


with assessment for land revenue as specified in the said entry.

16. In order to obtain further clarity, KUNAL AVINASH KUMTHEKAR under Urgent Measurement Application No. 793/2010, has got measured the entire S. No. 64/1, and accordingly, a map was prepared regarding fixation of boundaries of S. No. 64/1 under measurement dated 12-08-2010.
17. As regards the adjacent land bearing S. No. 64/1B, a Sale Deed dated 16-08-2012 is executed by SHRI BALARAM GANU SHINDE, in favour of SHRI SUDHIR MAHADEO TALEKAR, duly registered with the Sub-Registrar, Sudhagad-Pali, at Sr. No. 2250/2012, regarding entire balance land admeasuring about 02 H 08 Are, out of his land admeasuring about 03 H 08 Are, bearing S. No. 64/2, Village Pavasalwadi, Taluka Sudhagad, District Raigad. The said transaction is entered into after obtaining the permission of the Sub-Divisional Officer, Maangaon, and the same is annexed to the said instrument. Accordingly, Mutation Entry No.356 dated 10-09-2012 was passed, giving effect to the above sale deed and mutating the name of SUDHIR MAHADEO TALEKAR in the record of rights for land admeasuring about 02 H 08 Are, out of land admeasuring about 03 H 08 Are, bearing S.

No. 64/2, Village Pavasalwadi, Taluka Sudhagad, District Raigad. Thus, out of the entire share of BALARAM GANU SHINDE, 01 H 00 Are was sold to his son SANTOSH BALARAM SHINDE, and 02 H 08 Are to SUDHIR MAHADEO TALEKAR, and no balance land remained in the hands of BALARAM GANU SHINDE.

18. Thereafter, a Sale Deed dated 29-10-2012/02/11/2102 was executed by MRS VARSHA VIKRAM MODI and MR VIKRAM CHIMANLAL MODI in favour of SHRI KUNAL AVINASH KUMTHEKAR and MRS PADMAJA KUNAL KUMTHEKAR, and the same is duly registered with the Sub-Registrar, Sudhagad Pali, at Sr. No. 2940/2012. The said sale deed pertains to the above referred land admeasuring about 03 H 07 Are now bearing S. No. 64/1, Village Pavasalwadi, Taluka Sudhagad, District Raigad. Mutation Entry No. 366 dated 01-12-2012, giving effect to the above Sale Deed, is passed and the names of SHRI KUNAL AVINASH KUMTHEKAR and MRS PADMAJA KUNAL KUMTHEKAR are entered in the record of rights for the land admeasuring about 03 H 07 Are bearing S. No. 64/1, Village Pavasalwadi, Taluka Sudhagad, District Raigad.



19. As regards the adjacent land, a Sale Deed dated 24-01-2013 was executed by SHRI SUDHIR MAHADEO TALEKAR in favour of SHRI DEEPAK BALARAM SHINDE and SHRI DILIP BALARAM SHINDE, and the same is duly registered with the Sub-Registrar Sudhagad-Pali, at Sr. No. 241/2013. The said sale deed pertains to land admeasuring about 01 H 04 Are each, i.e., the entire 02 H 08 Are, out of land admeasuring 03 H 08 Are, all part of land bearing new S. No.64/2, Village Pavasalwadi, Taluka Sudhagad, District Raigad. Accordingly, Mutation Entry No. 377 dated 11-02-2013 is passed, giving effect to the above transaction and mutating the names of SHRI DEEPAK BALARAM SHINDE and SHRI DILIP BALARAM SHINDE, as regards land admeasuring about 02 H 08 Are, out of land totally admeasuring 03 H 08 Are, all part of land bearing S. No.64/2, Village Pavasalwadi, Taluka Sudhagad, District Raigad. Thus, SANTOSH BALARAM SHINDE came to be the owner of 01 H 00 Are, DEEPAK BALARAM SHINDE came to be the owner of 01 H 04 Are, and DEEPAK BALARAM SHINDE came to be the owner of 01 H 04 Are, out of the said S. No.64/2, totally admeasuring about 03 H 08 Are.

