावा.

सादरकर्ता

दे.का.मु.३५५००० यु. (१०० फी.)-३-२०९४-जीए.५-१२०५४६

२०८९

डॉ. साधल शिंदे

९६६२७९५३००

उद्देशी

क्ष. नं. २७५४६

७५०-

७५०-

साधल शिंदे

एकूण

नॉदणीकृत बाबते पाठवली जाईल.

या कार्यद्वारात देण्यात येईल.

सह. दुय्यम निबंधक

दुय्यम निबंधक.

इंग्लेडी क्र. १०, पुणे करिता

नावे नॉदणीकृत बाबते पाठवावे.

हवाली करावा.

सादरकर्ता

MRS. SAILI S. SHEVDE

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[Sanad No.MAH/1647/1989 – Bar Council of Maharashtra and Goa]
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Date: 30.05.2015

SEARCH REPORT AND TITLE OPINION

The following area of the property/s described below is subject matter of this Search Report and Title Opinion.

(I) DESCRIPTION OF THE PROPERTY

All those pieces and parcels of the lands situated at Survey No.21 [(Hissa Nos. as mentioned below), totally admeasuring 15900 sq.mtrs. excluding the areas mentioned in (B) below] at **Mouje UNDRI, Taluka-Haveli, District-Pune**, within the jurisdiction of the Sub-Registration District Pune as listed below and situated within the local limits of Grampanchayat of Village Undri, Taluka Panchayat Samiti Haveli, Zilla Parishad Pune and falling in the 'Residential' Zone under the Regional Plan of Pune Metropolitan Region, bearing Hissa Nos. as under :-

Survey No. & Hissa No.21/1B, adm.1350 sq.mtrs., Hissa No.21/1B, adm.1800 sq.mtrs., Hissa No.21/2B/2, adm.500 sq.mtrs., Hissa No.21/2B/3, adm.1000 sq.mtrs., Hissa No.21/2A/3/2 (i.e.21/4B/3/2), adm.1500 sq.mtrs., Hissa No.21/2A/3/1, adm.500 sq.mtrs., Hissa No.21/2A/3/3, adm.1000 sq.mtrs., Hissa No.21/2A/3/4, adm.1000 sq.mtrs., Hissa No.21/2A/1/1, adm.100 sq.mtrs., Hissa No.21/2A/1/4, adm.200 sq.mtrs., Hissa No.21/2A/1/5, adm.500 sq.mtrs., Hissa No.21/2A/1/6, adm.500 sq.mtrs., Hissa No.21/2A/1/3/1/1, adm.100 sq.mtrs., Hissa No.21/2A/1/3/2/1, adm.600 sq.mtrs., Hissa No.21/2A/1/3/2/2, adm.1100 sq.mtrs., Hissa No.21/2A/2B (i.e.21/4B/2B), adm.3000 sq.mtrs., Hissa No.21/2A/2A (i.e.21/4A/2A), adm.350 sq.mtrs., Hissa No.21/2A/1/2, (i.e.21/4A/1/2) adm.300 sq.mtrs., totally admeasuring 15900 sq.mtrs. forming continuous block of lands mentioned above as per sanctioned layout vide No.Layout/NABP/Mouje Undri Taluka Haveli, S.No.21(Part)/SSP/1157 dtd.06.08.2008, Alongwith all the rights of FSI/FAR now available excluding the FSI consumed as mentioned in (B) below, additional FSI/FAR made available in future, Road FSI and/or is compensation at the right to use the utilize TDR on said lands and all the rights to sell TDR on the said lands and all the rights to sell TDR if any made available from the said lands, forming continuous blocks as mentioned above, together with the easement, appurtenance, ingress, egress, pathways, incidental, ancillary and consequential rights thereto, [(B) excluding the area under – (1) Amenity Space adm. 3725.81 sq.mts. with Building E with FSI 2472.54 sq.mts. (2) Building C with FSI 1153.86 sq.mts. (3) Open Space 1776.61 sq.mts. (4) Plinth / Building No. A1 : Plot Area 464.52 sq.mts. with FSI 374.76 sq.mts. Plinth / Building No. A2: Plot Area 464.52 sq.mts. with FSI 374.76 sq.mts. Plinth / Building No.A3: Plot Area 464.52 sq.mts. with FSI 374.76 sq.mts. (i.e. Total Plot Area 1393.53 sq.mts. and total FSI 1124.28 sq.mts.)]



(II) OWNERS OF THE SAID PROPERTY:

M/S. MADISON HOLDINGS
(Hereinafter referred to as "SAID OWNERS")

(III) INSTRUCTIONS:

I have been instructed by my client M/S. MADISON HOLDINGS, a Partnership Firm registered under the provisions of the Partnership Act, 1932, having it's Registered Office at 413/15, Acvo Chamber, Gultekadi, Near Hotel Golden Emerald, Market Yard, PUNE - 411 037, through it's Partners (1) Ethix Realtors Private Limited, a Company registered under the provisions of the Companies Act, 1956, through it's Director Shri. Dharmesh Kishore Gathani, and (2) Mr. Vinod N. Jain, to give opinion in respect of title of the said property. I have perused the documents submitted to me.

(IV) DOCUMENTS PROVIDED FOR MY PERUSAL:

1. 7/12 Extract for land bearing S.No.21, UNDRI, Pune and Mutation Entries.
2. Sale Deed dtd.26.09.2012 duly registered in the Office of the Sub Registrar Havelli No.12 at Sr.No.7501/2012 on 28.09.2012, executed by Shri.Jehangir Nariman Dorabjee in favour of M/S. MADISON HOLDINGS, Partnership Firm.
3. Power of Attorney dtd.26.09.2012 duly registered in the Office of the Sub Registrar Havelli No.12 at Sr.No.7502/2012 on 28.09.2012, executed by Shri.Jehangir Nariman Dorabjee in favour of M/S. MADISON HOLDINGS, Partnership Firm.
4. Deed of Assignment of Development Rights dated 16.01.2008 executed by M/s. Goel Thakkar Ventures and M/s. Poona Properties, both Partnership Firms, in favour of the Shri. Jahangir Nariman Dorabjee, registered in the Office of the Sub Registrar Havelli No.11 at Sr.No.600 of 2008.
5. Power of Attorney dtd.16.01.2008 executed by M/s. Goel Thakkar Ventures and M/s. Poona Properties, both Partnership Firms, in favour of the Shri. Jahangir Nariman Dorabjee, registered in the Office of the Sub Registrar Havelli No.11 at Sr.No.601 of 2008.
6. Various Development Agreements and Power of Attorney/s executed by respective land owners in favour of M/s. Goel Thakkar Ventures and M/s. Poona Properties and duly registered with Sub.Registrar of Assurances.

Sr. No.	Document	Descriptions	Date Sr. No. Hvl. No.	S.No. & Area in sq.mts.
1	Dev. Agr.	Shri. Gulab Bhapkar in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel and Lokesh Kishor Thakkar	16.02.2008 (10.03.2006) Sr.No.1475 HVL No.6	21/1B 1350



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2	POA	Gulab Vitthoba Bhopkar in favour of Shri. Amit Jaiprakash Goel, Shri. Lokesh Kishor Thakkar, Atul Jaiprakash Goel and Shri. Kishor Kanji Thakkar.	16.02.2006 (10.03.2006) Sr.No.1476 HVL No.6	21/1B 1350
3	Agr.	M/s. Wellingson Estates through its partner Shri. Ravi C Verma & Shri. Zarear M. Cooper in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel and Lokesh Kishor Thakkar and Someshwar Co-op. Hsg. Soc. Ltd. (Consenting Party)	25.06.2007 Sr.No.5290 HVL No.11	21/1B 1800
4	POA	The Someshwar Co-op. Hsg. Soc. Ltd. In favour of Shri. Amit Jaiprakash Goel, Shri. Lokesh Kishore Thakkar, Shri. Atul Jaiprakash Goel, Shri. Kishor Kanji Thakkar.	25.06.2007 Sr.No.5291 HVL No.11	21/1B 1800
5	Dev. Agr.	Shri. Pramod Kishanchand Jetly in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel and Lokesh Kishor Thakkar	21.01.2006 (25.01.2006) Sr.No.487 HVL No.2	21/2B/2 500
6	POA	Shri. Pramod Kishanchand Jetly in favour of Shri. Amit Jaiprakash Goel, Shri. Lokesh Kishor Thakkar, Atul Jaiprakash Goel and Shri. Kishor Kanji Thakkar.	21.01.2006 Sr.No.488 HVL No.2	21/2B/2 500
7	Dev. Agr.	Shri. Balaprasad Murlidhar Bangad in favour of Shri. Ashok Ramchand Chandwani	09.02.2005 Sr.No.808 HVL No.12	21/2B/3 1000
8	POA	Shri. Balaprasad Murlidhar Bangad in favour of Shri. Ashok Ramchand Chandwani.	09.02.2005 Sr.No.809 HVL No.12	21/2B/3 1000
17	Dev. Agr.	Shri. Ashok Ramchand Chandwani in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel and Lokesh Kishor Thakkar and Shri. Balaprasad Murlidhar Bangad (owner/ consenting party)	12.01.2006 Sr.No.374 HVL No.6	21/2B/3 1000
18	POA	Shri. Balaprasad Murlidhar Bangad & Shri. Ashok Ramchand Chandwani in favour of Shri. Amit Jaiprakash Goel, Shri. Lokesh Kishore Thakkar, Shri. Atul Jaiprakash Goel, Shri. Kishor Kanji Thakkar	12.01.2006 Sr.No.375 HVL No.6	21/2B/3 1000
19	Dev. Agr.	Ashok Chandwani, Shri. Hareesh Gaomal Galani, Roma Hareesh Galani, Nareesh Chelaram Gidwani, Dharmesh Kishor Gathani (owners/consenting party) → M/s. Goel Thakkar Ventures	22.02.2006 Sr.No.1664 HVL No.6	21/2A/3/2 (4B/3/2)- 1000
20	POA	Ashok Chandwani, Shri. Hareesh Gaomal Galani, Roma Hareesh Galani, Nareesh Chelaram Gidwani, Dharmesh Kishor Gathani → M/s. Goel Thakkar Ventures	22.02.2006 Sr.No.1665 HVL No.6	21/2A/3/2 (4B/3/2)- 1000
21	Dev. Agr.	Lalitkumar Malhotra, Meena Malhotra, Nikhil Malhotra in favour → (1) M/s. Goel Thakkar	28.12.2006 (29.12.2006) Sr.No.	21/2A/3/2 (4B/3/2) 600 &



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		Ventures through its partners Amit Jaiprakash Goel and Lokesh Kishor Thakkar (2) M/s. Poona Properties through its partner Shri. Ramesh Kumaram Chhabriya.	10104 HVL No.10	21/2A/2A 300
22	POA	Lalikumar Malhotra, Meena Malhotra, Nikhil Malhotra → Amit Jaiprakash Goel, Lokesh Kishor Thakkar, Atul Goel and Shri. Kishor Kanji Thakkar.	28.12.2006 Sr.No. 10105 HVL No.10	21/2A/3/2 (4B/3/2) 600 & 21/2A/2A 300
23	Dev. Agr.	Shri. Ashok Ramchand Chandwani in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel and Lokesh Kishor Thakkar and Smt. Sharada Shivanand Nadgeri (owner)	12.01.2006 Sr.No.370 HVL No.6	21/2A/3/1 500
24	POA	Smt. Sharda Shivanand Nadgeri & Shri. Ashok Ramchand Chandwani in favour of Lokesh Kishor Thakkar, Atul Jaiprakash Goel and Kishor Kanji Thakkar.	12.01.2006 Sr.No.371 HVL No.6	21/2A/3/1 500
25	Dev. Agr.	Smt. Sharada Shivanand Nadgeri in favour of Shri. Ashok Ramchand Chandwani through his POA holder Shri. Purushottam Asuldas Binwani	14.02.2005 Sr.No.922 HVL No.12	21/2A/3/1 500
26	POA	Smt. Sharada Shivanand Nadgeri in favour of Shri. Ashok Ramchand Chandwani through his POA holder Shri. Purushottam Asuldas Binwani	14.02.2005 Sr.No.923 HVL No.6	21/2A/3/1 500
27	Dev. Agr.	Mrs. Rukmayya Alim Sheikh & Mr. Rahat Rahim Sheikh in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel and Lokesh Kishor Thakkar	21.01.2006 (26.01.2006) Sr.No.489 & 487 HVL No.2	21/2A/3/3 1000
28	POA	Mrs. Rukmayya Alim Sheikh & Mr. Rahat Rahim Sheikh in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel and Lokesh Kishor Thakkar	21.01.2006 Sr.No.490 & 488 HVL No.2	21/2A/3/3 1000
29	Dev. Agr.	Shri. Ashok Ramchand Chandwani in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel and Lokesh Kishor Thakkar Shri. Mangilal Laxminarayan Zavar (owner/consenting party).	12.01.2006 Sr.No.372 HVL No.6	21/2A/3/4 1000
30	POA	Shri. Ashok Ramchand Chandwani in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel and Lokesh Kishor Thakkar Shri. Mangilal Laxminarayan Zavar (owner/consenting party).	22.11.2005 Sr.No.373 HVL No.6	21/2A/3/4 1000
31	Dev. Agr.	Shri. Mangilal Laxminarayan Zavar in favour of Shri. Ashok Ramchand Chandwani	09.02.2005 Sr.No.810 HVL No.12	21/2A/3/4 1000
32	POA	Shri. Mangilal Laxminarayan Zavar in favour of Shri. Ashok Ramchand Chandwani	09.02.2005 Sr.No.811 HVL No.12	21/2A/3/4 1000
33	Dev. Agr.	Avinash Gopal Malvadkar in favour of M/s. Goel Thakkar	09.05.2006 (11.05.2006)	21/2A/1/1- 100

