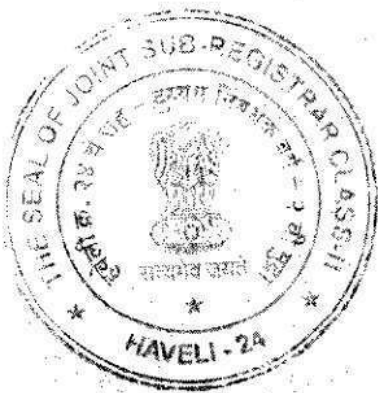
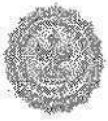


2	(IS)-525-16678	0003968428202223	20/09/2022-12:05:18	IGR565	201200.00
Total Defacement Amount					2,31,200.00



हवल-२४		
१६६७८	२	४४
२०२२		



CHALLAN
MTR Form Number-6



GRN	MH007977210202223E	BARCODE	[Barcode]		Date	20/09/2022-09:33:27	Form ID	25.1
Department					Inspector General Of Registration			
Type of Payment					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Registration Fee					PAN No.(If Applicable)			
Office Name					Full Name			
HVL1_HAVELI NO1 SUB REGISTRAR					AARTI ADINATH MHATRE			
Location					Flat/Block No.			
PUNE					FLAT NO. 402 BUILDING NO. J SHINE CITY			
Year					Premises/Building			
2022-2023 One Time					PHASE IV			

Account Head Details	Amount In Rs.	Road/Street	GAT NOS. 1195 1196 1197 CHIKHALI					
0030046401 Stamp Duty	201200.00	Area/Locality	HAVELI PUNE					
0030063301 Registration Fee	30000.00	Town/City/District						
		PIN	4	1	2	1	1	4
		Remarks (If Any)	SecondPartyName=NAMOH BUILDERS AND DEVELOPERS-					
Total		Amount In Words	Two Lakh Thirty One Thousand Two Hundred Rupees Only					
2,31,200.00								

Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00040572022092049060	CKU8023044		
Cheque/DD No.		Bank Date	RBI Date	20/09/2022-09:24:35	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

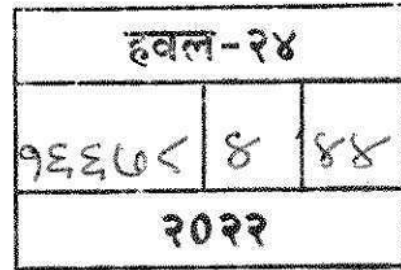
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालय नोंदणी करवावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



हवल-२४		
१६६७८	३	४४
२०२२		

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20220920274				20 September 2022, 10:26:56 AM
मूल्यांकनाचे वर्ष	2022				
जिल्हा	पुणे				
मूल्य विभाग	तालुका : हवेली विभागाचे नाव : (वि.क्र.14) चिखली (पिंपरी चिंचवड महानगरपालिका)				
उप मूल्य विभाग	14/9-उर्वरीत क्षेत्रातील मालमत्ता				
क्षेत्राचे नाव	Pune Municipal Corporation				सर्व्हे नंबर /न. भू. क्रमांक :
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ.मीटर
10960	54500	59830	62970	0	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	53.757 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्वहन सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	48.87 चौ. मीटर
Sale Type - First Sale					
Sale-Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.54500/-				
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर)				
	= (((54500-10960) * (100 / 100)) + 10960)				
	= Rs.54500/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 54500 * 53.757				
	= Rs.2929756.5/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	12.5 चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 12.5 * (54500 * 25/100)				
	= Rs.170312/-				
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	5.62 चौ. मीटर				
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 5.62 * (54500 * 40/100)				
	= Rs.122516/-				
Applicable Rules	= 3, 9, 18, 19, 14, 15				
एकत्रित अंतिम मूल्य	* मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी) : वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य : खुल्या जमिनीवरील वाहन तळाचे मूल्य : इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी - स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2929756.5 + 0 + 0 + 0 + 170312 + 122516 + 0 + 0 + 0 + 0 = Rs.3222584/- = २ बत्तीस लाख बावीस हजार पाच शे चौ-व्याऐशी /-				

Home Print





हवेल-२४		
१६६७०८	५	४४
२०२२		

AGREEMENT

THIS AGREEMENT is made and executed at Pune, on this 20 day of sep in the year 2022.

