

Umesh Shantaram Vaste

B.com. LL.B. Advocate

**A-405, Sukhaniwas Co-Operative Housing Society Limited,
S.No.13/2B/1, Plot No.3, Sukhasagarnagar, Near Telephone Exchange,
Katraj, Pune-411046, Phone No.020-26963009, Cell No. 9822792821.
Enrollment Certificate No. MAH / 72 / 1987.**

Date - 30/06/2017

To,
GOEL GANGA DEVELOPERS [INDIA] PVT. LTD.
3rd Floor, San Mahu Complex,
5, Bund Garden Road, Opp. Poona Club,
Pune – 411 001.

SEARCH AND TITLE REPORT

This search Report/Title Title Verification Report is given on instruction from Goel Ganga Developers [India] Pvt. Ltd. registered under Companies Act, 2013 having its office at – 3rd Floor, San Mahu Commercial Complex, 5, Bund Garden Road, Pune – 411 001 as well as the Ganga Amrut Sahakari Gruharachana Sanstha Maryadit a tenant ownership Co-operative Housing Society which is registered under the provisions of Maharashtra Co-operative Societies Act, 1960 and having its registered office at Survey No. 35 to 40 Vadgaon Budruk, Taluka Haveli, District Pune in respect of the following properties, which are hereinafter in this report are referred to as ‘captioned properties’:-

All that piece and parcel of the lands bearing.

- a) Survey No. 35/1 admeasuring 2 Hectar 37 Ares.
- b) Survey No. 36 admeasuring 0 Hectar 59 Ares.
- c) Survey No. 37/2A admeasuring 1 Hectar 22 Ares.
- d) Survey No. 38/1 admeasuring 0 Hectar 97 Ares.
- e) Survey No. 38/1 admeasuring 2 Hectar 48 Ares.
- f) Survey No. 40/1B admeasuring 0 Hectar 28 Ares.

All situate lying and being at village Vadgaon-Budruk, within the Registration Sub District of Taluka-Haveli, District Pune and within the limits of Pune Municipal Corporation falling in the Residential Zone under the draft development plan for the City of Pune currently in force all these captioned properties jointly bounded as follows:-

On or towards North	:	Canal & Survey No. 37/1 (Part)
On or towards East	:	Canal & Survey No. 37/1 (Part)
On or towards South	:	Pune-Sinhagad Rd. & Survey No. 30
On or towards West	:	Survey No. 35 (Part), Survey No. 38 (Part), Survey No. 39/1B (Part)

My clients have made available the following documents:-

1. Copies of the 7/12 extract
2. Mutation Entries.
3. Development Agreements.
4. Power of Attorneys.
5. Deed of Declaration.
6. Sale Deed, Confirmation Deeds.
7. Public Notice issued by Adv. Rajiv Patel.
8. N.A. Order PRH/NA/SR/616/2007, Dt. 18/2/2008 obtained from Additional Collector, Pune and No.PMC/NOC/SR/61/2015 dated 13/07/2015.
9. Amalgamated layout of the captioned properties comprising of S.No.35/1, 36, 37/2A, 38/1, 39/1B (Part) and S.No. 40/1B.
10. Search taken by Adv. Kailash Thorath on for the year 1988 -2017 and Report given on 27/02/2017.
11. Commencement Certificate bearing nos. 4905/06, 30/3/2007 issued by PMC (for Plot No.3)

12. Revised layout sanctioned vide commencement certificate number CC/20192/08 dated 22/10/2008.
13. Revised layout sanctioned on 02/06/2009 vide commencement certificate number 0728/09.
14. Revised layout sanctioned vide commencement certificate number CC/0500/10 dated 17/05/2010
15. Revised layout sanctioned vide commencement certificate number CC/2667/11 dated 24/10/2011.
16. Revised layout sanctioned vide commencement certificate number CC/3603/13, DPO/Zone no.2, dt. 29/01/2014.
17. The revised layout sanctioned vide commencement letter number 3993/13 dated 06/03/2014 for Plot No. 2.
18. The revised layout sanctioned vide commencement certificate number CC/1673/1 dated 31/08/2015 for Plot No. 1.
19. Mortgage Deed dt. 21/06/2016, registered in the office of Sur-Registrar Haveli No. 11 at serial no. 6038/2016.
20. Mortgage Deed dt. 21/06/2016, registered in the office of Sur-Registrar Haveli No. 11 at serial no. 6040/2016.
21. Mortgage Deed dt. 18/03/2017, registered in the office of Sur-Registrar Haveli No. 11 at serial no. 1870/2017.
22. Copy of Common Indenture of Mortgage dated 25/03/2017 vide Registration No. 2557/2017.

The history of the said property is as follows:-

1. It appears from the mutation entry No. 650 dt. 20/6/1945 that the properties bearing Survey Nos. 35, 36, 37, 38, 39 and 40 had come to the share of Shri. Manikchand Motichand Shah by virtue of the Deed of

Partition dated 19/4/1945. Thus, by virtue of the said partition the branch (family) of Manikchand Motichand Shah got the exclusive rights in respect of the Survey No. 35, 36, 37, 38, 39, 40.

2. Shri. Sakharam Narayan Sanas was the tenant of Shri. Manikchand Motichand Shah in respect of the Survey No. 35, 36, 37, 38, 39, 40 since 1939. Therefore, by virtue of the provisions of Bombay Tenancy and Agricultural lands Act, 1948 the name of Sakharam Narayan Sanas was entered in the revenue record Survey No. 35, 36, 37, 38, 39, 40 as protected Tenant by the mutation entry No. 714 dated 30/5/49.
3. It appears from the mutation entry No. 1181 that the area of the survey no. 35 was corrected from 7 Acres 14 Gunthas to 7 Acres 6 Gunthas due to the reduction in area because of the Mutha Canal, by virtue of the order of Additional Tahsildar bearing No. 6/1965.
4. It appears from the mutation entry No. 1462 dt. 21/8/73 that by the order of Special Land Acquisition Officer No.2 Panshet bearing no. 2/420/73 dt. 16/8/73 the entry was made in the other rights column of the 7/12 extract in respect of the S.No. 38. However, the said encumbrance in the other rights column was removed from the 7/12 extract by the order of Special Land Acquisition Officer No.2, order bearing No. LAQ/KACT/72/954/74 dt. 7/12/74, which fact is revealed from the mutation entry No. 1530 dt. 12/12/74.
5. It appears from the mutation entry No. 1495 that the Tahsildar, Haveli had passed the order in Tenancy Case No. 107/62. The said order affected the Survey No. 35, 36, 37, 38, 39 & 40 in the following manner:-

- a) Out of the total area of 7 Acre 6 Gunthas of S.No. 35 the possession of an area of 1 Acre 11 Gunthas was given back to owners manikchand Shah and family and the area of 5 Acre 35 Gunthas was retained in possession of Sakharam Narayan Sanas. The portion retained with Sakharam Narayan Sanas was numbered as S.No. 35/1 and the portion in the possession of Manikchand Shah and family was renumbered as S.No. 35/2.
- b) Out of the total area of 5 Acre 20 Gunthas of S.No. 38, the possession of an area of 3 Acre 4 Gunthas was given back to the owner Manikchand Shah and family whereas an area of 2 Acres 16 gunthas was retained in the possession of Sakharam narayan Sanas. The portion retained with Sakharam Sanas was numbered as S.No. 38/1 and the portion given to the family of Manikchand Shah was numbered as S.No. 38/2.
- c) Out of the total area of 27 Acres 39 gunthas of S.No. 39 an area of 19 Acres and 32 gunthas was returned back to the owners i.e. the family of Manikchand Shah whereas the possession of an area of 8 Acres was retained with Sakharam Sanas. The portion retained in the possession of Sakharam Sanas was numbered as S.No. 39/1 and the portion given to the family of Manikchand Shah was numbered as S.No. 39/2.
- d) Out of the total area of 2 Acres 21 gunthas of S.No. 40 an area of 2 Acres and 6 gunthas was retained in the possession of Sakharam Sanas whereas the area of 15 gunthas was given back to the possession of the family of Mr. Manikchand Shah. The portion retained in the possession of Sakharam Sanas was

numbered as S.No. 40/1 whereas the portion given to the family of Manikchand Shah was numbered as S.No. 40/2.