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		Ventures through its partners Amit Jaiprakash Goel, Lokesh Kishor Thakkar	Sr.No.3637 HVL No.10	21/2A/1/5- 500
34	POA	Avinash Gopal Malvadkar in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel, Lokesh Kishor Thakkar	09.05.2006 Sr.No.3638 HVL No.10	21/2A/2A-50 21/2A/1/1- 100 21/2A/1/5- 500 21/2A/2A-50 21/2A/1/4 200 21/2A/1/3/2/ 1-600
35	Dev. Agr.	Suman Ramen Rasal & SatyaJeet Raman Rasal in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel, Lokesh Kishor Thakkar	21.01.2006 (25.01.2006) Sr.No.493 HVL No.2	21/2A/1/4 200 21/2A/1/3/2/ 1-600
36	POA	Suman Ramen Rasal & SatyaJeet Raman Rasal in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel, Lokesh Kishor Thakkar	21.01.2006 Sr.No.494 HVL No.2	21/2A/1/4 200 21/2A/1/3/2/ 1-600
37	Dev. Agr.	Jagdesh Shivlal Rajore in favour of Ramesh Kimatram Chabria	22.11.2005 (29.11.2005) 7346/05 HVL 12	21/2A/1/5 500
38	POA	Jagdesh Shivlal Rajore in favour of Ramesh Kimatram Chabria	22.11.2005 (24.11.2005) 7347/05 HVL 12	21/2A/1/5 500
39	Dev. Agr.	Sambhajirao Dagdoba Pawar in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel, Lokesh Kishor Thakkar	09.03.2006 1938/2006 HVL No.10	21/2A/2B 600 21/2A/1/6 500
40	POA	Sambhajirao Dagdoba Pawar in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel, Lokesh Kishor Thakkar	09.03.2006 Sr.No.1939 HVL No.10	21/2A/2B 600 21/2A/1/6 500
41	Dev. Agr.	Dharmesh K. Gathani & 3 other through POA Holder Ashok Chandwani in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel, Lokesh Kishor Thakkar	21.01.2006 Sr.No.1664 HVL No.6	21/2A/3/2 900 21/2A/1/3/1/ 1 100
42	POA	Dharmesh K. Gathani & 3 other through POA Holder Ashok Chandwani in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel, Lokesh Kishor Thakkar	21.01.2006 Sr.No.1665 HVL No.6	21/2A/3/2 900 21/2A/1/3/1/ 1 100
43	Dev. Agr.	Kamal Manohar Ganthade in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel, Lokesh Kishor Thakkar	21.01.2006 (25.01.2006) Sr.No.491 HVL No.2	21/1/3/2/2- 1100
44	POA	Kamal Manohar Ganthade in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel, Lokesh Kishor Thakkar	21.01.2006 Sr.No.492 HVL No.2	21/1/3/2/2- 1100
45	Dev. Agr.	Reema Singh & others in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel, Lokesh Kishor Thakkar	28.12.2006 Sr.No. 10102 HVL No.10	21/2A/2B- 900 21/2A/1/2- 300
46	POA	Reema Singh & others in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel, Lokesh Kishor Thakkar	28.12.2006 Sr.No. 10103 HVL No.10	21/2A/2B- 900 21/2A/1/2- 300

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45	Dev. Agr.	Thakkar Nitu Kimatral Motiani & others in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel, Lokesh Kishor Thakkar	06.01.2006 Sr.No.198 HVL No.6	21/2A/2B- 1500
46	POA	Nitu Kimatral Motiani & others in favour of M/s. Goel Thakkar Ventures through its partners Amit Jaiprakash Goel, Lokesh Kishor Thakkar	06.01.2006 Sr.No.199 HVL No.6	21/2A/2B- 1500

7. By virtue of the various Sale Deed/s the owners have purchased the portion in S.No.21 Undri, Pune as listed below:

Sr. No.	S.No. & Area in sq.mts.	Descriptions	Date Sr.No. HVL No.
1	21/2A/1/5 - 500	Gulam Ali Shaikh & Abdul Alim Shaikh → Jagdish Shival Rajore	29.12.1999 Sr.No.6903 HVL No.3
2	21/2A/3/3 - 1000	Raju Sonaji Thombare → Rahat Rahim Shaikh, Rukayya Alim Shaikh	03.12.1986 Sr.No.8554, HVL No.3
3	21/4B/5 - 1000 21/3A/4 - 300 21/3A/1 - 200 21/2A/2/2 - 900 21/3A/3 - 100 21/4B/2/1 - 500 21/2A/1/3/1 - 100	Radhabai Achalchand Rathl → Hareesh Gaumal Galani & others totally adm.0H 31R	11.09.1996 Sr.No.6404 HVL No.3
4	21/4A/7 - 800 21/2A/2B - 900 21/2A/1/2 - 300	Raju Sonaji Thombare → Varsha Sinha & others of totally adm.0H 20R.	06.08.1996 Sr.No.5512 HVL No.3
5	21/2A/2/A - 300 21/4A/8 - 500 21/4A/3 - 500 21/4A/2 - 500 21/2A/3/2 - 600	Avinash Malwadkar & Subhash Jadhav → Brig. Malhotra & others totally adm.0H 24R.	06.08.1996 5513/1996 HVL No.3
6	21/2B/2 - 500	Abdul Alim Shaikh → Pramod Jette	22.11.1996 Sr.No.8255 HVL No.3
7	(old) 20, 21/4-4300	Prakash Baravkar → Avinash Malwadkar & Subhash Jadhav	04.01.1995 Sr.No.185 HVL No.3
8	(old) 20, 21/4-2000	Sushma Suhas Saindane → Sambhaji Pawar	04.01.1995 Sr.No.186 HVL No.3
9	21/2A/2B - 1500	Malikarjun Sindagi → Harilal Suratwala	07.07.1995 Sr.No.5610 HVL No.3
10	21/1B - 1350	Govind Laxman Zambare → Gulab Vitroba Bhapkar	24.07.1995 Sr.No.6148 HVL No.3
11	20/2A/1/4 - 200 2A/1/3/2 - 600	Prakash Kadam → Raman Rasal totally adm.0H 8R.	17.01.1991 Sr.No.1024 HVL No.2
12	20/2A/1/3/2- 1100	Prakash Kadam → Kamal Manohar Ganthade	17.01.1991 Sr.No.1025 HVL No.2
13	20/3A - 1100	Sulochana Sindagi → Sharda Nadgeri	28.02.1991 Sr.No.3148 HVL No.1
14	20/2 - 1000	Mahesh Babubhai Engineer → Balaprasad M. Bangad	12.11.1981 Sr.No.4300 HVL No.1



15	20/2 - 1000	Amarchand Maheshwari → Mangliat Zawar	12.11.1981 Sr.No.4302 HVL No.1
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8. N.A.Order PMH/ NA/ SR/ 11/07 dtd.03.05.2008 and PMA/ NA/ SR/ 11/2/ 12 dtd.02.02.2013.

9. Judgement and Orders passed by Deputy Collector and Competent Authority Pune Agglomeration, Pune.

10. The layout sanctioned of the said Properties from ADTP Pune, vide No.LAYOUT/NABP/MOUJE UNDRI TALUKA HAVELI, S.No.21 (Part)/SSP/1157 dtd.06.08.2008 and revised sanctioned vide above order of Collector, Pune.

(V) **BRIEF HISTORY / DEVOLUTION OF THE TITLE:**

Trace of Title / History of Passing of title. Details of antecedent title Deeds. The search of the property caused for last 30 years of Payment of requisite fees and inspection of Index-II registered from the Office of Sub-Registrar of Assurances. During the search it is observed that the condition of Index-II Register is not satisfactory, old record of Index-II Register is not properly maintained and all the registers for the relevant period are not made available for search. From the available record and on the basis of copies of documents listed above the opinion title is given as under:-

01. The property bearing S. No.21, Hissa No.1B (Old S.No.20 Hissa No.1B), admeasuring 0H 81R, situated at Mauje Undri, Taluka Haveli, District PUNE, was originally owned by Shri. Bahiru Maruti Puneekar. As per the Falmi Form No.12, on 26th October 1960, S. No.20 was bifurcated into 20/1A, 20/1B, 20/3A, 20/3B, 20/4A and 20/4B. This is mutated in the revenue record vide Mutation Entry No.1410, dated 7th December 1960. According to Mutation Entry No.1410, dated 7th December 1960 Shri. Bahiru Maruti Puneekar is the owner of the Said Property 20/1B.

02. Shri. Bahiru Ganapati Puneekar and Smt. Shobha Kisan Puneekar sold the Property bearing S.No.20/1B to Shri. Baburao Dhonduram Yewale, Shri. Ramchandra Dhondiba Nalavade, Smt. Sushila Shivajirao Dumbre, Smt. Deoyani Shrikant Yavatkar, Smt. Sarojani Dilip Salunke, Shri. Prabhakar G. Ghorpode by executing a Sale Deed dated 15th December 1988. The names of Shri. Baburao Dhonduram Yewale, Shri. Ramchandra Dhondiba Nalavade, Smt. Sushila Shivajirao Dumbre, Smt. Deoyani Shrikant Yavatkar, Smt. Sarojani Dilip Salunke, Shri. Prabhakar G. Ghorpode are mutated in the revenue record of the Said Property 20/1B vide Mutation Entry No.3294, dated 21st February 1989.

03. Vide Notification No.Prashasana/S.R./23 dated 6th September 1977, the old Survey Numbers are changed and therefore, the S. No.20 (Old) is converted into S. No.21 (New). This is mutated in the revenue record vide Mutation Entry No.3792, dated 5th December 1990.

04. Smt. Sarojani Dilip Salunke sold an area ad measuring 13.5R out of the Said S.No.21/1B to Shri. Govind Lakshman Zambre by executing a Sale



Mrs.SAILI S.SHEVDE
Advocate

Deed dated 13th July 1993. The name of Shri. Govind Lakshman Zambre is mutated in the revenue record of and area ad measuring 13.5R out of the Said Property vide Mutation Entry No.4619, dated 20th July 1993. Shri. Govind Lakshman Zambre has sold an area ad measuring 0H 13.5R out of the S.No.21/2B to Shri. Gulab Vitthoba Bhapkar by executing a Sale Deed dated 24th July 1995, which is registered in the Office of concerned Sub-Registrar at Serial No.6148 of 1995. The name of Shri. Gulab Vitthoba Bhapkar is mutated in the revenue record of the Said Property vide Mutation Entry No.5759, dated 19th November 1997.

05. S.No.21 Hissa No.1B

Shri. Gulab Vitthoba Bhapkar granted the development rights in respect of an area admeasuring 13.5R out of the Said S.No.21/1B in favour of M/s. Goel Thakkar Ventures by executing a Development Agreement dated 16th February 2006, which is registered in the Office of concerned Sub-Registrar Haveli VI at Serial No.1475 of 2006. Shri. Gulab Vitthoba Bhapkar in pursuance of the said Development Agreement dated 16th February 2006, also executed a Power of Attorney dated 16th February 2006 in respect of an area ad measuring 13.5R out of the Said Property in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar, which is registered in the Office of concerned Sub-Registrar Haveli VI at Serial No.1476 of 2006.

06. Vide Deeds of Sale mentioned below each of the said holders of the portion each admeasuring 00 H 13.5 Ares out of the said land bearing Survey No.21, Hissa No.1B, Undri, Pune assigned, transferred, assured and conveyed their respective portions to Shri Zareer Minoo Cooper and

Shri Ravi Varma.

Sr. No.	Name of the original owner	Date of Sale Deed	Registration No. of the Sale Deed
1	Dnyandev Mahadev Borade	01.06.1995	5074/1995
2	Prabhakar G. Ghorapade	01.07.1995	5377/1995
3	Ramchandra Dhondiba Nalawade	01.07.1995	5378/1995
4	Shri Devyani Sitkant Yavatkar	01.07.1995	5379/1995
5	Sau. Sushila Shivajirao Dumbre	01.07.1995	5380/1995

07. Shri. Zareer Cooper, Shri. Ravi Varma sold an area admeasuring 67.5R out of the Said S.No.21/1B to Someshwar Co-operative Housing Society Limited by executing five different Sale Deeds, all dated 15th December 1995 and all registered in the Office of Sub-Registrar at Serial No.10067, 10069, 10072, 10073 and 10075 of 1995. Someshwar Co-operative Housing Society Limited granted development rights in respect of an area admeasuring 67.5R out of the Said S.No.21/1B in favour of M/s. Wellington Estates, Partnership Firm by executing Agreement for Development dated 11th July 1996 and Deed of Confirmation dated 23rd June 2005. The Deed of Confirmation dated 23rd June 2005 is registered in the Office of Sub-Registrar Haveli XII at Serial No.3826 of 2005.



08. S.No.21/1B

M/s. Wellington Estates, Partnership Firm assigned the Development rights in respect of 00 H 18 Ares said S.No.21/1B out of the total land 00 H 81 Ares, in favour of M/s. Goel Thakkar Ventures by executing a Development Agreement dated 25th June 2007, which is registered in the Office of Sub-Registrar Haveli XI at Serial No.5290 of 2007. Someshwar Co-op.Hsg.Soc.Ltd. joined as the Confirming Party to the said Agreement. M/s. Wellington Estates, Partnership Firm, in pursuance of the Development Agreement dated 25th June 2007 also executed a Power of Attorney dated 25th June 2007 in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar, which is registered in the Office of Sub-Registrar Haveli XI at Serial No.5291 of 2007.

