

under Section 44 of Maharashtra Land Revenue Code, 1966 by Collector Nashik vide their order no. Maha / Kaksha -3 /NA /267 / 98, dated 15/10/1998. As per the said layout separate 7/12 extracts of the plots were prepared.

It further appears from M.E No.39502, that Balasaheb Nivrutti Pangare, Sharad Nivrutti Pangare, Pandurang Nivrutti Pangare, Phulabai Vishram Tile had executed Development Agreement and Power of Attorney in favour of M/s Bagad Associates through its prop. Shri Deepak Ramchandra Bagad and M/s Jayant Developers through its partner Jayant Bhaskarrao Bhatambarekar for area admeasuring 0 H 42.5 R on western side out of total area admeasuring 0 H 85 R out of Survey No. 792 / 1 A / 1 to 3. The said development agreement and General Power of Attorney were registered in Sub-registrar office Nashik -1 at Sr. No. 10582 and 10583 on 02/12/1997. Also Balasaheb Nivrutti Pangare, Sharad Nivrutti Pangare, Pandurang Nivrutti Pangare, Phulabai Vishram Tile had executed Development Agreement and Power of Attorney in favour of Dr. Shri. Dilip Mohanlal Khivansara and Shri Sandip Hukumchand Thole for area admeasuring 0 H 42.5 R on eastern side out of total area admeasuring 0 H 85 R out of Survey No. 792 / 1 A / 1 to 3. The said development agreement and General Power of Attorney were registered in Sub-registrar office Nashik -1 at Sr. No. 561 and 562 on 16/01/1998. As per the said developments agreements M/s Bagad Associates, M/s Jayant Developers, Dilip Mohanlal Khivansara and Shri Sandip Hukumchand Thole had developed their respective areas and had executed memorandum of understanding (declaration) among themselves. As per the said development agreements and memorandum of understanding (declaration), names of M/s Bagad Associates and M/s Jayant Developers were recorded in other rights column of 7/12 extracts for plot no. 1 to 8 and 22 to 25 and the names of Dilip Mohanlal Khivansara and Shri Sandip Hukumchand Thole were recorded in other rights column of 7/12 extracts for plot no. 9 to 21.

It further appears from M.E No. 53715, dated 02 / 08/2005 that Shri Milind Vasantrao Pimprikar had purchased Plot no. 7 out of Survey No. 792 /1 A / 1 + 2 +3 /7 from Balasaheb Nivrutti Pangare, Sharad Nivrutti Pangare, Pandurang Nivrutti Pangare, Phulabai Vishram Tile through their power of attorney holder Shri Jayant Bhaskarrao Bhatambarekar with consent of M/s Bagad Associates its prop. Shri Deepak Ramchandra Bagad and M/s Jayant Developers through its partner Jayant Bhaskarrao Bhatambarekar by registered Sale Deed. The said Sale Deed was registered in Sub-registrar office Nashik -5 at Sr No. 3462 on 29/07/2005. The said land is under Urban Land Ceiling Act, 1976. Hence the said land owners had obtained permission of Additional Collector and Competant Authority U.L.C Nashik to sell the said plot vide their order no. ULC /A-2-2/SR -26 / 1116/ 2005, Nashik, dated 21/07/2005.