

Sarika Taori

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Shivajinagar, Pune 411016

Date: 13.07.2017

TITLE REPORT

PARK EXPRESS JOINT VENTURE

504, Corporate Plaza,
Senapati Bapat Road, Shivaji Nagar,
Pune- 411 016.

Sub. : Title Report in respect of Plot No.A admeasuring 41782.21 sq. mtrs. out of the layout of the lands bearing (i) S.Nos. 5/5/3, 5/5/4, 5/5/5, 5/5/6, 5/5/7, 5/5/8, 5/5/9, 5/5/10, 5/5/11, 5/5/12, 5/5/13, 5/5/14, 5/5/17, 5/5/18, 5/5/21, 5/5/22, 5/5/23, 5/5/24, 5/5/25, 5/5/26, 5/5/27 and 5/5/28, (ii) S.Nos.18/1A, 18/3, 18/3/1, 18/5 and 18/6, (iii) S.Nos.19/1A/1 to 19/1A/19, (iv) S.No.19/1B, 19/1B/1 to 15 (v) S.Nos.19/2A (Part), 19/2A/1, 19/2A/2, 19/2A/3, 19/2A/4, 19/2A/5, 19/2A/6, 19/2A/7, 19/2A/8, 19/2A/9, 19/2A/10, 19/2A/11, 19/2A/12, 19/2A/13, 19/2A/14, 19/2A/15, 19/2A/16, 19/2A/17, 19/2A/18, 19/2A/19 and 19/2A/20, (vi) S.Nos., 19/2C/1 to 19/2C/13 and (vii) S, No. 19/4A/3/1 to 22, 19/4B/3/1 to 22, 19/4A/20, 19/4A/3 Mouje Balewadi, Taluka Haveli, District Pune.

Sirs,

I have investigated title to the captioned property and I have to state in my opinion as follows –

I. DESCRIPTION OF THE PROPERTY WHICH IS THE SUBJECT OF THIS REPORT:

Plot No.A admeasuring 41782.21 sq. mtrs. out of the layout of the lands bearing (i) S.Nos.5/5/3, 5/5/4, 5/5/5, 5/5/6, 5/5/7, 5/5/8, 5/5/9, 5/5/10, 5/5/11, 5/5/12, 5/5/13, 5/5/14, 5/5/17, 5/5/18, 5/5/21, 5/5/22,



5/5/23, 5/5/24, 5/5/25, 5/5/26, 5/5/27 and 5/5/28, (ii) S.Nos.18/1A, 18/3, 18/3/1, 18/5 and 18/6, (iii) S.Nos.19/1A/1 to 19/1A/19, (iv) S.No.19/1B, (v) S.Nos.19/2A (Part), 19/2A/1, 19/2A/2, 19/2A/3, 19/2A/4, 19/2A/5, 19/2A/6, 19/2A/7, 19/2A/8, 19/2A/9, 19/2A/10, 19/2A/11, 19/2A/12, 19/2A/13, 19/2A/14, 19/2A/15, 19/2A/16, 19/2A/17, 19/2A/18, 19/2A/19 and 19/2A/20, (vi) S.Nos., 19/2C/1 to 19/2C/13 and (vii) S. No.19/4A/3/1 to 22, 19/4B/3/1 to 22, 19/4A/20, 19/4A/3 Mouje Balewadi, Taluka Haveli, District Pune and bounded as follows -

- On or towards the East : By Amenity space of same layout and Plot No. C
On or towards the South : By Colony Road
On or towards the West : By Plot No. B
On or towards the North : By S.No.5 (part)

II.

A) S.NOS.5/5/3, 5/5/4, 5/5/5, 5/5/6, 5/5/7, 5/5/8, 5/5/9, 5/5/10, 5/5/11, 5/5/12, 5/5/13, 5/5/14, 5/5/17, 5/5/18, 5/5/21, 5/5/22, 5/5/23, 5/5/24, 5/5/25, 5/5/26, 5/5/27 AND 5/5/28 :

1. LIST OF DOCUMENTS GIVEN FOR MY PERUSAL :

- a) Copies of 7/12 extracts
- b) Copies of mutation entries.
- c) Copy of Sale Deed dated 21.03.1986 by Shri. Anandrao Dhoniba Balwadkar in favour of Shri. Anil Sarvottam Pathak and others, registered at the Office of Sub Registrar Haveli No.1 at Serial No. 1566/1986.
- d) Copy of Sale Deed dated 06.08.1991 by Shri. Baban Bandoba Gite in favour of Shri. C. P. Unnikrushnan, registered at the Office of Sub Registrar Haveli-1 at Serial No.10662/1991.
- e) Copy of Sale Deed dated 06.08.1991 by Shri. Maruti Khandoji Raikar in favour of Shri. C. P. Unnikrushnan, registered at the Office of Sub Registrar Haveli-1 at Serial No.10663/1991.



- f) Copy of Sale Deed dated 05.12.1994 by Shri. Dashrath Dhondiba Shedge and others in favour of Shri. Ananda Sadhu Ballal, registered at the Office of Sub Registrar Haveli-4 at Serial No.7797/1994.
- g) Copy of Sale Deed dated 05.12.1994 by Shri. Dashrath Dhondiba Shedge and others in favour of Shri. Pandurang Motiram Ghulane, registered at the Office of Sub Registrar Haveli-4 at Serial No.7798/1994.
- h) Copy of Sale Deed dated 11.09.2000 by Shri. Uttam Mohan Phule in favour of Shri. Ashok Maruti Pilane, registered at the Office of Sub Registrar Haveli-4 at Serial No.7667/2000.
- i) Copy of Sale Deed dated 11.09.2000 by Shri. Uttam Mohan Phule in favour of Shri. Maruti Baban Kalbhor, registered at the Office of Sub Registrar Haveli-4 at Serial No.7668/2000.
- j) Copy of Sale Deed date 10.07.2004 by Shri. Harichand Shantaram Chavan in favour of Shri. Dattatray Chagan Shete and others, registered at the Office of Sub Registrar Haveli-15 at Serial No.2853/2004.
- k) Copy of Development Agreement dated 10.06.2005 by Shri. Laxman Vishnu Navrange in favour of Shri. Bhagwan Bhaguji Murkute and another, registered at the Office of Sub Registrar Haveli-15 at Serial No.4055/2005.
- l) Copy of General Power of Attorney dated 10.06.2005 by Shri. Laxman Vishny Navrange in favour of Shri. Bhagwan Bhaguji Murkute and another, registered at the Office of Sub Registrar Haveli-15 at Serial No. 4/4056/2005.
- m) Copy of Development Agreement dated 25.10.2005 by Shri. Anil Sarvottam Pathak and others in favour of Shri. Ganadhiraj Sheltors, registered at the Office of Sub Registrar Haveli-15 at Serial No. 6714/2005.
- n) Copy of Irrevocable General Power of Attorney dated 25.10.2005 by Shri. Anil Sarvottam Pathak and others in favour of Shri. Ganadhiraj Sheltors, registered at the Office of Sub Registrar Haveli-15 at Serial No. 4/6715/2005.



- o) Copy of Development Agreement dated 06.03.2006 by Shri Ashok Maruti Pilane and another in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2036/2007.
- p) Copy of Development Agreement dated 22.12.2006 by Shri. Dattatray Chhagan Shete and others in favour of Shri Udhav Haribhau Chavan and another, registered at the Office of Sub Registrar Haveli-15 at Serial No. 9090/2006.
- q) Copy of Irrevocable General Power of Attorney dated 22.12.2006 by Shri. Dattatray Chagan Shete and others in favour of Shri Udhav Haribhau Chavan and another, registered at the Office of Sub Registrar Haveli-15 at Serial No.9091/2006.
- r) Copy of Deed of Confirmation dated 21.02.2007 by Shri. Anil Sarvottam Pathak and other in favour of Shri. Ganadhiraj Sheltors, registered at the Office of Sub Registrar Haveli-5 at Serial No.1615/2007.
- s) Copy of Development Agreement dated 02.03.2007 by Shri Dattatray Chagan Shete and others in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-15 at Serial No.1776/2007.
- t) Copy of General Power of Attorney dated 02.03.2007 by Shri Dattatray Chagan Shete and others in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-15 at Serial No.1777/2007.
- u) Copy Power of Attorney dated 06.03.2007 by Shri Ashok Maruti Pilane and another in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2037/2007.
- v) Copy of Development Agreement dated 08.03.2007 by Shri C. P. Unnikrishnan in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.1957/2007.



- w) Copy of General Power of Attorney dated 08.03.2007 by Shri C. P. Unnikrishnan in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.1958/2007.
- x) Copy of Development Agreement dated 08.03.2007 by Shri Laxman Vishnu Navrange and another in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-15 at Serial No.1863/2007.
- y) Copy of Power of Attorney dated 09.03.2007 by Shri Laxman Vishnu Navrange and another in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-15 at Serial No.1864/2007.
- z) Copy of General Power of Attorney dated 17.03.2007 by Shri Anand Sadhu Ballal and another in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2330/2007.
- aa) Copy of Development Agreement dated 21.03.2007 by Mr. Anand Sadhu Ballal and another in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2329/2007.
- bb) Copy of Development Agreement dated 23.01.2006 by Shri. Sanjay Bajirao Balwadkar in favour of Shri. Shamkant Jagannath Wani (Shende), registered at the Office of Sub Registrar Haveli-15 at Serial No. 611/2006.
- cc) Copy of General Power of Attorney dated 23.01.2006 by Shri. Sanjay Bajirao Balwadkar and others in favour of Shri. Shamkant Jagannath Wani (Shende), registered at the Office of Sub Registrar Haveli-15 at Serial No. 4/612/2006.
- dd) Copy of Development Agreement dated 10.04.2006 by Shri. Vasant Maruti Dhumal and others in favour of M/s. Shrinivas Developers, registered at the Office of Sub Registrar Haveli-10 at Serial No. 2820/2006.
- ee) Copy of Irrevocable General Power of Attorney dated 10.04.2006 by Shri. Vasant Maruti Dhumal and others in



- favour of Shri Shamakant Jagannath Shende (Wani), registered at the Office of Sub Registrar Haveli-10 at Serial No. 4/2821/2006.
- ff) Copy of Development Agreement dated 26.09.2006 by Smt. K. Sarojini Surendran and another in favour of M/s. Shriniwas Developers, registered at the Office of Sub Registrar Haveli-19 at Serial No. 6633/2006.
- gg) Copy of General Power of Attorney dated 26.09.2006 by Smt. K. Sarojini Surendran and another in favour of Shri Shamakant Jagannath Shende (Wani), registered at the Office of Sub Registrar Haveli-19 at Serial No. 4/6634/2006.
- hh) Copy of Development Agreement dated 18.12.2006 by Shri Suresh Pandharinath Patil and others in favour of M/s. Shriniwas Developers, registered at the Office of Sub Registrar Haveli-15 at Serial No. 8969/2006.
- ii) Copy of General Power of Attorney dated 18.12.2006 by Shri Suresh Pandharinath Patil and others in favour of Shri Shamakant Jagannath Wani (Shende), registered at the Office of Sub Registrar Haveli-15 at Serial No. 8970/2006.
- jj) Copy of Development Agreement dated 06.03.2007 by Shri Anil Sarvottam Pathak and others in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-15 at Serial No. 1814/2007.
- kk) Copy of General Power of Attorney dated 06.03.2007 by Shri Anil Sarvottam Pathak and another in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-15 at Serial No. 1815/2007.
- ll) Copy of Deed of Correction dated 25.07.2008 by Shri. Vasant Maruti Dhumal and others in favour of M/s. Shriniwas Developers, registered at the Office of Sub Registrar Haveli-19 at Serial No. 5055/2008.
- mm) Copy of Sale Deed dated 04.09.2008 by Sou. Rekha Chandrakant Tambe and another in favour of M/s. Shriniwas



Pride Purple Properties Private Limited, registered at the Office of Sub Registrar Haveli-15 at Serial No. 6026/2008.

- nn) Copy of Sale Deed dated 14.08.2009 by Vithabai Dhondiba alias Dhondiram Sapkal and others in favour of M/s Shrinivas Pride Purple Properties Pvt. Ltd., registered at the Office of Sub Registrar Haveli-19 at Serial No. 3538/2009.
- oo) Copy of General Power of Attorney dated 14.08.2009 by Vithabai Dhondiba alias Dhondiram Sapkal and others in favour of Shri Mr. Arvind Premchand Jain and another, registered at the Office of Sub Registrar Haveli-19 at Serial No. 3539/2009.
- pp) Copy of Memorandum dated 10.05.2012 between Pride Purple Properties, Shrinivas Developers and Shrinivas Pride Purple Properties LLP, registered at the Office of Sub Registrar Haveli-14 at Serial No. 4537/2012.
- qq) Copy of Sale Deed dated 10.05.2012 by Shri. Anil Sarvottam Pathak and others in favour of Shrinivas Pride Purple Properties LLP, registered at the Office of Sub Registrar Haveli-14 at Serial No. 4538/2012.
- rr) Copy of Public notice published by Adv Sarika Taori in daily Prabhat dated 09.07.2012.
- ss) Copy of Zone Certificate dated 02.11.2006.
- tt) Commencement Certificate dated 30.03.2007.
- uu) Plans dated 16.03.2012.
- vv) Occupation Certificate dated 27.03.2012.
- ww) Copy of Search Reports.
- xx) Copy of Mortgage deed dated 11/02/2013 registered at sr. no. 1545/2013.
- yy) Copy of Release/Redemption deed dated 16/02/2016 registered at sr. no. 1495/2016.

2. DESCRIPTION OF PROPERTY :

All those pieces and parcels of land and ground totally admeasuring an area of 00 Hector 64 Are comprising S. Nos. 5/5/3 admeasuring



18 Are, 5/5/4 admeasuring 2 Are, 5/5/5 admeasuring 5 Are, 5/5/6 admeasuring 6 Are, 5/5/7 admeasuring 2 Are, 5/5/8 admeasuring 2 Are, 5/5/9 admeasuring 2 Are, 5/5/10 admeasuring 2 Are, 5/5/11 admeasuring 2 Are, 5/5/12 admeasuring 2 Are, 5/5/13 admeasuring 4 Are, 5/5/14 admeasuring 3 Are, 5/5/17 admeasuring 1 Are, 5/5/18 admeasuring 2 Are, 5/5/21 admeasuring 1 Are, 5/5/22 admeasuring 2 Are, 5/5/23 admeasuring 1 Are, 5/5/24 admeasuring 3 Are, 5/5/25 admeasuring 3 Are, 5/5/26 admeasuring 1 Are, 5/5/27 admeasuring 1 Are and 5/5/28 admeasuring 1 Are, situate at Mouje Balewadi, within the Registration Sub District, Taluka Haveli, District Pune.