BETWEEN

M/S. NAMOH BUILDERS AND DEVELOPERS

A Partnership Firm Registered under the Indian Partnership Act 1932, having its Office at: Flat No. 2, Sector No. 27, Plot No. 310, Pradhikaran, Pune 411044
PAN: AAIFN7366E

Through its Partners

MR. YOGESH NAGRAJ JAIN

Age: Adult, Occupation: Business

Hereinafter referred to as 'THE PROMOTER'(which expression unless repugnant to the context or meaning thereof shall mean and include the firm its partners for the time being constituting the firm their respective executors, administrators, successors, assigns, etc.)

...THE PARTY OF THE FIRST PART

AND

MS. AARTI ADINATH MHATRE

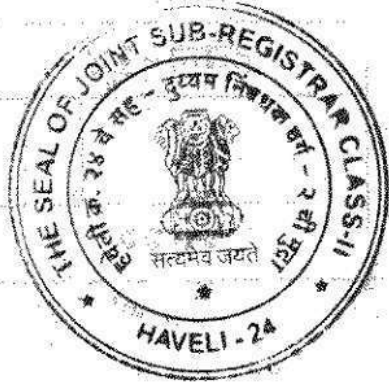
Age: 28 years, Occupation: Service
Residing at : Gharkul Housing Society A-31, Sukhakarta Appt, Flat no. 304, Spine Road, Chikhali, 411062.
PAN: CNXPM9048L

Hereinafter referred to as the 'ALLOTTEE(S)'(which expression unless repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns).

...THE PARTY OF THE SECOND PART

AND

1. Mr. Vasant Krushna Alias Kisan Landge, Age: Adult, 2. Mrs. Leelabai Vasant Landge, Age: Adult, 3. Mr. Dattatray Vasant Landge, Age: Adult, 4. Mrs. Namrata Dattatray Landge, Age: Adult, 5. Om Dattatray Landge, Age: Minor, 6. Sneha Dattatray Landge, Age: Minor, 7. Mrs. Sangita Ramesh Yadav, Age: Adult, 8. Mrs. Vanita Keshav Taware, Age: Adult, 9. Mrs. Chhabubai Dasharath Landge, Age: Adult, 10. Mrs. Shantabai Vijay Landge, Age: Adult, 11. Ashwini Vijay Landge, Age: Adult, 12. Priyanka Vijay Landge, Age: Minor, 13. Mr. Raju Dasharath Landge, Age: Adult, 14. Rupali Raju Landge, Age: Adult, 15. Siddharth Raju Landge, Age: Minor, 16. Pranav Raju Landge, Age: Minor, 17. Suman Annasaheb Thorve, Age: Adult, 19. Vimal Geetaram Murhe, Age: Adult, 20. Kamal Aabasaheb Tapkir, Age: Adult, 21. Sharda Arjun Karvande Alias Sharda Dhashrath Landge, Age: Adult, 22. Mrs. Chanpabai Bajaba Landge, Age: Adult, 23. Mr. Namdev Bajaba Landge, Age: Adult, 24. Mr. Nivrutti Bajaba Landge, Age: Adult, 25. Mrs. Anjali Nivrutti Landge, Age: Adult, 26. Mrs. Prerna Nivrutti Landge, Age: Minor, 27. Mrs. Saloni Nivrutti Landge, Age: Minor, Occupation:



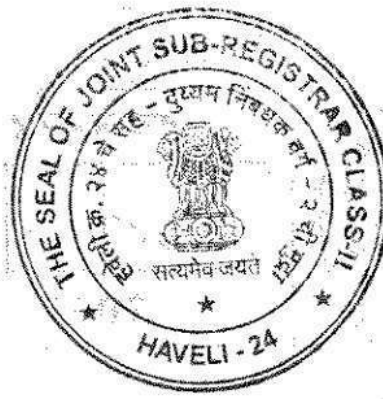
हवल-२४		
१६६७	६	४४
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Minor, 28. Mrs. Nandabai Nilkanth Pinjan, Age: Adult, 29. Mrs. Mandabai Gulab Marathe, Age: Adult, 30. Mr. Dagadu Laxman More, Age: Adult, 31. Mrs. Shakuntala Dagadu More, Age: Adult, 32. Mr. Geetaram Dagadu More, Age: Adult, 33. Mrs. Laxmibai Geetaram More, Age: Adult, 34. Mr. Hrushikesh Geetaram More, Age: Adult, 35. Mrs. Tejashree Pravin Newale, Age: Adult, 36. Mr. Natu Laxman More, Age: Adult, 37. Mrs. Chandrabhaga Nathu More, Age: Adult, 38. Mrs. Sarika Sunil More, Age: Adult, 39. Sourabh Sunil More, Age: Minor, 40. Sakshi Sunil More, Age: Minor, 41. Mr. Gorakhnath (Papu) Nathu More, Age: Adult, 42. Mrs. Dhanashree Gorakhnath (Papu) More, Age: Adult, 43. Shivam Gorakhnath (Papu) More, Age: Minor, 44. Mrs. Sangita Baba Gawade, Age: Adult, 45. Mrs. Manda Sanjay Bahirat, Age: Adult, 46. Mr. Nivrutti Laxman More, Age: Adult, 47. Mrs. Laxmibai Nivrutti More, Age: Adult, 48. Mr. Anil Nivrutti More, Age: Adult, 49. Mr. Priya Anil More, Age: Adult, 50. Sayali Anil More, Age: Minor, 51. Om Anil More, Age: Minor, Occupation: Minor, 52. Nil Anil More, Age: Minor, Occupation: Minor, 53. Mrs. Jaya Rajendra Salunkhe, Age: Adult, 54. Mrs. Vaishali Sanjay Kunjir, Age: Adult, 55. Mrs. Rupali Sachin Kokate, Age: Adult, 56. Mrs. Hausabai Kondiba Gawade, Age: Adult, 57. Mr. Baban Laxman More, Age: Adult, 57. Mr. Krishna Hiranman More, Age: Minor, 58. Mr. Prakash (Nana) Baban More, Age: Adult, 59. Mrs. Shilpa Prakash (Nana) More, Age: Adult, 60. Mrs. Sonam Pramod Choudhari, Age: Adult, 61. Mrs. Nilam Santosh Gade, Age: Adult, 62. Mrs. Latabai Vishnu More, Age: Adult, 63. Ananda Vishnu More, Age: Minor, 64. Tanaya Vishu More, Age: Minor, 65. Balasaheb (Balu) Laxman More, Age: Adult, 66. Gangubai Sadashiv More, Age: Adult, 67. Balasaheb Sadashiv More, Age: Adult, 68. Sunanda Balasaheb More, Age: Adult, 69. Chetan Alias Shital Balasaheb More, Age: Adult, 70. Reshma Dilip Taware, Age: Adult, 71. Pandurang Sadashiv More, Age: Adult, 72. Pooja Pandurang More, Age: Adult, 73. Prashant Pandurang More, Age: 62 years, 74. Priyanka Rohidas Gaikwad, Age: Adult, 75. Jalindar Sadashiv More, Age: Adult, 76. Dnyaneshwari Jalindar More, Age: Minor, 77. Sangita Jalindar More, Age: Adult, 78. Akshay Jalindar More, Age: Adult, 79. Aruna Manohar Gaikwad, Age: Adult, 80. Anjana Sanjay Kalokhe, Age: Adult, 81. Parubai Narayan More, Age: Adult, 82. Kaluram Narayan More, Age: Adult, 83. Ratnamala Kaluram More, Age: Adult, 84. Ashok Kaluram More, Age: Adult, 85. Sarika Ganesh Newale, Age: Adult, 86. Sopan Narayan More, Age: Adult, 87. Shubham Sopan More, Age: Minor, 88. Sangita Sopan More, Age: Adult, 89. Rohit Sopan More, Age: Adult, 90. Sindhubai Kisan Rakshe, Age: Adult, 91. Sushila Eknath Shelke, Age: Adult, 92. Alka Suresh Nanekar, Age: Adult, 93. Lilabai Mahadu More, Age: Adult, 94. Shankar Mahadu More, Age: Adult, 95. Aniket Shankar More, Age: Minor, 96. Nikhil Shankar More, Age: Minor, 97. Asha Shankar More, Age: Adult, 98. Nutan Shankar More, Age: Adult, 99. Jayashree Machhindra More, Age: Adult, 100. Komal Jayashree More, Age: Minor, 101. Kajal Jayashree More, Age: Minor, 102. Sangita Vasant Dumbre, Age: Adult, 103. Indabai Ananda Bhalekar, Age: Adult, 104. Sayaji Sahadu Lokhande, Age: Adult, 105. Mangal Ragunath Kolekar, Age: Adult All Residing at: Chikhali, Taluka Haveli, Pune through Constituted Attorney M/s. Namoh Builders and Developers through its Partner Mr. Yogesh Nagraj Jain.