6. All the members of the family of Manikchand Motichand Shah executed a Sale Deed in favour of Sakharam narayan Sanas on 9/8/1974 which is duly registered in the office of Sub Registrar Haveli No. 2 at Serial no. 1955/74. By virtue of the said Sale Deed dt. 9/8/1974 the mutation entry No. 1510 was effected in the revenue record on 4/10/1974. As Sakharam Sanas had purchased an area of 6 Acres and 5 Gunthas out of the S.No. 39/1, the portion purchased by Sakharam Sanas admeasuring 6 Acres and 5 Gunthas was renumbered as S.No. 39/1B and the portion retained by Manikchand Shah, admeasuring 2 Acres and 2 Gunthas, was renumbered as S.No. 39/1A. By the said Sale Deed Sakharam Sanas had purchased an area of 28 Ares out of S.No. 40/1, So the portion purchased by Sakharam Sanas was renumbered as S.no. 40/1B admeasuring 28 Ares and the portion admeasuring 1 Acres 18 gunthas, retained by the family of Manikchand Shah was renumbered as S.No. 40/1A. By the said mutation entry No. 1510 separate 7/12 extracts were made for the properties purchased by Sakharam Narayan Sanas by sale deed dt. 9/8/1974 i.e. the captioned properties and the name of Sakharam Narayan Sanas was entered in the ownership column of the 7/12 extracts of the captioned properties. Thus, Sakharam Sanas became the absolute owner and possessor of the captioned properties.
7. Sakharam Narayan Sanas was having two wives namely i) Shewantabai Sakharam Sanas and ii) Saraswatibai Sakharam Sanas. Sakharam Narayan Sanas died on 9/11/1980, intestate, leaving behind following legal heirs. The detail family tree of late Sakharam narayan Sanas is

attached herewith as **Annexure-A** which is the part and parcel of this title report.

- a) Shewantabai (Widow)
- b) Saraswatibai (Widow)
- c) Vasantrao (Son)
- d) Ramchandra (Son)
- e) Vimalabai Sanas (Daughter)
- f) Shakuntalabai Ghule (Daughter)
- g) Kalawatibai Ghule (Daughter)
- h) Laxman (Predeceased Son)

His predeceased son Laxman was survived by wife a) Smt. Radhabai Laxman Sanas and sons namely b) Pradeep, c) Dilip, d) Shamrao, e) Kishor and Three daughters namely f) Mrs. Suvarnlata Bhausaheb Bahirat, g) Ruprekha Khanderao Dhiore, h) Madhuri Ajay More, i) Shruai. Sakharam Narayan Sanas had three daughters namely Vimalabai Sanas, Mrs. Shakuntalabai Shivajirao Ghule, Kalawatibai Bajirao Ghule, out of the said three daughters died earlier leaving behind her legal heirs i.e.

- a) Bhimrao Bajirao Ghule
- b) Vijay Bajirao Ghule
- c) Ashok Bajirao Ghule
- d) Kusum Maruti Bhosale (Married Daughter)

8. The names of legal heirs of Sakharam Narayan Sanas i.e. Shewantabai, Saraswatibai, Vasant, Ramchandra and the heirs of the Laxman Sakharam Sanas were entered on the 7/12 extract in the Kabjedar column by mutation entry no. 1813. By the said mutation entry the

names of other legal heirs was also recorded in other rights column. Thus, by virtue of the Hindu Succession Act all the legal heirs of late Sakharam Narayan Sanas got undivided share in the captioned properties.

9. Some part of S.No. 37/2, to the extent of 2 Hecter 2 Ares, was acquired by Special Land Acquisition Officer for the rehabilitation of project affected persons by virtue of the order passed by SLAO vide No. LAQ/SR/2/560/83 Dt. 20/12/83. Therefore the area which was acquired by the government was numbered as Survey No. 37/2/B and remaining land of S.No. 37/2 to the extent of 1H. 22R which was retained by the owner was numbered as 37/2/A. This change of the acquisition of the land was mutated on the 7/12 extract by mutation entry no. 2049 at Vadgaon Budruk.
10. Shri. Pradeep Laxman Sanas died on 1/4/89 leaving behind his legal heirs as Deeplaxshmi Pradeep Sanas (widow), the only son Ranjeet Pradeep Sanas and daughter Poornima Pradeep Sanas. The names of the legal heirs of deceased Pradeep who were holding undivided shares were entered on 7/12 extract by Mutation Entry No. 5752 of Vadgaon Budruk.
11. By virtue of the application made to the Tahsildar, Haveli and the statements of concerned persons the mutation entry no. 2382 was effected in the revenue record thereby entering the proportionate holding of each heir of Sakharam Narayan Sanas on the 7/12 extract in the form of 'Anewari'.

12. Smt. Shewantabai Sakharam Sanas executed a testamentary document on 24/6/1981 which has been duly registered in the office of Sub Registrar Haveli at Serial no. 2376/81 on 24/6/81. By virtue of the said will Smt. Shewantabai bequeathed whatever her rights, interest, share, title in the captioned properties, in favour of her grand daughter, Ujwala Ramchandra Sanas (Alias) Ujwala Sanjay Motwani and her daughter Vimlabai Sakharam Sanas. Thus, whatever the share belonging to the Smt. Shewantabai devolved upon Ujwala Sanas and Vimlabai Sanas and therefore, accordingly the Mutation Entry was made on the 7/12 extract to give the effect of the will vide mutation entry No. 8278 dt. 16/8/07.
13. The son of Kalawati Bajirao Ghule i.e. Bhimrao Bajirao Ghule died intestate on 25/5/89 leaving behind his son Kailas Bhimrao Ghule and his nephew Sunil Ashok Ghule. Accordingly, the name of Kailas was entered on 7/12 extract by mutation entry No. 2847 on 15/12/89 and thereafter, with the consent of the Kailas the name of Sunil Ashok Ghule was also entered in 7/12 extract, showing to be holding undivided share, by mutation entry No. 3378 dt. 03/03/1992.
14. The Grand daughter of Sakharam Sanas and daughter of Laxman Sanas i.e. Smt. Madhuri Ajay More died intestate on 25/9/89 leaving behind her 2 children i.e. Abhijeet Ajay More and Bhairavee Ajay More. The names of Abhijeet Ajay More and Bhairavee Ajay More were mutated on 7/12 extract in place of their mother by Mutation Entry No. 3675 dt. 26/12/92.

15. The grand-son of Sakharam Sanas i.e. Shamrao Laxman Sanas died intestate on 22/2/1990 leaving behind his legal heirs, a) Smt. Bimala Shamrao Sanas (widow), b) Sharmila Vinayak Bhosale, c) Renuka Ajit Rane, d) Babita Prakash Pusalori, e) Anita Sunil Vankhede. The names of all the daughters as well as widow were entered on 7/12 extract of all the captioned properties by Mutation entry No. 3473 on 29/4/92 in respect of undivided share belonging to Shamrao Sanas.
16. The eldest son of Sakharam Narayan Sanas i.e. Vasantrao Sakharam Sanas died on 28/1/91 leaving behind his widow Smt. Sindhu Vasant Sanas, two sons namely Sandeep and Anil as well as daughter Vibhawari Vasant Sanas. The names of legal heirs of Vasantrao Sanas to the extent of his undivided share were entered on 7/12 extract by mutation entry No. 3289 in the Kabjedar column on 28/9/91.
17. Ramchandra Sakharam Sanas died intestate on 30/4/93 leaving behind a) Sonabai (widow) 3 sons b) Surendra, c) Ravindra, d) Mahendra, e) Mrs. Meena Suresh Dhobale (Married daughter), f) Ujwala Ramchandra Sanas (daughter). The names of above referred legal heirs of Ramchandra were entered on 7/12 extract by mutation entry No. 3784 on 9/12/1993.
18. Wife of Sakharam Sanas i.e. Smt. Saraswatibai died intestate on 16/6/1993 leaving behind her heirs viz. sons and grandsons as given in the Annexure-A. The names of legal heirs of Saraswatibai were entered on 7/12 extract by mutation entry No. 8233 dt. 6/6/2007.
19. Vijay Bajirao Ghule died intestate on 5/1/1999 leaving behind his legal heirs viz. a) Smt. Vidya Vijay Ghule (widow), b) Sanjay Vijay Ghule, c)

Mrs. Pooja Ashok Patil, d) Ajay Vijay Ghule (Predeceased) his widow Smt. Nandini Ajay Ghule, e) Aishwarya Ajay Ghule, f) Akshita Ajay Ghule. The names of legal heirs of Vijay Ghule were entered on 7/12 extract by mutation entry No. 8231 dt. 1/6/2007.