20. I am informed by SHRI KUNAL AVINASH KUMTHEKAR, that an oral arrangement is entered into between him and the said DEEPAK BALARAM

SHINDE the owner of 01 H 04 Are, and DEEPAK BALARAM SHINDE, the owner of balance 01 H 04 Are out of S. No.64/2, in order to facilitate the better enjoyment of their respective properties and to ensure contiguity of their lands. Hence, as per the instructions of SHRI KUNAL KUMTHEKAR, a Sale Deed dated 03-05-2013 regarding land admeasuring about 00 H 37.5 Are bearing S. No. 65, Village Pavasalwadi, Taluka Sudhagad, District Raigad was executed by MRS VARSHA VIKRAM MODI and MR VIKRAM CHIMANLAL MODI in favour of SHRI DEEPAK BALARAM SHINDE and SHRI DILIP BALARAM SHINDE, and the same is duly registered with the Sub-Registrar, Sudhagad-Pali, at Sr. No. 1247/2013. Simultaneously, a Sale Deed dated 03-05-2013 regarding land admeasuring about 00 H 40 Are, out of the land bearing S. No. 64/2, Village Pavasalwadi, is executed by SHRI DEEPAK BALARAM SHINDE and SHRI DILIP BALARAM SHINDE in favour of SHRI KUNAL AVINASH KUMTHEKAR, and the same is duly registered with the Sub-Registrar, Sudhagad-Pali, at Sr. No. 1248/2013. Accordingly, Mutation Entry No. 392 dated 30-08-2013 is passed, giving effected to the said Sale Deed executed by DEEPAK and DILIP BALARAM SHINDE in favour of KUNAL AVINASH KUMTHEKAR and PADMAJA AVINASH KUMTHEKAR as regards land admeasuring about 00

H 40 Are, out of land bearing S. No. 64/2, Village Pavasalwadi, Taluka Sudhagad, District Raigad.

21. In the meanwhile, an error was noticed in the village maps, and it was observed that S. No.64 and S. No.66 were interchanged and wrongly marked in the relevant maps. As such, an application was preferred to the Deputy Director of Land Records, Raigad, at Alibag, who, vide Order dated 14-10-2013, has directed rectification of the said error in the maps regarding S. Nos. 64 and 66, Village Pavasalwadi, and the relevant maps are directed to be rectified and properly marked.

22. A Sale Deed dated 21-10-2013 regarding land admeasuring about 01 H 00 Are, out of land bearing S. No. 64/2, Village Pavasalwadi, Taluka Sudhagad, District is executed by SHRI SANTOSH BALARAM SHINDE, in favour of SHRI KUNAL AVINASH KUMTHEKAR, with the consent of SHRI DEEPAK BALARAM SHINDE, SHRI DILIP BALARAM SHINDE and SHRI SOMDATTA SADASHIV SAAMB, and the same is duly registered with the Sub-Registrar, Sudhagad-Pali, at Sr. No. 2690/2013. Mutation Entry No. 23-10-2013 is duly passed, giving effect to the above Sale Deed dated 21-10-2013. Thus, KUNAL AVINASH KUMTHEKAR and MRS PADMAJA KUNAL KUMTHEKAR became



the absolute owners of land admeasuring about 01 H 40 Are out of land bearing S. No. 64/2, while DILIP and DEEPAK BALARAM SHINDE became the owners of land admeasuring 01 H 68 Are out of the said S. No.64/2.

23. In order to further ensure that the holdings of the above persons in said S. No. 64/2 were clearly demarcated and verified, Urgent Measurement Application No. 221/30/10/13 regarding subdivision of S. No. 64/2 was preferred and measurement was carried out on 25-1-2013. Accordingly, a map is issued under the signature of the Deputy Superintendent of Land Records, Sudhagad. Pursuant to the said demarcation of the holdings of the concerned parties, Mutation Entry No. 419 dated 07-01-2014 came to be passed and certified, whereby the land admeasuring about 01 H 40 Are, owned by KUNAL AVINASH KUMTHEKAR and PADMAJA AVINASH KUMTHEKAR was allotted S. No. 64/2/1, Village Pavasalwadi, and land admeasuring about 01 H 68 Are owned by DEEPAK and DILIP BALARAM SHINDE is allotted S. No.64/2/2.