Hereinafter referred to as the 'CONSENTING PARTY'(which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns).

...THE PARTY OF THE THIRD PART

Gat No. 1195 admeasuring about 1 Hector 41.64R



हवल-२४		
१६६७५७	७	४४
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WHEREAS aforesaid land belonged to Mr. Rama Ranu More prior to year 1941;

AND WHEREAS the said Mr. Rama Ranu More sold the aforesaid land to Mr. Dhondiba Narayan Pingale, vide Sale Deed dated 08.05.1941. In furtherance of the same his name was mutated on 7/12 Extract of said land, vide Mutation Entry No. 1519;

AND WHEREAS the said Mr. Dhondiba Narayan Pingale died on 06.08.1942, leaving behind him Mr. Krishna Dhondiba Pingale (Son) and Mr. Vishwanath Dhondiba Pingale (Son) as his legal heirs. In furtherance of the same their name were mutated on 7/12 Extract of aforesaid land, vide Mutation Entry No. 1555;

AND WHEREAS the said Mr. Krishna Dhondiba Pingale and Mr. Vishwanath Dhondiba Pingale sold the aforesaid land to Mr. Bhiku Ganpati Bhosale, vide Sale Deed dated 28.11.1963. In furtherance of the same his name was mutated on 7/12 Extract of aforesaid land, vide Mutation Entry No. 3073;

AND WHEREAS the said Mr. Bhiku Ganpati Bhosale sold the aforesaid land to Mr. Bajaba Dynaba Landge, Mr. Dasrath Dynaba Landge and Mr. Vasant Kisan Landge, vide Sale Deed dated 24.05.1964. In furtherance of the same their names were mutated on 7/12 Extract of aforesaid land, vide Mutation Entry No. 3074;

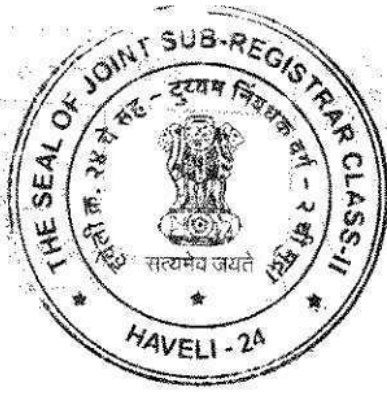
AND WHEREAS the out of aforesaid owners Mr. Dashrath Genu Landge died on 08.11.1985, leaving behind him Mr. Vijay Dashrath Landge (Son), Mr. Raju Dashrath Landge (Son), Mrs. Vimai Gitaram Murhe (Daughter), Mr. Kamal Abasaheb Tapkir (Daughter), Mrs. Suman Anandrao Thorave (Daughter), Mrs. Sharada Arjun Karvande (Daughter) and Smt. Chabubai Dashrath Landge (Widow) as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of aforesaid land, vide mutation entry no. 1023;

AND WHEREAS as per order of Tahsildar, Pune 17.03.1987 remark of acquisition of land as per land Acquisition Act 1962 was recorded on Gat No. 1195 was recorded in respect of 9.36R accordingly. vide mutation entry no. 1417;

AND WHEREAS out of aforesaid owners Mr. Bajaba Dynaba Landge died on 08.03.2009, leaving behind him Smt. Champabai Bajaba Landge (Widow), Mr. Maruti Bajaba Landge (Son), Mr. Namdev Bajaba Landge (Son) and Mr. Nivruti Bajaba Landge (Son), Smt. Nandabai Nilkanth Pinjan (Daughter) and Mrs. Mandabai Gulab Marathe (Daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of aforesaid land, vide Mutation Entry No. 18463;