20. Dilip Laxman Sanas died on 14/5/2003. As per his will and testamentary document dated 03/02/2003, which is registered in the office of Sub Registrar Haveli No. 13 at Serial No. 2915/2003, he bequeathed his undivided share/right in the captioned properties in favour of his brother Kishor Laxman Sanas. Accordingly name of Kishor Laxman Sanas was entered in the Kabjedar column of 7/12 extract in the place of Late Dilip Laxman Sanas by Mutation Entry No. 6823 dated 21/07/2003.
21. Some of the owners/members of the Sanas family sold part or whole of their undivided share in the captioned properties to various persons by different Sale Deeds and also handed over the possession to such persons. The details of the Sale deeds executed by different members of the Sanas family, names of purchasers and the area sold are given in the Annexure-B annexed to this report which is the part and parcel of this title report. By virtue of the said Sale Deeds the said purchasers became owners and possessors of the area purchased by them, and their names were entered in the revenue records by virtue of the respective mutation entries as detailed in the **Annexure-B**.
22. Thereafter, those members of the Sanas family who were holding undivided share out of the captioned properties, as well as the purchasers, as detailed in Annexure-B made and executed Development

Agreements and Power of Attorneys in favour of M/s. Goel Ganga Developers a partnership firm duly registered under the provisions of Indian Partnership Act, 1932. The details of such Development Agreements and Power of Attorneys executed in favour of M/s. Goel Ganga Developers has been given in the **Annexure-C** annexed to this report. By the said Development Agreements all the owners of the captioned properties assigned and transferred the rights of development of the captioned properties to m/s. Goel Ganga Developers on the terms and for the consideration mentioned in the respective agreement. The owners have also executed the Power of Attorneys in favour of M/s. Goel Ganga Developers for effectively carrying out the development of the captioned properties and to act for and on behalf of the owners. Thus, by the said Development Agreements as detailed in **Annexure-C**, M/s. Goel Ganga Developers acquired the absolute and exclusive rights to develop the captioned properties in any manner and also got the right to sell the various units constructed thereon to prospective purchasers and the right to mortgage the captioned properties for availing loan from bank or other financial institutions. Besides executing the Development Agreements & Power of Attorneys, the members of Sanas family have also executed Declaration Deeds Cum Indemnity in favour of M/s. Goel Ganga Developers, thereby declaring the details of entire family tree of the heirs of Late Sakharam narayan Sanas and also confirming that there are no other heirs than those mentioned in the Deeds. In the said Deeds m/s. Goel Ganga Developers have been indemnified against any loss caused to M/s. Goel Ganga Developers due to any claim/s made by any person/s. Details of all these Declaration Deeds are given in the Annexure-C annexed to this report which is the part and parcel of this title report.

23. Thereafter, on the basis of the Power of Attorneys executed by the land owners as detailed in Annexure-C, M/s. Goel Ganga Developers prepared a layout plan for the development of the captioned properties. By the said plan the captioned properties were laid out into 4 plots by segregating out of the portion under reservation M/s. Goel Ganga Developers submitted the said layout to Pune Municipal Corporation. The layout plans submitted by M/s. Goel Ganga Developers for laying out the captioned properties into plots and also for construction of buildings consisting of tenements, have been sanctioned by Pune Municipal Corporation vide Commencement Certificate no. CC/4907/06 dt. 30/3/2007 and CC/4905/06 dt. 30/3/07. Thereafter, all the owners of the captioned properties through their Power of Attorney Holder Mr. Amit Jaiprakash Goel executed different Sale Deeds in respect of captioned properties in favour of M/s. Goel Ganga Developers and Ganga Amrut Sahakari Gruharachana Sanstha Maryadit. The details of such sale deeds executed by the land owners are given in the **Annexure-D**, which is annexed to this report which is the part and parcel of this title report. Thus, M/s. Goel Ganga Developers and Ganga Amrut Sahakari Gruharachana Sanstha Maryadit have become the owners of the captioned properties and their names have been entered on the 7/12 extract and other revenue records by virtue of the respective mutation entries as detailed in Annexure – D annexed here with. All these Sale Deeds executed by the owners are in continuation of land subject to the Development Agreements which have been executed by the previous landowners (the details of which have been given in the Annexure – C). Even though, the conveyance has been executed of a part of the captioned properties in favour of Ganga Amrut Sahakari Grihrachana Sanstha Maryadit the said conveyance is made subject to the Development Agreement made in favour of M/s. Goel Ganga

Developers. In other words, the rights acquired by M/s. Goel Ganga Developers by the above referred Development Agreements have been kept intact by the previous owners as well as Ganga Amrut Sahakari Gruhrachana Sanstha Maryadit. Thus even after the transfer of ownership of part of the captioned properties to Ganga Amrut Sahakari Gruhrachana Sanshta Maryadit, M/s. Goel Ganga Developers have got the exclusive right to develop the captioned properties by constructing tenements thereon and to sell such tenements to prospective purchasers by executing necessary documents and to receive the consideration thereof. Similarly, M/s. Goel Ganga Developers have rights to mortgage the captioned properties and to raise loan thereon or to assign the same in any other manner.

24. Goel Ganga Developers [India] Pvt. Ltd. also obtained the permission for Non Agricultural use of the captioned properties from the office of Collector, Pune vide order no. PRH/NA/SR/616/2007, dt. 18/2/2008 and vide no.PMC/NOC/SR/61/2015 dated 13/07/2015.
25. It is also observed that the said layout was revised vide Commencement Certificate number CC/20192/08 dated 22/10/2008. The layout was again revised on 02/06/2009 vide commencement certificate number 0728/09 whereby the said larger land was subdivided into 2 plots namely plot number 1 and plot number 2 and the area under reservation was segregated. The layout was again revised vide Commencement Certificate number CC/0500/10 dated 17/05/2010. Commencement Certificate number CC/2667/11 dated 24/10/2011, Commencement Certificate CC/3603/13, DPO/Zone no.2, dt. 29/01/2014. The layout again revised vide Commencement letter number 3993/13 dated 06/03/2014 which is in respect of the Plot No. 2 and again revised vide

Commencement Certificate number CC/1673/1 dated 31/08/2015 for Plot No. 1.

26. Charges :-

- a. It is seen that Goel Ganga Developers (India) Pvt. Ltd. has mortgaged the plot no.2 out of the captioned properties to State Bank of India, against a loan availed by it, by a Mortgage Deed dt. 21/06/2016, registered in the office of Sub-Registrar Haveli no. 11 at serial no. 6038/2016.
- b. It is seen that Goel Ganga Developers (India) Pvt. Ltd. has mortgaged the plot no.3 out of the captioned properties to State Bank of India, against a loan availed by it, by a Mortgage Deed dt. 21/06/2016, registered in the office of Sub-Registrar Haveli no. 11 at serial no. 6040/2016.
- c. It is also seen that Goel Ganga Developers (India) Pvt. Ltd. has further mortgaged the plot no.2 out of the captioned properties to State Bank of India, against a loan availed by it, by a Mortgage Deed dt. 18/03/2017, registered in the office of Sub-Registrar Haveli No. 11 at serial no. 1870/2017.
- d. It appears that vide an Common Indenture of Mortgage dated 25/03/2017 and registered with Sub-Registrar Haveli No. 23 vide Serial No. 2557 on 25/03/2017, the Goel Ganga Developers [India] Pvt. Ltd. had mortgaged in favour of IDBI Trusteeship Services Limited the receivables of all amounts pending to be

received in connection with each such project Ganga Bhagyoday Plot No. 1 sold units and receivable from unsold units of such project Ganga Bhagyoday Plot No. 1 towards the loan raised by issue of Non Convertible Debentures to J M Financial Products Limited.

27. Litigations :

There following litigations are pending in respect of the above property :

- a) Special Civil Suit No. 890/2008 at C. J. S. D. , Pune.
- b) Special Civil Suit No. 162/2014 at C. J. S. D. , Pune.
- c) Civil Misc. Application No. 62/2015 at C. J. S. D. Pune.

There are no prohibitory Orders by the aforesaid courts in any of the cases restricting development, construction and sale of the said project by my client.

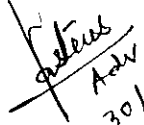
- 28. The search of the Index II registers has been taken by Adv. Kailash Thorath for the period 1988 - 2017 and the report is given on 27/02/2017. Relying upon the veracity of all these search Reports it can be seen that no adverse entry which is contrary or inconsistent with the title of M/s. Goel Ganga Developers and Ganga Amrut Sahakari Gruhrachana Sanstha Maryadit in respect of the captioned property has been found.
- 29. It's appear that Goel Ganga Developers has been reconstituted as Goel Ganga Developers [India] Pvt. Ltd. vide mutation no. 10068.
- 30. It appears that Goel Ganga Developers (India) Pvt. Ltd. has constructed buildings on the captioned properties and have also sold the tenements in the said buildings to different purchasers.

31. On the basis of my observations in the preceding paragraphs which are based on various documents and I conclude that the title of Goel Ganga Developers [India] Pvt. Ltd. and Ganga Amrut Sahakari Gruharachana Sanstha Maryadit in respect of the captioned properties is clear and marketable and Goel Ganga Developers [India] Pvt. Ltd. has got the absolute and exclusive right to develop the captioned properties by constructing tenements thereon by utilizing the F.S.I./T.D.R. and also have the right and authority to sell the tenements constructed thereon to prospective purchasers and receive consideration thereof. Goel Ganga Developers [India] Pvt. Ltd. also have the right and authority to mortgage or assign in any other manner whole or part of the captioned properties to any person, bank or financial institution for the purpose of raising any loans etc.