24. A Deed of Easement dated 27-12-2013, is executed by SHRI DEEPAK BALARAM SHINDE and SHRI DILIP BALARAM SHINDE, in favour of one SHRI YOGESH



RANGNATH KHEDGAONKAR, duly registered with the Sub-Registrar, Sudhagad-Pali, at Sr. No. 3376/2013, regarding land admeasuring about 00 H 08 Are, out of land bearing S. No. 64/2, Village Pavsalswadi, Taluka Sudhagad, District Raigad. The said document does not affect the lands of KUNAL AVINASH KUMTHEKAR and PADMAJA AVINASH KUMTHEKAR.

25. A Deed of Easement dated 7-12-2013, is executed by SHRI DEEPAK BALARAM SHINDE and SHRI DILIP BALARAM SHINDE, in favour of one SHRI SHRIJIT SHAKTI PATIL, duly registered with the Sub-Registrar, Sudhagad-Pali, at Sr. No. 3377/2013, regarding land admeasuring about 00 H 08 Are, out of land bearing S. No. 64/2, Village Pavsalswadi, Taluka Sudhagad, District Raigad. The said document does not affect the lands of KUNAL AVINASH KUMTHEKAR and PADMAJA AVINASH KUMTHEKAR.

26. A Deed of Easement dated 27-12-2013, is executed by SHRI DEEPAK BALARAM SHINDE and SHRI DILIP BALARAM SHINDE, in favour of SHRI YOGESH RANGNATH KHEDGAONKAR, duly registered with the Sub-Registrar, Sudhagad-Pali, at Sr. No. 3376/2013, regarding land admeasuring about 00 H 08 Are, out of land bearing S. No. 64/2, Village

Pavsalwadi, Taluka Sudhagad, District Raigad. The said document does not affect the lands of KUNAL AVINASH KUMTHEKAR and PADMAJA AVINASH KUMTHEKAR.

27. In order to further confirm the boundaries, KUNAL AVINASH KUMTHEKAR has applied under Urgent Measurement/ Demarcation Application No. 2148/2014, for fixation of boundaries of S. No. 64/2/1, and pursuant to measurement dated 18-03-2014, a map reflecting the final boundaries is issued under the seal and signature of the concerned survey authorities. The boundaries of the land admeasuring about 03 H 07 Are bearing S. No.64/1, and land admeasuring about 01 H 40 Are bearing S. No.64/2/1, are verified and certified by the Circle Officer, Jambhulpada, under Boundary Certificates dated 01-11-2014.

28. The Sarpanch of Group Gram Panchayat Maangaon, has issued a NOC dated 30-05-2014 for grant of a new electricity connection in the name of KUNAL AVINASH KUMTHEKAR on land bearing S. Nos.64/1 and 64/2/1, Village Pavasalwadi, and accordingly, necessary electricity meters are installed. Further, the said Sarpanch has also issued NOC dated 30-05-2014 for the non-agricultural [NA] use of lands bearing S. Nos. 64/1 and 64/2/1.

29. SHRI KUNAL AVINASH KUMTHEKAR and MRS PADMAJA KUNAL KUMTHEMAR, in furtherance of their avowed intention of development of the said lands, and construction of holiday homes thereon, got prepared plans for layout of buildings and attendant building plans and has submitted the same to the Collector of Raigad, who has sought the opinion of the Asst. Director of Town Planning, Raigad Alibag. Accordingly, the Assistant Director of Town Planning, Raigad-Alibag, has issued letter dated 22-12-2014 addressed to the Collector of Raigad-Alibag, recommending the grant of permission for non-agricultural use of land bearing S. Nos. 64/1 and 64/2/1, on the terms and conditions as specified in the said letter dated 22-12-2014.

30. Pursuant to the above recommendation, the Collector of Raigad, vide Order dated 20-02-2015 under reference KRA.M.SHA/L.N.A.1(B)/S.R.370/2014 [the said order], has duly granted permission to KUNAL AVINASH KUMTHEKAR and MRS PADMAJA KUNAL KUMTHEKAR, for construction of holiday homes, as per the Approved Layout of Holiday Homes, under the said order.

31. As per the directions contained in the said order, KUNAL AVINASH KUMTHEKAR has applied under Urgent NA Measurement/ Demarcation No. 12/2015 for joint measurement and demarcation of the lands bearing S. Nos.64/1 and S. No.64/2/1, together admeasuring about 04 H 47 Are, for the amalgamation and non-agricultural use of the said entire land and accordingly, a map dated 05-04-2015 is issued under the seal of the Deputy Superintendent of Land Records, Taluka Sudhagad.