3. S. No.5/5 :

- a. *It is seen from 7/12 extract for the year 1943-44 that land bearing S. No.5/5, Mouje Balewadi admeasuring an area of 4 Acre 15 Gunthas, since prior to 1943 belonged to Shri. Dhondi Vithu Balwadkar.*
- b. *It is seen from Mutation Entry No. 376 dated 10.10.1939 that Shri. Dhondi Vithu Balwadkar expired on 31.07.1939 leaving behind him his wife Mainabai and sons Ramchandra, Ananda and Vithu and their names were recorded as holders and Mainabai was shown as their legal guardian in 7/12 record by the said mutation entry.*
- c. *It is seen from Mutation Entry No. 622 dated 15.08.1955 that upon an application of Shri. Ramchandra Dhondiba Balwadkar his name was recorded as legal guardian of his brothers Ananda and Vithu and Karta and Manager of Hindu Undivided Family in revenue records and name of Mainabai was deleted by the said mutation entry.*
- d. *It is seen from Mutation Entry No. 657 dated 30.08.1957 that there was partition S. No. 5, Hissa No. 5 along with other lands between Shri. Ramchandra Dhondiba Balwadkar, Shri Ananda Dhondiba Balwadkar and Shri Vitthal Dhondiba Balwadkar S.No. 5/5 was allotted to the exclusive share of Shri. Ananda*

Dhondiba Balwadkar and his name was mutated in 7/12 record by the said mutation entry. Mainabai also had a share therein, she however, does not appear to be a party to the partition. However, since the entry more than 55 years have elapsed and it is presumed that while recording the said entry process of law must have been followed and consent of Mainabai was taken and this opinion is given relying upon the same. Also there appear transfers by Ananda of various portions and the mutation in the names of such different transferees also have been mutated and you have informed me that nobody has challenged the said partition, mutation entry and further transfers.

- e. It is seen from various mutation entries that Shri. Ananda Dhondiba Balwadkar sold various portions from and out of S. No. 5/5 to different buyers by different sale deeds, which appear to be registered at the Office of Sub Registrar Haveli, the particulars whereof are as follows-

S. Nos.	Area H=Are	Name of land owners	Sale Deeds	
			M.E. No	Serial No.
5/5/3	0=18	Anil S. Pathak, Vidya Kulkarni, Vimal Bhalerao, Rangnath Joshi	1285	1566/1987 dated 24/03/1986
5/5/4	0=02	Ananta Raghunath Kamthe	1286	6432/1986, 16.05.1986
5/5/5	0=05	Madhukar Laxman Ubhe, Chandrakant L. Ubhe, Prakash Nathu Ubhe	1287	4959/1986 17.04.1986
5/5/6	0=06	Dashrath Dhondiba Shedge, Abhiman Rajput, Bapu Jadhav	1288	4772/1986 15.09.1986

5/5/7	0=02	Vasant Maruti Dhumal	1289	4773/1986 15.04.1986
5/5/8	0=02	Sarjubai Mohan Pardeshi	1290	4774/1986 15.04.1986
5/5/9	0=02	Sopan Janaba Gaikwad	1291	4780/1986 15.01.1986
5/5/10	0=02	Govind Kisan Gaikwad	1292	4781/1986 15.01.1986
5/5/11	0=02	Shri. Prabhu Govind Saswade	1293	
5/5/12	0=02	Suresh Sitaram Shelar, Ramchandra Sitaram Shelar	1294	4960/1986 17.04.1986
5/5/13	0=04	Satish Sambhaji Bajare, Shankar Sitaram Bajare	1295	6434/1986 16.05.1986
5/5/14	0=03	Madhukar Chintaman Dhanvade	1296	6435/1986 16.05.1986
5/5/15	0=04	Raja, Vijay Shivaji Gaikwad	1297	6433/1986 16.05.1986
5/5/16	0=01	Dilip Laxman Mite	1298	6347/1986 15.05.1986
5/5/17	0=01	Baban Bandoba Gite	1299	6349/1986 15.05.1986
5/5/18	0=02	Dattu Kisan Gaikwad	1300	6345/1986 15.05.1986
5/5/21	0=01	Anusuyabai Tukaram Shelar	1320	4777/1986 15.01.1986
5/5/22	0=02	Kum. Lalita Shankar Shelke, Sou. Chandrabhaga Shelke	1321	4778/1986 15.01.1986



5/5/23	0=01	Vishnu Gajaba Chowdhari	1322	4779/1986 15.01.1986
5/5/24	0=03	Sou. Savitrabai Kisan Takale Sou. Shobha Chandrakant Takle	1323	4775/1986 15.04.1986
5/5/25	0=02	Ramdas Baban Chowdhari	1324	4776/1986 15.04.1986
5/5/26	0=01	Maruti Dhondiba Raikar	1325	11271/1986 15.05.1986
5/5/27	0=01	Vithabai Dhondiba Sakpal	1431	
5/5/28	0=01	K. Surendran	1505	1033/1988 21.01.1988

f. Names of the said purchasers were mutated in 7/12 record by various mutation entries and separate 7/12 records of each portion were prepared as mentioned in the above chart. Mutation entries in respect of S. Nos. 5/5/8 and 5/5/18 mention that the transactions recorded thereby were subject to section 84 C of the BTAL Act. You have informed me that Govt. has not taken any action on basis of the said entry since thereafter. In that event as per the decisions of the High Court Govt. has lost right to act upon the same.

g. The said land was ancestral property of Shri Ananda Dhondiba Balwadkar, however, his family members do not appear to have been joined in the said sale deeds. The said sale deeds are of the year 1986-87 and mutation entries are of the year 1987, more than 25 years have elapsed since last mutation entry. You have informed me that none of the family members of Shri. Ananda Dhondiba Balwadkar ever challenged the said Sale Deeds and mutation entries of purchasers. Later on some of the purchasers have further sold the lands purchased by



them and mutation of names of such purchasers also have been effected and this opinion is given relying upon and subject to the same.

- h. It is seen from Mutation Entry No.1879 dated 23.01.1990 that Shri. Ananada Dhondiba Balwadkar had availed loan from State Bank of India and charge thereof was mutated in other rights of 7/12 record and that he having repaid the entire loan amount the said charge was deleted from 7/12 record by the said mutation entry.
- i. It is seen from Mutation Entry No. 2013 dated 22.09.1990 that Shri. Ramdas Baban Chowdhari sold land bearing 5/5/25 to Shri. Suresh Pandharinath Patil on 25.04.1990. The said Sale Deed appears to be registered at Sr No. 6788/1990 and name of the said purchaser was mutated in 7/12 record by the said mutation entry. (in 7/12 record the said entry is not mentioned but Mutation Entry No. 2023 is mentioned. It therefore appears to be a mistake.
- j. It is seen from Mutation Entry No. 2019 dated 22.09.1990 that Kum. Lalita Shankar Shelake sold a portion admeasuring 01 Are from and out of land bearing S. No. 5/5/22 to Shri. Someshwar Bodal Rane on 22.06.1990. The said Sale Deed appears to be registered at Sr. No. 9647/1990 and name of the said purchaser was mutated in 7/12 record by the said mutation entry.
- k. It is seen from Mutation Entry No. 2020 dated 22.09.1990 that Sou. Chandrabhagabai Shelake and Kum. Lalita Shankar Shelake sold a portion admeasuring 01 Are from and out of land bearing S. No. 5/5/22 to Shri. Someshwar Bodal Rane on 11.07.1990. The said Sale Deed appears to be registered at Sr. No. 10516/1990 and name of the said purchaser was mutated in 7/12 record by the said mutation entry. It appears that in the earlier sale deed only Lalita Shelake was the vendor and in second sale deed both the owners were party. It is therefore presumed that the first sale was with the knowledge



and consent of the other owner. You have informed me that the said other owner never raised objection to the first sale by Lalita only.

- I. It is seen from Mutation Entry No. 2021 dated 22.09.1990 that *Shri. Vishnu Gajaba Chowdhari sold land bearing S. No. 5/5/23 to Shri. Someshwar Bodal Raneon 22.06.1990. The said Sale Deed appears to be registered at Sr. No. 9646/1990 and name of the said purchaser was mutated in 7/12 record by the said mutation entry.*
- m. It is seen from Mutation Entry No. 2022 dated 22.09.1990 that *Sou. Anusuyabai Tukaram Shelar sold land bearing S. No. 5/5/21 to Shri. Suresh Pandharinath Patil on 26.06.1990. The said Sale Deed appears to be registered at Sr. No. 9848/1990 and name of the said purchaser was mutated in 7/12 record by the said mutation entry.*
- n. It is seen from Mutation Entry No. 2024 dated 22.09.1990 that *Sou. Savitrabai Kisan Takle and Shobha Chandrakant Takle sold land bearing S. No. 5/5/24 to Sou. Laxmibai Bhagwan Narkhede on 25.04.1990. The said Sale Deed appears to be registered at Sr. No. 6787/1990 and name of the said purchaser was mutated in 7/12 record by the said mutation entry.*
- o. It is seen from Mutation Entry No. 2080 dated 14.11.1990 that *Shri. Ananta Raghunath Kamthe sold land bearing S. No. 5/5/4 to Sou Sangeeta Chandrakant Sonawane on 10.05.1990. The said Sale Deed appears to be registered at Sr. No.7369/1990 and name of the said purchaser was mutated in 7/12 record by the said mutation entry.*
- p. It is seen from Mutation Entry No. 2081 dated 14.11.1990 that *Shri. Prabhu Govind Sasawade sold land bearing S. No. 5/5/11 to Sou. Sangeeta Chandrakant Sonawane on 10.05.1990. The said Sale Deed appears to be registered at Sr. No. 7368/1990 and her name was mutated in 7/12 record by the said mutation entry.*



- q. It is seen from Mutation Entry No. 2083 dated 14.11.1990 that Shri. Narayan Baburao Mane sold land bearing 5/5/18 to Shri. Dattu Kisan Gaikwad on 15.03.1990. The said Sale Deed appears to be registered at Sr. No. 4355/1990 and name of the said purchaser was mutated in 7/12 record by the said mutation entry. The 7/12 extract for the year 2012-13 shows a remark in other rights that the same was subject to the provisions of Section 84 C of the BTAL Act.
- r. It is seen from Mutation Entry No. 2342 dated 08.10.1991 that upon an inquiry u/s 84 C the transaction in relation to the said land was held to be legal and the said remark was deleted by the said mutation entry. The land affected by the said mutation entry is mentioned to be S. No. 5/5/17. The Mutation Entry Nos. 1299 and 2342 pertaining to mutations in respect of the said land do not mention that the same were subject to section 84 C. It therefore appears that by mistake the said entry is made in 7/12 record of S. No. 5/5/17 instead of 5/5/18 and if so, the same needs to be deleted.
- s. It is seen from Mutation Entry No. 2368 dated 14.11.1991 and xerox copy of Sale Deed dated 06.08.1991 that Shri Maruti Khandoba Raikar (ME No. 1325 mentions Dhondiba and not Khandoba) sold land bearing S. No. 5/5/26 admeasuring 01 Acre to Shri C. P. Unnikrishnan on 06.08.1991. The said Sale Deed appears to be registered at Sr. No. 10663/1990 and name of the said purchaser was mutated in 7/12 record by the said mutation entry.
- t. It is seen from Mutation Entry No. 2369 dated 14.11.1991 and xerox copy of Sale Deed dated 06.08.1991 that Shri Baban Bandoba Gite sold land bearing S. No. 5/5/17 to Shri C. P. Unnikrishnan and name of the said purchaser was mutated in 7/12 record by the said mutation entry. It appears from the accompanying xerox copy of receipt that the said document was registered at Sr. No. 10662 on 06.08.1991.



- u. It is seen from copy of Sale Deed dated 05.12.1994 that by Sale Deed dated 05.12.1994 Shri. Dasharath Dhondiba Shedage, Shri Abhiman Kalsing Rajput and Shri Babu Mahadu Jadhav sold a portion admeasuring 03 Are from and out of S. No. 5/5/6 totally admeasuring 06 Are to Shri Ananda Sadhu Balla. The said Sale Deed is registered at the Office of Sub Registrar Haveli-4 at Serial No. 7797/1994 and name of the said purchaser appears to have been mutated in 7/12 record by Mutation Entry No. 2916.
- v. It is seen from Mutation Entry No. 2917 dated 14.09.1995 and copy of Sale Deed dated 05.12.1994 that by Sale Deed dated 05.12.1994 Shri. Dashrath Dhondiba Shedage, Shri Abhiman Kalsing Rajput and Shri Babu Mahadu Jadhav sold a portion admeasuring 03 Are from and out of S. No. 5/5/6 totally admeasuring 06 Are to Shri Pandurang Motiram Gulhane. The said Sale Deed is registered at the Office of Sub Registrar Haveli-4 at Serial No. 7798/1994 and name of the said purchaser was mutated in 7/12 record by the said mutation entry.
- w. It is seen from Mutation Entry No. 3214 dated 10.11.1996 that Shri. Suresh Sitaram Shelar and Shri Ramchandra Sitaram Shelar sold land bearing S. No. 5/5/12 to Shri. Uttam Mohan Phule on 13.07.1996. The said Sale Deed appears to be registered at Sr. No. 4134/1996 and name of the said purchaser was mutated in 7/12 record by the said mutation entry.
- x. It is seen from Mutation Entry No. 4178 dated 12.03.1994 that Shri Madhukar Chintaman Dhanawade sold land bearing S. No. 5/5/14 to Shri. Harishchandra Shantaram Chavan on 14.10.1996. The said Sale Deed appears to be registered at Sr. No. 7330/1996 and name of the said purchaser was mutated in 7/12 record by the said mutation entry. There is another ME No. 4188 of the same transaction.