AND WHEREAS out of aforesaid owners Mr. Vijay Dashrath Landge died on 19.06.2006, leaving behind him Smt. Shantabai Vijay Landge (widow), Miss. Ashwini Vijay Landge (Daughter) and Miss. Priyanka Vijay Landge (Daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of aforesaid land, vide Mutation Entry No. 20530;

AND WHEREAS the said Mr. Vasant Krishna alias Kisan Landge, Mrs. Lilabai Vasant Landge, Mr. Dattatraya Vasant Landge, Mrs. Namrata Dattatraya Landge, Mr. Om Dattatrya Landge, Miss. Sheha Dattatrya Landge, Mrs. Sangita Ramesh Yadav, Mrs. Vanita Keshav Tavare, Smt. Chhabubai Dashrath landge, Smt. Shantabai Vijay Landge, Miss. Ashwini Vijay Landge, Miss. Priyanka Vijay Landge, Mr. Raju Dashrath Landge, Mrs. Rupali Raju Landge, Mr. Sidhrath Raju Landge, Mr. Pranav Raju Landge,



हवल-२४		
१६६७८	८	४४
२०२२		

Mrs. Suman Ananasaheb Thorve, Mrs. Vimal Gitaram Murhe, Mrs. Kamal Abasaheb Tapkir, Mrs. Sharada Arjun Karwande, Smt. Champabai Bajaba Landge, Mr. Namdev Bajaba Landge, Mr. Nivrutti Bajaba Landge, Mr. Anjali Nivrutti Landge, Mrs. Prerna Nivrutti Landge, Miss. Saloni Nivrutti Landge, Mrs. Nandabai Nilkanth Pinjan, Mrs. Mandabai Gulab Marathe with consent of Mr. Maruti Bajaba Landge, Mrs. Mangal Maruti Landge, Mr. Pravin Maruti Landge assigned development rights of aforesaid land in favour of M/s. Namoh Builder and Developers vide Development Agreement dated 28.09.2011, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 10516/2011 and Power of Attorney dated 28.09.2011, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 10517/2011, Power of Attorney dated 28.09.2011, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 10518/2011 read with Correction Deed dated 04.07.2012, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 6786/2012;

Gat No. 1196 admeasuring about 80.85R

AND WHEREAS the aforesaid land belonged to Mr. Laxman Bala More prior to year 1969;

AND WHEREAS the said Mr. Laxman Bala More died on 07.05.1985, leaving behind him Smt. Gitabai Laxman More (Widow), Mr. Dagadu Laxman More (Son), Mr. Nathu Laxman More (Son), Mr. Nivrutti Laxman More (Son), Mr. Baban Laxman More (Son), Mr. Balu Laxman More (Son), Mr. Vishnu Laxman More (Son), Smt. Hausabai Kondiba Gawade (Daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of aforesaid land, vide Mutation Entry No. 832;

AND WHEREAS the said Mr. Vishnu Laxman More with consent of Mrs. Lata Vishnu More, Mr. Subhas Ranaba Sabale and Mrs. Sharada Subhas Sabale sold the land admeasuring about 2 R out of aforesaid land to Mr. Genesh Ramesh More, vide Sale Deed dated 08.10.2008, which is duly registered in the office of the Sub Registrar Haveli No. 17, at serial no. 10577/2008. In furtherance of the same his name was mutated on 7/12 Extract of aforesaid land, vide Mutation Entry No. 17375;

AND WHEREAS the said Mr. Vishnu Laxman More died 03.07.2010, leaving behind him Smt. Lata Vishnu More (Widow), Mrs. Tanaya Vishnu More (Daughter) and Mr. Ananda Vishnu More (Son). In furtherance of the same their names were mutated on 7/12 Extract of aforesaid land, vide Mutation Entry No. 20223;