Hence this Title Report.

Place - Pune

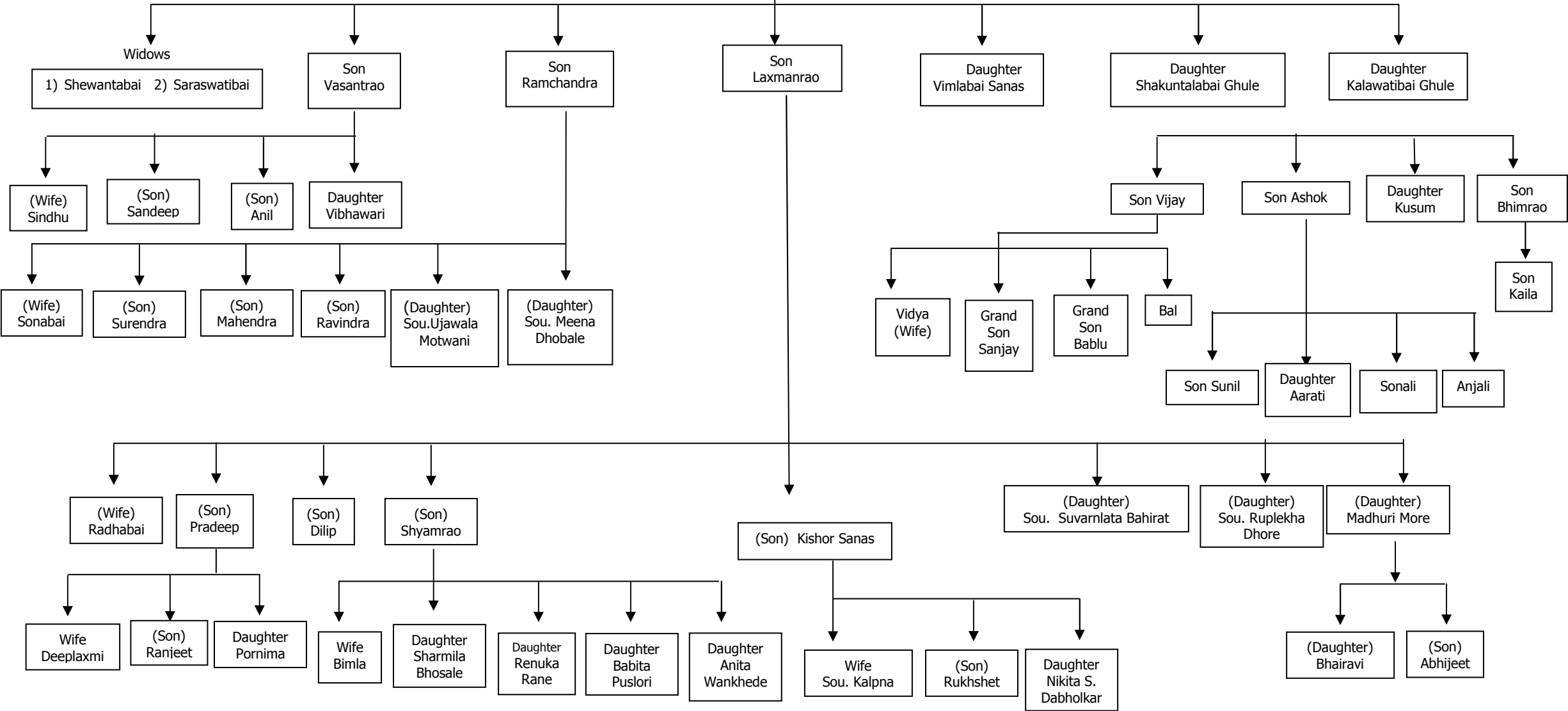
Date – 30/06/2017


Adv.
30/6/2017.

Umesh S. Vaste
Advocate

Annexure – ‘A’

Sakharam Narayan Sanas



ANNEXURE-B

Sr. No.	Name of the Holder	Survey No. Hissa No.	Area Sold	Date of Sale Deed	Sr. No. Sale Deed	Name of the Purchaser	Mutation No Date
1.	Kailsas Bhimrao Ghule	35/1(Part) 36(Part)	00=08.33 00=02.07	11/09/1996	294/1996 Haveli No. 9	Avinash Murlidhar Todkar	4615 25/03/1997
		39/1B(Part) 40/1B(Part)	00=08.72 00=02.07	03/01/1996	296/1996 Haveli No. 9	Rajendra Balwant Todkar	4616 25/03/1997
		37/2A(Part) 38/1(Part)	00=04.29 00=03.41	09/01/1996	295/1996 10678/1998 Haveli No. 9	Ashok Mahadev Mhaske	8261 20/07/2007
2.	Kusum Marutirao Bhosale	35/1(Part) 36(Part)	00=08.33 00=02.07	29/12/1995	9112/95 Haveli No. 9	Sarswati Sampatrao Dhanwat	4275 1/7/1996
		39/1B(Part) 40/1(Part)	00=08.72 00=00.98	29/12/1995	9163/95 Haveli No. 9	Reshma Vijay Hingnekar	4276 1/7/1996
		37/2(Part) 38/1(Part)	00=04.29 00=03.41	29/12/1995	9113/95 Haveli No. 9	Ranjeet Prakash Mhaske	4272 1/7/1996
3.	Shakuntala Shivajirao Ghule	37/2A(Part)	00=10	30/12/1995	18/1996 Haveli No. 9	Satyabhama Bhagwanrao Shingare	4263 1/7/1996
		37/2A(Part)	00=01.71	30/12/1995	21/96 Haveli No. 9	Vasant Sahadev Mhaske	4264 1/7/1996
		37/2A(Part)	00=05.44	01/01/1996	21/96 Haveli No. 9	Shailesh Babasaheb Dangat	4270 31/7/1996
		39/1B(Part)	00=04.87	30/12/1995	9168/1995 Haveli No. 9	Shailesh Babasaheb Dangat	4270 31/7/1996

		38/1(Part)	00=10	01/01/1996	17/1996 Haveli No. 9	Sanjay Namdevrao Mate	4262 1/7/1996
		38/1(Part)	00=3.64	01/01/1996	16/96 Haveli No. 9	Sangram Vijay Hingnekar	4267 1/7/1996
		35/1(Part)	00=10	30/12/1995	9167/1995 Haveli No. 9	Vijay Damodar Hingnekar	4268 1/7/1996
3.	Shakuntala Shivajirao Ghule	36 (Part)	00=10	30/12/1995	8169/1995 Haveli No. 9	Sachin Babasaheb Dangat	4265 1/7/1996
		35/1(Part)	00=10	30/12/1995	19/1996 Haveli No. 9	Vilas Sahadev Mhaske	4266 1/7/1996
		36(Part) 37/2A (Part)	00=08.29 00=01.71	30/12/1995	20/1996 Haveli No. 9	Vasant Sahadev Mhaske	4264 1/7/1996
		39/1B(Part)	00=10	30/12/1995	9164/1995 Haveli No. 9	Shekhar Sahadev Mhaske	4273 1/7/1996
		39/1B(Part)	00=10	30/12/1995	9165/1995 Haveli No. 9	Vikas Pandharinath Dangat	4274 1/7/1996
		39/1B	00=10	31/7/1996	6975/1996 Haveli No. 9	Nitin Pandharinath Dangat	
4.	Sunil Ashok Ghule Aarti Ashok Ghule Sonali P. Undre Vaishali Umesh Deshmukh and Sonali Prithaviraj	35/1(Part) 36(Part)	00=08.33 00=02.07	29/12/1995	9114/95 Haveli No. 9	Rupali Vijay Hingnekar	4277 4/7/1996
		37/2A(Part) 38/1(Part)	00=04.29 00=03.41	29/12/1995	9115/1995 Haveli No. 9	Sharda Babasaheb Dangat	4278 4/7/1996

	Sunil Ashok Ghule Aarti Ashok Ghule Sonali P. Undre Vaishali Umesh Deshmukh and Sonali Prithaviraj	39/1B(Part) 40/1B(Part)	00=08.72 00=00.98	29/12/1995	9196/1995 Haveli No. 9	Prakash Sahadev Mhaske	4279 4/7/1996
5	Sonabai Ramchandra Sanas Surendra Ramchandra Sanas Mahendra Ramchandra Sanas Meena Suresh Dhobale and Ujjawala R. Sanas Ujawala Sanjay Motwani	35/1(Part) 36(Part) 37/2A (Part) 38/1 (Part) 39/1B (Part)	829.91 sq.mtrs	25/06/1997	2827 Haveli No.9	Sushila Dhanraj Khathe	8242 15/6/2007
			829.91 sq.mtrs	12/03/1997	2828 Haveli No.9	Chanda Maniklal Nahar	8239 15/6/2007
			829.91 sq.mtrs	25/06/1997	2827 Haveli No.9	Kantilal Bansilal Kankariya	8237 15/6/2007
			829.91 sq.mtrs	25/06/1997	2830/1997 Haveli No.9	Sunil Sampatrao Kankariya	8243 15/6/2007