09. The property bearing S. No.20 (old), Hissa No.2, ad measuring 1H 35R Undri, PUNE was originally owned by Shri. Chima Vithu Mahar. Shri. Chima Vithu Mahar expired on 2nd November 1941 leaving behind Smt. Uma Chima Mahar and Shri. Vithoba Chima Mahar. Smt. Uma Chima Mahar being head of the family the name of Smt. Uma Chima Mahar is mutated in the revenue record of the property S. No.20 (old), Hissa No.2, ad measuring 1H 35R Undri, Pune vide Mutation Entry No.565, dated 15th November 1941. Smt. Uma Chima Mahar sold property bearing S. No.20 (Old), Hissa No.2, ad measuring 1H 35R to the Shri. Mahadu Rawaji Bhangire by execution a Sale Deed dated 18th June 1947. The name of Shri. Mahadu Rawaji Bhangire is mutated in the revenue record of the property bearing S. No.20 (old), Hissa No.2, admeasuring 1H 35R vide Mutation Entry No.1237. Shri. Mahadu Rawaji Bhangire expired on 15th December 1972 leaving behind Shri. Narayan Mahadu Bhangire and Smt. Krushnabai Shreepati Punekar. The names of Shri. Narayan Mahadu Bhangire and Smt. Krushnabai Shreepati Punekar are mutated in the revenue record of the property bearing S. No.20 (Old), Hissa No.2, ad measuring 1H 35R vide Mutation Entry No.1979, dated 3rd April 1980. Shri. Narayan Mahadu Bhangire and Smt. Krushnabai Shreepati Punekar sold the property bearing S. No.20 (Old), Hissa No.2, ad measuring 1H 35R to Shri. Pramodkumar Manikchand Dugad by executing a Sale Deed dated 19th August 1980. The name of Shri. Pramodkumar Manikchand Dugad is mutated in the revenue record of the property bearing S. No.20 (old), Hissa No.2, ad measuring 1H 35R vide Mutation Entry No.1987.

10. Shri. Pramodkumar Manikchand Dugad sold an area admeasuring 0H 20R to Shri. Maheshbhai Babubhai Engineer by executing a Sale Deed dated 17th November 1981, which is registered in the Office of concerned Sub-Registrar at Serial No.4228 of 1981. The name of Shri. Maheshbhai Babubhai Engineer is mutated in the revenue record by dividing the property bearing S. No.20 (Old), Hissa No.2. An area admeasuring 0H 20R purchased by Shri. Maheshbhai Babubhai Engineer is numbered as S. No.20 (Old), Hissa No.2B. The area in the hands of Shri. Pramodkumar Manikchand Dugad i.e. an area admeasuring 1H 15R is numbered as S. No.20 (Old), Hissa No.2A. This Mutation Entry is dated 6th January 1982 and No. 2004. Shri. Maheshbhai Babubhai Engineer is the owner of the property bearing S. No.21, Hissa No.2B, admeasuring



20R. Shri. Maheshbhai Babubhai Engineer sold an area admeasuring 0H 05R out of Hissa No.2B, to Smt. Sushilabai Babulal Shah by executing a Sale Deed dated 20th November 1981, which is registered in the Office of concerned Sub-Registrar at Serial No.4299 of 1981. The name of Smt. Sushilabai Babulal Shah is mutated in the revenue record by further dividing Hissa No.2B into two Hissas and the said area admeasuring 0H 05R is numbered as S. No.21, Hissa No.2B/2. The area in the hands of Shri. Maheshbhai Babubhai Engineer i.e. 0H 15R is numbered as S. No.21, Hissa No.2B/1. This Mutation Entry is dated 9th January 1982 and No.2007. Smt. Sushilabai Babulal Shah sold an area admeasuring 0H 05R i.e. S. No.21, Hissa No.2B/2, to Shri. Abdul Alim Shaikh by executing a Sale Deed dated 20th July 1995, which is registered in the Office of concerned Sub-Registrar at Serial No.6085 of 1995. The name of Shri. Abdul Alim Shaikh is mutated in the revenue record of the property bearing S. No.21, Hissa No.2B/2 vide Mutation Entry No.5255, dated 1st March 1996. Shri. Abdul Alim Shaikh sold an area admeasuring 0H 05R i.e. S. No.21, Hissa No.2B/2, to Shri. Pramod Kisanchand Jethlay by executing a Sale Deed dated 22nd November 1996, which is registered in the Office of concerned Sub-Registrar at Serial No.8255 of 1996. The name of Shri. Pramod Kisanchand Jethlay is mutated in the revenue record of the property bearing S. No.21, Hissa No.2B/2 vide Mutation Entry No.8210, dated 27th March 2007. Thus Shri. Pramod Kisanchand Jethlay is the owner of the property bearing S. No.21, Hissa No.2B/2 admeasuring 0H 05R situated at Mauje Undri, Taluka Haveli, District PUNE.

11. S. No.21, Hissa No.2B/2

Shri. Pramod Kisanchand Jethlay entered into a Development Agreement dated 21st January 2006 in respect of the property bearing S. No.21, Hissa No.2B/2 admeasuring 0H 05R in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated 21st January 2006 is registered in the Office of Sub-Registrar Haveli II at Serial No.487 of 2006. In pursuance of the said Development Agreement dated 21st January 2006 Shri. Pramod Kisanchand Jethlay, also executed a Power of Attorney dated 21st January 2006 in respect of the property bearing S. No.20, Hissa No.2B/2 admeasuring 0H 05R, in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 21st January 2006 is registered in the Office of Sub-Registrar Haveli II at Serial No.488 of 2006.

12. As stated above, Shri. Maheshbhai Babubhai Engineer is the owner of an area ad measuring 0H 15R which is numbered as S. No.20(old), Hissa No.2B/1. Shri. Maheshbhai Babubhai Engineer sold an area ad measuring 0H 10R out of Hissa No.2B/1, to Shri. Balprasad Murlidhar Bangad by executing a Sale Deed dated 20th November 1981, which is registered in the Office of concerned Sub-Registrar at Serial No.4300 of 1981. The name of Shri. Balprasad Murlidhar Bangad is mutated in the revenue record by further dividing Hissa No.2B/1 into two Hissas and the said area admeasuring 0H 10R is numbered as S. No.20 (old), Hissa No.2B/3. The area in the hands of Shri. Maheshbhai Babubhai Engineer i.e. 0H 5R remained as S. No.20 (Old), Hissa No.2B/1. This Mutation



Entry is dated 6th January 1982 and No.2008. Shri. Balaprasad Murlidhar Bangad granted development rights in respect of the property bearing S. No.20 (Old), Hissa No.2B/3, in favour of Shri. Ashok Ramchandrar Chandwani, by executing a Development Agreement dated 9th February 2005, which is registered in the Office of Sub-Registrar Haveli XII at Serial No.808 of 2005. In pursuance of the said Development Agreement dated 9th February 2005 Shri. Balaprasad Murlidhar Bangad, also executed a Power of Attorney dated 9th February 2005 in respect of the Said S.No.21, Hissa No.2B/3, in favour of Shri. Ashok Ramchandrar Chandwani. The said Power of Attorney dated 9th February 2005 is registered in the Office of Sub-Registrar Haveli II at Serial No.809 of 2006.

13. S.No.21, Hissa No.2B/3

Shri. Ashok Ramchandrar Chandwani executed a Development Agreement dated 12th January 2006 in respect of the Said S.No.21, Hissa No.2B/3, admeasuring 0 H 10 Ares, in favour of M/s. Goel Thakkar Ventures by executing a Development Agreement dated 12th January 2006, which is registered in the Office of Sub-Registrar Haveli VI at Serial No.374 of 2006. In pursuance of the said Development Agreement dated 12th January 2006 Shri. Ashok Ramchandrar Chandwani, also executed a Power of Attorney dated 12th January 2006 in respect of the Said Property III in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 12th January 2006 is registered in the Office of Sub-Registrar Haveli II at Serial No.375 of 2006.

14.

Shri. Pramodkumar Manikchand Dugad sold an area ad measuring 0H 34R to Shri. Nathmal Lalchand Gandhi by executing a Sale Deed dated 17th November 1981, which is registered in the Office of concerned Sub-Registrar at Serial No.4229 of 1981. The name of Shri. Nathmal Lalchand Gandhi is mutated in the revenue record by dividing the property bearing S. No.21, Hissa No.2A. An area ad measuring 0H 34R purchased by Shri. Nathmal Lalchand Gandhi is numbered as S. No.21, Hissa No.2A/2. The area in the hands of Shri. Pramodkumar Manikchand Dugad i.e. an area ad measuring 0H 81R is numbered as S. No.21, Hissa No.2A/1. This Mutation Entry is dated 6th January 1982 and No.2005.

15.

Shri. Pramodkumar Manikchand Dugad sold an area admeasuring 0H 40R to Shri. Amarchand Shrikisan Maheshwari by executing a Sale Deed dated 17th November 1981, which is registered in the Office of concerned Sub-Registrar at Serial No.4230 of 1981. Thus, Shri. Pramodkumar Manikchand Dugad remained the owner of an area ad measuring 0H 41R which is S. No.20 (Old), Hissa No.2A/1. The name of Shri. Amarchand Shrikisan Maheshwari is mutated in the revenue record of the property bearing S. No.20 (Old), Hissa No.2A/1. An area ad measuring 0H 40R purchased by Shri. Amarchand Shrikisan Maheshwari is numbered as S. No.20 (old), Hissa No.2A/3. The area in the hands of Shri. Pramodkumar Manikchand Dugad i.e. an area ad measuring 0H 41R is remained as S. No.20 (old), Hissa No.2A/1. This Mutation Entry is dated 6th January 1982 and No.2006.



16. As mentioned above, Shri. Amarchand Shrikisan Maheshwari is the owner of the S. No.20 (old), Hissa No.2A/3, admeasuring 40R. Shri. Amarchand Shrikisan Maheshwari sold an area admeasuring 15R to Shri. Rampal Jeetmal Birla by executing a Sale Deed dated 18th November 1981, which is registered in the Office of Sub-Registrar at Serial No.4241 of 1981. The name of Shri. Rampal Jeetmal Birla is mutated in the revenue record by further dividing S. No.21, Hissa No.2A/3 into two Hissas. An area ad measuring 15R purchased by Shri. Rampal Jeetmal Birla is numbered as Hissa No.2A/3/2 and an area ad measuring 25R in the hands of Shri. Amarchand Shrikisan Maheshwari is numbered as Hissa No.2A/3/1. This is mutated vide Mutation Entry No.2012, dated 6th January 1982. Shri. Rampal Jeetmal Birla sold the Said S.No.21/2A/3/2 to Shri. Mahavir Dhanraj Shah by executing a Sale Deed dated July 1983. The name of Shri. Mahavir Dhanraj Shah is mutated in the revenue record of the Said S.No.21/2A/3/2 vide Mutation Entry No.4706, dated 22nd December 1993.
17. Shri. Mahavir Dhanraj Shah sold an area ad measuring 9R out of the Said S.No.21/2A/3/2 to Shri. Omprakash Zumberlal Bub by executing a Sale Deed dated 10th July 1984. The name of Shri. Omprakash Zumberlal Bub is mutated in the revenue record of the said S.No.21/2A/3/2 to the extent of an area ad measuring 9R vide Mutation Entry No.4800, dated 6th June 1994. AND WHEREAS Shri. Omprakash Zumberlal Bub sold an area ad measuring 9R out of the Said S.No.21/2A/3/2 to Shri. Kishor Shamsundar Sony by executing a Sale Deed. The name of Shri. Kishor Shamsundar Sony is mutated in the revenue record of the Said S.No.21/2A/3/2 to the extent of an area ad measuring 9R vide Mutation Entry No.4960, dated 27th March 1995.
18. Shri. Kishor Shamsundar Sony sold the Said S.No.21/2A/3/2 admeasuring 9 R to Shri. Kailas Shripati Karle by executing a Sale Deed dated 27th January 1995 which is registered in the Office of Sub-Registrar at Serial No.845. The name of Shri. Kailas Shripati Karle is mutated in the revenue record of the Said S.No.21/2A/3/2 vide Mutation Entry No.5032, dated 3rd April 1995. Shri Kailas Shripati Karle sold the said S.No.21, Hissa No.2A/3/2 admeasuring 0 H 09 Ares to Shri. Hareh Gaumal Galani, Smt. Rama Hareh Galani, Naresh Chelaram Gidwani and Dharmesh Kishorbhaj Gathani, by virtue of Sale Deed dt.11.08.1996 (Sr.No.6404/96). Mutation Entry No.5555, dt.01.01.1997.
19. Shri. Hareh Gaumal Galani and Smt. Rama Hareh Galani along with Shri. Naresh Chelaram Gidwani and Shri. Dharmesh Kishorbhaj Gathani executed a Development Agreement dated 9th March 2005 in respect of the Said S.No.21/2A/3/2 in favour of Shri. Ashok Ramchand Chandwani. The said Development Agreement dated 9th March 2005 is registered in the Office of Sub-Registrar Haveli XII at Serial No.1435 of 2005. In pursuance of the said Development Agreement dated 9th March 2005 Shri. Hareh Gaumal Galani and Smt. Rama Hareh Galani along with Shri. Naresh Chelaram Gidwani and Shri. Dharmesh Kishorbhaj Gathani also executed a Power of Attorney dated 9th March 2005 in respect of the Said S.No.21/2A/3/2 admeasuring in favour of Shri. Ashok Ramchand Chandwani. The said Power of Attorney dated 9th March 2005 is



registered in the Office of Sub-Registrar Havell XII at Serial No.1436 of 2006.

20. S.No.21/2A/3/2

Shri. Ashok Ramchand Chandwani executed a Development Agreement dated 22nd February 2006 in respect of the Said S.No.21/2A/3/2, admeasuring 900 sq.mts. in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated 22nd February 2006 is registered in the Office of Sub-Registrar Haveli VI at Serial No.1664 of 2006. In pursuance of the said Development Agreement dated 22nd February 2006 Shri. Ashok Ramchand Chandwani also executed a Power of Attorney dated 22nd February 2006 in respect of the Said S.No.21/2A/3/2 in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 22nd February 2006 is registered in the Office of Sub-Registrar Haveli VI at Serial No.1665 of 2006.

21.