- y. It is seen from Mutation Entry No. 4570 dated 18.11.1999 that Shri. Someshwar Bodal Rane expired on 24.12.1997 leaving behind him his wife Lilawati and sons Ashok and Chandrashekhar as his only legal heirs. The names of the said heirs were mutated in 7/12 record of S. Nos. 5/5/22 and 5/5/23 by the said mutation entry.
- z. It is seen from Mutation Entry No. 4777 dated 26.02.2001 and copy of Sale Deed dated 11.09.2000 that by Sale Deed dated 11.09.2000 Shri. Uttam Mohan Phule sold a portion admeasuring 01 Are from and out of S. No. 5/5/12 totally admeasuring 2 Are to Shri. Maruti Baban Kalbhor. The said Sale Deed is registered at the Office of Sub Registrar Haveli-4 at Serial No. 7668/2000 and name of the said purchaser was mutated in 7/12 record by the said mutation entry.
- aa. It is seen from Mutation Entry No. 4877 dated 15.05.2001 and copy of Sale Deed dated 11.09.2000 that by Sale Deed dated 11.09.2000 Shri. Uttam Moahan Phule sold a portion admeasuring 01 Are from and out of S. No. 5/5/12 to Shri. Ashok Maruti Pilane. The said Sale Deed is registered at the Office of Sub Registrar Haveli-4 at Serial No. 7667/2000 and name of the said purchaser was mutated in 7/12 record by the said mutation entry.
- bb. It is appears from 7/12 extract of the year 1993-94 that Shri. Madhukar Laxman Ubhe, Shri Chandrakant Laxman Ubhe and Shri Prakash Nathu Ubhe sold land bearing S. No. 5/5/5 to Shri Laxman Vishnu Navarange and name of the said purchaser appears to have been mutated in 7/12 record by Mutation Entry No. 5376.
- cc. It is seen from Mutation Entry No. 5481 dated 21.01.2005 and copy of Sale Deed dated 10.07.2004 that Shri. Hasrishchandra Shantaram Chavan sold land bearing S. No. 5/5/14 to Shri. Dattatray Chhagan Shete, Shri Dada Ranu Bhosale, Shri Mahadeo Nagnath Menkudale and Sou. Hema Mahadeo Menkudale. The said Sale Deed is registered at the Office of



Sub Registrar Haveli-15 at Serial No. 2853/2004 and names of the said purchasers were mutated in 7/12 record by the said mutation entry.

dd. It appears from 7/12 extract of the year 1993-94 that K. Surendran expired and names of Smt. Sarojini Surendran and Kum. Surya Surendran appear to have been mutated in 7/12 record by Mutation Entry No. 5929.

ee. It is seen from Mutation Entry No. 6243 dated 29.08.2008 that Shri. Anil Sarvottam Pathak, Vidya Kulkarni and Vimal Ramakant Bhalerao sold portion admeasuring 05 Are from and out of S. No. 5/5/3 totally admeasuring 0 Hector 18 Are to Sou. Rekha Chandrakant Tambe and Sou. Archana Devidas Tambe on 14.09.1994. The said Sale Deed appears to be registered at Sr. No. 5477/1999 and names of the said purchasers were mutated in 7/12 record by the said mutation entry.

ff. It is seen from the copy of Development Agreement dated 10.06.2005 that by Development Agreement dated 10.06.2005 Shri. Laxman Vishnu Navarange transferred development rights in S. No. 5/5/5 admeasuring 0 Hector 05 Are in favour of Shri. Bhagawan Bhaguji Murkute and Shri. Ananda Haribhau Tamhane. The said Development Agreement is registered at the office of Sub Registrar Haveli-15 at Sr. No. 4055/2005. He also executed a General Power of Attorney in favour of Shri. Bhagawan Bhaguji Murkute and Shri. Ananda Haribhau Tamhane. The said Power of Attorney is registered at the office of Sub Registrar Haveli-15 at Sr. No. 4056/2005.

gg. It is seen from the copy of Development Agreement dated 25.10.2005 that by Development Agreement dated 25.10.2005 Shri. Anil Sarvottam Pathak, Sou. Vidya Ashok Kulkarni and Sou. Vimal Ramakant Bhalerao transferred development rights in S. No. 5/5/3 admeasuring 0 Hector 13 Are in favour of Shri. Ganadhiraj Shethers. The said Development Agreement is registered at the office of Sub Registrar Haveli-15 at Sr. No. 6714/2005. They also executed a General Power of Attorney in



favour of Shri. Avinash Shankar Tambe and Shri. Paresh Govindbhai Parmar. The said Power of Attorney is registered at the office of Sub Registrar Haveli-15 at Sr. No. 6715/2005. It is seen from the copy of Confirmation Deed dated 21.02.2007 that on receipt of extra consideration, by Confirmation Deed dated 21.02.2007 Shri. Anil Sarvottam Pathak, Sou. Vidya Ashok Kulkarni and Sou. Vimal Ramakant Bhalerao confirmed the aforesaid Development Agreement in favour of Shri. Ganadhiraj Shelters. The said Confirmation Deed is registered at the Office of Sub Registrar Haveli-5 at Serial No. 1615/2007.

hh. It is seen from the copy of Deed of Assignment of development Rights dated 21.01.2006 that by Deed of Assignment of Development Rights dated 21.01.2006 Shri. Sanjay Bajirao Balwadkar with consent of Shri Govind Kisan Gaikwad, Shri Satish Sambhaji Bajare, Shri Shankar Sitaram Bajare, Shri Narayan Baburao Mane, Shri Suyrakant Dhondiba Dhanakude transferred development rights in S. Nos. 5/5/10 admeasuring 0 Hector 02 Are, 5/5/13 admeasuring 04 Are and 5/5/18 admeasuring 02 Are in favour of Shri Shamkant Jagganath Wani (Shende). The said Deed of Assignment of Development Rights is registered at the office of Sub Registrar Haveli-15 at Sr. No. 611/2006. They also executed a General Power of Attorney in favour of Shri Shamkant Jagganath Wani (Shende). The said Power of Attorney is registered at the office of Sub Registrar Haveli-19 at Sr. No. 4/612/2006. There is reference to registered documents bearing Registration Nos: 50/2005, 51/2005, 5737/2005, 5738/2005, 76/2005, 77/2005, 306/2006 and 307/2006.

ii. It is seen from the copy of Development Agreement dated 22.12.2006 that by Development Agreement dated 22.12.2006 Shri. Dattatray Shete, Shri. Dada Ranu Bhosale, Shri. Mahadeo Naganath Menkudale and Sou. Hema Mahadeo Menkudale transferred development rights in S. No. 5/5/14 admeasuring 0 Hector 3 Are in favour of Shri.



Haribhau Chavan and Shri. Govind Keshav Tapkir. The said Development Agreement is registered at the office of Sub Registrar Haveli-15 at Sr. No. 9090/2006. They also executed a General Power of Attorney in favour of Shri. Uddhav Haribhau Chavan and Shri. Govind Keshav Tapkir. The said Power of Attorney is registered at the office of Sub Registrar Haveli-15 at Sr. No. 9091/2006.

jj. It is seen from the copy of Development Agreement dated 06.03.2006 that by Development Agreement dated 06.03.2006 Shri. Ashok Maruti Pilane and Shri. Maruti Baban Kalbhore transferred development rights in S. No. 5/5/12 admeasuring 02 Are in favour of M/s Pride Purple Properties. The said Development Agreement is registered at the office of Sub Registrar Haveli-19 at Sr. No. 2036/2007. They also executed a General Power of Attorney in favour of M/s Pride Purple Properties. The said Power of Attorney is registered at the office of Sub Registrar Haveli-19 at Sr. No. 2037/2007.

kk. It is seen from the copy of Development Agreement dated 02.03.2007 that by Development Agreement dated 02.03.2007 Shri. Dattatray Chhagan Shete, Shri Dada Ranu Bhosale, Shri Mahadev Naganath Menkudale and Sou. Hema Mahadev Menkudale all through their Power of Attorney holder Shri Udhav Haribhau Chavan and Shri Govind Keshav Tapkir transferred development rights in S. No. 5/5/14 admeasuring 03 Are in favour of M/s Pride Purple Properties. The said Development Agreement is registered at the office of Sub Registrar Haveli-15 at Sr. No. 1776/2007. They also executed a General Power of Attorney in favour of M/s Pride Purple Properties. The said Power of Attorney is registered at the office of Sub Registrar Haveli-15 at Sr. No. 1777/2007. The said owners had earlier transferred development rights in favour of Shri Chavan and Shri Tapkir and they have been made party to the said Development agreement as consented party party of the third part.



II. It is seen from the copy of Development Agreement dated 08.03.2007 that by Development Agreement dated 08.03.2007 Shri C. P. Unnikrishnan transferred development rights in S. No. 5/5/17 admeasuring 01 Are and S. No. 5/5/26 admeasuring 01 Are in favour of M/s Pride Purple Properties. The said Development Agreement is registered at the office of Sub Registrar Haveli-19 at Sr. No. 1957/2007. They also executed a General Power of Attorney in favour of M/s Pride Purple Properties. The said Power of Attorney is registered at the office of Sub Registrar Haveli-19 at Sr. No. 1958/2007.

mm. It is seen from the copy of Development Agreement dated 08.03.2007 that by Development Agreement dated 08.03.2007 Shri. Laxman Vishnu Navrange through Power of attorney Shri Bhagwan Bhaguji Murkute and Shri Ananda Haribhau Tamhane transferred development rights in S. No. 5/5/5 admeasuring 05 Are in favour of M/s Pride Purple Construction Pvt. Ltd. The said Development Agreement is registered at the office of Sub Registrar Haveli-15 at Sr. No. 1863/2007. He also executed a General Power of Attorney in favour of M/s Pride Purple Construction Pvt. Ltd. The said Power of Attorney is registered at the office of Sub Registrar Haveli-15 at Sr. No. 1864/2007. He had earlier transferred development rights in favour of Shri Murkute and Shri Tamhane and they have been made party to the said Development agreement as confirming party, party of the third part.

nn. It is seen from the copy of Development Agreement dated 06.03.2007 that by Development Agreement dated 06.03.2007 Shri. Shri. Anil Sarvottam Pathak and others through their Power of attorney holder M/s Shree Ganadhiraj Shelters through partner Shri Avinash Shankar Tambe and Shri Paresh Govindbhai Parmar transferred development rights in S. No. 5/5/3 admeasuring 18 Are in favour of M/s Pride Purple Properties. The said Development Agreement is registered at the office of Sub Registrar Haveli-15 at Sr. No. 1814/2007.



07.03.2007. They also executed a General Power of Attorney in favour of M/s Pride Purple Properties. The said Power of Attorney is registered at the office of Sub Registrar Haveli-15 at Sr. No. 1815/2007 on 07.03.2007. The said Development Agreement mentions that the aforesaid persons had transferred the development rights in favour of M/s Shree Ganadhiraj Shelters and also had constituted the same their Power of Attorney. M/s Ganadhiraj Shelters has also executed the said development agreement as Confirming party, Party of the third part.

oo. It is seen from the copy of Development Agreement dated 08.03.2007 that by Development Agreement dated 08.03.2007 Shri. Ananda Sadhu Ballal and Shri. Pandurang Gulhane transferred development rights in S. No. 5/5/6 admeasuring 06 Are in favour of M/s Pride Purple Properties. The said Development Agreement is registered at the office of Sub Registrar Haveli-19 at Sr. No. 2329/2007. They also executed a General Power of Attorney in favour of M/s Pride Purple Properties. The said Power of Attorney is registered at the office of Sub Registrar Haveli-19 at Sr. No. 2330/2007.

pp. It is seen from copy of Development Agreement dated 10.04.2006 that by Development Agreement dated 10.04.2006 Shri. Vasant Maruti Dhumal, Shri Sopan Janaba Gaikwad and Sarjubai Mohan Paradeshi transferred development rights in S. No. 5/5/7 admeasuring 02 Are, S. No. 5/5/8 admeasuring 02 Are and S. No. 5/5/9 admeasuring 02 Are in favour of M/s Shriniwas Developers. The said Development Agreement is registered at the office of Sub Registrar Haveli-10 at Sr. No. 2820/2006. They also executed a General Power of Attorney in favour of M/s. Shriniwas Developers. The said Power of Attorney is registered at the office of Sub Registrar Haveli-19 at Sr. No. 2821/2006. The said document refers to MOU dated 17.05.2004 and development agreements registered at the



Office of Sub Registrar Haveli-15 at Serial Nos. 44, 46 and 48 on 03.01.2005.

- qq. It is seen from the copy of Correction Deed dated 25.07.2008 that by Correction Deed dated 25.07.2008 that the Development Agreement dated 10.04.2006 was corrected by substituting Mouje Balewadi for Mouje Pashan as mentioned wrongly. The said Correction Deed is registered at the Office of Sub Registrar Haveli-19 at Serial No. 5055/2008.
- rr. It is seen from the copy of Development Agreement dated 26.09.2006 that by Development Agreement dated 26.09.2006 Smt. K. Sarojini Surendran and Kum. Surya Surendran transferred development rights in S. No. 5/5/28 admeasuring 01 Are in favour of M/s. Shriniwas Developers. The said Development Agreement is registered at the Office of Sub Registrar Haveli-19 at Sr. No. 6633/2006. They also executed a General Power of Attorney in favour of M/s. Shriniwas Developers. The said Power of Attorney is registered at the office of Sub Registrar Haveli-19 at Sr. No. 6634/2006.
- ss. It is seen from the copies of Development Agreement dated 18.12.2006 that by Development Agreement dated 18.12.2006 Shri. Suresh Pandharinath Patil, Mrs. Laxmibai alias Suman Bhagawan Narakhede, Smt. Lilawati Someshwar Rane, Shri Chandrakant Someshwar Rane and Shri Ashok Someshwar Rane transferred development rights in S. No. 5/5/21 admeasuring 01 Are, S. No. 5/5/22 admeasuring 02 Are, S. No. 5/5/23 admeasuring 01 Are, S. No. 5/5/24 admeasuring 03 Are and S. No. 5/5/25 admeasuring 02 Are in favour of M/s Shriniwas Developers. The said Development Agreement is registered at the Office of Sub Registrar Haveli-15 at Sr. No. 8969/2006. They also executed a General Power of Attorney in favour of M/s. Shriniwas Developers. The said Power of Attorney is registered at the office of Sub Registrar Haveli-19 at Sr. No. 8970/2006.



- tt. It is seen from the copy of Sale Deed dated 04.09.2008 that by Sale Deed dated 04.09.2008 Sou. Rekha Chandrakant Tambe and Sou. Archana Devidas Tambe sold a portion admeasuring 5 Are from and out of S. No. 5/5/3 to M/s Shrinivas Pride Purple Properties Pvt. Ltd. The said Sale Deed is registered at the Office of Sub Registrar Haveli-15 at Serial no. 6026/2008 and name of the said purchaser appears to have been mutated in 7/12 record by Mutation Entry No. 6574.
- uu. It is seen from the copy of Sale Deed dated 14.08.2009 that by Sale Deed dated 14.08.2009 Vithabai Dhondiba alias Dhondiram Sapkal, Shri Anil Dhondiba alias Dhondiram Sapkal, Shri Satish Dhondiba alias Dhondiram Sapkal and Sou. Sunita Sanjay Chavan sold S. No. 5/5/27 to Shrinivas Pride Purple Properties Pvt. Ltd. The said Sale Deed is registered at the Office of Sub Registrar Haveli-19 at Serial No. 3538/2009. They also executed a Power of Attorney in favour of Shri Arvind Premchand Jain on 14.08.2009 and the same is registered at the Office of Sub Registrar Haveli-19 at Sr. No. 4/3539/2009. Name of the said purchaser appears to be mutated by Mutation Entry No. 6543.
- vv. It is seen from the copy of Zone Certificate dated 02.11.2006 that S. No. 5 was designated in residential zone and is affected by 24 M, 30 M RP roads.

B] S.NOS.18/1A, 18/3, 18/3/1, 18/5 AND 18/6 :**1. LIST OF DOCUMENTS GIVEN FOR MY PERUSAL :**

- a) Copies of 7/12 extracts
- b) Copies of mutation entries.
- c) Copy of Sale Deed dated 06.04.1990 by Shri. Ananda Dhondiba Balwadkar in favour of Shri. Dashrath Mahadev Nitनावरे, registered at the Office of Sub Registrar Haveli-1 at Serial No.4999/1990.
- d) Copy of Sale Deed dated 30.04.1990 by Shri. Ananda Dhondiba Balwadkar in favour of Shri. Balam Kondiba Adhav and another we



have just executed copy and not registered endorcemnet on the same, the reference is appearing just in Mutation and further sale deed of 2007 in favour of Rekha Balwadkar

- e) Copy of Will dated 22.06.2001 by Shri. Dashrath Mahadev Nitnavare, registered at the Office of Sub Registrar Haveli-4 at Serial No.7055/2001.
- f) Copy of Irrevocable Power of Attorney dated 09.12.2005 by Shri. Baban Bhagwant Balwadkar and others in favour of Shri. Rajesh Pandurangji Mundada and others, registered at the Office of Sub Registrar Haveli-15 at Serial No.7639/2005.
- g) Copy of Development Agreement dated 09.12.2005 by Shri. Baban Bhagwanta Balwadkar and others in favour of Shri. Sanjay Motilalji Dahad and others, registered at the Office of Sub Registrar Haveli-15 at Serial No.7638/2005.
- h) Copy of Sale Deed dated 01.03.2007 by Shri. Balam Kondiba Adhav in favour of Sou. Rekha Maruti Balwadkar, registered at the Office of Sub Registrar Haveli-15 at Serial No.1609/2007.
- i) Copy of Development Agreement dated 18.04.2007 by Mrs. Rekha Maruti Balwadkar in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.3169/2007.
- j) Copy of General Power of Attorney dated 18.04.2007 by Mrs. Rekha Maruti Balwadkar in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.3170/2007.
- k) Copy of Development Agreement dated 18.04.2007 by Shri Sunil Dasharath Nitnavare in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.3172/2007.
- l) Copy of Power of Attorney dated 18.04.2007 by Shri Sunil Dasharath Nitnavare in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.3173/2007.