	Sanas Surendra Ramchandra Sanas Mahendra Ramchandra Sanas Meena Suresh Dhobale and Ujjawala R. Sanas Ujawala Sanjay Motwani	35/1(Part) 36(Part) 37/2A (Part) 38/1 (Part) 39/1B (Part)	829.91 sq.mtrs	25/06/1997	2831/1997 Haveli No.9	Sampatrao NarayandasKankariya	8238 15/6/2007
			829.91 sq.mtrs	25/06/1997	2832/1997 Haveli No.9	Maniklal Rajmal Nahar	8245 15/6/2007
			829.91 sq.mtrs	17/03/1997	2833/1997 Haveli No.9	Vijay Maniklal Nahar	8241 15/6/2007
			829.91 sq.mtrs	17/03/1997	2834/1997 Haveli No.9	Vimlabai Maniklal Nahar	8240 15/6/2007
			829.91 sq.mtrs	17/03/1997	2835/1997 Haveli No.9	Surekha Satish Bafna	8244 15/6/2007

Sr. No.	Name of the Holder	Survey No. Hissa No.	Area Sold	Date of Sale Deed	Sr. No. Sale Deed	Name of the Purchaser	Mutation No Date
	Sanas Surendra Ramchandra Sanas Mahendra Ramchandra Sanas Meena Suresh Dhobale and Ujjawala R. Sanas Ujwala Sanjay Motawani	35/1(Part) 36(Part) 37/2A (Part) 38/1 (Part) 39/1B (Part)	829.91 sq.mtrs	12/03/1997	2836/1997 Haveli No.9	Dilip Dhanraj Khatre	8236 15/6/2007
6.	Vimalabai Sakharam Sanas	35/1(Part)	00=10	26/12/1995	8972/1995 Haveli No.9	Hasmukh Mangilal Bafana	4126 30/1/1996
		35/1(Part)	00=10	26/12/1995	8973/1995 Haveli No.9	Mangilal Ganeshmal Bafana	4121 27/1/1996
		35/1(Part) 36 (Part)	00=03 00=07	26/12/1995	8974/1995 Haveli No.9	Ganeshmal Dalichand Bafana	4116 27/1/1996

Sr. No.	Name of the Holder	Survey No. Hissa No.	Area Sold	Date of Sale Deed	Sr. No. Sale Deed	Name of the Purchaser	Mutation No Date
6.	Vimalabai Sakharam Sanas	35/1(Part)	00=10	26/12/1995	8975/1995 Haveli No.9	Manisha Mangilal Bafana	4125 30/1/1996
		35/1(Part) 40/1B (Part)	00=09.25 00=01.10	26/12/1995	9013/1993 Haveli No.9	Sangeeta Chandrakant Ghule	8286 3/9/2007
		37/2A(Part)	00=10	27/12/1995	8976/1995 Haveli No.9	Mahavir Mangilal Bafana	4115 27/1/1996
		37/2A(Part) 38/1 (Part) 40/1B(Part)	00=02.15 00=03.64 00=03.93	27/12/1995	9012/1995 Haveli No.9	Shivajirao Ganpatrao Bhosale	4118 27/01/1996
		39/1B(Part)	00=05	27/12/1995	9005/1995 Haveli No.9	Mangilal Ganeshmal Bafana	4128 30/01/1996
		39/1B(Part)	00=10	27/12/1995	9008/1995 Haveli No.9	Savita Mangilal Bafana	4122 27/1/1996
	Vimalabai Sakharam Sanas	39/1B(Part)	00=09.70	27/12/1995	9009/1995 Haveli No.9	Nilima Shivajirao Bhosle	8285 3/9/2007
		39/1B(Part)	00=10	27/12/1995	9010/1995 Haveli No.9	Sureshkumar Babhutmal Punmiya	4124 30/1/1996
		39/1B(Part)	00=10	27/12/1995	9011/1995 Haveli No.9	Amrutalal Babhutmal Punmiya	4127 30/1/1996
		38/1(Part)	00=10	27/12/1995	9007/1995 Haveli No.9	Chandrakant Shivajirao Ghule	4123 30/01/1996
		38/1(Part)	00=03.93	27/12/1997	9012/1995 Haveli No.9	Shivajirao Ganpatrao Bhosale	4133 30/01/1996
		35/1(Part) 40/1B (Part)	00=09.25 00=01.10	28/12/1995	9013/1995 Haveli No.9	Sangeeta Chandrakant Ghule	4119 27/1/1996

ANNEXURE-C

Sr. No.	Document	Survey No.	Haveli No.	Area in Are	Reg. No.	Date	Parties
1	Development Agreement	35-40	16	55	288	16-Jan-04	Sindhutai Vasant Rao Sanas & others AND Goel Ganga Developers
2	Irrevocable Power of Attorney	35-40	16	55	289	16-Jan-04	Sindhutai Vasant Rao Sanas & others And Goel Ganga Developers
3	Declaration Deed	35-40	16	55	290	16-Jan-04	Sindhutai Vasant Rao Sanas & others
4	Power of Attorney	35-40	16	55	291	16-Jan-04	Sindhutai Vasant Rao Sanas & others And Atul J. Goel & Amit J. Goel.
5	Correction Deed	35-40	16	55	602	30-Jan-04	Sindhutai Vasant Rao Sanas & others And Atul J. Goel
6	Development Agreement	35-40	16	8.29	318	17-Jan-04	Dilip Dhanraj Khater AND Goel Ganga Developers
7	Irrevocable Power of Attorney	35-40	16	8.29	319	17-Jan-04	Dilip Dhanraj Khater AND Atul J. Goel
8	Development Agreement	35-40	16	8.29	320	17-Jan-04	Chanda Maniklal Nahar & Goel Ganga Developers that its partner Atul J. Goel
9	Irrevocable Power of Attorney	35-40	16	8.29	321	17-Jan-04	Chanda Maniklal Nahar & Goel Ganga Developers that its partner Atul J. Goel
10	Development Agreement	35-40	16	8.29	322	17-Jan-04	Vijay Maniklal Nahar And Goel Ganga Developers its Partner Atul J. Goel.
11	Irrevocable Power of Attorney	35-40	16	8.29	323	17-Jan-04	
12	Development Agreement	35-40	16	8.29	324	17-Jan-04	Vijay Maniklal Nahar, Mahendra Maniklal Nahar

Sr. No.	Document	Survey No.	Haveli No.	Area in Are	Reg. No.	Date	Parties
13	Irrevocable Power of Attorney	35-40	16	8.29	325	17-Jan-04	Kiran Anil Patwa Chanda Maniklal Nahar and Goel Ganga Developers through it's Partner Atul J. Goel
14	Development Agreement	35-40	16	8.29	326	17-Jan-04	Chanda Maniklal Nahar and Goel Ganga Developers through it's Partner Atul J. Goel
15	Irrevocable Power of Attorney	35-40	16	8.29	327	17-Jan-04	
16	Development Agreement	35-40	16	10	1253	3-Mar-04	Mangilal Ganeshmal Bafna AND Goel Ganga Developers through it's Partner Atul J. Goel
17	Irrevocable Power of Attorney	35-40	16	10	1254	3-Mar-04	
18	Development Agreement	35-40	16	10	1255	3-Mar-04	Amrutmal Babhutmal Punmiya AND Goel Ganga Developers through it's Partner Atul J. Goel
19	Irrevocable Power of Attorney	35-40	16	10	1256	3-Mar-04	
20	Development Agreement	35-40	16	10	1257	3-Mar-04	Savita Mangilal Bafna AND Goel Ganga Developers it's Partner Atul J. Goel
21	Irrevocable POA	35-40	16	10	1258	3-Mar-04	
22	Development Agreement	35-40	16	10	1259	3-Mar-04	Manisha Mangilal Bafna AND Goel Ganga Developers through it's Partner Atul J. Goel
23	Irrevocable POA	35-40	16	10	1260	3-Mar-04	
24	Development Agreement	35-40	16	10	1261	3-Mar-04	Sureshkumar Babhutmal Punmiya AND Goel Ganga Developers through it's Partner Atul J. Goel
25	Irrevocable Power of Attorney	35-40	16	10	1262	3-Mar-04	