Shri. Mahavir Dhanraj Shah sold an area ad measuring 6R out of the Said S.No.21, Hissa No.2A/3/2 to Shri. Vishwanath Kanhyyalal Daga by executing a Sale Deed dated 10th July 1984. The name of Shri. Vishwanath Kanhyyalal Daga is mutated in the revenue record of the Said S.No.21/2A/3/2 to the extent of an area ad measuring 6R vide Mutation Entry No.4498, dated 6th June 1994. Shri. Vishwanath Kanhyyalal Daga sold an area ad measuring 6R out of the Said S.No.21/2A/3/2 to Shri. Laxman Kisan Memane by executing a Sale Deed dated 21st June 1990. The name of Shri. Laxman Kisan Memane is mutated in the revenue record of the Said S.No.21/2A/3/2 to the extent of an area ad measuring 6R vide Mutation Entry No.4802, dated 6th June 1994. Shri. Laxman Kisan Memane sold an area ad measuring 6R out of the Said S.No.21/2A/3/2 to Shri. Prakash Karbhari Barvatkar by executing a Sale Deed dated 3rd April 1990, which is registered in the Office of Sub-Registrar at Serial No.4811. The name of Shri. Prakash Karbhari Barvatkar is mutated in the revenue record of the Said S.No.21/2A/3/2 to the extent of an area ad measuring 6R vide Mutation Entry No.5031, dated 3rd April 1995. Shri. Prakash Karbhari Barvatkar sold an area ad measuring 6R out of the Said S.No.21/2A/3/2 to Shri. Avinash Gopal Malwadkar & Shri Subhash Prabhakar Jadhav, by executing a Sale Deed dated 8th January 1995, which is registered in the Office of Sub-Registrar at Serial No.185/95. The names of Shri. Avinash Gopal Malwadkar & Shri Subhash Prabhakar Jadhav, are mutated in the revenue record of the Said S.No.21/2A/3/2 to the extent of an area ad measuring 6R vide Mutation Entry No.5084, dated 8th May 1995.

22.

Shri. Avinash Gopal Malwadkar & Shri Subhash Prabhakar Jadhav sold an area ad measuring 6R out of the Said S.No.21/2A/3/2 to Brig. Lalitkumar Malhotra, Meena Malhotra & Nikhil Malhotra, by executing a Sale Deed dated 7th August 1996, which is registered in the Office of Sub-Registrar at Serial No.5513/96. The names of Brig. Lalitkumar Malhotra, Meena Malhotra & Nikhil Malhotra, are mutated in the revenue record of the Said S.No.21/2A/3/2 to the extent of an area ad measuring 6R vide Mutation Entry No.5514, dated 29th November 1996.



23. S.No.21/2A/3/2

Shri. Lalitkumar Malhotra, 2. Mrs. Meena Malhotra, 3. Shri Nikhil Malhotra, executed a Development Agreement dated 28th December 2006 in respect of the Said S.No.21/2A/3/2, admeasuring 600 sq.mts. in favour of M/s. Goel Thakkar Ventures, a Partnership Firm & M/S Poona Properties, a Partnership Firm. The said Development Agreement dated 28th December 2006 is registered in the Office of Sub-Registrar Havelli X at Serial No.10104 of 2006. In pursuance of the said Development Agreement dated 28th December 2006 1. Shri. Lalitkumar Malhotra, 2. Mrs. Meena Malhotra, 3. Shri Nikhil Malhotra, also executed a Power of Attorney dated 28th December 2006 in respect of the Said S.No.21/2A/3/2 in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 28th December 2006 is registered in the Office of Sub-Registrar Havelli X at Serial No.10105 of 2006.

24.

As mentioned above, Shri. Amarchand Shrikisan Maheshwari is the owner of the Said S.No.21/2A/3/1, ad measuring 25R. Shri. Amarchand Shrikisan Maheshwari sold an area ad measuring 10R out of the Said S.No.21/2A/3/1 to Shri. Ramesh R Zavar by executing a Sale Deed dated 18th November 1981, which is registered in the Office of Sub-Registrar at Serial No.4242 of 1981. The name of Shri. Ramesh R Zavar is mutated in the revenue record by further division of Hissa. An area ad measuring 10R purchased by Shri. Ramesh R Zavar is numbered as Hissa No.2A/3/3 and an area ad measuring 15R in the hands of Shri. Amarchand Shrikisan Maheshwari remained as Hissa No.2A/3/1. This is mutated vide Mutation Entry No.2013, dated 6th January 1982. Shri. Amarchand Shrikisan Maheshwari sold an area ad measuring 10R out of the Said S.No.21/2A/3/1 to Shri. Mangilal Laxminarayan Zavar by executing a Sale Deed dated 20th November 1981. The said Sale Deed dated 20th November 1981 is registered in the Office of Sub-Registrar Havelli I at Serial No.4302 of 1981. This is entered into revenue record as S.No.21, Hissa No.2A/3/4. Shri. Amarchand Shrikisan Maheshwari sold the remaining area ad measuring 5R out of the Said S.No.21/2A/3/1 to Smt. Vimal Kisanrao Gosavi by executing a Sale Deed dated 25th November 1981 which is registered in the Office of Sub-Registrar at Serial No.4378 of 1981. The name of Smt. Vimal Kisanrao Gosavi is mutated in the revenue record of the Said S.No.21/2A/3/1 vide Mutation Entry No.2015, dated 6th January 1982.

25.

Smt. Vimal Kisanrao Gosavi sold the Said S.No.21/2A/3/1 to Shri. Ghannasham Bhavarlal Laddha by executing a Sale Deed dated 12th July 1995 which is registered in the Office of Sub-Registrar at Serial No.5743 of 1995. The name of Shri. Ghannasham Bhavarlal Laddha is mutated in the revenue record of the Said S.No.21/2A/3/1 vide Mutation Entry No.5567, dated 11th March 1997. Shri. Ghannasham Bhavarlal Laddha sold the Said S.No.21/2A/3/1 to Smt. Sulochana Mallikarjun Sindaggi by executing a Sale Deed dated 3rd March 1997 which is registered in the Office of Sub-Registrar at Serial No.4817 of 1990. The name of Smt. Sulochana Mallikarjun Sindaggi is mutated in the revenue record of the



Said S.No.21/2A/3/1 vide Mutation Entry No.5569, dated 11th March 1997. Smt. Sulochana Mallikarjun Sindagji sold the Said S.No.21/2A/3/1 to Smt. Sharada Shivanand Nadgeri by executing a Sale Deed dated 28th February 1991 which is registered in the Office of Sub-Registrar at Serial No.3148 of 1991. The name of Smt. Sharada Shivanand Nadgeri is mutated in the revenue record of the Said S.No.21/2A/3/1 vide Mutation Entry No.5570, dated 11th March 1997.

26. Smt. Sharada Shivanand Nadgeri has executed a Development Agreement dated 14th February 2005 in favour of Shri. Ashok Ramchandra Chandwani and granted the Development rights in respect of the Said S.No.21/2A/3/1. the said Development Agreement dated 14th February 2005 is registered in the Office of Sub-Registrar Havell XII at Serial No.922 of 2005. In pursuance of the said Development Agreement dated 14th February 2005 Smt. Sharada Shivanand Nadgeri also executed a Power of Attorney dated 14th February 2005 in favour of Shri. Ashok Ramchandra Chandwani. The said Power of Attorney dated 14th February 2005 is registered in the Office of Sub-Registrar Havell XII at Serial No.923 of 2005.

27. S.No.21, Hissa No.2A/3/1

Shri. Ashok Ramchandra Chandwani executed a Development Agreement dated 12th January 2006 in respect of the Said S.No.21, Hissa No.2A/3/1, acmeasuring 0 H 05 Ares, in favour of M/s. Goel Thakkar Ventures. The said Development Agreement dated 12th January 2006 is registered in the Office of Sub-Registrar Havell VI at Serial No.370 of 2006. In pursuance of the said Development Agreement dated 12th January 2006 Shri. Ashok Ramchandra Chandwani also executed a Power of Attorney dated 12th January 2006 in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 12th January 2006 is registered in the Office of Sub-Registrar Havell VI at Serial No.371 of 2006.

28. As mentioned above Shri. Ramesh R Zavar is the owner of 10R which is numbered as Hissa No.2A/3/3. Shri. Ramesh R Zavar sold the Said Property S.No.21/2A/3/3 to Shri. Omprakash Zavarial Bub by executing a Sale Deed dated 5th December 1994, which is registered in the Office of Sub-Registrar at Serial No.6763. The name of Shri. Omprakash Zavarial Bub is mutated in the revenue record of the Said Property 21/2A/3/3 vide Mutation Entry No.4963, dated 27th March 1995.

29. Shri. Omprakash Zavarial Bub sold the Said Property S.No.21/2A/3/3 to Shri. Laxman Kisan Memane by executing a Sale Deed dated 29th

No.624 of 1994. The name of Shri. Laxman Kisan Memane is mutated in the revenue record of the Said Property S.No.21/2A/3/3 vide Mutation Entry No.5029, dated 3rd April 1995. Shri. Laxman Kisan Memane sold the Said Property S.No.21/2A/3/3 to Shri. Sunil Uddhav Shelke and Shri. Subhash Prabhakar Jadhav by executing a Sale Deed dated 3rd April 1990, which is registered in the Office of Sub-Registrar at Serial No.4814. The name of Shri. Sunil Uddhav Shelke and Shri. Subhash Prabhakar



Jadhav is mutated in the revenue record of the Said S.No.20/2A/3/3 vide Mutation Entry No.5030, dated 3rd April 1995. Shri. Sunil Uddhav Shelke and Shri. Subhash Prabhakar Jadhav sold the Said S.No.20/2A/3/3 to Shri. Raju Sonaji Thombre by executing a Sale Deed dated 6th January 1995. The name of Shri. Raju Sonaji Thombre is mutated in the revenue record of the Said Property S.No.20/2A/3/3 vide Mutation Entry No.5083, dated 8th May 1995. Shri. Raju Sonaji Thombre sold the Said Property S.No.21/2A/3/3 to Smt. Rahat Rahim Shaikh and Smt. Rukkayya Alim Shaikh by executing a Sale Deed dated 3rd December 1996, which is registered in the Office of Sub-Registrar at Serial No.8554 of 1996. The names of Smt. Rahat Rahim Shaikh and Smt. Rukkayya Alim Shaikh are mutated in the revenue record of the Said Property 21/2A/3/3 vide Mutation Entry No.5524, dated 16th December 1996.

30. S.No.21/2A/3/3

Smt. Rahat Rahim Shaikh and Smt. Rukkayya Alim Shaikh executed a Development Agreement dated 21st January 2006 in respect of the Said Property S.No.21/2A/3/3, admeasuring 0H 10 Ares in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated 21st January 2006 is registered in the Office of Sub-Registrar Haveli II at Serial No.489 of 2006. In pursuance of the said Development Agreement dated 21st January 2006 Shri. Rahat Harim Shaikh and Smt. Rukkayya Alim Shaikh also executed a Power of Attorney dated 21st January 1996 in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 21st January 1996 is registered in the Office of Sub-Registrar Haveli II at Serial No.490 of 2006.

31.

As per the transaction mentioned above, the name of Shri. Mangilal Laxminarayan Zanwar is mutated in the revenue record by further division of Hissa. An area admeasuring 10R purchased by Shri. Mangilal Laxminarayan Zanwar is numbered as Hissa No.2A/3/4 and an area admeasuring 5R in the hands of Shri. Amarchand Shrikisan Maheshwari remained as Hissa No.2A/3/1. This is mutated vide Mutation Entry No.2014, dated 6th January 1982.

32.

Shri. Mangilal Laxminarayan Zanwar granted the Development rights in respect of the property bearing S. No.20, Hissa No.2A/3/4, admeasuring 10R, in favour of Shri. Ashok Ramchandra Chandwani by executing a Development Agreement dated 9th February 2005, which is registered in the Office of Sub-Registrar Haveli XII at Serial No.810 of 2005. In pursuance of the said Development Agreement dated 9th February 2005 Shri. Mangilal Laxminarayan Zanwar also executed a Power of Attorney dated 9th February 2005 in favour of Shri. Ashok Ramchandra Chandwani. The said Power of Attorney dated 9th February 2005 is registered in the Office of Sub-Registrar Haveli XII at Serial No.811 of 2005.



33. S.No.21, Hissa No.2A/3/4

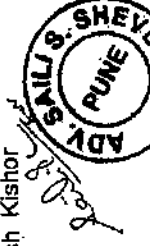
Shri. Ashok Ramchandra Chandwani executed a Development Agreement dated 12th January 2006, in respect of **S.No.21, Hissa No.2A/3/4**, admeasuring 0 H 10 Ares, in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated 21st January 2006 is registered in the Office of Sub-Registrar Haveli VI at Serial No.372 of 2006. In pursuance of the said Development Agreement dated 21st January 2006 Shri. Ashok Ramchandra Chandwani also executed a Power of Attorney dated 21st January 1996 in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 21st January 1996 is registered in the Office of Sub-Registrar Haveli VI at Serial No.373 of 2006.

34.