AND WHEREAS the said Smt. Housabai Kondiba Gawade and Mrs. Bhamabai Bhiva Jaid released their right, title and interest in the aforesaid land in favour of Mr. Dagadu Laxman More, Mr. Nathu Laxman More, Mr. Nivrutti Laxman More, Mr. Baban Laxman More, Mr. Balu Laxman More, Smt. Lata Vishnu More, Mrs. Tanaya Vishnu More and Mr. Ananda Vishnu More, vide Release Deed dated 15.03.2012, which is duly registered in the office of the Sub Registrar Haveli No. 5, at serial no. 2826/2012. In furtherance of the same name of Smt. Housabai Kondiba Gawade and Mrs. Bhamabai Bhiva Jaid deleted from 7/12 Extract of aforesaid land, vide mutation entry no. 23462;

AND WHEREAS the said Mr. Genesh Ramesh More sold land admeasuring about 2R out of aforesaid land to M/s. Namoh Builders and Developers i.e. Promoter, vide Sale Deed 05.11.2011, which is duly registered in the office of the Sub Registrar Haveli



हवल-२४		
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No. 5, at Serial No. 10769/2011. In furtherance of the same its name was mutated on 7/12 Extract of aforesaid land, vide Mutation Entry No. 23717;

AND WHEREAS the said Mr. Nathu Laxman More died on 01.04.2012, leaving behind him Smt. Chandrabhaga Nathu More (Widow), Mr. Gorakshnath Nathu More (Son), Mr. Sunil Nathu More (Son) (died on 30.03.2008), Smt. Sarika Sunil More (Daughter in law), Mr. Saurabh Sunil More (Grand Son), Miss. Sakshi Sunil More (Grand Daughter), Mrs. Sangita Babasaheb Gawade (Daughter) and Mrs. Manda Sanjay Bahirat (Daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of aforesaid land, vide Mutation Entry No. 23846;

AND WHEREAS the said Mr. Dagadu Laxman More, Mrs. Shankutala Dagadu More, Mr. Gitaram Dagadu More, Mrs. Laxmibai Gitaram More, Mr. Rushikesh Gitaram More, Mrs. Tejeshree Pravin Newale, Mr. Nathu Laxman More, Mrs. Chandrabhaga Nathu More, Smt. Sarika Sunil More, Mr. Saurabh Sunil More, Miss. Sakashi Sunil More, Mr. Gorakshanath Nathu More, Mrs. Dhanshree Gorakshanath More, Mr. Shivam Gorakshanath More, Mrs. Sangita Baba Gawade, Mrs. Manda Sanjay Bahirat, Mr. Nivruti Laxman More, Mr. Laxmibai Nivruti More, Mr. Anil Nivruti More, Mrs. Priya Anil More, Miss. Sayali Anil More, Mr. Om Anil More, Mr. Nil Anil More, Mrs. Jaya Rajendra Salunke, Mrs. Vaishali Sanjay Kunjir, Mrs. Rupali Sachin Kokate, Smt. Hausabai Kondiba Gawade, Mr. Baban Laxman More, Mr. Krishna Hiranman More, Mr. Prakash Baban More, Mrs. Shilpa Prakash More, Mrs. Sonam Pramod Choudhari, Mrs. Nilam Santosh Gade, Smt. Latabai Vishnu More, Miss. Tanaya Vishnu More, Mr. Ananda Vishnu More and Mr. Balasaheb Laxman More assigned development rights of land admeasuring about 78.85R out of aforesaid land in favour of M/s. Namoh Builder and Developers i.e. Promoter, vide Development Agreement dated 15.03.2011, which is duly registered in the office of the Sub Registrar Haveli No. 5, at serial no. 2836/2012 and Power of Attorney dated 15.03.2011, which is duly registered in the office of the Sub Registrar Haveli No. 5, at serial no. 2837/2012;

AND WHEREAS in the aforesaid manner M/s. Namoh Builder and Developers partly acquired development rights of aforesaid land and partly became absolute owner of aforesaid land;

Gat No. 1197 admeasuring about 74R

AND WHEREAS land at Gat No. 1197, Chikhali belonged to Mr. Rama Bala More prior to year 1971;

AND WHEREAS the said Mr. Rama alias Ramu Bala More died on 15.05.1985, leaving behind him Smt. Tanhubai Ramu More (widow), Mr. Narayan Ramu More (son), Mr. Sadashiv Ramu More (son), Mr. Mahadu Ramu More (son), Mrs. Sakhubai Sahadu Lokhande (daughter), Mrs. Indabai Ananda Bhalekar as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of said land, vide Mutation Entry No. 841. That thereafter the said Smt. Tanhubai Ramu More died leaving behind her aforesaid legal heirs;