- m) Copy of Development Agreement dated 20.03.2007 by Smt. Jyoti Arvind Natu and another in favour of M/s. Shriniwas Developers, registered at the Office of Sub Registrar Haveli-19 at Serial No.2316/2007.
- n) Copy of Power of Attorney dated 20.03.2007 by Smt. Jyoti Arvind Natu and another in favour of M/s. Shriniwas Developers, registered at the Office of Sub Registrar Haveli-19 at Serial No.2317/2007.
- o) Copy of Development Agreement dated 20.03.2007 by Smt. Jyoti Arvind Natu and another in favour of M/s. Shriniwas Developers, registered at the Office of Sub Registrar Haveli-19 at Serial No.2318/2007.
- p) Copy of Power of Attorney dated 20.03.2007 by Smt. Jyoti Arvind Natu and another in favour of M/s. Shriniwas Developers, registered at the Office of Sub Registrar Haveli-19 at Serial No.2319/2007.
- q) Copy of Development Agreement dated 28.08.2007 by Mrs. Jyoti Arvind Natu alias Jyoti Digambar Bhide and Mrs. Prabha Kashinath Natu, in favour of M/s Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No. 6935/2007.
- r) Copy of General Power of Attorney dated 28.08.2007 by Mrs. Jyoti Arvind Natu alias Jyoti Digambar Bhide and Mrs. Prabha Kashinath Natu, in favour of M/s Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No. 6936/2007.
- s) Copy of Sale Deed dated 10.10.2008 by Shri Uddhav Haribhau Chavan and others in favour of Shriniwas Pride Purple Properties Private Limited, registered of the Office of Sub Registrar Haveli-19 at Serial No.6431/2008.
- t) Copy of Memorandum dated 10.05.2012, registered at the Office of Sub Registrar Haveli-14 at Sr. No. 4537/2012.
- u) Copy of Zone Certificate dated 07.05.2008.



- v) Copy of Search Report 13/07/2012 issued by Adv Sunita Gajarmal.
- w) Copy of Release/Redemption deed dated 16/02/2016 registered at sr. no. 1495/2016.

2. DESCRIPTION OF PROPERTY :

All those pieces and parcels of land and ground bearing S. No. 18/1A admeasuring 0 Hecter 40.5 Are, S. No. 18/3, admeasuring 0 Hecter 40.5 Are, S. No. 18/3/1 admeasuring 0 Hecter 02 Are, S. No. 18/5 admeasuring 0 Hecter 14 Are out of total area of 0 Hecter 83 Are and S. No. 18/6 admeasuring 0 Hecter 14 Are out of total area of 0 Hecter 83 Are, totally admeasuring an area of 01 Hecter 11 Are (111 R), , situate at Mouje Balewadi, within the Registration Sub District Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.

3. S.No.(18/1+2/1) i.e. 18/1A :

a] It is seen from 7/12 extract for the year 1930-31 that land bearing S. No.18/1+2 admeasuring an area of 2 Acre 1 Guntha, since prior to 1930 belonged to Shri. Tukaram Arjuna Balwadkar. His name appears to have been mutated by Mutation Entry No. 207.

b] It is seen from Mutation Entry No. 426 dated 21.01.1945 that Shri. Tukaram Arjuna Balwadkar expired in the year 1943 leaving behind him his son Raghu and his name was mutated as a holder in 7/12 record by the said mutation entry.

c] It is seen from Mutation Entry No. 1098 dated 29.01.1986 that Shri. Vitthal Raghoba Balwadkar, Shri. Nivrutti Raghoba Balwadkar, Shri. Namdeo Raghoba Balwadkar, Shri. Mahadu Raghoba Balwadkar, Shri. Ghanashyam Raghoba Balwadkar, Shri. Babu Raghoba Balwadkar, Shri. Maruti Raghoba Balwadkar, Shri. Hanamant Raghoba Balwadkar, Shri. Padhrinath Baburao Balwadkar



and Kisan Baburao Balwadkar got various lands mentioned in the said mutation entry partitioned amongst them under section 85 of The Maharashtra Land Revenue Code whereunder S.No. 18/1+2 was subdivided into two equal portions admeasuring 40.5 Are each and in the said partition the subdivided portion given to Shri. Nivrutti Raghoba Balwadkar was given S.No. 18/1+2/1 and separate 7/12 record thereof was prepared and name of Shri Nivrutti Raghoba Balwadkar was mutated therein by the said mutation entry. Though Raghoba does not appear to have received any land in the said partition, his heirs are parties and it is possible that he was not then alive. This opinion is given presuming that the mutation was done in legal manner.

d] It is seen from Mutation Entry No. 3231 dated 01.01.1997 that Shri. Nivrutti Raghoba Balwadkar sold a portion admeasuring 20 Are from and out of the entire land bearing S. No. 18/1+2/1 to Sou. Prabha Kashinath Natu. The said sale deed appears to be registered at Serial No. 4090/1995 on 05.05.1995 and name of the said purchaser was mutated in 7/12 record by the said mutation entry. It is further seen from the remarks in the said mutation entry that by his order dated 10.02.2000 passed in RTS Appeal No. 84/99 the Circle Officer, Kothrud cancelled the said mutation entry, restored the name of Shri Nivrutti Raghoba Balwadkar in 7/12 record.

e] It is seen from Mutation Entry No. 3232 dated 01.01.1997 that Shri. Nivrutti Raghoba Balwadkar, with the consent of Shri. Sharad Nivrutti Balwadkar sold a portion admeasuring 20 Are from and out of the entire land bearing S. No. 18/1+2/1 to Smt. Jyoti Arvind Natu. The said Sale Deed appears to be registered at Serial No. 4091/1995 on 05.05.1995 and name of the said purchaser was mutated in 7/12 record by the said mutation entry. It is further seen from the remarks in the said mutation entry that by his order dated 10.02.2000 passed in RTS Appeal No. 84/99 the Circle Officer, Kotharud cancelled the said



mutation entry, restored the name of Shri. Nivrutti Raghoba Balwadkar in 7/12 record.

f] It is seen from Mutation Entry No. 3692 dated 20.11.1997 that by order of Tahasildar, Haveli dated 19.11.97 the names of Shri Kisan Baburao Balwadkar, Shri Pandharinath Baburao Balwadkar, Shri Ananda Pandharinath Balwadkar, Shri Dattatray Padharinath Balwadkar and Shri Manohar Pandharinath Balwadkar, the legal heirs of Shri Baburao Tukaram Balwadkar were mutated in 7/12 record by the said mutation entry in addition to that of Nivrutti Raghoba Balwadkar.

g] It is seen from Mutation Entry No. 5509 dated 20.02.2005 that S. No. 18/1+2/1 was renumbered as S. No. 18/1A by the said mutation entry.

h] It is seen from Mutation Entry No. 5720 dated 17.01.2006 that Kalyani Kishor Godambe, Rohini Vitthal More, Mangal Ananda Kalate, Pooja Sahebrao Yadav and Shobha Vilas Ghule released and relinquished their shares and interest in the said property in favour of Shri. Amol Ananda Balwadkar, Shri Prakash Kisan Balwadkar and Shri Ananda Pandharinath Balwadkar. The said Release Deed appears to be registered at Sr. No.5699/2005 and name of Shobha Vilas.Ghule was deleted from 7/12 record by the said mutation entry. It appears that only name of Shobha was mutated in 7/12 record.

i] It is seen from the copy of Development Agreement dated 20.03.2007 that by Development Agreement dated 20.03.2007 Smt. Jyoti Aravind Natu/Sou. Jyoti Digambar Bhide and Sou. Prabha Kashinath Natu, with the consent of Smt. Anjanabai Pandharinath Balwadkar, Shri. Ananda Pandharinath Balwadkar, Sou. Kamal Ananda Balwadkar, Shri. Amol Ananda Balwadkar, Shri. Vikas Ananda Balwadkar, Shri. Dattatray Pandharinath Balwadkar, Sou. Aruna Dattatray Balwadkar, Shri. Sagar Dattatray Balwadkar, Shri.



Vishal Dattatray Balwadkar, Shri. Manohar Pandharinath Balwadkar, Sou. Vimal Manohar Balwadkar, Yogita Manohar Balwadkar, Shri. Rajesh (Amit) Manohar Balwadkar, Shri. Kisan Babu Balwadkar, Sou. Yamuna Kisan Balwadkar, Shri. Balasaheb Kisan Balwadkar, Shri. Suhas Balasaheb Balwadkar, Vidya Balasaheb Balwadkar, Shri. Prakash Kisan Balwadkar, Sou. Shobha Prakash Balwadkar, Yogini Prakash Balwadkar, Hemangi Prakash Balwadkar and Shri. Raj Prakash Balwadkar transferred development rights in S. No. 18/1A admeasuring 0 Hectar 40.5 Are in favour of M/s Shriniwas Developers. The said Development Agreement is registered at the office of Sub Registrar Haveli-19 at Sr. No. 2318/2007 on 22.03.2007. They also executed a General Power of Attorney in favour of M/s Shriniwas Developers. The said Power of Attorney is registered at the office of Sub Registrar Haveli-19 at Sr. No. 2319/2007 on 22.03.2007. It is seen that Shri Nivrutti Raghoba Balwadkar has not been joined to the said agreement and therefore it appears that development rights of his share do not appear to have been transferred. It is already seen that earlier he had sold only 40 Are and not 40.5 Are to the abovementioned persons. It appears from the said agreement that till the said agreement owners had not filed statement u/s 6 of the Urban Land (Ceiling and Regulation) Act, 1976. You have informed me that the said land was not acquired and was not exempted u/s 20 (1) of the said Act. The said Act having been repealed w.e.f. 30.11.2007 its provisions are now not applicable.

4. S.NOS.18/3, 18/3/1 :

a] It is seen from 7/12 extract for the year 1930-31 that land bearing S. No.18/3 admeasuring an area of 1 Acre 8 Gunthe, since prior to 1930 belonged to Shri. Dhondi Vithu Balwadkar.

b] It is seen from Mutation Entry No. 376 dated 10.10.1939 that Shri. Dhondi Vithu Balwadkar expired on 31.07.1939 leaving behind



him his wife Mainabai and sons Ramchandra, Ananda and Vithoba and their names were mutated in 7/12 record by the mutation entry.

c] It is seen from Mutation Entry No. 622 dated 15.08.1955 that upon an application of Shri. Ramchandra Dhondiba Balwadkar his name was recorded as legal guardian of his brothers Ananda and Vithu and Karta and Manager of Hindu Undivided Family in revenue records and name of Mainabai was deleted by the said mutation entry.

c] It is seen from Mutation Entry No. 657 dated 30.08.1957 that there was partition of S. No. 18, Hissa No. 3 along with other lands between Shri. Ramchandra Dhondiba Balwadkar, Shri Ananda Dhondiba Balwadkar and Shri Vitthal Dhondiba Balwadkar and the said land was allotted to the exclusive share of Shri. Ananda Dhondiba Balwadkar and his name was mutated in 7/12 record by the said mutation entry. Mainabai also had a share therein, she does not appear to be a party to the partition. However, since the entry more than 55 years have elapsed and it is presumed that while recording the said entry process of law must have been followed and consent of Mainabai was taken.

e] It is seen from Mutation Entry No.775 dated 25.10.1969 that Shri Ramchandra Dhondiba Balwadkar had availed Tagai loan and a charge thereof was kept on the said property and that charge of Tagai loan was deleted in accordance with the order of Tahasildar, Haveli by the said mutation entry.

f] It is seen from Mutation Entry No.1350 dated 18.10.1987 that Shri. Ananada Dhondiba Balwadkar had availed loan from State Bank of India and charge thereof was mutated in other rights of 7/12 record by the said mutation entry and that he having repaid the entire loan amount the said charge was deleted from 7/12 record by Mutation Entry No. 1879 dated 23.01.1990.



g] It is seen from Mutation Entry No. 2486 dated 19.06.1992 and copy of Sale Deed dated 06.04.1990 that by Sale Deed dated 06.04.1990 Shri. Ananda Dhondiba Balwadkar sold a portion admeasuring 02 Are from and out of S.No.18/3 to Shri. Dasharath Mahadeo Nitaware. The said Sale Deed is registered at the Office of Sub Registrar Haveli-1 at Serial No. 4999/1990. The said portion admeasuring 02 Are was given S. No. 18/3/1 and the remaining portion admeasuring 47 Are was given S. No.18/3 and separate 7/12 records were prepared and the name of Shri. Dasharath Mahadeo Nitaware was mutated in 7/12 record of S. No. 18/3/1 by the said mutation entry.

The said land was ancestral property of Shri Ananda Dhondiba Balwadkar, however, his family members do not appear to have been joined in the said sale deeds. The said sale deed was of the year 1990 and mutation entries are of the year 1992, more than 20 years have elapsed since last mutation entry. You have informed me that none of the family members of Shri. Ananda Dhondiba Balwadkar ever challenged the said Sale Deed and mutation entries of purchaser.

h] It is seen from Mutation Entry No. 2738 dated 18.12.1993 that Shri. Ananda Dhondiba Balwadkar, Shri Vishwanath Ananda Balwadkar, Shri. Pradeep Ananda Balwadkar and Shri Sharad Ananda Balwadkar sold a portion admeasuring 06 Are from and out of S.No. 18/3 to Shri. Namdeo Shankar Doiphode and name of the said purchaser was mutated in 7/12 record by the said mutation entry. The said sale deed dated 27/09/1993 appears to be registered at Sr. No. 4592/1993 on 27.09.1993.

i] It is seen from Mutation Entry No. 3154 dated 16.08.1996 that by Partition Deed Shri. Ananda Dhondiba Balwadkar, Shri. Vishwanath Ananda Balwadkar, Shri. Pradeep Ananda Balwadkar, Shri. Sharad Ananda Balwadkar, Ranjana Ghanashyam More, Sunita Vishwanath Balwadkar, and Alka Pradeep Balwadkar got lands bearing S. Nos. 18/3 and 12/5 partitioned amongst them, whereunder a portion



admeasuring 11 Are was given to the share of Ananda, a portion admesauring 10 Are was given to the share of Vishwanath, a portion admeasuring 10 Are was given to the share of Pradeep and a portion admeasuring 10 Are was given to the share of Sharad. The said Partition Deed appears to be registered at the Office of Sub Registrar Haveli-4 at Serial No. 5126/1993.

j] It is seen from Mutation Entry No. 3235 dated 20.01.1997 that *Shri. Ananda Dhondiba Balwadkar with the consent of Shri. Vishwanath Ananda Balwadkar, Shri Pradeep Ananda Balwadkar and Shri Sharad Ananda Balwadkar* sold a portion admeasuring 20 Are from and out of S.No. 18/3 to Sou. Prabha Kashinath Natu. The said Sale Deed appears to be registred at Serial No. 4088/1995 on 05.05.1995 and her name was mutated in 7/12 record by the said mutation entry.

k] It is seen from Mutation Entry No. 3236 dated 20.01.1997 that *Shri. Ananda Dhondiba Balwadkar, with the consent of Shri. Vishwanath Ananda Balwadkar, Shri Pradeep Ananda Balwadkar and Shri Sharad Ananda Balwadkar* sold a portion admeasuring 20 Are from and out of S.No. 18/3 to Smt. Jyoti Arvind Natu. The said Sale Deed appears to be registred at Serial No. 4089/1995 on 05.05.1995 and her name was mutated in 7/12 record by the said mutation entry.