As mentioned above, Shri. Chunilal Bastiram Rathi is the owner of the Said S.No. 21 Hissa No.2A/1/1, Shri. Chunilal Bastiram Rathi sold the Said S.No. 21 Hissa No.2A/1/1, ad measuring 2R to Shri. Omprakash Zumberlal Bub by executing a Sale Deed dated 28th October 1986. The name of Shri. Omprakash Zumberlal Bub is mutated in the revenue record of the Said S.No. 21 Hissa No.2A/1/1, vide Mutation Entry No.5027, dated 5th April 1995. Shri. Omprakash Zumberlal Bub sold the Said S.No. 21 Hissa No.2A/1/1, ad measuring 2R to Shri. Laxman Kisan Memane by executing a Sale Deed dated 29th January 1994, which is registered in the Office of Sub-Registrar at Serial No.624 of 1994. The name of Shri. Laxman Kisan Memane is mutated in the revenue record of the Said S.No. 21 Hissa No.2A/1/1, vide Mutation Entry No.5029, dated 3rd April 1996. Shri. Laxman Kisan Memani sold the Said S.No. 21 Hissa No.2A/1/1 ad measuring 2R to Shri. Prakash Karbhari Barvatkar by executing a Sale Deed dated 3rd April 1990, which is registered in the Office of Sub-Registrar at Serial No.4811. The name of Shri. Prakash Karbhari Barvatkar is mutated in the revenue record of the Said S.No. 21 Hissa No.2A/1/1 vide Mutation Entry No.5031, dated 3rd April 1995. Shri. Prakash Karbhari Barvatkar sold the Said S.No. 21 Hissa No.2A/1/1 ad measuring 2R to Shri. Avinash Gopal Malvadkar and Shri. Subhash Prabhakar Jadhav by executing a Sale Deed dated 6th January 1995, which is registered in the Office of Sub-Registrar at Serial No.185 of 1995. The names of Shri. Avinash Gopal Malvadkar and Shri. Subhash Prabhakar Jadhav are mutated in the revenue record of the Said S.No. 21 Hissa No.2A/1/1 vide Mutation Entry No.5084, dated 8th May 1995.

35. S.No. 21 Hissa No.2A/1/1

Shri. Avinash Gopal Malvadkar executed a Development Agreement dated 9th May 2006 in respect of the Said S.No. 21 Hissa No.2A/1/1, of an area admeasuring 1 Acre, in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated 9th May 2006 is registered in the Office of Sub-Registrar Haveli X at Serial No.3637 of 2006. In pursuance of the said Development Agreement dated 9th May 2006 Shri. Avinash Gopal Malvadkar also executed a Power of Attorney in favour of Shri. Amit Jalprakash Goel and / or Shri. Lokesh Kishor



Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney is registered in the Office of Sub-Registrar Havelli X at Serial No.3638 of 2006.

36. Shri. Chunilal Bastiram Rathi sold an area ad measuring 19R out of the Said S.No.21, Hissa No.2A/1/1 to Shri. Jagdish Ramlal Bub by executing a Sale Deed dated 28th December 1981, which is registered in the Office of Sub-Registrar at Serial No.5028 of 1981. The name of Shri. Jagdish Ramlal Bub is mutated in the revenue record by division of the Hissa. An area ad measuring 19R purchased by Shri. Jagdish Ramlal Bub is numbered as Hissa No.2A/1/3, and the area ad measuring 19R in the hands of Shri. Chunilal Bastiram Rathi remained as Hissa No.2A/1/1. This is mutated vide Mutation Entry No.2018 of 1982, dated 12th January 1982. Shri. Chunilal Bastiram Rathi sold an area ad measuring 2R out of the Said S.No.21, Hissa No.2A/1/1 ad measuring area 19R to Smt. Jyoti Harikisan Bub by executing a Sale Deed dated 29th December 1981, which is registered in the Office of Sub-Registrar at Serial No.5076 of 1981. The name of Smt. Jyoti Harikisan Bub is mutated in the revenue record by division of the Hissa. An area ad measuring 2R purchased by Smt. Jyoti Harikisan Bub is numbered as Hissa No.2A/1/4 and the area ad measuring 17R in the hands of Shri. Chunilal Bastiram Rathi remained as Hissa No.2A/1/1. This is mutated vide Mutation Entry No.2019, dated 12th January 1982. The name of Shri. Prakash Vitthalrao Kadam is entered into 7/12 extract vide Mutation Entry No.3722, dt.29.10.1990. The said property bearing S.No.21, Hissa No.2A/1/4 was sold by one Shri. Prakash Vitthalrao Kadam to Shri Raman Kashinath Rasal by Sale Deed dt.07.01.1991. The name of Shri Raman Kashinath Rasal is entered into 7/12 extract vide Mutation Entry No.4158, dated 8th February 1992.

37. Shri. Raman Kashinath Rasal who is the owner of the Said S.No.21, Hissa No.2A/1/4, expired on 4th April 2002 leaving behind one Son Shri. Satyajeet Ramanlal Rasal and a Wife Smt. Suman Ramanlal Rasal. The names of Shri. Satyajeet Ramanlal Rasal and Smt. Suman Ramanlal Rasal are mutated in the revenue record of property bearing S. No.21, Hissa No.2A/1/4 vide Mutation Entry No.7007, dated 23rd December 2005.

38. S.No.21, Hissa No.2A/1/4

Shri. Satyajeet Ramanlal Rasal and Smt. Suman Ramanlal Rasal executed a Development Agreement dated 21st January 2006 in respect of the Said S.No.21, Hissa No.2A/1/4, admeasuring 0 H 02Ares, in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated 21st January 2006 is registered in the Office of Sub-Registrar Havelli II at Serial No.493 of 2006. In pursuance of the said Development Agreement dated 21st January 2006 Shri. Satyajeet Ramanlal Rasal and Smt. Suman Ramanlal Rasal also executed a Power of Attorney dated 21st January 1996 in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 21st January 1996 is registered in the Office of Sub-Registrar Havelli VI at Serial No.494 of 2006.



39. Shri. Chunilal Bastiram Rathi sold an area ad measuring 10R out of the Said S.No.21, Hissa No.2A/1/1 ad measuring an area 17R to Shri. Pukhraj Chaturbhuj Pungliya by executing a Sale Deed dated 29th December 1981, which is registered in the Office of Sub-Registrar at Serial No.5077 of 1981. The name of Shri. Pukhraj Chaturbhuj Pungliya is mutated in the revenue record by division of the Hissa 2A/1/1. An area ad measuring 10R purchased by Shri. Pukhraj Chaturbhuj Pungliya is numbered as Hissa No.2A/1/5 and the area ad measuring 7R in the hands of Shri. Chunilal Bastiram Rathi remained as Hissa No.2A/1/1. This is mutated vide Mutation Entry No.2020, dated 12th January 1982. Shri. Pukhraj Chaturbhuj Pungliya sold the Said S.No.21, Hissa No.2A/1/5 to Shri. Satyanarayan Mohanlal Kasoliya by executing a Sale Deed dated 22nd December 1983. The name of Shri. Satyanarayan Mohanlal Kasoliya is mutated in the revenue record of the Said S.No.21, Hissa No.2A/1/5 vide Mutation Entry No.4704, dated 22nd December 1993. Shri. Satyanarayan Mohanlal Kasoliya sold the Said S.No.21, Hissa No.2A/1/5 to Shri. Dhanraj Bhalchandra Rathi by executing a Sale Deed dated 6th July 1984. The name of Shri. Dhanraj Bhalchandra Rathi is mutated in the revenue record of the Said S.No.21, Hissa No.2A/1/5 vide Mutation Entry No.4705, dated 22nd December 1993. Shri. Dhanraj Bhalchandra Rathi sold the Said S.No.21, Hissa No.2A/1/5 to Shri. Laxman Kisan Memane by executing a Sale Deed dated 5th December 1994 which is registered in the Office of Sub-Registrar at Serial No.6764. The name of Shri. Laxman Kisan Memane is mutated in the revenue record of the Said S.No.21, Hissa No.2A/1/5 vide Mutation Entry No.4964, dated 27th March 1995.

40. Shri. Dhanraj Bhalchandra Rathi sold the Said S.No.21, Hissa No.2A/1/5 to Shri. Omprakash Zumberlal Bub by executing a Sale Deed dated 10th October 1985 which is registered in the Office of Sub-Registrar at Serial No.10762. The name of Shri. Omprakash Zumberlal Bub is mutated in the revenue record of the Said S.No.21, Hissa No.2A/1/5 vide Mutation Entry No.5028, dated 3rd April 1995. Shri. Omprakash Zumberlal Bub sold the Said S.No.21, Hissa No.2A/1/5 to Shri. Laxman Kisan Memane by executing a Sale Deed dated 29th January 1994, which is registered in the Office of Sub-Registrar at Serial No.624 of 1994. The name of Shri. Laxman Kisan Memane is mutated in the revenue record of the Said S.No.21, Hissa No.2A/1/5 vide Mutation Entry No.5029, dated 3rd April 1995. Shri. Laxman Kisan Memane sold the Said S.No.21, Hissa No.2A/1/5 to Shri. Prakash Karbhari Barvaikar by executing a Sale Deed dated 3rd April 1990, which is registered in the Office of Sub-Registrar at Serial No.4811. The name of Shri. Prakash Karbhari Barvaikar is mutated in the revenue record of the Said S.No.21, Hissa No.2A/1/5 vide Mutation Entry No.5031, dated 3rd April 1995. Shri. Prakash Karbhari Barvaikar sold the Said S.No.21, Hissa No.2A/1/5 to Shri. Avinash Gopal Malvadkar and Shri. Subhash Prabhakar Jadhav by executing a Sale Deed dated 6th January 1995, which is registered in the Office of Sub-Registrar at Serial No.185 of 1995. The names of Shri. Avinash Gopal Malvadkar and Shri. Subhash Prabhakar Jadhav are mutated in the revenue record of the Said S.No.21, Hissa No.2A/1/5 vide Mutation Entry No.5084, dated 8th May 1995.



41. S.No.21, Hissa No.2A/1/5

Shri. Avinash Gopal Malvadkar executed a Development Agreement dated 9th May 2006 in respect of the Said S.No.21, Hissa No.2A/1/5, admeasuring 0 H 05 Ares, in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated 9th May 2006 is registered in the Office of Sub-Registrar Havelli X at Serial No.3637 of 2006. In pursuance of the said Development Agreement dated 9th May 2006 Shri. Avinash Gopal Malvadkar also executed a Power of Attorney in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney is registered in the Office of Sub-Registrar Havelli X at Serial No.3638 of 2006.

42. Shri. Subhash Prabhkar Jadhav sold the Said S.No.21, Hissa No.2A/1/5 to Shri. Gulam Ali Shaikh & Abdul Alim Shaikh by executing a Sale Deed dated 20th December 1996, which is registered in the Office of Sub-Registrar at Serial No.8957 of 1996. The names of Shri. Gulam Ali Shaikh & Abdul Alim Shaikh are mutated in the revenue record of the Said S.No.21, Hissa No.2A/1/5 vide Mutation Entry No.5526, dated 21st December 1996. Shri. Gulam Ali Shaikh & Abdul Alim Shaikh sold the said S.No.21, Hissa No. 2A/1/5 to Shri Jagdish Shival Rajore by executing a Sale Deed dt.29th December 1999, which is registered in the Office of Sub-Registrar Hvl. No.III, at Sr.No. 6903 of 1999. The name of Jagdish Shival Rajore is mutated in the revenue record of the Said S.No.21, Hissa No.2A/1/5 vide Mutation Entry No.5209.

43. S.No.21, Hissa No.2A/1/5

Shri. Jagdish Shival Rajore executed a Development Agreement dated 22nd November 2005 in respect of the Said S.No.21, Hissa No.2A/1/5, admeasuring 0 H 05 Ares, in favour of Mr. Ramesh Kimmtram Chabriya. The said Development Agreement dated 22nd November 2005 is registered in the Office of Sub-Registrar Havelli XII at Serial No.7346 of 2005. In pursuance of the said Development Agreement dated 22nd November 2005 Shri. Jagdish Shival Rajore also executed a Power of Attorney in favour of Mr. Ramesh Kimmtram Chabriya. The said Power of Attorney is registered in the Office of Sub-Registrar Havelli XII at Serial No.7347 of 2005.

44. Shri. Chunital Bastiram Rathi sold an area ad measuring 5R out of the Said S.No.21, Hissa No.2A/1/1 ad measuring an area 7R to Smt. Vijaya Rajdhan by executing a Sale Deed dated 2nd January 1982, which is registered in the Office of Sub-Registrar at Serial No.2 of 1982. Thus, Shri. Chunital Bastiram Rathi remained the owner of the Said Said S.No.21, Hissa No.2A/1/1 ad measuring an area 2R. The name of Smt. Vijaya Rajdhan is mutated in the revenue record by division of the Hissa 2A/1/1. An area ad measuring 5R purchased by Smt. Vijaya Rajdhan is numbered as Hissa No.2A/1/6, and the area ad measuring 2R in the hands of Shri. Chunital Bastiram Rathi remained as Hissa No.2A/1/1. This is mutated vide Mutation Entry No.2021, dated 12th January 1982. Smt. Vijaya Rajdhan sold the Said S.No. 21 Hissa No.2A/1/6, to Shri. Laxman



Kisan Memane by executing a Sale Deed dated 19 th November 1994, which is registered in the Office of Sub-Registrar at Serial No.6340. The name of Shri. Laxman Kisan Memane is mutated in the revenue record of the Said S.No. 21 Hissa No.2A/1/6, vide Mutation Entry No.4961, dated 27th March 1995. Shri. Laxman Kisan Memane sold the Said S.No. 21 Hissa No.2A/1/6, to Smt. Sushma Suhas Saindane and Shri. Suresh Balkrishna Saindane by executing a Sale Deed dated 13th February 1990, which is registered in the Office of Sub-Registrar at Serial No.2455 of 1990. The name of Smt. Sushma Suhas Saindane and Shri. Suresh Balkrishna Saindane is mutated in the revenue record of the Said S.No. 21 Hissa No.2A/1/6, vide Mutation Entry No.5086, dated 8th May 1995. Smt. Sushma Suhas Saindane and Shri. Suresh Balkrishna Saindane sold the Said S.No. 21 Hissa No.2A/1/6, to Shri. Sambhajirao Dadgoba Pawar by executing a Sale Deed dated 6th January 1995. The name of Shri. Sambhajirao Dadgoba Pawar is mutated in the revenue record of the Said S.No. 21 Hissa No.2A/1/6, vide Mutation Entry No.5085, dated 8th May 1995.