Sr. No.	Document	Survey No.	Haveli No.	Area in Are	Reg. No.	Date	Parties
26	Declaratioin	35-40	16	14	2066	7-Apr-04	Deeplaxmi Pradeep Sanas Purnima Pradeep Sanas
27	Development Agreement	35-40	16	34.50	2516	30-Apr-04	Ravindra Pradeep Sanas & others And Goel Ganga Developers Amit Goel
28	Irrevocable Power of Attorney	35-40	16	30.40	2517	30-Apr-04	Ravindra Pradeep Sanas & others And Goel Ganga Developers Amit Goel
29	Cancellation Deed	35-40	16	30.50	2515	30-Apr-04	Ravindra Pradeep Sanas & others And Darode Jog Associates
30	Development Agreement	35-40	16	40.12	3190	4-Jun-04	Chandrakant Shivajirao Ghule & others And Goel Ganga Developers Amit Goel
31	Irrevocable Power of Attorney	35-40	16	40.12	3191	4-Jun-04	Sangeeta Chandrakant Ghule
							Shivajirao Ganpatrao Bhosale
							Nilima Shivajirao Bhosale And Goel Ganga Developers Amit J. Goel
32	Development Agreement	35-40	16	28.25	4479	2-Aug-04	Vidya Vijay Ghule & others And Goel Ganga Developers
33	Irrevocable Power of	35-40	16	28.25	4480	2-Aug-04	Vidya Vijay Ghule & others And Goel Ganga Developers
34	Declaration Deed	35-40	16	28.25	4481	2-Aug-04	Vidya Ghule & others
35	Development Agreement	35-40	16	14.12	5266	4-Sep-04	Bhairavi Ajay More And Goel Ganga Developers
36	Irrevocable Power of Attorney	35-40	16	42.12	5267	4-Sep-04	Abhijeet Ajay More And Goel Ganga Developers
37	Declaration	35-40	16	14.12	5268	4-Sep-04	Motilal Giridharilal Sharma And others
38	Suppl. Agr. Of Development Agr.	35-40	16	14.12	2969	26-May-04	Bhairavi Ajay More, Abhijeet Ajay More and Motilal Giridharilal Sharma

Sr. No.	Document	Survey No.	Haveli No.	Area in Are	Reg. No.	Date	Parties
39	Power of Attorney	35-40	16	14.12	2970	26-May-04	Bhairavi Ajay More, Abhijeet Ajay More and Motilal Giridharilal Sharma
40	Development Agreement	35-40	16	14	6861	24-Nov-04	Suvarnalata Bhausaheb Bahirat And Goel Ganga Developers through it's Partner Amit J. Goel
41	Irrevocable Power of Attorney	35-40	16	14	6862	24-Nov-04	Suvarnalata Bhausaheb Bahirat And Goel Ganga Developers through it's Partner Amit J. Goel
42	Declaration Deed	35-40	16	14	6863	24-Nov-04	
43	Development Agreement	35-40	16	14	6872	25-Nov-04	Ruplekha Khanderao Dhere And Goel Ganga Developers through it's Partner Amit J. Goel
44	Irrevocable Power of Attorney	35-40	16	14	6873	26-Nov-04	Ruplekha Khanderao Dhere And Goel Ganga Developers.
45	Declaration Deed	35-40	16	14	6874	27-Nov-04	Ruplekha Dhere.
46	Development Agreement	35-40	16	28.25	1153	16-Feb-05	Ujwala Sanjay Motwani (Ujwala Ramchandra Sanas, before Marriage) And Goel Ganga Developers through it's Partner Amit J. Goel
47	Irrevocable Power of Attorney	35-40	16	28.25	1154	17-Feb-05	
48	Power of Attorney	35-40	16	28.25	6040	2004	Ujwala Sanjay Motwani & Ramesh Modi
49	Development Agreement	35-40	16	15.73	2155	22-Mar-05	Shakuntalabai Shivajirao Ghule And Goel Ganga Developers through it's Partner Amit J. Goel
50	Irrevocable Power of Attorney	35-40	16	15.73	2156	23-Mar-05	
51	Power of Attorney	35-40	9	15.73	1238	5-Mar-05	Shakuntalabai Shivajirao Ghule through it's Power of Attorney Holder Jaiprakash S. Goel

Sr. No.	Document	Survey No.	Haveli No.	Area in Are	Reg. No.	Date	Parties
52	Development Agreement	35-40	16	8.15	2156	22-Mar-05	Kailas Bhimrao Ghule and Goel Ganga Developers through it's Partner Amit J. Goel.
53	Irrevocable Power of Attorney	35-40	16	8.15	2157	23-Mar-05	
54	Development Agreement	35-40	16	11.25	2949	20-Apr-05	Smt. Sonabai Ramchandra Sanas & others And Goel Ganga Developers
55	Irrevocable Power of Attorney	35-40	16	11.25	2950	20-Apr-05	Smt. Sonabai Ramchandra Sanas & others And Goel Ganga Developers
56	Declaration Deed	35-40	16	11.25	2951	20-Apr-05	Smt. Sonabai Ramchandra Sanas & others
57	Development Agreement	35-40	16	53.51	3418	9-May-05	Sindhutai Vasant Rao Sanas & others And Goel Ganga Developers through it's Partner Amit J. Goel
58	Irrevocable Power of Attorney	35-40	16	53.51	3419	9-May-05	Sindhutai Vasant Rao Sanas & others And Goel Ganga Developers through it's Partner Atul J. Goel
59	Development Agreement	35-40	16	14.12	6756	1-Oct-05	Bimla Shamrao Sanas & others And Goel Ganga Developers through Partner Amit J. Goel
60	Irrevocable Power of Attorney	35-40	16	14.12	6757	1-Oct-05	Bimla Shamrao Sanas & others And Goel Ganga Developers
61	Declaration Deed	35-40	16	14.12	6758	1-Oct-05	Bimla Shamrao Sanas & others
62	Development Agreement	35-40	10	101.49	8305	26-Oct-06	Sindhutai Vasant Rao Sanas & others And Goel Ganga Developers
63	Irrevocable Power of Attorney	35-40	10	101.49	8306	26-Oct-06	Sindhutai Vasant Rao Sanas & others And Goel Ganga Developers

Sr. No.	Document	Survey No.	Haveli No.	Area in Are	Reg. No.	Date	Parties
64	Declaration Deed	35-40	10	101.49	8308	26-Oct-06	Sindhutai Vasantryao Sanas & others
65	Development Agreement	35-40	10	8.29	8529	6-Nov-06	Sushila Dhanraj Khater And Goel Ganga Developers through it's Partner Amit J. Goel
66	Irrevocable Power of Attorney	35-40	10	8.29	8530	7-Nov-06	Sushila Dhanraj Khater And Goel Ganga Developers
67	Development Agreement	35-40	10	20.10	8795	15-Nov-06	Avinash Murlidhar Todkar And Goel Ganga Developers
68	Irrevocable Power of Attorney	35-40	10	20.10	8796	15-Nov-06	Avinash Murlidhar Todkar & Rajendra Balwant Todkar And Goel Ganga Developers through it's Partner Amit J. Goel
69	Power of Attorney	35-40	10	20.10	8797	15-Nov-06	Avinash Murlidhar Todkar & Rajendra Balwant Todkar And Goel Ganga Developers through it's Partner Amit J. Goel
70	Development Agreement	35-40	10	8.29	8992	22-Nov-06	Chanda Kantilal Kankriya & others And Goel Ganga Developers through it's Partner Amit J. Goel
71	Irrevocable Power of Attorney	35-40	10	8.29	8993	22-Nov-06	Chanda Kantilal Kankriya & others And Goel Ganga Developers through it's Partner Amit J. Goel
72	Power of Attorney	35-40	10	8.29	8994	22-Nov-06	Chanda Kantilal Kankriya & others And Goel Ganga Developers through it's Partner Amit J. Goel

Sr. No.	Document	Survey No.	Haveli No.	Area in Are	Reg. No.	Date	Parties
73	Development Agreement	37/2	11	10	9778	13-Dec-06	Satyabhama Bhagvanrao Shingare And Goel Ganga Developers through it's Partner Amit J. Goel
74	Irrevocable Power of Attorney	37/2	11	10	9779	14-Dec-06	
75	Development Agreement	38/1	11	10	9781	13-Dec-06	Sanjay Namdeo Mate And Goel Ganga Developers through it's Partner Amit J. Goel
76	Irrevocable Power of Attorney	38/1	11	10	9782	14-Dec-06	Sanjay Namdeo Mate And Goel Ganga Developers through it's Partner Amit J. Goel
77	Power of Attorney	38/1	11	10	9783	14-Dec-06	Sanjay Namdeo Mate And Goel Ganga Developers through it's Partner Amit J. Goel
78	Development Agreement	35/1, 36	11	10.40	9788	13-Dec-06	Roopali Vijay Hingnekar And Goel Ganga Developers through it's Partner Amit J. Goel
79	Irrevocable Power of Attorney				9785	13-Dec-06	
80	Power of Attorney				9786	13-Dec-06	Roopali Vijay Hingnekar And Goel Ganga Developers through it's Partner Amit J. Goel
81	Development Agreement	35/1, 38/1	11	6.96	9787	13-Dec-06	Sangram Vijay Hingnekar And Goel Ganga Developers through it's Partner Amit J. Goel
82	Irrevocable Power of Attorney		11		9788	13-Dec-06	Sangram Vijay Hingnekar And Goel Ganga Developers through it's Partner Amit J. Goel