It is seen from Mutation Entry No. 3760 dated 24.11.1997 that *Shri Ananda Dhondiba Balwadkar* sold aportion admeasuring 1 Are from and out of S. No. 18/3 to *Shri Balam Kondiba Adhav and Shri Subhash Sambhaji Mahangare* on 17.08.1991, which sale deed appears to be registered at Sr. No. 6402/1991 and their names were mutated in 7/12 record by the said mutation entry. Circle Officer, *Kotharud cancelled the same holding it to be illegal transaction.* However, by order of Sub Divisional Officer, Pune dated 17.10.1998 in appeal the said entry was granted.



l] It is seen from Mutation Entry No. 5315 dated 08.01.2004 that Shri. Dasharath Mahadeo Nitनावरे expired on 09.11.2001 leaving behind him his sons Sunil and Anil and daughters Sujata Bhika Garud and Sangita Suresh Shende as his only legal heirs. It is also seen from copy of Will dated 22.06.2001, registered at the Office of Sub Registrar Haveli-4 at Serial No. 3/7055/2001 that by the said Will he bequeathed land bearing S.No. 18/3/1 admeasuring 02 Are in favour of his son Shri. Sunil Dasharath Nitनावरे and his name was mutated in 7/12 record by the said mutation entry.

m] It is seen from the copy of Sale Deed dated 01.03.2007 that by Sale Deed dated 01.03.2007 Shri. Balam Kondiba Adhav sold a portion admeasuring 500 Sq. ft. from and out of S.No. 18/3 to Sou. Rekha Maruti Balwadkar. The said Sale Deed is registered at the Office of Sub Registrar Haveli-15 at Serial No. 1609/2007. Name of Sou. Rekha Maruti Balwadkar is not yet mutated in 7/12 record.

n] It is seen from the copy of Development Agreement dated 20.03.2007 that by Development Agreement dated 20.03.2007 Smt. Jyoti Arvind Natu/Sou. Jyoti Digambar Bhide and Sou. Prabha Kashinath Natu transferred development rights in a portion admeasuring 40 Are from and out of S.No. 18/3 in favour of M/s Shriniwas Developers. The said Development Agreement is registered at the office of Sub Registrar Haveli-19 at Sr. No.2316/2007 on 22.03.2007. They also executed a General Power of Attorney in favour of M/s Shriniwas Developers. The said Power of Attorney is registered at the office of Sub Registrar Haveli-19 at Sr. No. 2317/2007 on 22.03.2007. It appears from the said agreement that till the said agreement owners had not filed statement u/s 6 of the Urban Land (Ceiling and Regulation) Act, 1976. You have informed me that the said land was not acquired and was not exempted u/s 20 (1) of the said Act. The said Act having been repealed w.e.f. 30.11.2007 its provisions are now not applicable.



o] It is seen from the copy of Development Agreement dated 28.08.2007 that by Development Agreement dated 28.08.2007 Mrs. Jyoti Arvind Natu alias Jyoti Digambar Bhide and Mrs. Prabha Kashinath Natu through their Power of attorney holder M/s Shrinivas Developers transferred development rights in a portion admeasuring 37.5 Are from and out of S.No.18/3 in favour of M/s Pride Purple Properties. The said Development Agreement is registered at the Office of Sub Registrar Haveli-19 at Sr. No. 6935/2007 on 01.09.2007. They also executed Power of Attorney in favour of M/s Pride Purple Properties. The said Power of Attorney is registered at the Office of Sub Registrar Haveli-19 at Serial No. 6936/2007. They already had entered into similar transaction with M/s Shrinivas Developers. Shrinivas Developers has been added as party to the said development agreement as Confirming party, Party of the third part.

p] It is seen from the copy of Development Agreement dated 18.04.2007 that by Development Agreement dated 18.04.2007 Sou. Rekha Maruti Balwadkar transferred development rights in a portion admeasuring 500 sq. ft from and out of S. No. 18/3 in favour of M/s Pride Purple Properties. The said Development Agreement is registered at the office of Sub Registrar Haveli-19 at Sr. No.3169/2007 on 26.04.2007. She also executed a General Power of Attorney in favour of M/s Pride Purple Properties. The said Power of Attorney is registered at the office of Sub Registrar Haveli-19 at Sr. No. 3170/2007 on 26.04.2007. It appears from the said agreement that till the said agreement the owner had not filed statement u/s 6 of the Urban Land (Ceiling and Regulation) Act, 1976. You have informed me that the said land was not acquired and was not exempted u/s 20 (1) of the said Act. The said Act having been repealed w.e.f. 30.11.2007 its provisions are now not applicable.

q] It is seen from the copy of Development Agreement dated 18.04.2007 that by Development Agreement dated 18.04.2007 Shri. Sunil Dasharath Nitnavare transferred development rights in S. No.



18/3/1 admeasuring 02 Are in favour of M/s Pride Purple Properties. The said Development Agreement is registered at the office of Sub Registrar Haveli-19 at Sr. No. 3172/2007 on 26.04.2007. He also executed a General Power of Attorney in favour of M/s Pride Purple Properties. The said Power of Attorney is registered at the office of Sub Registrar Haveli-19 at Sr. No. 3173/2007 on 26.04.2007. It appears from the said agreement that till the said agreement owner had not filed statement u/s 6 of the Urban Land (Ceiling and Regulation) Act, 1976. You have informed me that the said land was not acquired and was not exempted u/s 20 (1) of the said Act. The said Act having been repealed w.e.f. 30.11.2007 its provisions are now not applicable.

5. S.No.18/5 :

a] It is seen from 7/12 extract for the year 1943-44 that land bearing S. No.18/5 admeasuring an area of 2 Acre 1 Guntha, since prior to 1943 belonged to Shri. Narayan Vithu Balwadkar.

b] It is seen from Mutation Entry No. 734 dated 26.02.1955 that Shri. Narayan Vithu Balwadkar expired on 27.08.1964 leaving behind him his wife Radhabai and sons Ramchandra, Yamaji, Maruti, Babu, and Kisan as his only legal heirs and name of Shri. Ramchandra Kisan Balwadkar was recorded as Karta and Manager of Hindu Undivided Family in 7/12 record by the said mutation entry.

c] It is seen from Mutation Entry No. 870 dated 01.06.1975 that Shri. Ramchandra Narayan Balwadkar expired on 15.05.1973 leaving behind him his wife Yashodabai and son Bajirao as his only legal heirs and their names were mutated in 7/12 record by the said mutation entry.

d] It is seen from Mutation Entry No. 2411 dated 02.04.1992 that upon an application of Shri. Bajirao Ramchandra Balwadkar names of



Shri. Yamaji Narayan Balwadkar, Shri Maruti Narayan Balwadkar, Shri Babu Maruti Balwadkar and Shri Kisan Narayan Balwadkar were mutated in 7/12 record by the said mutation entry. It is also seen from the said mutation entry that Smt. Radhabai Narayan Balwadkar having already expired her name was not mutated in 7/12 record.

e] It is seen from Mutation Entry No. 2670 dated 23.10.1993 that Shri. Maruti Narayan Balwadkar expired on 30.11.1982 leaving behind him wife Krishnabai, son Machhindra, and married daughters Sou. Savita Rajendra Sakhare and Sou. Surekha Babu Bhangare and their names were mutated in 7/12 record by the said mutation entry.

It is seen from Mutation Entry No. 2749 dated 06.01.1994 that by Partition Deed Shri Bajirao Ramachandra Balwadkar, Smt. Yashoda Ramachandra Balwadkar, Shri Santosh Bajirao Balwadkar, Sou. Suman Bajirao Balwadkar, Shri Yamaji Narayan Balwadkar, Shri Namdev Yamaji Balwadkar, Shri Arun Yamaji Balwadkar, Shri Dattatray Yamaji Balwadkar, Shri Maruti Narayan Balwadkar, Smt. Krishnabai Maruti Balwadkar, Shri Machhindra Maruti Balwadkar, Sou. Surekha Balasaheb Bhangare, Sou. Savita Rajaram Sakhare, Shri Baburao Narayan Balwadkar, Shri Uttam Baburao Balwadkar, Shri Gorakh Baburao Balwadkar, Sou. Malabai Kisan Balwadkar, Bababai Baburao Balwadkar, Sou. Shobha Ashok Tingare, Sou. Janabai Uttam Balwadkar, Sou. Meena Gorakh Balwadkar, Shri Kisan Narayan Balwadkar, Shri Shankar Jijaba Balwadkar and Shri Pandharinath Jijaba Balwadkar partitioned land bearing S. No. 18/5 along with other lands, amongst them, whereunder S. No. 18/5 admeasuring 83 Are was given to the share of Shri Baburao Narayan Balwadkar, Shri Uttam Baburao Balwadkar, Shri Goraksha Baburao Balwadkar, Sou. Kalabai Baburao Balwadkar, Sou. Shobha Ashok Tingare, Sou. Janabai Uttam Balwadkar, Sou. Meena Goraksha Balwadkar. The said Partition Deed appears to be registered at Sr. No. 5720/1993.



f] It appears that Shri Baburao Narayan Balwadkar died and his name was deleted by Mutation Entry No. 5587.

g] It is seen from Mutation Entry No. 5588 dated 12.07.2005 that Sou. Meena Gorakh Balwadkar expired on 19.12.1995 leaving behind her husband Gorakh alias Balasaheb, sons Rajesh and Sunil, and daughter Yogita as her only legal heirs. The names of the said heirs were mutated in 7/12 record by the said mutation entry.

6. S.No.18/6 :

a] It is seen from 7/12 extract for the year 1936-37 that land bearing S. No.18/6 admeasuring an area of 2 Acre 2 Gunthe, since prior to 1936 belonged to Shri. Malhari Bapu Balwadkar.

b] It is seen from Mutation Entry No. 343 dated 14.04.1936 that name of Shri. Narayan Vithu Balwadkar was deleted from 7/12 record and name of Shri. Malhari Bapu Balwadkar was mutated as per 'Vahiwat' by the said mutation entry.

c] It is seen from Mutation Entry No. 456 dated 15.02.1946 that upon an application of Shri. Bhagwant Bapu Balwadkar and Shri. Malhari Bapu Balwadkar name of Shri. Bhagwant Bapu Balwadkar alone was mutated in 7/12 record of S. No. 18/6 along with S. No. 14/8 and 28/1 A by the said mutation entry and that of Shri Malhari Bapu Balwadkar was mutated to S. No. 15/5 and 17/4.

d] It is seen from Mutation Entry No.1006 dated 06.01.1983 that Shri. Bhagwant Bapu Balwadkar expired on 27.08.1977 leaving behind him his wife Sonabai and sons Baban, Kisan and Vishnu and three married daughters Sushila Narayan Pongade, Kamal Balkrishna Nimhan and Vimal Bhanudas Bhoite as his only legal heirs and names of sons and wife only were mutated in 7/12 record by the said mutation entry. The daughters also had a share in their father's estate and it was necessary that their names also were mutated. It appears



that on their written statement names of the daughters were not mutated. It appears that on the statement of the daughters their names were not mutated. It is not known whether in said statements they had orally released their shares and they had confirmed the said fact by the statement. It appears that since 1983 the said daughters have not claimed any interest and this opinion is given relying upon the above.

e] It is seen from Mutation Entry No. 2188 dated 12.03.1991 that Smt. Sonabai Bhagawant Balwadkar expired on 14.07.1990 leaving behind her sons Baban, Kisan and Vishnu and three married daughters Sushila Narayan Pongade, Kamal Balkrishna Nimhan and Vimal Bhanudas Bhoite as her only legal heirs and names of sons only were mutated in 7/12 record by the said mutation entry. The daughters also had a share in their mother's share. It appears that the said daughters have not been joined in any further documents.

f] It is seen from Mutation Entry No. 3221 dated 22.11.1996 that Shri. Vishnu Bhagwant Balwadkar, Shri Bapu Vishnu Balwadkar, Shri Raju Vishnu Balwadkar and Sou. Shantabai Vishnu Balwadkar sold a portion admesuring 08 Are from and out of S.No. 18/6 to Shri. Hanumant Sambhaji Raut and Shri Rahul Hanumant Raut on 22.04.1996. The said Sale Deed appears to be registered at Sr. No. 2899/1996 and their names were mutated in 7/12 record by the said mutation entry.

g] It is seen from Mutation entry No. 3344 dated 22.03.1997 that Shri. Vishnu Bhagwant Balwadkar sold a portion admeasuring 04 Are from and out of S.No. 18/6 to Sou. Shailaja Manohar Shinde on 30.11.1994. The said Sale Deed appears to be registered at Serial No. 7654/1994 and her name was mutated in 7/12 record by the said mutation entry. The family members of Vishnu do not appear to have been joined to the sale deed. More than 15 years have elapsed since



the said sale deed and you informed me that none has taken any objection to the said sale.

h] It is seen from Mutation Entry No. 4442 dated 07.12.1998 that Shri. Vishnu Bhagawant Balwadkar sold a portion admeasuring 02 Are from and out of S.No. 18/6 to Smita Gopal Bakare on 30.11.1994 and her name was mutated in 7/12 record by the said mutation entry. The said Sale Deed appears to be registered at Serial No. 7655/1994. It is seen from the aforesaid mutation entry that earlier Mutation Entry No. 4138 was prepared in respect of this transaction but the same was cancelled and the same was confirmed by above mutation entry.

i] It is seen from copy of Development Agreement dated 09.12.2005 that by Development Agreement dated 09.12.2005 Shri. Baban Bhagwanta Balwadkar, Shri. Sunil Baban Balwadkar, Sou. Parvatibai Baban Balwadkar, Sou. Anushree Sunil Balwadkar, Sou. Sunanda Ramesh Pawar, Sou. Alka Suresh Bahirat, Sou. Shobha Shankar More, Sou. Sunita Haribhau Kadam through their Power of Attorney Sou. Vrushali Uddhav Chavan and Sou. Sangita Govind Tapkir transferred development rights of S. No.18/6 area admeasuring 603.99 Sq. mt. in favour of Shri. Sanjay Motilalji Dahad, Shri. Dilip Ramanlalji Kabra, Shri. Rajesh Pandurangji Mundada, Shri. Ritish Satishji Wagle, Shri. Sou. Jayashree Ashokji Zawar, Shri. Navin Rameshchandraji Mundada and Shri. Nilesh Rameshchandraji Mundada. The said Development Agreement is registered at the Office of Sub Registrar Haveli-15 at Serial No.7638/2005.

j] It is seen from Mutation Entry No. 5836 dated 14.07.2006 that Shailaja Manohar Shinde and Shri Uddhav Haribhau Chavan sold a portion admeasuring 04 Are from and out of S. No. 18/6 to Cosmo Housing Corporation on 17.08.2005 and name of the said purchaser was mutated in 7/12 record by the said mutation entry. The said Sale Deed appears to be registered at Serial No. 5326/2005.