45. S.No.21, Hissa No.2A/1/6

Shri. Sambhajirao Dadgoba Pawar executed a Development Agreement dated 9th March 2006, in respect of S.No.21, Hissa No.2A/1/6 admeasuring 0 H 05 Ares, in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated 9th March 2006 is registered in the Office of Sub-Registrar Haveli X at Serial No.1938 of 2006. In pursuance of the said Development Agreement dated 9th March 2006 Shri. Sambhajirao Dadgoba Pawar also executed a Power of Attorney dated 9th March 2006 in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 9th March 2006 is registered in the Office of Sub-Registrar Haveli X at Serial No.1939 of 2006.

46. As mentioned above, Shri. Jagdish Ramlal Bub is the owner of Hissa No.2A/1/3, ad measuring 19R. Shri. Jagdish Ramlal Bub sold an area ad measuring 17R to Shri. Laxman Kisan Memane by executing a Sale Deed dated 1st March 1982, which is registered in the Office of Sub-Registrar at Serial No.1212 of 1982. Thus, the name of Shri. Laxman Kisan Memane is mutated in the revenue record by further dividing Hissa No.2A/1/3. The area ad measuring 17R purchased by Shri. Laxman Kisan Memane is numbered as Hissa No.2A/1/3/2 and the area ad measuring 2R in the hands of Shri. Jagdish Ramlal Bub is numbered as Hissa No.2A/1/3/1. This Mutation Entry is dated 14th June 1983 and is numbered as 2079.

47. Shri. Jagdish Ramlal Bub sold the remaining area ad measuring 2R i.e. the entire Hissa No.2A/1/3/1 to Shri. Ganesh Rupchand Rathi by executing a Sale Deed dated 1st March 1982 which is registered in the Office of Sub-Registrar at Serial No.1213. The name of Shri. Ganesh Rupchand Rathi is mutated in the revenue record of the property bearing Hissa No.2A/1/3/1 vide Mutation Entry No.2080, dated 14th June 1983. Shri. Ganesh Rupchand Rathi sold the property bearing Hissa No.2A/1/3/1 to Shri. Laxman Kisan Memane by executing a Sale Deed dated 13th September 1990. The name of Shri. Laxman Kisan Memane is



mutated in the revenue record of the property bearing Hissa No.2A/1/3/1 vide Mutation Entry No.3716, dated 1st October 1990. Shri. Laxman Kisan Memame sold an area ad measuring 1R out of the property bearing Hissa No.2A/1/3/1 to Shri. Prakash Vitthalrao Kadam by executing a Sale Deed dated 10th October 1990. The name of Shri. Prakash Vitthalrao Kadam is mutated in the revenue record of the property bearing Hissa No.2A/1/3/1 by further dividing the same into two Hissas. The an area ad measuring 1R purchased by Shri. Prakash Vitthalrao Kadam is numbered as Hissa No.2A/1/3/1/2 and an area ad measuring 1R in the hands of Shri. Laxman Kisan Memame is numbered as Hissa No.2A/1/3/1/1. This is mutated vide Mutation Entry No.4156, dated 8th February 1992. Shri. Laxman Kisan Memame sold the Said S.No.21, Hissa No.2A/1/3/1/1 to Shri. Sunil Uddhav Shelke and Shri. Subhash Prabhakar Jadhav by executing a Sale Deed dated 3rd April 1990, which is registered in the Office of Sub-Registrar at Serial No.4814. The name of Shri. Sunil Uddhav Shelke and Shri. Subhash Prabhakar Jadhav is mutated in the revenue record of the Said S.No.21, Hissa No.2A/1/3/1/1 vide Mutation Entry No.5030, dated 3rd April 1995. Shri. Sunil Uddhav Shelke and Shri. Subhash Prabhakar Jadhav sold the Said S.No.21, Hissa No.2A/1/3/1/1 to Shri. Hareh Gaumal Galani and Smt. Rama Hareh Galani by executing a Sale Deed dated 11th August 1996, which is registered in the Office of Sub-Registrar at Serial No.6404 of 1996. The names of Shri. Hareh Gaumal Galani and Smt. Rama Hareh Galani are mutated in the revenue record of the Said S.No.21, Hissa No.2A/1/3/1/1 vide Mutation Entry No.5555, dated 1st January 1997. Shri. Hareh Gaumal Galani and Smt. Rama Hareh Galani along with Shri. Naresh Chelaram Gidwani and Shri. Dharmesh Kishorbal Gathani executed a Development Agreement dated 9th March 2005 in respect of the Said S.No.21, Hissa No.2A/1/3/1/1 in favour of Shri. Ashok Ramchand Chandwani. The said Development Agreement dated 9th March 2005 is registered in the Office of Sub-Registrar Havelli XII at Serial No.1435 of 2005.

48. In pursuance of the said Development Agreement dated 9th March 2005 Shri. Hareh Gaumal Galani and Smt. Rama Hareh Galani along with Shri. Naresh Chelaram Gidwani and Shri. Dharmesh Kishorbal Gathani also executed a Power of Attorney dated 9th March 2005 in respect of the Said S.No.21, Hissa No.2A/1/3/1/1 in favour of Shri. Ashok Ramchand Chandwani. The said Power of Attorney dated 9th March 2005 is registered in the Office of Sub-Registrar Havelli XII at Serial No.1436 of 2005. Deed of Correction dt. 25.01.2006 was executed by Shri. Hareh Gaumal Galani and Smt. Rama Hareh Galani along with Shri. Naresh Chelaram Gidwani and Shri. Dharmesh Kishorbal Gathani in favour of Shri. Ashok Ramchand Chandwani, correcting the abovementioned Development Agreement & POA dt.09.03.2005, at Sr.Nos.1435 & 1436/2005. The said Deed of Correction is duly registered at Sr.No.617/2006, Hvl.No.XII.

49. S.No.21, Hissa No.2A/1/3/1/1

Shri. Ashok Ramchand Chandwani executed a Development Agreement dated 22nd February 2006 in respect of the Said S.No.21, Hissa No.2A/1/3/1/1, admeasuring 0 H 01 Are, in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated



22nd February 2006 is registered in the Office of Sub-Registrar Haveli VI at Serial No.1664 of 2006. In pursuance of the said Development Agreement dated 22nd February 2006 Shri. Ashok Ramchand Chandwani also executed a Power of Attorney dated 22nd February 1996 in respect of the Said S.No.21, Hissa No.2A/1/3/1/1 in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 22nd February 1996 is registered in the Office of Sub-Registrar Haveli VI at Serial No.1665 of 2006.

50. As mentioned above, an area ad measuring 17R purchased by Shri. Laxman Kisan Memane is numbered as Hissa No.2A/1/3/2. As per the Mutation Entry No.2079, dated 14th June 1983. Shri. Prakash Vitthalrao Kadam purchased the said S.No.21, Hissa No.2A/1/3/2 from Shri. Laxman Kisan Memane vide Sale Deed dt.18.10.1990. And his name is entered into 7/12 extract vide Mutation Entry No.3722, dt.29.10.1990. Shri. Prakash Vitthalrao Kadam sold this Hissa No.2A/1/3/2 to Kamal Manohar Ganthade by executing a Sale Deed dated 17th January 1991 and therefore the name of Kamal Manohar Ganthade is mutated in the revenue record by further dividing the Hissa No.2A/1/3/2 into two. This Mutation Entry No.4157, dated 08th February 1992 mentions that, the area ad measuring 6R in the hands of Shri. Prakash Vitthalrao Kadam is numbered as Hissa No.2A/1/3/2/1 and an area ad measuring 11R purchased by Smt. Kamal Manohar Ganthade is numbered as Hissa No.2A/1/3/2/2. By virtue of the Sale Deed dt.07.01.1991 Shri Prakash Vitthal Kadam sold the land bearing S.No.21, Hissa No. No.2A/1/3/2/1 admeasuring 0 H 06 Ares to Shri Raman Kashinath Rasal and accordingly his name is entered into 7/12 extract of the said land vide mutation entry No.4158, dt.08.02.1992. Shri. Raman Kashinath Rasal expired on 4th April 2002 leaving behind one Son -Shri. SatyaJeet Ramanlal Rasal and a Wife Smt. Suman Ramanlal Rasal. The names of Shri. SatyaJeet Ramanlal Rasal and Smt. Suman Ramanlal Rasal are mutated in the revenue record of property bearing S. No.21, Hissa No.2A/1/3/2/1 vide Mutation Entry No.7007, dated 23rd December 2005.

51. S. No.21, Hissa No.2A/1/3/2/1

Shri. SatyaJeet Ramanlal Rasal and Smt. Suman Ramanlal Rasal executed a Development Agreement dated 21st January 2006, in respect of S. No.21, Hissa No.2A/1/3/2/1, admeasuring 0H 06 Ares, in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated 21st January 2006 is registered in the Office of Sub-Registrar Haveli II at Serial No.493 of 2006. In pursuance of the said Development Agreement dated 21st January 2006 Shri. SatyaJeet Ramanlal Rasal and Smt. Suman Ramanlal Rasal also executed a Power of Attorney dated 21st January 1996 in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 21st January 1996 is registered in the Office of Sub-Registrar Haveli VI at Serial No.494 of 2006.



52.

S.No.21, Hissa No.2A/1/3/2/2

Smt. Kamal Manohar Ganthade executed a Development Agreement dated 21st January 2006 in respect of the Said S.No.21, Hissa No.2A/1/3/2/2, admeasuring 0 H 11 Ares, in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated 21st January 2006 is registered in the Office of Sub-Registrar Haveli II at Serial No.491 of 2006. In pursuance of the said Development Agreement dated 21st January 2006 Smt. Kamal Manohar Ganthade also executed a Power of Attorney dated 21st January 1996 in respect of the Said Property XV in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 21st January 1996 is registered in the Office of Sub-Registrar Haveli II at Serial No.492 of 2006.

53.

As mentioned above the land bearing S.No.21 Hissa No.2A/2B admeasuring 0H 30 Ares is owned by Bhagirath Baldeoas Bhutada, who sold the same to Shri Gopikisan Hanuman Das by virtue of the sale deed dt.23rd September 1983. And the name of Gopikisan Hanuman Das is entered into 7/12 extract vide Mutation Entry No.3720 dt.01.10.1990. Said Gopikisan Hanuman Das sold the said S.No.21 Hissa No.2A/2B admeasuring 0H 30 Ares to Shri Madhusudan Hirallal Malu. Shri Madhusudan Hirallal Malu sold the S.No.21 Hissa No.2A/2B admeasuring 0H 30 Ares to Shri Dhanraj Malchand Rathi (Mutation Entry No.4801, dt.06.06.1994). Shri. Dhanraj Malchand Rathi sold an area admeasuring 0 H 15 Ares to Shri. Laxman Kisan Memane vide Sale Deed dt. 05/12/1994 and his name is entered into 7/12 extract vide Mutation Entry No.4964, dt.27.03.1995. Shri Laxman Kisan Memane sold the area admeasuring 0 H 15 Ares out of S.No.21, Hissa No.2A/2B to Mrs. Sushama Suhas Saindane & Suresh Balkrishna Saindane vide Sale Deed dt.13.02.1990 (Mutation Entry No.5086, dt.03.05.1995) and Mrs. Sushama Suhas Saindane & Suresh Balkrishna Saindane, through their POA Raju Sonaji Thombare sold the same to Shri Sambahji Dagdoba Pawar vide Sale Deed dt.06.01.1995 (Mutation Entry No.5085, dt.08.05.1995). Shri Sambahji Dagdoba Pawar sold an area admeasuring 0 H 09 Ares to Miss. Rima Singh, Mrs. Vansha Singh and Retd. Col.Giridhari Singh vide Sale Deed dt.07.08.1996 and their names are entered into 7/12 extract vide Mutation Entry No.5513, dt.29.11.1996.

Shri. Dhanraj Malchand Rathi sold an area admeasuring 0 H 15 Ares to Shri Ghanshyam Bhavarlal Laddha vide Sale Deed dt. 05/12/1994 and his name is entered into 7/12 extract vide Mutation Entry No.4965, dt.27.03.1995. Shri Ghanshyam Bhavarlal Laddha sold the land area admeasuring 0 H 15 Ares to Mallikarjun Sidram Sindagi and his name is entered into 7/12 extract vide Mutation Entry No.5079, dt.08.05.1995. Mallikarjun Sidram Sindagi sold the said land to Shri Harilal Nanabhai Surattwala vide sale Deed dt.07.07.1995 and his name is entered into 7/12 extract vide Mutation Entry No.5112, dt.14.07.1995.



54.

S.No.21, Hissa No.2A/2B

Shri. Sambhajirao Dadgoba Pawar executed a Development Agreement dated 9th March 2006, in respect of S.No.21, Hissa No.2A/2B, admeasuring 0 H 06 Ares, in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated 9th March 2006 is registered in the Office of Sub-Registrar Havelli X at Serial No.1938 of 2006. In pursuance of the said Development Agreement dated 9th March 2006 Shri. Sambhajirao Dadgoba Pawar also executed a Power of Attorney dated 9th March 2006 in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 9th March 2006 is registered in the Office of Sub-Registrar Havelli X at Serial No.1939 of 2006.

Shri. Harilal Nanabhai Surawatwala executed a Development Agreement dt.18.06.2005 and POA, duly registered in the Office of Sub-Registrar Havelli No.12, at Sr.No.3706/2005 and 3707/2005, in respect of S.No.21, Hissa No.2A/2B admeasuring 0 H 15 Ares in favour of Mrs. Neetu Kimatrai Motiani & Mrs. Nisha Gul Daswani, who in turn executed the Development Agreement dated 6th January 2006 in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated 6th January 2006 is registered in the Office of Sub-Registrar Havelli 6 at Serial No.198 of 2006. In pursuance of the said Development Agreement dated 6th January 2006 Mrs. Neetu Kimatrai Motiani & Mrs. Nisha Gul Daswani & Shri. Harilal Nanabhai Surawatwala also executed a Power of Attorney dated 6th January 2006 in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 6th January 2006 is registered in the Office of Sub-Registrar Havelli 6 at Serial No.199 of 2006.