32. In further compliance of the orders granting permission for non-agricultural use, an application is preferred to the Deputy Superintendent of Land Records, Sudhagad, for giving effect to the amalgamation of lands bearing S. No. 64/1 and S. No.64/2/1, and accordingly, KJP [Kami-Jasti Patrak] dated 15-06-2015 bearing KJP No.1/2015 is issued by the said authority, specifying that the land admeasuring 04 H 47 Are is allotted towards non-agricultural use in the revenue records, and is allotted S. No.64/B, whereas the land under agricultural use and owned by DILIP and DEEPAK BALARAM SHINDE is allotted S. No.64/A.

33. It is further specified in KJP No.1/2015, that out of the entire land bearing S. No.64/B, totally admeasuring 04 H 47 Are, certain non-agricultural

land admeasuring about 40718 square meters, is now allotted S. No. 64/B/1, Village Pavasalwadi, Taluka Sudhagad, District Raigad.

34. It is further specified in KJP No.1/2015, that out of the entire land bearing S. No.64/B, totally admeasuring 04 H 47 Are that certain non-agricultural land being amenity space admeasuring about 2400 square meters, is allotted S. No. 64/B/2, Village Pavasalwadi, Taluka Sudhagad, District Raigad;

35. It is further specified in KJP No.1/2015, that out of the entire land bearing S. No.64/B, totally admeasuring 04 H 47 Are certain non-agricultural land, being land under regional plan roads, admeasuring about 1582 square meters, is allotted S. No. 64/B/3, Village Pavasalwadi, Taluka Sudhagad, District Raigad.

36. In furtherance of the said KJP No.1/2015, Mutation Entry No. 492 dated 18-06-2015 is passed giving effect to the same in the relevant revenue records, and accordingly, new 7/12 extracts are issued for S. No.64/B/1, S. No.64/B/2, and S. No.64/B/3, Village Pavasalwadi.



37. The Group Gram Panchayat, Maangaon, Tal. Sudhagad, District Raigad, has granted Building Permission dated 25-07-2015, and has permitted KUNAL AVINASH KUMTHEKAR and MRS. PADMAJA AVINASH KUMTHEKAR to carry out the construction of the said holiday homes in accordance with the sanctioned building plans and layouts. I am further informed that the said owners intend to carry out the development of the said project in a phased manner, and the first phase being PHASE -I CLUSTER EJK pertains to the land as specified in paragraph V.OPINION (d) written hereunder.

38. KPIN Real Estate Ventures, a partnership firm constituted under the provisions of the Indian partnership, Act 1932 and having its registered office at, A-1204, Oberoi Woods, Off WE Highway, Goregaon East Mumbai - 400063, through his authorize partners 1. Kunal Avinash Kumthekar, 2. Padmaja Kunal Kumthekar, for self & as a partner of the KPIN Real Estate Ventures, 3. KPIN Real Estate Ventures had given the registered special power of attorney in the name of Mr.Manoj Godbole, the said power of attorney had been registered in the office of sub registrar Sudhagad-Pali on dated 26/03/2018 registered at serial number 517/2018.

39. Sale Deed Dt.04/05/2019 executed by 1.Kunal Avinash Kumthekar, 2. Mrs.Padmaja Kunal

Kumthekar in favor of 1.Mr.Kailas Kulkarni & 2. Mrs.Chitra Padmanabhan & with the consent party of KPIN Real Estate Ventures, through his authorize partners 1. Kunal Avinash Kumthekar, 2. Padmaja Kunal Kumthekar, duly registered with the sub registrar Sudhagad-Pali at S.No. 669/2019 regarding the property being Holiday Home/Unit No. E2 admeasuring about 131.51 Sq.Mt. carpet area (150.00 Sq.Mt built area) in the complex known KENISHA HOLIDAY HOME. (All the description of the property mention in the sale deed.)