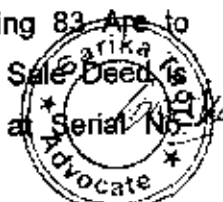


Entry No. 3344 does not show Shri Uddhav Haribhau Chavan as another purchaser.

k] It is seen from Mutation Entry No. 5909 dated 06.11.2006 that Smita Gopal Bakare sold a portion admeasuring 02 Are from and out of S. No. 18/6 to Shri. Uddhav Haribhau Chavan on 17.08.2005 and his name was mutated in 7/12 record by the said mutation entry.

l] The said land was ancestral property upon death of Shri Bhagawant Bapu Balwadkar and there does not appear to have been partition by metes and bounds between his heirs, however all his heirs and their family members do not appear to have been joined in the above mentioned sale deeds. It appears from the aforesaid mutation entries and other various mutation entries that Vishnu, Baban and Kisan sold various portions of land to different persons separately and/or jointly. It can therefore be presumed that though there was no partition by metes and bounds amongst them they have consented for such sales separately made by any one or more of them.

m] It is seen from Mutation Entry No. 6640 dated 02.03.2010 and copy of Sale deed dated 10.10.2008 that by Sale Deed dated 10.10.2008 Shri. Uddhav Haribhau Chavan, M/s Cosmo Housing Corporation, Shri Hanumant Sambhaji Raut, Shri Rahul Hanumant Raut, Shri Krishnaji Sambhaji Raut, Shri Bajirao Sambhaji Raut, Smt. Kalabai Baburao Balwadkar, Shri. Uttam Baburao Balwadkar, Sou. Janabai Uttam Balwadkar, Shri. Gorakh alias Balasaheb Baburao Balwadkar, Shri. Ganesh Gorakh alias Balasaheb Baburao Balwadkar, Shri. Sunil Gorakh alias Balasaheb Baburao Balwadkar, Sou. Yogita Gorakh alias Balasaheb Baburao Balwadkar and Sou. Shobha Ashok Tingre sold a portion admeasuring 14 Are from and out of S.No. 18/5 totally admeasuring 83 Are and a portion admeasuring 14 Are from and out of S.No.18/6 totally admeasuring 83 Are to Shrinivas Pride Purple Properties Pvt. Ltd. The said Sale Deed is registered at the Office of Sub Registrar Haveli-19 at Serial No. 2941



6431/2008 and name of the said purchaser was mutated in 7/12 record by the said mutation entry. The said sale deed refers to various documents.

7. It is seen from the copy of Zone Certificate dated 07.05.2008 that S. No. 18 was designated in residential zone and is affected by 24 M, 30 M RP roads.

C] S.NOS.19/1A/1 TO 19/1A/19 :

1. LIST OF DOCUMENTS GIVEN FOR MY PERUSAL :

- a] 7/12 extracts of (i) S.No.19/1A for the period 1943-44 to 1963-64 and 1974-75 to 1980-81 and (ii) S.Nos.19/1A/1 to 19 for the period 1993-94 to 2012-2013.
- b] Relevant mutation entries except ME Nos. 5623, 6575, 5827, 5624, 3840, 5618 and 5622.
- c] S.No.19/1A/2:
 - i. Copies of Development Agreement and General Power of Attorney both dated 08.03.2007 by Mrs. P. Chandrika in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Sr.Nos.1959/2007 and 1960/2007, respectively.
- d] S.No.19/1A/3:
 - i. Xerox of typed copy of Sale Deed dated 25.05.1988 by Shri Genu Kanhu Balwadkar and four others in favour of Shri Pakidiri Setu Madhavan, registered at the Office of Joint Sub Registrar Haveli No. 1 at Sr.No.7647/1988 with copy of Index-II.
 - ii. Copies of Development Agreement and General Power of Attorney both dated 15.03.2007 by Shri Pakidiri Setu Madhavan in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Sr Nos.2242/2007 and 2243, respectively.
- e] S.No.19/1A/4:



- i. Copy of Sale Deed dated 28.02.1989 by Shri Genu Kanhu Balwadkar and four others in favour of Sou. Shalini Neelakanth Amrutkar, registered at the Office of Joint Sub-Registrar Haveli No. 1 at Sr. No.3955/1989, with registration receipt.
 - ii. Copies of Development Agreement and Irrevocable Power of Attorney both dated 10.04.2007 by Sou. Shalini Neelakanth Amrutkar in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Sr. Nos.2886/2007 and 2887/2007, respectively.
- f) S.No.19/1A/5:
- i. Copy of Sale Deed dated 21.10.1988 by Shri Genu Kanhu Balwadkar and four others in favour of Shri. C. P. Mohandas, registered at the Office of Joint Sub-Registrar Haveli No. 1 at Sr. No.14735/1988.
 - ii. Copy of Development Agreement dated 09.04.2007 by Shri C. P. Mohandas in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Sr.No.4684/2007.
- g) S.No.19/1A/6:
- i. Copy of Sale Deed dated 28.02.1989 by Shri Genu Kanhu Balwadkar and four others in favour of Shri. Prabhakar Pundalik Yewale, registered at the Office of Joint Sub-Registrar Haveli No. 1 at Sr. No.3956/1989.
 - ii. Copies of Development Agreement and Irrevocable Power of Attorney both dated 10.04.2007 by Shri Prabhakar Pundalik Yeole in favour of M/s Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Sr. Nos.2884/2007 and 2885/2007, respectively.
- h) S.No.19/1A/7:
- i. Copy of Sale Deed dated 09.06.2006 by Miss Usha Chellaram Hukmani and another in favour of Mrs. Shilpa Nitin Satav, registered at the Office of Sub Registrar Haveli-20 at Sr. No.4039/2006.



- ii. Copy of Exchange Deed dated 22.01.2008 between Sou Shilpa Nitin Satav and Shri Shivkumar Sudarshan Kumar and another, registered at the Office of Sub Registrar Haveli-7 at Sr. No.630/2008.
 - iii. Copies of Development Agreement and General Power of Attorney both dated 22.01.2008 by Shri Shivkumar Sudarshan Kumar and another in favour of M/s Pride Purple Properties, registered at the Office of Sub Registrar Haveli-7 at Sr. Nos.639/2008 and 4/640/2008, respectively.
 - iv. Copy of Public Notice published in daily Prabhat on 12.10.2007 by Mangesh S. Kalpeshwari and Associates, Advocates in respect of the said land.
- i] S.Nos.19/1A/1, 9, 11, 13, 14, 15, 16 and 19:
- i. Copy of Development Agreement dated 08.01.2007 by Mrs. Sunita Gul Mirani and nine others in favour of M/s Shriniwas Developers, registered at the Office of Sub Registrar Haveli-15 at Sr. No.227/2007.
 - ii. Copy of General Power of Attorney dated 08.01.2007 by Mrs. Sunita Gul Mirani and nine others in favour of Shri Shamakant Jagannath Shende (Wani), Partner of M/s Shriniwas Developers, registered at the Office of Sub Registrar Haveli-15 at Sr. No.228/2007.
 - iii. Copy of Development Agreement dated 28.08.2007 by Mrs. Sunita Gul Mirani and nine others in favour of M/s Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Sr. No.6935/2007.
 - iv. Copy of General Power of Attorney dated 28.08.2007 by Mrs. Sunita Gul Mirani and nine others in favour of M/s Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Sr. No.6936/2007.
- ii] S.No.19/1A/8:
- i. Copy of Sale Deed dated 21.10.1988 by Shri Genu Balwadkar and nine others in favour of Shri Shridhar



Malkaji Chillal, registered at the Office of Joint Sub Registrar Haveli No. 1 at Sr. No.14733/1988.

- ii. Copies of Development Agreement and General Power of Attorney both dated 08.03.2007 by Shri Shridhar Malkaji Chillal in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Sr. Nos.1955/2007 and 1956/2007, respectively.

k] S.No.19/1A/10:

- i. Copies of Development Agreement and General Power of Attorney both dated 09.10.2006 by Mrs. Sudha Nityanand Newaliya in favour of M/s. Shriniwas Developers, registered at the Office of Sub Registrar Haveli-15 at Sr. Nos.7136/2006 and 7137/2007, respectively.

l] S.No.19/1A/12:

- i. Copies of Development Agreement and General Power of Attorney both dated 22.05.2007 by Dr. (Commander) P. V. Padmanabha Swamy and another in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Sr. Nos.4090/2007 and 4091/2007, respectively.

m] S. No. 19/1A/13 :

- i. Copy of Development Agreement dated 05.09.2005 by Mrs. Bina K. Motiramani (now Mrs. Anisha Sanjay Lala) in favour of M/s. Ravi Corporate, registered at the Office of Sub Registrar Haveli-15 at Sr. No.5732/2005
- ii. Copy of Development Agreement dated 05.09.2005 by Miss Sunita Kundan Motiramani (now Mrs. Sunita Gul Mirani) in favour of M/s. Ravi Corporate, registered at the Office of Sub Registrar Haveli-15 at Sr. No.5720/2005.
- iii. Copy of Development Agreement dated 05.09.2005 by Sou Rajani H. Rajwani in favour of M/s. Ravi Corporate, registered at the Office of Sub Registrar Haveli-15 at Sr. No.5730/2005.



- iv. Copy of Development Agreement dated 05.09.2005 by Mrs. Saroj Puri and Mrs. Trupti Puri in favour of M/s. Ravi Corporate, registered at the Office of Sub Registrar Haveli-15 at Sr. No.5718/2005
- v. Copy of Development Agreement dated 05.09.2005 by Miss. Nanda Kundan Motiramani (now Mrs. Harsha Yogesh Gangria) in favour of M/s. Ravi Corporate, registered at the Office of Sub Registrar Haveli-15 at Sr. No.5734/2005.
- vi. Copy of Development Agreement dated 05.09.2005 by Sou. Manju Sharma in favour of M/s. Ravi Corporate, registered at the Office of Sub Registrar Haveli-15 at Sr. No.5725/2005
- vii. Copy of Development Agreement dated 05.09.2005 by Miss Sameera Kayyum Shavakir (now Mrs. Nafisa Anurag Batta) in favour of M/s. Ravi Corporate, registered at the Office of Sub Registrar Haveli-15 at Sr. No.5723/2005.
- viii. Copy of Development Agreement dated 05.09.2005 by Mrs. Rani H. Rachwani and Shri Trilohan Singh Ujager Singh Chugh in favour of M/s. Ravi Corporate, registered at the Office of Sub Registrar Haveli-15 at Sr. No.5708/2005.

n) S.No.19/1A/17:

- i. Copy of Sale Deed dated 25.05.1988 by Shri Genu Kanhu Balwadkar and four others in favour of Sou. Rajani Ramesh Saxsena.
- ii. Copies of Development Agreement and General Power of Attorney both dated 18.04.2007 by Sou. Rajani Ramesh Saxsena in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Sr. Nos.3164/2007 and 3165/2007, respectively.

o) S.No.19/1A/18:



- i. Copy of Sale Deed dated 09.11.1994 by Mrs. Prem Laddha in favour of Mrs. Hemlata Joshi, registered at the Office of Sub Registrar Haveli-4 at Sr. No.7175/1994.
- ii. Copies of Development Agreement and General Power of Attorney both dated 09.03.2007 by Mrs. Hemalata Joshi in favour of M/s Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Sr. Nos.2002/2007 and 2003/2007, respectively.
- p] Copy of Sale Deed dated 10.05.2012 registered at the Office of Sub Registrar Haveli-15 at Sr. No.4538/2012.
- q] Copy of Release/Redemption deed dated 16/02/2016 registered at sr. no. 1495/2016.

2. DESCRIPTION OF PROPERTY :

All those pieces and parcels of land and ground totally admeasuring 61 Are comprising S. No. 19/1A1, admeasuring 0 Hector 3 Are, S. No. 19/1A/2 admeasuring 0 Hector 2 Are, S. No. 19/1A/3 admeasuring 3 Are, S. No. 19/1A/4 admeasuring 5 Are, S.No. 19/1A/5 admeasuring 0 Hector 6 Are, S. No. 19/1A/5/1 admeasuring 0 Hector 2 Are, S.No. 19/1A/6 admeasuring 0 Hector 5 Are, S.No. 19/1A/7 admeasuring 0 Hector 3 Are, S.No. 19/1A/8 admeasuring 0 Hector 2 Are, S.No. 19/1A/9 admeasuring 0 Hector 3 Are, S.No. 19/1A/10 admeasuring 0 Hector 2 Are, S.No. 19/2A/11 admeasuring 0 Hector 3 Are, S.No. 19/2A/12 admeasuring 0 Hector 3 Are, S.No. 19/2A/13 admeasuring 0 Hector 1 Are, S.No. 19/2A/14 admeasuring 0 Hector 3 Are, S.No. 19/2A/15 admeasuring 0 Hector 3 Are, S.No. 19/2A/16 admeasuring 0 Hector 5 Are, S.No. 19/2A/17 admeasuring 0 Hector 2 Are, S.No. 19/2A/18 admeasuring 0 Hector 2 Are and S.No.19/2A/19 admeasuring 0 Hector 3 Are, situate at Mouje Balewadi within the Registration Sub District Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.

3. It is seen from Mutation Entry No. 320 dated 22.09.1934 that there was Phalani Measurement made in the year 1934 and land



bearing S.No. 19, Hissa No. 1A admeasuring 1 Acre 20 Gunthe was owned and possessed by Shri Kanhu Ramji Balwadkar and his name was mutated in 7/12 record by the said mutation entry. It is seen from 7/12 extracts for the years 1943-44 to 1964-65 and 1974-75 to 1980-81 that the name of Shri Balkrishna Mahadev Jogalekar was mutated in other rights as a Usufrutuary Mortgagee. However, no mutation entry is mentioned for the same. It is seen from Mutation Entry No. 1781 dated 03.06.1989 that the same was deleted in accordance with the order of Tahasildar, Haveli dated 0.05.1989.

4. It is seen from Mutation Entry No. 499 dated 10.04.1949 that Shri Kanhu Ramji Balwadkar died leaving behind him five sons Genu, Baban, Govind, Balu and Shivaji as his only legal heirs. All children except Genu being minors, name of Genu Kanhu Balwadkar was mutated in the 7/12 record as Karta and Manager of HUF by the said mutation entry.

5. S. No.19/1A/1 and 2 :

a] It is seen from Mutation Entry No. 1828 dated 09.08.1989 that Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govind Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold an area admeasuring 02 Are from and out of S.No.19/1A to Mrs. P. Chandrika on 28.02.01989. The portion sold was given S.No.19/1A/2 and name of the said purchaser was mutated therein and the portion admeasuring 59 Are remaining with the owners was given S.No.19/1A/1. New 7/12 records were prepared and names of the original owners were mutated in respect of S. No. 19/1A/1.

b] It is seen from Mutation Entry No. 2379 dated 13.02.1991 that Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold S.No.19/1A/(part) to Ms. Bina K.