Miss. Rima Singh, Mrs. Varsha Singh and Retd. Col.Giridhari Singh executed a Development Agreement dated 28th December 2006, in respect of S.No.21, Hissa No.2A/2B, admeasuring 0 H 09 Ares, in favour of M/s. Goel Thakkar Ventures, a Partnership Firm & M/S Poona Properties, a Partnership Firm. The said Development Agreement dated 28th December 2006 is registered in the Office of Sub-Registrar Havelli X at Serial No.10102 of 2006. In pursuance of the said Development Agreement dated 28th December 2006 Miss. Rima Singh, Mrs. Varsha Singh and Retd. Col.Giridhari Singh also executed a Power of Attorney dated 28th December 2006 in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney dated 28th December 2006 is registered in the Office of Sub-Registrar Havelli X at Serial No.10103 of 2006.

55.

As mentioned above Shri. Nathmal Lalchand Gandhi is the owner of the property bearing S. No.20, Hissa No.2A/2 ad measuring 34R. Shri. Nathmal Lalchand Gandhi sold an area ad measuring 30R to Shri. Bhagirath Baldeodas Bhutada by executing a Sale Deed dated 18th November 1981 which is registered in the Office of Sub-Registrar at Serial No.4243 of 1981. The name of Shri. Bhagirath Baldeoram Bhutada



is mutated in the revenue record by further dividing the Hissa No.2A/2 into two. An area ad measuring 30R purchased by Shri. Bhagirath Baldeodas Bhutada is numbered as Hissa No.2A/2B and an area ad measuring 4R in the hands of Shri. Nathmal Latchand Gandhi is numbered as Hissa No.2A/2A. Shri. Nathmal Latchand Gandhi sold the said S.No.21, Hissa No.2A/2A ad measuring 4R to Shri. Kantilal Murlidhar Dhoot by executing a Sale Deed dated 20th November 1981 which is registered in the Office of Sub-Registrar at Serial No.4303 of 1981. The name of Shri. Kantilal Murlidhar Dhoot is mutated in the revenue record of the Said S.No.21, Hissa No.2A/2A, vide Mutation Entry No.2011, dated 6th January 1982. Shri. Kantilal Murlidhar Dhoot sold the Said S.No.21, Hissa No.2A/2A to Shri. Laxman Kisan Memame by executing a Sale Deed dated 13th January 1982. The name of Shri. Laxman Kisan Memame is mutated in the revenue record of the Said S.No.21, Hissa No.2A/2A vide Mutation Entry No.4959, dated 27th March 1985. Shri. Laxman Kisan Memame sold the Said S.No.21, Hissa No.2A/2A to Shri. Prakash Karbhari Barvaikar, by Sale Deed dated 3rd April 1990. The name of Shri. Prakash Karbhari Barvaikar is mutated in the revenue record of the Said S.No.21, Hissa No.2A/2A vide Mutation Entry No.5031, dated 3rd April 1995. Shri. Prakash Karbhari Barvaikar sold the Said S.No.21, Hissa No.2A/2A to Shri. Avinash Gopal Malvadkar and Shri. Subhash Prabhakar Jadhav by executing a Sale Deed dated 6th January 1995. The names of Shri. Avinash Gopal Malvadkar and Shri. Subhash Prabhakar Jadhav are mutated in the revenue record of the Said S.No.21, Hissa No.2A/2A vide Mutation Entry No.5084, dated 8th May 1995. Shri. Avinash Gopal Malvadkar and Shri. Subhash Prabhakar Jadhav sold an area ad measuring 3R out of total area ad measuring 4R to Brigadier Lalitkumar Malhotra, Smt. Meena Malhotra and Shri. Nikhil Malhotra by executing a Sale Deed dated 7th August 1996 which is registered in the Office of Sub-Registrar at Serial No.5513 of 1996. The names of Brigadier Lalitkumar Malhotra, Smt. Meena Malhotra and Shri. Nikhil Malhotra are mutated in the revenue record of the Said S.No.21, Hissa No.2A/2A vide Mutation Entry No.5514, dated 29th November 1996.

56.

S.No.21, Hissa No.2A/2A

Shri. Avinash Gopal Malvadkar executed a Development Agreement dated 9th May 2006 in respect of an area ad measuring 0.5R out of the Said S.No.21, Hissa No.2A/2A in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated 9th May 2006 is registered in the Office of Sub-Registrar Havell X at Serial No.3637 of 2006. In pursuance of the said Development Agreement dated 9th May 2006 Shri. Avinash Gopal Malvadkar also executed a Power of Attorney in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanj Thakkar. The said Power of Attorney is registered in the Office of Sub-Registrar Havell X at Serial No.3638 of 2006.

57.

S.No.21, Hissa No.2A/2A

Brigadier Lalitkumar Malhotra, Smt. Meena Malhotra and Shri. Nikhil Malhotra executed a Development Agreement dated 28th December 2006 in respect of an area ad measuring 03R out of the Said S.No.21, Hissa



No.2A/2A, admeasuring 0 H 03 Ares in favour of M/s. Goel Thakkar Ventures, a Partnership Firm. The said Development Agreement dated 28th December 2006 is registered in the Office of Sub-Registrar Haveli X at Serial No.10104 of 2006. In pursuance of the said Development Agreement dated 28th December 2006 Brigadier Lalikumar Malhotra, Smt. Meena Malhotra and Shri. Nikhil Malhotra executed a Power of Attorney in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar. The said Power of Attorney is registered in the Office of Sub-Registrar Haveli X at Serial No.10105 of 2006.

58.

As mentioned above, Shri. Pramodkumar Manikchand Dugad is the owner of the property bearing S. No.20, Hissa No.2A/1, ad measuring 41R. Shri. Pramodkumar Manikchand Dugad sold the said area ad measuring 0H 03 R i.e. the property bearing S. No.20, Hissa No.2A/1 to Shri. Chunilal Bastiram Rathil by executing a Sale Deed dated 17th November 1981, which is registered in the Office of concerned Sub-Registrar at Serial No.4231 of 1981. The name of Shri. Chunilal Bastiram Rathil is mutated in the revenue record of the property bearing S. No.20, Hissa No.2A/1 vide Mutation Entry No.2016, dated 12th January 1982. Shri. Chunilal Bastiram Rathil sold an area ad measuring 3R out of an area 41R to Shri. Raman Kishorilal Agrawal by executing a Sale Deed dated 30th November 1981, which is registered in the Office of Sub-Registrar at Serial No.4440 of 1981. The name of Shri. Raman Kishorilal Agrawal is mutated in the revenue record by further dividing the Hissa No.2A/1 into two. An area ad measuring 3R purchased by Shri. Raman Kishorilal Agrawal is numbered as Hissa No.2A/1/2 and the area ad measuring 38R in the hands of Shri. Chunilal Bastiram Rathil is numbered as Hissa No.2A/1/1. This is mutated vide Mutation Entry No.2017, dated 12th January 1982. Shri. Raman Kishorilal Agrawal sold the Said Property S.No.21, Hissa No.2A/1/2 to Shri. Shirish Pandharinath Junnarkar by executing a Sale Deed dated 28th November 1994. The name of Shri. Shirish Pandharinath Junnarkar is mutated in the revenue record vide Mutation Entry No.5080, dated 8th May 1995. Shri Raju Sonaji Thombare, Shri. Shirish Pandharinath Junnarkar & Shri Sambhajji-Pawar sold the Said Property S.No.21, Hissa No.2A/1/2 to Smt. Varsha Singh, Miss Rima Singh and Retired Col. Girdhari Singh by executing a Sale Deed dt.06.08.1996, which is registered in the Office of Sub-Registrar at Serial No.5512 of 1996, Haveli No.3. The names of Smt. Varsha Singh, Miss Rima Singh and Retired Col. Girdhari Singh are mutated in the revenue record of the Said S.No.21, Hissa No.21/1/2 vide Mutation Entry No.5513, dated 29th November 1996.

59.

S.No.21, Hissa No.2A/1/2

Smt. Varsha Singh, Miss Rima Singh and Retired Col. Girdhari Singh executed a Development Agreement dated 28th December 2006 in respect of the Said S.No.21, Hissa No.2A/1/2, admeasuring 0 H 03 Ares, in favour of M/s. Goel Thakkar Ventures, a Partnership Firm & M/S Poona Properties, a partnership firm. The said Development Agreement dated 28th December 2006 is registered in the Office of Sub-Registrar Haveli X at Serial No.10102 of 2006. In pursuance of the said Development Agreement dated 28th December 2006 Smt. Varsha Singh, Miss Rima



Singh and Retired Col. Girdhari Singh also executed a Power of Attorney in favour of Shri. Amit Jaiprakash Goel and / or Shri. Lokesh Kishor Thakkar and / or Shri. Atul Jaiprakash Goel and / or Shri. Kishor Kanji Thakkar and / or Shri Ramesh Klimatram Chhabriya. The said Power of Attorney is registered in the Office of Sub-Registrar Haveli X at Serial No.10103 of 2006.

60. As per the Order passed by Sub-Divisional Officer bearing Reference No.RTS/Appeal/291/06, the S. No.21, Hissa No.2A/1/2 is converted into Hissa No.4A/1/2 vide Mutation Entry No.8097, dated 27th October 2006.

61. As mentioned above, the S. No.20 is already converted into S. No.21 vide Mutation Entry No.3792, dated 5th December 1990. Now as per the Order passed by Sub-Divisional Officer bearing Reference No.RTS/Appeal/291/06, the S. No.21, Hissa No.2A/2B is converted into S. No.21, Hissa No.4B/2B and S. No.21, Hissa No.2A/1/2 is converted into Hissa No.4A/1/2 vide Mutation Entry No.8097, dated 27th October 2006.

62. As per the Order passed by Sub-Divisional Officer bearing Reference No.RTS/Appeal/292/06, the S. No.21, Hissa No.2A/2A is converted into S. No.21, Hissa No.4A/2/A and S. No.21, Hissa No.2A/3/2 is converted into Hissa No.4B/3/2 vide Mutation Entry No.8098, dated 27th October 2006.

63. The Collector, Pune has issued a permission to use the Said Properties for non-agricultural purpose vide Order dated 30th May 2008 and bearing reference No.PMH/NA/SR/ 11/08, PMA/NA/SR/112/12 dt. 02.02.2013.

64. The Additional Collector and Competent Authority Pune Agglomeration, in ULC Case No.1450 PA has passed an Order dated 16th April 2007 and declared that, the Said Property II, IX, XII, XVII, XI, XVIII, Case No.543/NA/05, has passed an Order dated 5th November 2005 and declared that, the Said Property V, Letter dated 25th August 2005 stating that, the Said Property III, Case No.1306-GA has passed an Order dated 2nd May 2006 and declared that, Letter dated 30th August 2005 stating that, the Said Property VII, Case No.1328-G has passed an Order dated 2nd July 2006 and declared that, the Said Property IX and IV, Letter dated 11th July 2006 stating that, the Said Property I, the Said Property, are not excess lands as contemplated under the provisions of Urban Land (Ceiling & Regulation) Act, 1976. The said ULC Act has now been repealed by the Urban Land (Ceiling and Regulation) Repeal Act, 1999, adopted by the Legislative Assembly and Legislative Council of the State of Maharashtra, vide resolution dtd.01.12.2007 published in MGG (Extraordinary) dtd.05.12.2007.

M/s. Goel Thakkar Ventures and M/s. Poona Properties, both Partnership Firms, executed a Development Agreement dated 16th January 2008 in favour of the Shri. Jehangir Nariman Dorabjee, Age - 50 Years, Occupation - Business, R/a. Prime Arcade, Office No.1, 1154, Saifee Street, Off M. G. Road, PUNE - 400 001, thereby granting development rights in the Said Properties at Sr.Nos.1 to 18. The said Development



Agreement dated 16th January 2008 is registered in the Office of Sub-Registrar Haveli XI at Serial No.600 of 2008. and also executed the substituted POA in favour of the Shri. Jehangir Nariman Dorabjee, duly registered in the Office of Sub.Registrar Haveli No.XI at Sr.No.601/2008).

65. Shri. Jehangir Nariman Dorabjee got the layout sanctioned of the said Properties from ADTP Pune, vide No. LAYOUT/ NABP/ MAUJE UNDRI TALUKA HAVELI, S.No.21 (part)/ SSP/1157 dt.06.08.2008.

Shri. Jehangir Nariman Dorabjee has vide an Agreement for Sale dated 13th February 2008, (Registered at Sr.No.1530/2008, Hvl.No.XII) executed with Country Club (India) Limited, granted/conveyed / reserved the following areas : (1) Amenity Space Area 3725.81 sq.mts. with Building E with FSI 2472.54 sq.mts. (2) Building C with FSI 1153.86 sq.mts. with land area 3314.00 sq.mts. (3) Open Space 1776.61 sq.mts.

By virtue of the Deed of Assignment of Development Rights dt.16.01.2008 (Sr.No.600/2008, Hvl. No.11) executed between the Mr. Ashok Ramchand Chandwani and others and M/s. Goel Thakkar Ventures and M/s. Poona Properties in favour of the Shri. Jehangir Nariman Dorabjee, the following areas are reserved for Mr. Ashok Ramchand Chandwani and others and M/s. Goel Thakkar Ventures and M/s. Poona Properties. (1) Plinth / Building No.A1 : Plot Area 464.52 sq.mts. with FSI 374.76 sq.mts. (2) Plinth / Building No.A2 : Plot Area 464.52 sq.mts. with FSI 374.76 sq.mts. (3) Plinth / Building No.A3 : Plot Area 464.52 sq.mts. with FSI 374.76 sq.mts. (Total Plot Area 1393.53 sq.mts. and total FSI 1124.28 sq.mts.)