40.Sale Deed Dt.21/04/2018 executed by 1.Kunal Avinash Kumthekar through his power of attorney holder Manoj Sharad Godbole, 2. Mrs.Padmaja Kunal Kumthekar power of attorney holder Manoj Sharad Godbole, 3. KPIN Real Estate Ventures, through his authorize partners 1. Kunal Avinash Kumthekar, 2. Padmaja Kunal Kumthekar, through his power of attorney holder Manoj Sharad Godbole in favor of Niraj Mukund

Kulkarni duly registered with the sub registrar Sudhagad-Pali at S.No. 734/2018 regarding the property being Holiday Home/Unit No. K3 admeasuring about 135.44 Sq.Mt. carpet area, 138.67. Sq.Mt built-up area of S.No.64/B/1 in the complex known KENISHA HOLIDAY HOME. (All the



description of the property mention in the sale deed.)

41. Sale Deed Dt.04/08/2018 executed by 1.Kunal Avinash Kumthekar through his power of attorney holder Manoj Sharad Godbole, 2. Mrs.Padmaja Kunal Kumthekar power of attorney holder Manoj Sharad Godbole, 3. KPIN Real Estate Ventures, through his authorize partners 1. Kunal Avinash Kumthekar, 2. Padmaja Kunal Kumthekar, through his power of attorney holder Manoj Sharad Godbole in favor of Chinmay Madhukar Vaidya duly registered with the sub registrar Sudhagad-Pali at S.No. 1353/2018 regarding the property being Holiday Home/Unit No. L3 admeasuring about 46.62 Sq.Mt. of S.No.64/B/1 in the complex known KENISHA HOLIDAY HOME. (All the description of the property mention in the sale deed.)

42. Sale Deed Dt.03/11/2018 executed by 1.Kunal Avinash Kumthekar through his power of attorney holder Manoj Sharad Godbole, 2. Mrs.Padmaja Kunal Kumthekar power of attorney holder Manoj Sharad Godbole, 3. KPIN Real Estate Ventures, through his authorize partners 1. Kunal Avinash Kumthekar, 2. Padmaja Kunal Kumthekar, through his power of attorney holder Manoj Sharad Godbole in favor of Sayli Sunil Ranade & Sunil Suresh Ranade duly

registered with the sub registrar Sudhagad-Pali at S.No. 1835/2018 regarding the property being Holiday Home/Unit No. L5 admeasuring about 46.52 Sq.Mt built-up area of S.No.64/B/1 in the complex known KENISHA HOLIDAY HOME. (All the description of the property mention in the sale deed.)

43.Sale Deed Dt.03/11/2018 executed by 1.Kunal Avinash Kumthekar through his power of attorney holder Manoj Sharad Godbole, 2. Mrs.Padmaja Kunal Kumthekar power of attorney holder Manoj Sharad Godbole, 3. KPIN Real Estate Ventures, through his authorize partners 1. Kunal Avinash Kumthekar, 2. Padmaja Kunal Kumthekar, through his power of attorney holder Manoj Sharad Godbole in favor of Manoj Sharad Godbole & Sakhi Manoj Godbole duly registered with the sub registrar Sudhagad-Pali at S.No. 1836/2018 regarding the property being Holiday Home/Unit No. J1 admeasuring about 125.92 Sq.Mt. carpet area, 128.90 Sq.Mt built-up area of S.No.64/B/1 in the complex known KENISHA HOLIDAY HOME. (All the description of the property mention in the sale deed.)

44.Sale Deed Dt.09/12/2019 executed by 1.Kunal Avinash Kumthekar through his power of attorney holder Manoj Sharad Godbole, 2. Mrs.Padmaja Kunal



Kumthekar power of attorney holder Manoj Sharad Godbole, 3. KPIN Real Estate Ventures, through his authorize partners 1. Kunal Avinash Kumthekar, 2. Padmaja Kunal Kumthekar, through his power of attorney holder Manoj Sharad Godbole in favor of Dhananjay Joglekar duly registered with the sub registrar Sudhagad-Pali at S.No. 1629/2019 regarding the property being Holiday Home/Unit No. L4 admeasuring about 40.34 Sq.Mt, built-up area 46.62 Sq.Mt, of S.No.64/B/1 in the complex known KENISHA HOLIDAY HOME. (All the description of the property mention in the sale deed.)