Motiramani on 25.05.1988. It appears that the said Sale Deed is registered at Sr.No.7649. Name of the said purchaser was mutated in 7/12 record of S.No.19/1A/1 by the said mutation entry with a remark in the other rights that the said sale is subject to section 84 C of BT & AL Act. The said remark is seen later on deleted from the other rights by Mutation Entry No. 5623.

c] It is seen from copy of Development Agreement dated 08.03.2007 that by Development Agreement dated 08.03.2007 Mrs. P. Chandrika transferred development rights in the said land in favour of M/s Pride Purple Properties. The said Development Agreement is registered at the office of Sub Registrar Haveli-19 at Sr. No. 1959/2007. She also executed a General Power of Attorney on 08.03.2007 in favour of M/s Pride Purple Properties and the same is registered at the Office of Sub-Registrar Haveli-19 at Sr. No.1960/2007.

6. S.No.19/1A/3:

a] It is seen from Mutation Entry No. 1829 dated 09.08.1989 and copy of Sale Deed dated 25.05.1988 that by Sale Deed dated 25.05.1988 Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 03 Are from and out of S.No.19/1A/1 to Shri Pakidiri Setu Madhavan. It is seen from the xerox copy of Index-II and copy of registration receipt that the said Sale Deed is registered at the Office of Joint Sub-Registrar Haveli No. 1 at Sr. No.7647/1988. The portion sold was given S.No.19/1A/3 and separate 7/12 record thereof was prepared and name of the said purchaser was mutated therein by the said mutation entry.

b] It is seen from copy of Development Agreement dated 15.03.2007 that by Development Agreement dated 15.03.2007 Shri



Pakidiri Setu Madhavan transferred development rights in the said land in favour of M/s Pride Purple Properties. The said Development Agreement is registered at the office of Sub Registrar Haveli-19 at Sr. No. 2242/2007 on 17.03.2007. The said owner also executed a General Power of Attorney on 15.03.2007 in favour of M/s Pride Purple Properties and the same is registered at the Office of Sub Registrar Haveli-19 Sr. No.2243/2007 on 17.03.2007.

7. **S.No.19/1A/4:**

a] It is seen from Mutation Entry No. 1849 dated 19.09.1989 and copy of Sale Deed dated 28.02.1989 that by Sale Deed dated 28.02.1989 Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 05 Are from and out of S.No.19/1A to Sou. Shalini Neelakanth Amrutkar. From the copy of registration receipt the said Sale Deed appears to be registered at the Office of Joint Sub Registrar Haveli No. 1 at Sr. No.3955/1989. The portion sold was given S.No.19/1A/4 and separate 7/12 record was prepared and name of the said purchaser was mutated therein by the said mutation entry.

b] It is seen from copy of Development Agreement dated 10.04.2007 that by Development Agreement dated 10.04.2007 Sou. Shalini Neelakanth Amrutkar transferred development rights in the said land in favour of M/s Pride Purple Properties. The said Development Agreement is registered at the office of Sub Registrar Haveli-19 at Sr. No. 2886/2007 on 11.04.2007. The said owner also executed an Irrevocable Power of Attorney on 10.04.2007 in favour of M/s Pride Purple Properties and the same is registered at the Office of Sub Registrar Haveli-19 Sr. No.2887/2007 on 11.04.2007.

8. **S.No.19/1A/5:**



a] It is seen from Mutation Entry No. 1850 dated 23.09.1989 and copy of Sale Deed dated 21.10.1988 that by Sale Deed dated 21.10.1988 Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 08 Are from and out of S.No.19/1A to Shri C. P. Mohandas. From the copy of registration receipt the said Sale Deed appears to be registered at the Office of Joint Sub Registrar Haveli No. 1 at Sr. No.14735/1988. The portion sold was given S.No.19/1A/5 and separate 7/12 record thereof was prepared and name of the said purchaser was mutated therein by the said mutation entry.

b] It is seen from Mutation Entry No. 2182 dated 13.02.1991 that Shri C. P. Mohandas sold a portion admeasuring 02 Are from and out of S.No.19/1A/5 to Shri Dharmender Shetty on 21.05.1989 and that the said Sale Deed is registered at Sr.No.7595. The portion sold was given S.No.19/1A/5/1. The portion remaining with the owner continued to be S.No.19/1A/5 admeasuring 06 Are.

c] It is seen from copy of Development Agreement dated 09.04.2007 that by Development Agreement dated 09.04.2007 Shri C. P. Mohandas transferred development rights in a portion admeasuring 6 Are from and out of the said land in favour of M/s Pride Purple Properties. The said Development Agreement is registered at the office of Sub Registrar Haveli-19 at Sr. No. 4684/2007 on 16.06.2007.

d] It is seen from the copy of Sale Deed dated 10.05.2012 registered at the Office of Sub Registrar Haveli-15 at Sr. No.4538/2012 that by Sale Deed dated 20.11.2009 Shri Dharmendra Shetty sold land bearing S.No.19/1A/5/1 to Park Express Joint Venture. It is further mentioned that the said Sale Deed is registered at the Office of Sub Registrar at Sr. No.6036/2009 and name of the said purchaser appears to have been mutated in 7/12 record by Mutation Entry No. 6575.



9. S.No.19/1A/6:

a] It is seen from Mutation Entry No. 1851 dated 23.09.1989 and copy of Sale Deed dated 28.02.1989 that by Sale Deed dated 28.02.1989 Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar with consent of Shri C. P.Mohandas sold a portion admeasuring 05 Are from and out of S.No.19/1A to Shri Prabhakar Pundalik Yeole. From the copy of Index-II it is seen that the said Sale Deed is registered at the Office of Joint Sub Registrar Haveli No. 1 at Sr. No.3956/1989 on 29.03.1989. The portion sold was given S.No.19/1A/6 and separate 7/12 record thereof was prepared and name of the said purchaser was mutated therein by the said mutation entry.

b] It is seen from copy of Development Agreement dated 10.04.2007 that by Development Agreement dated 10.04.2007 Shri Prabhakar Pundalik Yeole transferred development rights in the said land in favour of M/s Pride Purple Properties. The said Development Agreement is registered at the Office of Sub Registrar Haveli-19 at Sr. No. 2884/2007 on 11.04.2007. He also executed an Irrevocable Power of Attorney on 10.04.2007 in favour of M/s Pride Purple Properties and the same is registered at the Office of Sub Registrar Haveli-19 Sr. No.2885/2007 on 11.04.2007.

10. S.No.19/1A/7:

a] It is seen from Mutation Entry No. 1852 dated 23.09.1989 that Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 03 Are from and out of S.No.19/1A/1 to Miss Usha Chellaram Hukmani and Miss Gul Chellaram Hukmani on 21.10.1988 and that the Sale Deed is



registered at Sr. No.14734. The portion was given S.No.19/1A/7 and new 7/12 record thereof was prepared and name of the said purchaser was mutated therein by the said mutation entry.

b] It is seen from copy of Sale Deed dated 09.06.2006 that by Sale Deed dated 09.06.2006 Miss Usha Chellaram Hukmani and Miss Guli Chellaram Hukmani sold the said land to Mrs. Shilpa Nitin Satav. The said Sale Deed is registered at the Office of Sub Registrar Haveli-20 at Sr. No.4039/2006 on 15.06.2006 and name of the said purchaser appears to have been mutated in 7/12 record by Mutation Entry No. 5827.

c] It is seen from copy of Exchange Deed dated 22.01.2008 that by Exchange Deed dated 22.01.2008 Mrs. Shilpa Nitin Satav transferred the aforesaid land in favour of Shri Shivkumar Sudarshan Kumar and Sou. Ruchi Shivkumar Dang for their lands bearing S. Nos. 16/4/1/7 and 16/4/2/7. The said Exchange deed is registered at the Office of Sub Registrar Haveli-7 at Sr. No. 630/2008 on 23.01.2008. Names of the said purchasers are yet to be mutated in the 7/12 record.

d] It is seen from Development Agreement dated 22.01.2008 that by Development Agreement dated 22.01.2008 Shri Shivkumar Sudarshan Kumar and Mrs. Ruchi Shivkumar Dang with consent of Mrs. Shilpa Nitin Satav transferred development rights in the said land in favour of M/s. Pride Purple Properties. The said Development Agreement is registered at the Office of Sub Registrar Haveli-7 at Sr. No.639/2008 on 24.01.2008. They also executed a General Power of Attorney on 22.01.2008 in favour of M/s Pride Purple Properties and the same is registered at the Office of Sub Registrar Haveli-7 at Sr. No.4/640/2008 on 24.01.2008.

11. S.No.19/1A/8:



a] It is seen from Mutation Entry No. 2027 dated 05.10.1990 and copy of Sale Deed dated 21.10.1988 that by Sale Deed dated 21.10.1988 Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 02 Are from and out of S.No.19/1A to Shri Shridhar Malkaji Chillal. From the copy of Index-II it is seen that the said Sale Deed is registered at the Office of Joint Sub Registrar Haveli No. 1 at Sr. No.14733/1988. The portion sold was given S.No.19/1A/8 and new 7/12 thereof was prepared and name of the said purchaser was mutated therein by the said mutation entry with a remark in the other rights that the said sale was subject to section 84 C of the BT & AL Act. It is seen from Mutation Entry No. 2525 dated 21.10.1992 that upon enquiry the said remark was later on deleted from other rights of the 7/12 record by the said mutation entry.

b] It is seen from copy of Development Agreement dated 08.03.2007 that by Development Agreement dated 08.03.2007 Shri Shridhar Malkaji Chillal transferred development rights in the said land in favour of M/s. Pride Purple Properties. The said Development Agreement is registered at the Office of Sub Registrar Haveli-19 at Sr. No.1955/2007 on 09.03.2007. He also executed a General Power of Attorney on 08.03.2007 in favour of M/s. Pride Purple Properties and the same is registered at the Office of Sub Registrar Haveli-19 at Sr. No.1956/2007 on 09.03.2007.

12. S.No.19/1A/9:

a] It is seen from Mutation Entry No. 2051 dated 12.11.1990 that Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 03 Are from and out of S.No.19/1A/1 to Miss. Sunita Kundan Motiramani on 13.10.1988. The portion sold was given S.No.19/1A/9 and new 7/12



record thereof was prepared and name of the said purchaser was mutated therein by the said mutation entry.

13. S.No.19/1A/10 :

a] It is seen from Mutation Entry No. 2052 dated 12.11.1990 that Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 02 Are from and out of S.No.19/1A to Sou. Sudha Nityanand Newaliya on 13.10.1988. The portion sold was given S.No.19/1A/10 and new 7/12 record thereof was prepared and name of the said purchaser was mutated therein by the said mutation entry.

b] It is seen from the copy of Development Agreement dated 09.10.2006 that by Development Agreement dated 09.10.2006 Mrs. Sudha Nityanand Newaliya transferred development rights in the said land in favour of M/s. Shrinivas Developers. The said Development Agreement is registered at the Office of Sub Registrar Haveli-15 at Sr. No.7136/2006. She also executed a General Power of Attorney on 09.10.2006 in favour of Shri Shamkant Jagannath Shende (Wani) as partner of M/s. Shrinivas Developers and the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.7137/2006. It is mentioned in the said Development Agreement that the said land is regularized by Pune Municipal Corporation by its Gunthewari Certificate No. 3535 dated 17.06.2005.

14. S.No.19/1A/11:

a] It is seen from Mutation Entry No. 2053 dated 12.11.1990 that Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 03 Are from and out of S.No.19/1A to Rajani H. Rachwani on 25.05.1988. The portion



sold was given S.No.19/1A/11 and new 7/12 record thereof was prepared and name of the said purchaser was mutated therein by the said mutation entry.

15. S.No.19/1A/12:

a] It is seen from Mutation Entry No. 2054 dated 12.11.1990 that Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 03 Are from and out of S.No.19/1A/1 to Shri Subhash Jyotiba Jagtap on 01.01.1988 and that the said Sale Deed is registered at Sr. No.15278. The portion sold was given S.No.19/1A/12 and new 7/12 record thereof was prepared and name of the said purchaser was mutated therein by the said mutation entry.

b] It is seen from Mutation Entry No. 4383 dated 28.07.1998 that Shri Subhash Jyotiba Jagtap sold the said land to Dr. Comd. P. V. Padmanabh Swamy and Dr. Amit Padmanabh Swamy on 25.05.1998 and that the said Sale Deed is registered at Sr. No.3807/1998. Name of the said purchasers were mutated in 7/12 record by the said mutation entry.

c] It is seen from copy of Development Agreement dated 22.05.2007 that by Development Agreement dated 22.05.2007 Dr. Comd. P. V. Padmanabh Swamy and Dr. Amit Padmanabh Swamy transferred development rights in the said land in favour of M/s. Pride Purple Properties. The said Development Agreement is registered at the Office of Sub Registrar Haveli-19 at Sr. No.4090/2007 on 23.05.2007. They also executed a General Power of Attorney on 22.05.2007 in favour of M/s. Pride Purple Properties and the same is registered at the Office of Sub Registrar Haveli-19 at Sr. No.4091/2007 on 23.05.2007.



16. S.No.19/1A/13:

a] It is seen from Mutation Entry No. 2055 dated 12.11.1990 that Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Bafu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 01 Are from and out of S.No.19/1A/1 to Mrs. Trupta Puri and Mrs. Saroj Puri on 13.10.1988. The portion sold was given S.No.19/1A/13 and new 7/12 record thereof was prepared and name of the said purchaser was mutated therein by the said mutation entry with a remark in the other rights that the said sale was subject to section 84 C of the BT & AL Act. It is seen from Mutation Entry No. 5621 dated 22.09.2005 that upon enquiry the said remark was later on deleted from other rights of the 7/12 record by the said mutation entry.

17. S.No.19/1A/14:

a] It is seen from Mutation Entry No. 2056 dated 12.11.1990 that Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 03 Are from and out of S.No.19/1A to Miss. Nanda Kundan Motiramani on 13.10.1988. The portion sold was given S.No.19/1A/14 and new 7/12 record thereof was prepared and name of the said purchaser was mutated therein by the said mutation entry.

18. S.No.19/1A/15 :

a] It is seen from Mutation Entry No. 2057 dated 12.11.1990 that Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 03 Are from and out of S.No.19/1A to Sou. Manju Sharma on 13.10.1988. The portion sold was given S.No.19/1A/15 and new 7/12 record thereof was



prepared and name of the said purchaser was mutated therein by the said mutation entry.

19. S.No.19/1A/16:

a] It is seen from 7/12 extract of S.No.19/1A/16 for the period 1993-94 to 2011-12 S. No. 19/1A/16 admeasuring 05 Are is recorded in the name of Miss. Sameera Kayyum Shavakir by Mutation Entry No. 2058. There is a remark mentioned in other rights of the 7/12 record that the said sale was subject to section 84 C of the BT & AL Act which appears to have been later on deleted by Mutation Entry No. 5624.

20. S.No.19/1A/17:

a] It is seen from Mutation Entry No. 2059 dated 12.11.1990 and xerox typed copy of Sale Deed dated 25.05.1988 that by Sale Deed dated 25.05.1988 Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 02 Are from and out of S.No.19/1A to Sou Rajani Ramesh Saxsena. The portion sold was given S.No.19/1A/17 and new 7/12 record thereof was prepared and name of the said purchaser was mutated therein by the said mutation entry, with a remark that the same is subject to section 84 C of BTAL Act. The same is not yet deleted. The same needs to be got validly deleted.