83	Power of Attorney		11		9789	13-Dec-06	Sangram Vijay Hingnekar And Goel Ganga Developers through it's Partner Amit J. Goel
84	Development Agreement	35/1	11	10	9790	13-Dec-06	Vijay Damodar Hinganekar And Goel Ganga Developers through it's Partner Amit J. Goel
85	Irrevocable Power of Attorney	35/1	11	10	9791	13-Dec-06	
86	Power of Attorney	35/1	11	10	9792	13-Dec-06	
87	Development Agreement	39/1B, 40/1B	11	9.7	9793	13-Dec-06	Reshma Vijay Hinganekar And Goel Ganga Developers through it's Partner Amit J. Goel
88	Irrevocable Power of Attorney				9794	13-Dec-06	
89	Power of Attorney				9795	13-Dec-06	
90	Development Agreement	35/1	11	10	9796	13-Dec-06	Vilas Sahadev Mhaske And Goel Ganga Developers through it's Partner Amit J. Goel
91	Irrevocable Power of Attorney	35/1	11	10	9797	13-Dec-06	
92	Power of Attorney	35/1	11	10	9798	13-Dec-06	
93	Development Agreement	39/1B 40/1B	11	9.70	9821	14-Dec-06	Prakash Sahadev Mhaskee And Goel Ganga Developers through it's Partner Amit J. Goel
94	Irrevocable Power of Attorney				9822	14-Dec-06	
95	Power of Attorney				9823	14-Dec-06	
96	Development Agreement	36, 37/2A	11	10.00	9824	14-Dec-06	Vasant Sahadev Mhaske And Goel Ganga Developers through it's Partner Amit J. Goel
97	Irrevocable Power of Attorney		11		9825	14-Dec-06	
98	Power of Attorney		11		9826	14-Dec-06	

Sr. No.	Document	Survey No.	Haveli No.	Area in Are	Reg. No.	Date	Parties
99	Development Agreement	39/1B	10	10	9827	14-Dec-06	Shekhar Sahadev Mhaske And Goel Ganga Developers through it's Partner Amit J. Goel
100	Irrevocable Power of Attorney	39/1B	10	10	9828	14-Dec-06	
101	Power of Attorney	39/1B	10	10	9829	14-Dec-06	
102	Development Agreement	37/2A, 38/1	11	7.70	9830	14-Dec-06	Ranjeet Prakash Mhaske And Goel Ganga Developers through it's Partner Amit J. Goel
103	Irrevocable Power of Attorney				9831	14-Dec-06	
104	Power of Attorney				9832	14-Dec-06	
105	Development Agreement	37/2A, 38/1	11	7.70	9833	14-Dec-06	Ashok Mahadev Mhaske and Goel Ganga Developers through it's Partner Amit J. Goel
106	Irrevocable Power of Attorney				9834	14-Dec-06	
107	Power of Attorney				9835	14-Dec-06	
108	Development Agreement	37/2A, 39/1B	11	10.31	9836	14-Dec-06	Shailesh Balasaheb Dangat and Goel Ganga Developers through it's Partner Amit J. Goel
109	Irrevocable Power of Attorney				9837	14-Dec-06	
110	Power of Attorney				9838	14-Dec-06	
111	Development Agreement	39/1B	11	10	9839	14-Dec-06	Vikas Pandharinath Dangat and Goel Ganga Developers through it's Partner Amit J. Goel
112	Irrevocable Power of Attorney	39/1B	10	10	9840	14-Dec-06	
113	POA	39/1B	10	10	9841	14-Dec-06	
114	Development Agreement	35/1, 36	11	10.40	9842	14-Dec-06	Saraswati Sampatrao Ghanwat and Goel Ganga Developers through it's Partner Amit J. Goel

115	POA		11		9843	14-Dec-06	
116	Power of Attorney		11		9844	14-Dec-06	
117	Development Agreement	35/1	11	10	9845	14-Dec-06	Sachin Babasaheb Dangat And Goel Ganga Developers through it's Partner Amit J. Goel.
118	Irrevocable Power of Attorney	35/1	11	10	9846	14-Dec-06	
119	Power of Attorney	35/1	11	10	9847	14-Dec-06	
120	Development Agreement	39/1B	11	10	9848	14-Dec-06	Nitin Pandharinath Dangat And Goel Ganga Developers through it's Partner Amit J. Goel.
121	Irrevocable Power of Attorney	39/1B	11	10	9849	14-Dec-06	
122	Power of Attorney	39/1B	11	10	9850	14-Dec-06	
123	Development Agreement	37/2A, 38/1	10	7.70	9777	18-Dec-06	Sharda Babasaheb Dangat And Goel Ganga Developers through it's Partner Amit J. Goel.
124	POA		10		9778	18-Dec-06	
125	Power of Attorney		10		9779	18-Dec-06	
126	Development Agreement	35-40	11	8.29	291	10-Jan-07	Sunil Sampatlal Kankaria And Goel Ganga Developers through it's Partner Amit J. Goel
127	POA	35-40	11	8.29	292	10-Jan-07	
128	Power of Attorney	35-40	11	8.29	293	10-Jan-07	
129	Development Agreement	35-40	11	8.29	294	10-Jan-07	Sampatlal Narayandas Kankaria And Goel Ganga Developers through it's Partner Amit J. Goel
130	Irrevocable Power of Attorney	35-40	11	8.29	295	10-Jan-07	
131	Power of Attorney	35-40	11	8.29	296	10-Jan-07	
132	Development Agreement	35-40	11	140.15	518	17-Jan-07	Radhabai Lakshmanrao Sanas & others And Goel Ganga Developers
133	Irrevocable Power of Attorney	35-40	11	140.15	519	17-Jan-07	Radhabai Lakshmanrao Sanas & others And Goel Ganga Developers through Partner Amit J. Goel

Sr. No.	Document	Survey No.	Haveli No.	Area in Are	Reg. No.	Date	Parties
134	Power of Attorney	35-40	11	140.15	520	17-Jan-07	Radhabai Lakshmanrao Sanas & others And Goel Ganga Developers through Partner Amit J. Goel
135	Declaration Deed	35-40	11	140.15	521	17-Jan-07	Radhabai L. Sanas & others
136	Development Agreement	35-40	11	8.29	2913	7-Apr-07	Surekha Satish Bafna And Goel Ganga Developers through it's Partner Amit J. Goel
137	Irrevocable Power of Attorney	35-40	11	8.29	2914	7-Apr-07	
138	Power of Attorney	35-40	11	8.29	2925	7-Apr-07	
139	Substituted Power of Attorney	35-40	11	14	2415	22-Mar-07	Ranjeet Pradeep Sanas & others And Goel Ganga Developers through it's Partner Amit J. Goel

ANNEXURE-D

Sr. No.	Doc. Reg. No.	Date of execution	Nature of Doc.	Survey Nos	Area	Vendors	Purchasers
1	5280/08	22/5/08	Sale Deed	a) 35/1 b) 36 C) 37/2A d) 39/1B Total	Vendor 2-10R Vendor 2-10R 17R Vendor 4-03R Vendor 3-10R Vendor 1-05R 35R	1) Mangilal Ganeshmal Bafana 2) Hasmukh Mangilal Bafana 3) Mahavir Mangilal Bafana 4) Ganeshmal Dalichand Bafana (deceased) thro Son Mangilal Ganeshmal Bafana	M/s. Goel Ganga Developers
2	7723/07	12/9/07	Sale Deed	a) 35/1 b) 36 C) 37/2A d) 38/1 e) 39/1B f) 40/1B 	50.79R 12.64R 26.15R 20.78R 53.14R 6R	1) Sindhu Vasantryao Sanas 2) Sandeep Vasantryao Sanas 3) Anil Vasantryao Sanas 4) Vibhavari Vasantryao Sanas All through P.O.A.H. Amit Goel	Ganga Amrut Sahakari Gruharachana Sanstha Maryadit
3	662/08	30/6/08	Cancellation Deed	a) 39/1B b) 40/1B	2.32R 4R	Shakuntalabai Shivajirao Ghule Thro P.O.A.H. Jaiprakash Sitaram Goel	M/s. Goel Ganga Developers
4	7795/07	12/9/07	Sale Deed	a) 35/1 b) 36 C) 37/2A	33.86R 8.43R 17.43R	1) Smt. Radhabai Laxamanrao Sanas 2) Kishor Laxamanrao Sanas	