45. Sale Deed Dt.09/12/2019 executed by 1.Kunal Avinash Kumthekar through his power of attorney holder Manoj Sharad Godbole, 2. Mrs.Padmaja Kunal Kumthekar power of attorney holder Manoj Sharad Godbole, 3. KPIN Real Estate Ventures, through his authorize partners 1. Kunal Avinash Kumthekar, 2. Padmaja Kunal Kumthekar, through his power of attorney holder Manoj Sharad Godbole in favor of Dhananjay Joglekar duly registered with the sub registrar Sudhagad-Pali at S.No. 1628/2019 regarding the property being Holiday Home/Unit No. J3 admeasuring about 125.92 Sq.Mt, built-up area 128.90 Sq.Mt of S.No.64/B/1 in the complex known KENISHA HOLIDAY HOME. (All the

description of the property mention in the sale deed.)

46. Sale Deed Dt.26/10/2020 executed by KPIN Real Estate Ventures, through his authorize partners 1.Kunal Avinash Kumthekar 2. Kunal Avinash Kumthekar himself, 3. Padmaja Kunal Kumthekar herself, 4. KPIN Real Estate Ventures, through his authorize partners Padmaja Kunal Kumthekar in favor of Rashirekha Krushnamurti duly registered with the sub registrar Sudhagad-Pali at S.No. 972/2020 regarding the property being Holiday Home/Unit No. J2 admeasuring about 125.92 Sq.Mt carpet area, 128.90 Sq.Mt built-up area in the complex known KENISHA HOLIDAY HOME. (All the description of the property mention in the sale deed.)

47. Sale Deed Dt.10/11/2020 executed by KPIN Real Estate Ventures, through his authorize partners 1.Kunal Avinash Kumthekar 2. Kunal Avinash Kumthekar himself, 3. Padmaja Kunal Kumthekar herself, 4. KPIN Real Estate Ventures, through his authorize partners Padmaja Kunal Kumthekar in favor of Bijay Anand duly registered with the sub registrar Sudhagad-Pali at S.No. 1076/2020 regarding the property being Holiday Home/Unit No. E3 admeasuring about 131.51 Sq.Mt carpet area,

150 Sq.Mt Built-up area, in the complex known KENISHA HOLIDAY HOME. (All the description of the property mention in the sale deed.)

48. Sale Deed Dt.18/12/2020 executed by KPIN Real Estate Ventures, through his authorize partners 1.Kunal Avinash Kumthekar 2. Kunal Avinash Kumthekar himself, 3. Padmaja Kunal Kumthekar herself, 4. KPIN Real Estate Ventures, through his authorize partners Padmaja Kunal Kumthekar in favor of Jasmine, Mrs. Harjeet Walia, Gagandeep Sing duly registered with the sub registrar Sudhagad-Pali at S.No. 1345/2020 regarding the property being Holiday Home/Unit No. K2 admeasuring about 135.44 Sq.Mt carpet area, 138.67 Sq.Mt Built-up area, in the complex known KENISHA HOLIDAY HOME. (All the description of the property mention in the sale deed.)

49. Sale Deed Dt.22/04/2021 executed by KPIN Real Estate Ventures, through his authorize partners 1.Kunal Avinash Kumthekar 2. Kunal Avinash Kumthekar himself, 3. Padmaja Kunal Kumthekar herself, 4. KPIN Real Estate Ventures, through his authorize partners Padmaja Kunal Kumthekar in favor of Smt. Srilata Vinod duly registered with the sub registrar Sudhagad-Pali at S.No. 780/2021 regarding the property being Holiday Home/Unit

No. K1 admeasuring about 135.44 Sq.Mt carpet area, 138.67 Sq.Mt Built-up area, in the complex known KENISHA HOLIDAY HOME. (All the description of the property mention in the sale deed.)

50.Sale Deed Dt.04/02/2022 executed by KPIN Real Estate Ventures, through his authorize partners 1.Kunal Avinash Kumthekar 2. Kunal Avinash Kumthekar himself, 3. Padmaja Kunal Kumthekar herself, 4. KPIN Real Estate Ventures, through his authorize partners Padmaja Kunal Kumthekar in favor of Mr. Milind Anil Patil and Mrs. Seema Milind Patil duly registered with the sub registrar Sudhagad-Pali at S.No. 255/2022 regarding the property being Holiday Home/Unit No. E1 admeasuring about 131.51 Sq.Mt carpet area, 150 Sq.Mt Built-up area, in the complex known KENISHA HOLIDAY HOME. (All the description of the property mention in the sale deed.)