It is seen from copy of Zone Certificate dated 09.06.1998 that land bearing S.No.19 was designated in Residential Zone as per the Regional Plan which came into force from 10.02.1998 and the same was affected by two roads.

b] It is seen from copy of Development Agreement dated 18.04.2007 that by Development Agreement dated 18.04.2007 Mrs. Rajani Ramesh Saxsena transferred development rights in the said



land in favour of M/s Pride Purple Properties. The said Development Agreement is registered at the Office of Sub Registrar Haveli-19 at Sr. No.3164/2007 on 26.04.2007. She also executed a General Power of Attorney on 18.04.2007 in favour of M/s. Pride Purple Properties and the same is registered at the Office of Sub Registrar Haveli-19 at Sr. No.3165/2007 on 26.04.2007.

21. S.No.19/1A/18:

a] It is seen from Mutation Entry No. 2060 dated 12.11.1990 that Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 02 Are from and out of S.No.19/1A to Sou. Prem Laddha on 13.10.1988. The said portion was given S.No.19/1A/18 and new 7/12 record thereof was prepared and name of the said purchaser was mutated therein by the said mutation entry.

b] It is seen from copy of Sale Deed dated 09.11.1994 that by Sale Deed dated 09.11.1994 Mrs. Prem Laddha sold the said land to Mrs. Hemlata Joshi. The said Sale Deed is registered at the Office of Sub Registrar Haveli-4 at Sr. No. 7175/1994. Name of the said purchaser appears to have been mutated in 7/12 record by Mutation Entry No. 3840 with a remark in other rights that the same was subject to section 84 C of the BT & AL Act and the said remark also is seen to have been deleted by the same Mutation Entry No. 3840.

c] It is seen from the copy of Development Agreement dated 09.03.2007 that by Development Agreement dated 09.03.2007 Mrs. Hemlata Joshi transferred development rights in the said land in favour of M/s. Pride Purple Properties. The said Development Agreement is registered at the Office of Sub Registrar Haveli-19 at Sr. No. 2002/2007 on 10.03.2007. She also executed a General Power of Attorney on 09.03.2007 in favour of M/s. Pride Purple Properties and

the same is registered at the office of Sub Registrar Haveli-19 at Sr. 2003/2007 on 10.03.2007.

22. S.No.19/1A/19:

a] It is seen from Mutation Entry No. 2180 dated 13.02.1991 that Shri Genu Kanhu Balwadkar, Shri Baban Kanhu Balwadkar, Shri Govinda Kanhu Balwadkar, Shri Balu Kanhu Balwadkar and Shri Shivaji Kanhu Balwadkar sold a portion admeasuring 03 Are from and out of S.No.19/1A to Mrs. Balbir Kour Chugh on 21.05.1989. The portion sold was given S.No.19/1A/19 and separate 7/12 record thereof was prepared and name of the said purchaser was mutated therein by the said mutation entry with a remark in other rights that the said transaction is subject to section 84 C of the BT & AL Act and the said remark later on was deleted by Mutation Entry No. 5622 dated 22.09.2005.

b] It is seen from Mutation Entry No. 5618 dated 12.09.2005 that Mrs. Balbir Kour Chugh died on 25.05.1996 leaving behind her husband Trilochansigh Ujagarsingh Chugh and daughter Rani H. Rachwani and their names were mutated in 7/12 record by the said mutation entry.

23.

a] It is seen from the copy of Development Agreement dated 08.01.2007 that by Development Agreement dated 08.01.2007 (i) Mrs. Sunita Gul Mirani (formerly Ms. Sunita Kundan Motiramani), (ii) Mrs. Harsha Yogesh Gangria (formerly Ms. Nanda Kundan Motiramani), (iii) Mrs. Saroj Puri and Mrs. Trupti Puri, (iv) Mrs. Nafisa Anurag Batta (formerly Ms. Samira Kayyum Shakir), (v) Mrs. Rajani Harish Rachwani, (vi) Mrs. Anisha Sanjay Lala (formerly Ms. Bina Kundan Motiramani), (vii) Mrs. Manju Sharma, (viii) Mr. Trilohan Singh Ujager Singh Chugh and Mrs Rani H. Rachwani, with consent of M/s. Ravi Corporate transferred development rights in lands bearing S. Nos.



19/1A/9, 19/1A/14, 19/1A/13, 19/1A/16, 19/1A/11, 19/1A/1, 19/1A/15 and 19/1A/19, respectively, totally admeasuring 24 Are in favour of M/s. Shriniwas Developers. The said Development Agreement is registered at the Office of Sub Registrar Haveli-15 at Sr. No.227/2007 on 09.01.2007. The said owners also executed a General Power of Attorney in favour of Shri. Shamakant Jagannath Shende (Wani), Partner of M/s. Shriniwas Developers and the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.228/2007 on 09.01.2007.

b] It is further seen from the aforesaid Development Agreement that –

- i. by Development Agreement dated 05.09.2005 Mrs. Bina K. Motiramani (now Mrs. Anisha Sanjay Lala) transferred development rights in S. No. 19/1 A/1 in favour of M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5732/2005 and that she also executed a Power of Attorney on 05.09.2005 in favour M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5733/2005.
- ii. by Development Agreement dated 05.09.2005 Miss Sunita Kundan Motiramani (now Mrs. Sunita Gut Mirani) transferred development rights in S. No. 19/1 A/9 in favour of M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5720/2005 and that she also had executed a Power of Attorney on 05.09.2005 in favour M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5721/2005.
- iii. by Development Agreement dated 05.09.2005 Sou Rajani H. Rajwani transferred development rights in S. No. 19 1 A/11 in favour of M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5730/2005 and that she had also executed a Power of Attorney on 05.09.2005 in



- favour M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5731/2005.
- iv. by Development Agreement dated 05.09.2005 Mrs. Saroj Puri and Mrs. Trupti Puri transferred development rights in S. No. 19/1 A/13 in favour of M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5718/2005 and that they had also executed a Power of Attorney on 05.09.2005 in favour M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5719/2005.
- v. by Development Agreement dated 05.09.2005 Miss. Nanda Kundan Motiramani (now Mrs. Harsha Yogesh Gangria) transferred development rights S. No. 19/1 A/14 in favour of M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5734/2005 and that she also had executed a Power of Attorney on 05.09.2005 in favour M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5735/2005.
- vi. by Development Agreement dated 05.09.2005 Sou. Manju Sharma transferred development rights in S. No. 19/1 A/15 in favour of M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5725/2005 and that she had also executed a Power of Attorney on 05.09.2005 in favour M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5726/2005.
- vii. by Development Agreement dated 05.09.2005 Miss Sameera Kayyum Shavakir (now Mrs. Nafisa Anurag Batta) transferred development rights in S. No. 19/ 1A/16 in favour of M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5723/2005 and that she had also executed a Power of Attorney on 05.09.2005 in favour M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5724/2005.



viii. by Development Agreement dated 05.09.2005 Mrs. Rani H. Rachwani and Shri Trilohan Singh Ujager Singh Chugh transferred development rights in S. No. 19/1 A/19 in favour of M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5708/2005 and that they had also executed a Power of Attorney on 05.09.2005 in favour M/s. Ravi Corporate and that the same is registered at the Office of Sub Registrar Haveli-15 at Sr. No.5709/2005.

c] It is seen from copy of Development Agreement dated 28.08.2007 that by Development Agreement dated 28.08.2007 (i) Mrs. Sunita Gul Mirani (formerly Ms. Sunita Kundan Motiramani), (ii) Mrs. Harsha Yogesh Gangria (formerly Ms. Nanda Kundan Motiramani), (iii) Mrs. Saroj Puri and Mrs. Trupti Puri, (iv) Mrs. Nafisa Anurag Batta (formerly Ms. Samira Kayyum Shakir), (v) Mrs. Rajani Harish Rachwani, (vi) Mrs. Anisha Sanjay Lala (formerly Ms. Bina Kundan Motiramani), (vii) Mrs. Manju Sharma, (viii) Mr. Trilohan Singh Ujager Singh Chugh and Mrs Rani H. Rachwani, with consent of M/s. Shriniwas Developers transferred development rights in lands bearing S. Nos. 19/1A/9, 19/1A/14, 19/1A/13, 19/1A/16, 19/1A/11, 19/1A/1, 19/1A/15 and 19/1A/19, respectively, totally admeasuring 24 Are, in favour of M/s. Pride Purple Properties. The said Development Agreement is registered at the Office of Sub Registrar Haveli-19 at Sr. No.6935/2007. They also executed a General Power of Attorney on 28.08.2007 in favour of M/s. Pride Purple Properties and the same is registered at the Office of Sub Registrar Haveli-19 at Sr. No.6936/2007.

d] It is seen from various letters of Tahasildar, Pune Urban Agglomeration, Pune that holding of urban land by owners of different lands mentioned above was below ceiling limit prescribed under the Urban Land (Ceiling and Regulation) Act, 1976. You have also informed me that the said lands were not acquired and were not exempted u/s 20 (1) of the Urban Land (Ceiling and Regulation) Act.



1976. The said Act is now repealed with effect from 30.11.2007 and its provisions are now not applicable.

D] S. NO.19/1B :

1. LIST OF DOCUMENTS GIVEN FOR MY PERUSAL :

- a] Copies of 7/2 extracts
- b] Copies of mutation entries.
- c] Copy of Irrevocable General Power of Attorney dated 08.04.1992 by Shri. Avinash Ramdas Balwadkar in favour of Shri. C. P. Mohandas, registered at the Office of Sub Registrar Haveli-4 at Serial No.27/1992.
- d] Copy of Sale Deed dated 10.07.1992 by Shri. Ramdas Vitthal Balwadkar and others in favour of Mr. C. P. Mohandas, registered at the Office of Sub Registrar Haveli-4 at Serial No. 792/1992.
- e] Copy of Sale Deed dated 27.01.1993 by Shri. Ramdas Vitthal Balwadkar and others in favour of Miss. Sangeeta Ravindra Pathak and others, registered at the Office of Sub Registrar Haveli-4 at Serial No.341/1993.
- f] Copy of Sale Deed dated 30.01.1993 by Shri. Ramdas Vitthal Balwadkar and others in favour of Shri. Ganpathy Parmeshwaran and another, registered at the Office of Sub Registrar Haveli-4 at Serial No.445/1993.
- g] Copy of Sale Deed dated 23.02.1993 by Shri. Ramdas Vitthal Balwadkar and others in favour of Shri. Shivraj S. Vichare, registered at the Office of Sub Registrar Haveli-4 at Serial No.792/1993.
- h] Copy of Indemnity Bond dated 23.02.1993 by Shri. Ramdas Vitthal Balwadkar and others in favour of Shri. Shivraj S. Vichare.
- i] Copy of Sale Deed dated 23.04.1993 by Shri. Ramdas Vitthal Balwadkar and others in favour of Shri. V. G. Bhimpure and



- another, registered at the Office of Sub Registrar Haveli-4 at Serial No.1930/1993.
- j] Copy of Sale Deed dated dated 11.06.1993 by Shri. Ramdas Vitthal Balwadkar and others in favour of S. Venkitachalam and another, registered at the Office of Sub Registrar Haveli-4 at Serial No.2759/1993.
- k] Copy of Sale Deed dated 29.06.1993 by Shri. Ramdas Vitthal Balwadkar and others in favour of Shri C. P. Mohandas, registered at the Office of Sub Registrar Haveli-4 at Serial No.3003/1993.
- l] Copy of Sale Deed dated 30.04.2002 by Shri C. P. Unnikrishnan in favour of Shri Nitin Ambadas Kadam and another, registered at the Office of Sub Registrar Haveli-4 at Serial No.3447/2002.
- m] Copy of Sale Deed dated 15.02.2005 by Sou. Vidya Shashikant Nandurdikar and another in favour of Shri Shankarrao Bajirao Kale and others, registered at the Office of Sub Registrar Haveli-15 at Serial No.1267/2005.
- n] Copy of Development Agreement dated 03.03.2007 by Shri Kedar Ravindra Pathak and others in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2000/2007.
- o] Copy of General Power of Attorney dated 03.03.2007 by Shri Kedar Ravindra Pathak and others in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2001/2007.
- p] Copy of Power of Attorney dated 08.07.1991 by Shri. Ramdas Vitthal Balwadkar and others in favour of Shri. Bhanudas Ramdas Balwadkar and another.
- q] Copy of Development Agreement dated 12.03.2007 by Shri Nitin Ambadas Kadam and another in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2038/2007.
- r] Copy of General Power of Attorney dated 12.03.2007 by Shri Nitin Ambadas Kadam and another in favour of M/s. Pride Purple



- Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2039/2007.
- s] Copy of Development Agreement dated 17.03.2007 by Shri S. Venkitachalam and others in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2332/2007.
- t] Copy of General Power of Attorney dated 21.03.2007 by Shri S. Venkitachalam and others in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2333/2007.
- u] Copy of Development Agreement dated 21.03.2007 by Shri Shankarrao Bajirao Kale and others in favour of M/s. Shriniwas Developers and M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2378/2007.
- v] Copy of General Power of Attorney dated 21.03.2007 by Shri Shankarrao Bajirao Kale and others in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2379/2007.
- w] Copy of General Power of Attorney dated 24.03.2007 by Shri Shivraj S. Vichare in favour of Shri Shirish S. Vichare.
- x] Copy of Development Agreement dated 09.04.2007 by Shri Milind Madhav Javadekar and another in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2871/2007.
- y] Copy of General Power of Attorney dated 09.04.2007 by Shri Milind Madhav Javadekar and another in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2872/2007.
- z] Copy of Development Agreement dated 09.04.2007 by Shri Shivraj S. Vichare in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2875/2007.
- aa] Copy of General Power of Attorney dated 09.04.2007 by Shri Shivraj S. Vichare in favour of M/s. Pride Purple Properties.



registered at the Office of Sub Registrar Haveli-19 at Serial No.2876/2007.

- ab] Copy of Development Agreement dated 09.04.2007 by Shri V. G. Bhimpure and another in favour of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2841/2007.
- ac] Copy of General Power of Attorney dated 09.04.2007 by Shri V. G. Bhimpure and another in favor of M/s. Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No.2842/2007.
- ad] Copy of Development Agreement dated 28.08.2007 by Pammi Singh, in favour of M/s Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No. 6935/07.
- ae] Copy of General Power of Attorney dated 28.08.2007 by Pammi Singh, in favour of M/s Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No. 6936/07.
- af] Copy of Development Agreement dated dated 25.07.2006 by Sou Pammy Singh alias Paramjeet Kaur in favour of M/s Shriniwas Developers, registered at the Office of Sub Registrar Haveli-15 at Serial No. 5437/2006,
- ag] Copy of General Power of Attorney dated 15.02.2006 by Sou Pammy Singh alias Paramjeet Kaur in favour of M/s Shriniwas Developers, registered at the Office of Sub Registrar Haveli-15 at Serial No.5438/2006.
- ah] Copy of Development Agreement dated 14.03.2007 by Shri D' Silva and another in favour of M/s Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No. 2118/2007.
- ai] Copy of General Power of Attorney dated 10.03.2007 by Shri D' Silva and another in favour of M/s Pride Purple Properties, registered at the Office of Sub Registrar Haveli-19 at Serial No. 2119/2007.