AND WHEREAS out of aforesaid owners Mr. Mahadu Ramu More died on 13.06.1986, leaving behind him Smt. Lilabai Mahadu More (widow), Mr. Shankar Mahadu More (son), Late. Machindra Mahadu More (son), Smt. Jayashree Machindra More, Miss. Komal Machindra More, Miss. Kajal Machindra More and Mrs. Sangita



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Vasant Dumbare as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of said land, vide Mutation Entry No. 12469;

AND WHEREAS out of aforesaid owners Mrs. Sakhubai Sahadu Lokhande died on 10.11.1983 and Mr. Sahadu Shankar Lokhande (husband of Mrs. Sakhubai Sahadu Lokhande) died on 05.09.1998, leaving behind them Mr. Sayaji Sahadu Lokhande (son) and Mrs. Mangal Raghunath Kolekar (daughter) as their legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of said land, vide Mutation Entry No. 23627;

AND WHEREAS out of aforesaid owners Mr. Sadashiv Ramu More died on 07.08.1990, leaving behind him Smt. Gangubai Sadashiv More (widow), Mr. Balasaheb Sadashiv More (son), Mr. Pandurang Sadashiv More (son), Mr. Jalidher Sadashiv More (son), Mrs. Aruna Manohar Gaikwad (daughter), Mrs. Anjana Sanjay Kalokhe (daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of said land, vide Mutation Entry No. 2202;

AND WHEREAS out of aforesaid owners Mr. Narayan Ramu More died on 01.05.2001, leaving behind him Smt. Parubai Narayan More (widow), Mr. Kaluram Narayan More (son), Mr. Sopan Narayan More (son), Mrs. Sindhubai Kisan Rakshe (daughter), Mrs. Shushila Ekanath Shelake (daughter) and Mrs. Alka Suresh Nanekar (daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 Extract of said land, vide Mutation Entry No. 12109;

AND WHEREAS the said Smt. Gangubai Sadashiv More, Mr. Balasaheb Sadashiv More, Mrs. Sunanda Balasaheb More, Mr. Chetan alias Sheetal Balasaheb More, Mrs. Reshma Dilip Taware, Mr. Pandurang Sadashiv More, Mrs. Pooja Pandurang More, Mr. Prashant Pandurang More, Mrs. Priyanka Rohidas Gaikwad, Mr. Jalidher Sadashiv More, Mrs. Sangita Jalidher More, Mr. Akshay Jalidher More, Mrs. Aruna Manohar Gaikwad, Mrs. Anjana Sanjay Kalokhe, Smt. Parubai Narayan More, Mr. Kaluram Narayan More, Mrs. Ratnamala Kaluram More, Mr. Ashok Kaluram More, Mrs. Sarika Ganesh Newale, Mr. Sopan Narayan More, Mrs. Sangita Sopan More, Mr. Rohit Sopan More, Mrs. Sindhubai Kisan Rakshe, Mrs. Shushila Ekanath Shelake, Mrs. Alka Suresh Nanekar, Smt. Lilabai Mahadu More, Mr. Shankar Mahadu More, Mrs. Asha Shankar More, Miss. Nutan Shankar More, Smt. Jayashree Machindra More, Mrs. Sangita Vasant Dumbare and Mrs. Indabai Aananda Bhalekar assigned development rights of said land in favour of M/s. Namoh Builders and Developers i.e. Promoter vide Development Agreement dated 13.02.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 1830/2013 and Power of Attorney dated 13.02.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 1831/2013;

AND WHEREAS the said Mr. Sayaji Sahadu Lokhande and Mrs. Mangal Raghunath Kolekar confirmed the aforesaid Development Agreement dated 13.02.2012 and Power of Attorney dated 13.02.2012, vide Consent Deed/ Supplementary Development Agreement dated 20.03.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 3102/2013 and Power of Attorney dated 20.03.2013, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 3103/2013;

AND WHEREAS in the aforesaid manner M/s. Namoh Builders and Developers i.e. Promoter partly acquired development rights and partly became absolute owner of the land which is more particularly described in the 'Schedule IA' written