51.Sale Deed Dt.11/1/2022 executed by KPIN Real Estate Ventures, through his authorize partners 1.Kunal Avinash Kumthekar 2. Kunal Avinash Kumthekar himself, 3. Padmaja Kunal Kumthekar herself, 4. KPIN Real Estate Ventures, through his authorize partners Padmaja Kunal Kumthekar in favor of Miss. Aditi Phadke, Mrs. Vrinda Ashish Phadke and Mr. Ashish Phadke duly registered with

the sub registrar Sudhagad-Pali at S.No. 2266/2022 regarding the property being Holiday Home/Unit No. L1 admeasuring about 46.62 Sq.Mt Built-up area, in the complex known KENISHA HOLIDAY HOME. (All the description of the property mention in the sale deed.)

52.Sale Deed Dt.11/11/2022 executed by KPIN Real Estate Ventures, through his authorize partners 1.Kunal Avinash Kumthekar 2. Kunal Avinash Kumthekar himself, 3. Padmaja Kunal Kumthekar herself, 4. KPIN Real Estate Ventures, through his authorize partners Padmaja Kunal Kumthekar in favor of Miss. Varsha Phadke, Mrs. Vrinda Ashish Phadke and Mr. Ashish Phadke duly registered with the sub registrar Sudhagad-Pali at S.No. 2267/2022 regarding the property being Holiday Home/Unit No. E1 admeasuring about 46.67 Sq.Mt Built-up area, in the complex known KENISHA HOLIDAY HOME. (All the description of the property mention in the sale deed.)

53.Sale Deed Dt.28/04/2023 executed by KPIN Real Estate Ventures, through his authorize partners 1.Kunal Avinash Kumthekar 2. Kunal Avinash Kumthekar himself, 3. Padmaja Kunal Kumthekar herself, 4. KPIN Real Estate Ventures, through his authorize partners Padmaja Kunal Kumthekar in

favor of David Rajesh and Sandhya Sudardas duly registered with the sub registrar Sudhagad-Pali at S.No. 999/2023 regarding the property being Holiday Home/Unit No. E1 admeasuring about 46.67 Sq.Mt Built-up area, in the complex known KENISHA HOLIDAY HOME. (All the description of the property mention in the sale deed.)

54.SHRI KUNAL AVINASH KUMTHEKAR and MRS PADMAJA KUNAL KUMTHEMAR, in furtherance of their avowed intention of development of the said lands completed Phase I of Cluster EJK and Cluster L of holiday homes as per the plans approved by the Collector of Raigad. SHRI KUNAL AVINASH KUMTHEKAR and MRS PADMAJA KUNAL KUMTHEMAR then decided to revise the plans to make it suitable for current market conditions.

55.SHRI KUNAL AVINASH KUMTHEKAR and MRS PADMAJA KUNAL KUMTHEMAR, in furtherance of their avowed intention of development of the said lands, and construction of holiday homes thereon, got prepared revised plans for layout of buildings and attendant building plans and has submitted the same to the Collector of Raigad, who has sought the opinion of the Asst. Director of Town Planning, Raigad Alibag. Accordingly, the Assistant Director of Town Planning, Raigad-Alibag, has issued letter

dated 13-01-2023 addressed to the Collector of Raigad-Alibag, recommending the grant of permission for non-agricultural use of land bearing S. Nos. 64/1 and 64/2/1, on the terms and conditions as specified in the said letter dated 13-01-2023.

56. Pursuant to the above recommendation, the Collector of Raigad, vide Order dated 16-05-2023 under reference KRA.M.SHA/L.N.A.1(B)/S.R.16063/2022 [the said order], has duly granted permission to KUNAL AVINASH KUMTHEKAR and MRS PADMAJA KUNAL KUMTHEKAR, for construction of holiday homes, as per the revised Approved Layout of Holiday Homes, under the said order.



CHINMAY VAIDYA
ADVOCATE
No. 8, Lawyers Chambers,
Shivaji Nagar, Pune-411005.
Ph. +91 20 25534137
chinmayvaidya1@gmail.com
MAH/332/1995