				d) 38/1 e) 39/1B f) 40/1B	13.86R 35.42R 4R	3) Rukshet Kishor Sanas 4) Nikita Dhabholkar 5) Sau. Kalpana Kishor Sanas 6) Sau. Suvarnlata Bhavsahab Bahirat 7) Sau. Ruplekha Khanderao Dhore 8) Smt. Bimala Shyamrao Sanas 9) Sau. Sharmila Vinayak Bhosale 10) Sau. Renuka Ajit Rane 11) Sau. Babita Prakash Pusalori 12) Sau. Anita Sunil Wankhede 13) Sau. Bhairanvi Ajay More 14) Abhijeet Ajay More 15) Smt. Deeplaxmi Pradeep Sanas 16) Kumari Pornima Pradeep Sanas 17) Kumar Ranjeet Sanas	M/s. Goel Ganga Developers
5	9763/07	17/9/07	Sale Deed	a) 35/1 b) 36	Vendor 1-6 8.35R Vendor 5, 8.46R 16.81R	1) Sonabai Ramchandra Sanas 2) Suresh Ramchandra Sanas 3) Mahendra Ramchandra Sanas 4) Meena Suresh Dhobale	Ganga Amrut Sahakari Gruharachana Sanstha Maryadit

				c) 37/2A	Vendor 1-6, 1.70R 2.11R 3.81R	5) Ujawala Sanjay Motawani 6) Ravindra Ramchandra Sanas 7) Sau. Manik Ravindra Sanas 8) Miss. Rajhans Ravindra Sanas 9) Miss Priyanka Ravindra Sanas Through P.O.A.H. Amit Jaiprakash Goel M/s. Goel Ganga Developers (Consenting Party)	Through Chairman Jaiprakash Sitaram Goel
				d) 38/1	Vendor 1-6, 4.06R Vendor 1-5, 4.36R 8.42R		
				e) 39/1	Vendor 1-6, 3.12R Vendor 1-5, 3.46R 6.		
				f) 40	58R Vendor 1-6, 8.78R Vendor 1-5, 8.86R		
				Total	17.64R Vendor 1-6, 4.00R Vendor 1-5, 1.00R 5.00R 58.26R		
6	8451/07	3/10/07	Sale Deed	35/1 36	Vendor 1-6 8.33R	1) Vidya Vijay Ghule	

				37/2A 38/1 39/1B 40/1B	Vendor 1-6, 2.80R Vendor 1-6, 4.28R Vendor 1-6, 3.41R Vendor 1-6, 8.70R Vendor 1-6 0.99R Total 28.51R	2) Sanjay Vijay Ghule 3) Nandini Ajay Ghule 4) Eshaiwarya Ajay Ghule 5) Ashita Ajay Ghule 6) Savita Ajay Ghule Through P.O.A.H. Amit Jaiprakash Goel	Ganga Amrut Sahakari Gruharachana Sanstha Maryadit Through Chairman Jaiprakash Sitaram Goel
7	6093/08	13/6/08	Confirmatio n Deed of Sale Deed dated 31/12/07	a) 35/1 40/1B b) 37/2 38/1 40/1B c) 39/1B	9.25R 1.10R 10.35R 2.15R 3.64R 3.93R 9.72R 9.70R	1) Chandrakant Shivajirao Ghule 2) Sangita Shivajirao Ghule 3) Shivajirao Ganpatrao Bhosale 4) Nilima Ganpatrao Bhosale 5) Through P.O.A.H. Amit Jaiprakash Goel	M/s. Goel Ganga Developers
8	6099/08 Haveli No.11	13/6/08	Confirmatio n Deed of Sale Deed dated 31/12/07	35/1 39/1B 39/1B 35/1 39/1B	Vendor 1, 10.0 R Vendor 2, 10.0 R Vendor 3, 10.0 R Vendor 4, 10.0 R Vendor 5, 10.0 R Total : 50R	1) Mangilal Ganeshmal Bafana 2) Amrutlal Babhutmal Punmiya 3) Savita Mangilal Bafana 4) Manisha mangilal Bafana 5) Sureshkumar Babhutmal Punmiya	M/s. Goel Ganga Developers

9	6098/08 Haveli No.11	13/6/08	Confirmatio n Deed of Sale Deed dated 31/12/07	1)a) 37/2A b) 38/1 2)a) 39/1B b) 40/1B 3)a) 37/2A b) 38/1 4) 39/1B 5) A) 36 B) 37/2A 6) 35/1	Vendor 1, 11.29.0R Vendor 1, 3.41 R Vendor 2, 0.72 R Vendor 2, 0.98 R Vendor 3, 4.29 R Vendor 3, 3.41R Vendor 4, 10.00R	1) Mangilal Ganeshmal Bafana 2) Amrutlal Babhutmal Punmiya 3) Savita Mangilal Bafana 4) Manisha mangilal Bafana 5) Sureshkumar Babhutmal Punmiya	M/s. Goel Ganga Developers
					Vendor 5, 8.29R Vendor 5, 4.29R Vendor 6, 10.00 R Total : 50R		
10	6096/08 Haveli No.11	13/6/08	Confirmatio n Deed of Sale Deed dated 31/12/07	1) a) 39/1B b) 40/1B 2)a) 35/1 b) 36 3) a) 35/1	V-1 – 8.72R V-1 – 0.98R Total 10.00R V-2 – 8.33R V-2 – 2.07R Total 10.40R V-3 – 3.32R	1) Reshma Vinay Hingnekar 2) Reshma Vinay Hingnekar 3) Rupali Vinay Hingnekar 4) Rupali Vinay Hingnekar 5) Sangram Vinay Hingnekar 6) Sangram Vinay Hingnekar 7) Vijay Damodar Hingnekar 8) Sanjay Namdevrao Mate 9) Satyabhama Bhagwanrao Shingate	M/s. Goel Ganga Developers

				b) 38/1	V-3 – 3.64R To tal 6.96R V-4 – 10.00R V-5 – 10.00R V-6 – 10.00R		
11	6094/08 Haveli No. 11	13/6/08	Confirmatio n Deed of Sale Deed dated 31/12/07	a) 39/1B b) 40/1B c) 35/1 d) 36	a) 8.72R b) 00.98R c) 8.33R d) 2.07R	1) Avinash Murlidhar Todkar 2) Rajendra Balwant Todkar All through P.O.A.H. Goel Ganga Developers Through Amit Jaiprakash Goel	M/s. Goel Ganga Developers, Through it's Partner Amit J. Goel
12	6095/08 Haveli 11	13/6/08	Confirmatio n Deed of Sale Deed dated 31/12/07	a) 35/1 b) 36 c) 37/2A d) 38/1 e) 39/1B	a) 25.51R b) 6.73R c) 13.37R d) 10.74R e) 26.64R	1) Dilip Dhanraj Khater Late Dr. Kantilal Bansilal Kankaria (legal heirs) 2) Smt. Chanda Kantilal Kankaria self and 3 and 4 through P.O.A.H. 3) Kumar Sidhesh Kantilal Kankaria 4) Kumari Sidhi Kantilal Kankaria 5) Sanpatlal Narayandas Kankaria 6) Chanda Maniklal Nahar (Chanda Kantilal Kankaria) 7) Chanda Maniklal Nahar 8) Vijay Maniklal Nahar 9) Vimalabai Maniklal Nahar 10) Sunil Sanpatlal Kankaria	M/s. Goel Ganga Developers, Through it's Partner Amit J. Goel

						11) Surekha Satish Bafana 12) Vijay Maniklal Nahar 13) Mahendra Maniklal Nahar 14) Sau. Kiran Anil Parava 15) Chanda Maniklal Nahar (Chanda Kantilal Kankaria) All through P.O.A.H. Amit Goel	
13	6097/08 Haveli 11	13/6/08	Confirmation Deed of Sale Deed dated 31/12/07	1)a) 35/1 b) 36 2)a) 39/1B b) 35/1 3)a) 37/2A b) 39/1B 4) 37/2A a) 38/1 b) 39/1B	1)a) 1.33R b) 2.07R 2)a) 10R b) 10R 3)a) 5.44R b) 4.87R 4)a) 4.29R b) 3.41R 5) 10R	1) Sau. Saraswati Sampat Ghanvat 2) Nitin Pandharinath Dangat 3) Sachin Babasaheb Dangat 4) Shailesh Babasaheb 5) Sau. Shradhha Babasaheb Dangat 6) Vikas Pandharinath Dangat	M/s. Goel Ganga Developers, Through it's Partner Amit J. Goel

[Signature]
Adv.
30/6/2017.