66. By virtue of the Sale Deed dtd.26.09.2012 duly registered with Sub.Registrar Haveli No.12 at Sr.No.7501/2012 on 28.09.2012, Shri. Jehangir Nariman Dorabjee sold, transferred and assigned all his rights, title and interest in respect of the said Properties to and in favour of M/s.Madison Holdings, Partnership firm, for total consideration of Rs.6,50,00,000/- (Rs.Six Crores Fifty Lakhs only).

In this manner M/s. Madison Holdings acquired ownership rights, title and interest in the said Property more particularly described in schedule hereinabove.

I have been informed that M/s Madison Holdings have availed the Project Finance from Bank of Maharashtra, Bajirao Road branch, Pune.

(VII) **BUILDING PLAN:**

The layout sanctioned of the said Properties from ADTP Pune, vide No.LAYOUT/NABP/MOUJE UNDRI TALUKA HAVELI, S.No.21 (Part)/SSP/1157 dtd.06.08.2008 and revised sanction vide Order No.PMA/ NA/ SR/112/12 dt.02.02.2013, passed by Hon'ble Collector, Pune.



(VIII) CONVERSION OF LAND TO N.A. USE:

On the basis of recommendation by ADTP Pune, the Collector Pune accorded the permission for N.A. use of the land for residential purpose and also approved the building plan/s consisting of multi storied buildings upto 6 floors on the said area of the land, vide Order No.PMA/NA/SR/112/12 dtd.02.02.2013.

(IX) SEARCH OF THE RECORDS:

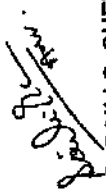
In the course of investigation of the title of the said property, I have caused to take search of Index-II registers for the last 30 years i.e. 1986 to 2015 at the Office of Sub-Registrar Haveli by depositing the necessary fees for the same vide Receipt No.4791/2015 at the office of Sub-Registrar Haveli No.10 on 14/05/2015. While conducting the Search I found most of the records in torn conditions, not updated and/or either sent for binding. From the available records for search I was not able to locate any cross entry/charge/encumbrances in respect of the said property.

(XI) OPINION:

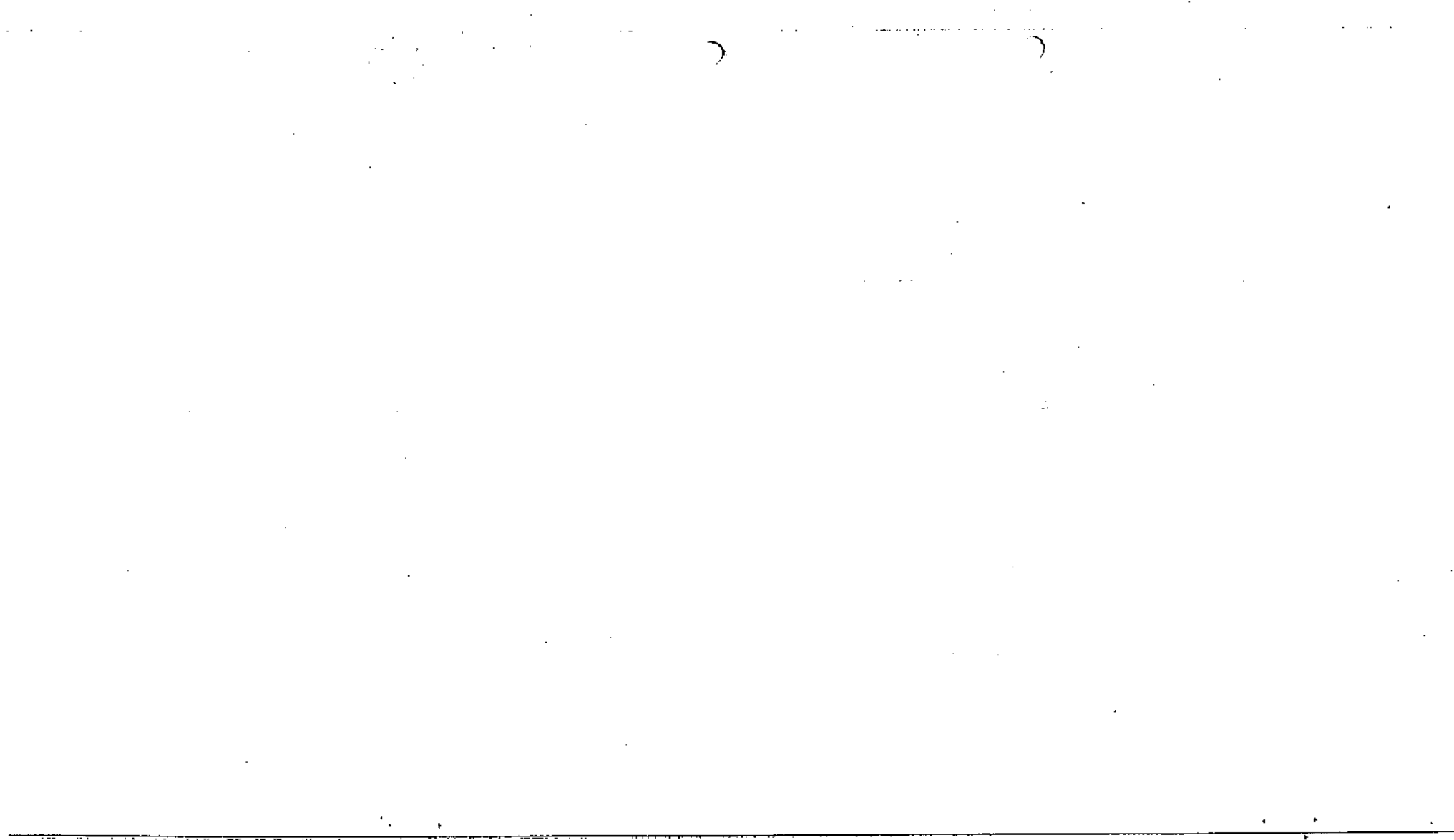
Upon the aforesaid scrutiny and after investigating the documents submitted to me, in my opinion:

- (i) The Title of the said property vests in M/S MADISON HOLDINGS
- (ii) The Title is clear and marketable and without encumbrances except the aforesaid project loan.
- (iii) M/S MADISON HOLDINGS is entitled to develop the ownership scheme under name "KOOL HOMES SIGNATURE" on the said property and to sell the apartment unit/s being constructed thereon to the prospective purchaser/s.

Hence this Search Report and Title Opinion issued under my signature on this 30th day of May 2015.


MRS. SAILI S. SHEVDE
Advocate





SUPPLEMENTARY SEARCH REPORT &

TITLE OPINION

DT. 06.04.2017

UNDRI, PUNE S.NO.21 [pt]

MADISON HOLDINGS

ADV. SAILI S. SHEVDE

[Sanad No.MAH/1647/1989 – Bar Coucil of Maharashtra and Goa]
Ethix House, 3 Catellino Road, Camp, Pune 411001
Ph. Nos.64006060 extn.104, M.No.9763763401,
e-mail : adv.sailishevde@gmail.com



CHALLAN
MTR Form Number-6

GRN	MH008158421201617E	BARCODE			Date	01/02/2017-18:31:00	Form ID
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Search Fee		TAX ID (If Any)				
	Other Items		PAN No.(If Applicable)				
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR		Full Name		ADV SAILI SHEVDE		
Location	PUNE						
Year	2016-2017 One Time		Flat/Block No.		S NO 21		
Account Head Details	Amount In Rs.		Premises/Building				
	0030072201 SEARCH FEE		750.00		UNDRI		
			Road/Street				
			Area/Locality		PUNE		
			Town/City/District				
			PIN		4 1 1 0 2 8		
			Remarks (If Any)		SEARCH FEES FOR 30 YEARS		
Total			Amount In	Seven Hundred Fifty Rupees Only			
			750.00	Words			
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
	Cheque-DD Details		Bank CIN	Ref. No.	023000042017020159069 005562863		
Cheque/DD No.			Date		01/02/2017-18:32:46		
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch			Scroll No., Date		Not Verified with Scroll		

Mobile No.: Not Available



MRS. SAILI S. SHEVDE

B. Sc. L.L.B. D.H.L. Advocate

[Sanad No.MAH/1647/1989 – Bar Coucil of Maharashtra and Goa]

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Date: 06.04.2017

SUPPLEMENTARY SEARCH REPORT AND TITLE OPINION

(I) DESCRIPTION OF THE PROPERTY:

All those pieces and parcels of the lands situated at **Survey No.21** [(Hissa Nos. as mentioned below), totally admeasuring 15900 sq.mtrs. excluding the areas mentioned in (B) below] **Mouje UNDRI, Taluka-Haveli, District-Pune**, within the jurisdiction of the Sub-Registration District Pune as listed below and situated within the local limits of Grampanchayat of Village Undri, Taluka Panchayat Samiti Haveli, Zilla Parishad Pune and falling in the 'Residential' Zone under the Regional Plan of Pune Metropolitan Region, bearing Hissa Nos. as under :-

Survey No. & Hissa No.**21/1B**, adm.**1350** sq.mtrs., Hissa No.**21/1B**, adm.**1800** sq.mtrs., Hissa No.**21/2B/2**, adm.**500** sq.mtrs., Hissa No.**21/2B/3**, adm.**1000** sq.mtrs., Hissa No.**21/2A/3/2** (i.e.21/4B/3/2), adm.1500 sq.mtrs., Hissa No.**21/2A/3/1**, adm.**500** sq.mtrs., Hissa No.**21/2A/3/3**, adm.**1000** sq.mtrs., Hissa No.**21/2A/3/4**, adm.1000 sq.mtrs., Hissa No.**21/2A/1/1**, adm.**100** sq.mtrs., Hissa No.**21/2A/1/4**, adm.**200** sq.mtrs., Hissa No.**21/2A/1/5**, adm.**500** sq.mtrs., Hissa No.**21/2A/1/6**, adm.**500** sq.mtrs., Hissa No.**21/2A/1/3/1/1**, adm.**100** sq.mtrs., Hissa No.**21/2A/1/3/2/1**, adm.**600** sq.mtrs., Hissa No.**21/2A/1/3/2/2**, adm.**1100** sq.mtrs., Hissa No.**21/2A/2B** (i.e.21/4B/2B), adm.**3000** sq.mtrs., Hissa No.**21/2A/2A** (i.e.21/4A/2A), adm.**350** sq.mtrs., Hissa No.**21/2A/1/2**, (i.e.21/4A/1/2) adm.**300** sq.mtrs.,totally admeasuring **15900** sq.mtrs. forming continous block of lands mentioned above as per sanctioned layout vide No.Layout/NABP/Mouje Undri Taluka Haveli, S.No.21(Part)/SSP/1157 dtd.06.08.2008, Alongwith all the rights of FSI/FAR now available excluding the FSI consumed as mentioned in (B) below, additional FSI/FAR made available in future, Road FSI and/or is compensation at the right to use the utilize TDR on said lands and all the rights to sell TDR on the said lands and all the rights to sell TDR if any made available from the said lands, forming continuous blocks as mentioned above, together with the easement, appurtenance, ingress,

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egress, pathways, incidental, ancillary and consequential rights thereto, [(B) excluding the area under – (1) Amenity Space adm. 3725.81 sq.mts. with Building E with FSI 2472.54 sq.mts. (2) Building C with FSI 1153.86 sq.mts. (3) Open Space 1776.61 sq.mts. (4) Plinth / Building No. A1 : Plot Area 464.52 sq.mts. with FSI 374.76 sq.mts. Plinth / Building No. A2: Plot Area 464.52 sq.mts. with FSI 374.76 sq.mts. Plinth / Building No.A3: Plot Area 464.52 sq.mts. with FSI 374.76 sq.mts. (i.e. Total Plot Area 1393.53 sq.mts. and total FSI 1124.28 sq.mts.)]

(II) INSTRUCTIONS:

Under instructions and information received from **M/S. MADISON HOLDINGS**, a Partnership Firm, through it's Partner Mr. Vinod N. Jain, this 'Supplementary Search Report and Title Opinion' is issued in furtherance to my previous 'Search Report and Title Opinion dated 30.05.2015'.

(III) SEARCH OF THE RECORDS:

I have caused to take search of Index-II registers for the last 30 years i.e. 1987 – 2017 by depositing the necessary fees for the same vide GRN No.MH008156421201617E dtd.01.02.2017 vide GRAS. From the available record for search I was not able to locate any cross entry/charge/encumbrances in respect of the said property except the one of Mortgage Deed dtd.24.06.2013 executed in favour of Bank of Maharashtra.

(IV) ADDITIONAL DOCUMENTS SUBMITTED:

1. 7/12 extract/s.
2. The Development Permission and Commencement Certificate and sanction/approval of plans is granted by Metropolitan Commissioner and Chief Executive Officer, Pune Metropolitan Regional Development Authority, Pune vide No.DP/BHA/Mauje:Undri/ S.No.2/12A/3/1 & other/C.R.No. 1572/16-17 on 29.12.2016.
3. Search Receipt dt.01.02.2017, vide GRN No.MH008156421201617E



(V) **OPINION:**

On basis of the documents provided to me and in continuation with the previous Search Report and Title Opinion dated 30.05.2015, issued by me and the search of the available records and subject to what ever stated above I am of the opinion that:

- (i) The Title of the said property vests in **M/S MADISON HOLDINGS**
- (ii) The Title is clear and marketable and without encumbrances except the project loan availed from Bank of Maharashtra.
- (iii) **M/S MADISON HOLDINGS** is entitled to develop the ownership scheme under name "**KOOL HOMES SIGNATURE**" on the said property and to sell the apartment unit/s being constructed therein to the prospective purchaser/s.

Place : Pune

Date : 06.04.2017

Saili S. Shevde

MRS. SAILI S. SHEVDE
ADVOCATE

