

TITLE CERTIFICATE

Upon instructions of Puravankara Projects Limited ("Puravankara") we have Investigated (i) the ownership right of Pinn Co-operative Housing Society Limited ("Pinni") in respect of the properties mentioned in Part A of this Certificate, (ii) ownership rights of Sharad Co-operative Housing Society Limited ("Sharad") in respect of the properties mentioned in Part B of this Certificate, and (iii) the development rights of Pune Projects LLP ("LLP") in respect of the properties mentioned in Part A and Part B and more particularly described in this Certificate based on the documents provided by the representatives of Pinni, Sharad and LLP, and have to state as follows:

For the purposes of this Certificate:

- A. We have perused the title documents set out in **Annexure "A"** hereto and have relied upon the mutation entries and the 7/12 extracts of the captioned properties.
- B. We have caused searches to be conducted in respect of the captioned properties mentioned hereinabove and have relied upon the Search Reports dated June 6, 2014 issued by Rajendra Jalgaude, Advocate. We have not caused any updated Search, thereafter.
- C. We have perused and relied upon the title certificates issued by M/s. Hariani & Co., water works certifying the rights of Pinni and Sharad with respect to the captioned properties.
- D. Since our scope of work does not include considering aspects within the domain of an architect and surveyor, we have not carried out any physical inspection of the captioned properties nor have commented on the development aspects of the captioned properties.
- E. We have issued public notices in the names of the owners and developers for inviting any objections / claims in respect of the captioned properties in (i) Times of India dated May 15, 2014 having circulation in Pune (In English language); and (ii) Prabhat dated May 15, 2014 having circulation in Pune (In Marathi language); and have received certain claims / objections, which are dealt with separately in this Certificate. We have not published any public notice, thereafter.
- F. Since verifying pending litigations in respect of properties becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or (iii) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the properties are subject matter of any litigation, however we are aware of certain existing litigations on some of the properties which are more particularly set out hereinafter.
- G. We have not concluded any investigation / enquired into the total holdings of the respective owners of the properties to ascertain whether they exceed the holding limit specified under The Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961.

H. Since the captioned properties were originally owned by the State of Maharashtra and subsequently allotted to various plot holders pursuant to an Order of the Collector, the tenure of the captioned properties is "Occupant Class I" and is governed by the terms and conditions of such grant. The terms of this grant provides that any further disposal or creation of encumbrance in respect of the captioned properties will require prior permission of the Collector and payment of nazarana. Though the terms of such grant does not include grant of development rights, it may be advisable to Independently confirm from a licensing architect whether prior permission / payment of nazarana will be required prior to creation of development rights in respect of the properties. In any event, the understanding on the liability for payment of such nazarana, if any, should be commercially agreed between the parties.

I. By an order dated February 11, 2013, issued by the Deputy Registrar, Cooperative Society, Pune City (4), Pinni came to be bifurcated into several Societies in accordance with its Special Resolution dated December 16, 2012 in following manner:

Society	Plots	Registration Number
Pinni Cooperative Housing Society Limited (1)	Survey No. 9 to 14 Hissa No. 1/36	PNA/PNA(4)/HSG(TC)/12956/2012-13
Pinni Cooperative Housing Society Limited (2)	Survey No. 9 to 14 Hissa No. 1/50, and Survey No. 9 to 14 Hissa No. 1/51	PNA/PNA(4)/HSG(TC)/12957/2012-13

By an order dated May 22, 2014, issued by the Deputy Registrar, Cooperative Society, Pune City (4), Pinni came to be bifurcated into several Societies in accordance with its Special Resolution dated September 22, 2013 in following manner:

Society	Plots	Registration Number
Pinni Cooperative Housing Society Limited (3)	Survey No. 9 to 14 Hissa No. 1/38, Survey No. 9 to 14 Hissa No. 1/42, Survey No. 9 to 14 Hissa No. 1/43, Survey No. 9 to 14 Hissa No. 1/45, Survey No. 9 to 14 Hissa No. 1/46	PNA/PNA(4)/HSG(TC)/15738/2014-15
Pinni Cooperative Housing Society Limited (4)	Survey No. 9 to 14 Hissa No. 1/33	PNA/PNA(4)/HSG(TC)/15739/2014-15
Pinni Cooperative Housing Society Limited (5)	Survey No. 9 to 14 Hissa No. 1/57, Survey No. 9 to 14 Hissa No. 1/60	PNA/PNA(4)/HSG(TC)/15740/2014-15
Pinni Cooperative Housing Society Limited (6)	Survey No. 9 to 14 Hissa No. 1/63	PNA/PNA(4)/HSG(TC)/15741/2014-15
Pinni Cooperative Housing Society Limited (7)	Survey No. 9 to 14 Hissa No. 1/66	PNA/PNA(4)/HSG(TC)/15742/2014-15

- J. By an order dated May 22, 2014, issued by the Deputy Registrar, Cooperative Society, Pune City (4), Sharad came to be bifurcated into several Societies in accordance with its Special Resolution dated February 29, 2014 in following manner:

Society	Plots	Registration Number
Sharad Cooperative Housing Society Limited (1)	Survey No. 9 to 14 Hissa No. 1/34	PNA/PNA(4)/HSG(TC)/15 734/2014-15
Sharad Cooperative Housing Society Limited (2)	Survey No. 9 to 14 Hissa No. 1/37, Survey No. 9 to 14 Hissa No. 1/38, Survey No. 9 to 14 Hissa No. 1/40, Survey No. 9 to 14 Hissa No. 1/41, Survey No. 9 to 14 Hissa No. 1/44.	PNA/PNA(4)/HSG(TC)/15 735/2014-15
Sharad Cooperative Housing Society Limited (3)	Survey No. 9 to 14 Hissa No. 1/56, Survey No. 9 to 14 Hissa No. 1/58, Survey No. 9 to 14 Hissa No. 1/59.	PNA/PNA(4)/HSG(TC)/15 736/2014-15
Sharad Cooperative Housing Society Limited (4)	Survey No. 9 to 14 Hissa No. 1/49	PNA/PNA(4)/HSG(TC)/15 737/2014-15

- K. The representatives of Pinni and Sharad have provided us with copies of NA Orders dated May 10, 2013, August 26, 2013, May 12, 2014, and March 23, 2015. In accordance with the aforesaid N.A. orders, the Tenure of the properties came to be converted from "agricultural" to "non-agricultural". As our scope of work does not include verifying the architectural aspects, the LLP has independently verified the same with a practicing architect.

- L. We have not conducted any investigation / enquired into the pending direct/indirect tax liability of the current owners (or their predecessors in title) and/or in respect of the captioned properties. This aspect needs to be independently verified by Chartered Accountant or tax consultant.

- M. We have relied upon information in relation to:

- lineage, on the basis of revenue records and information;
- copies of documents of title as listed in Annexure "A"; and
- copies of 7/12 and other revenue records.

- N. We have assumed that:

- the mutation entries provided to us accurately reflects the transactions contained therein and have presumed the correctness of the contents thereof in accordance with Section 157 of the Maharashtra Land Revenue Code, 1950.

- the mutation entries provided to us accurately reflects the transactions contained therein;
- the mutation entries and other revenue records, which are not available do not have any adverse effect on the title of the captioned properties;
- the persons executing the documents have the necessary authority to execute the same;
- all documents/records submitted to us as photocopies conform to the originals and all such originals are authentic and complete;
- all signatures and seals on any documents/records submitted to us are genuine;
- whenever any minors' rights are involved the same have been dealt with by their rights / natural guardian for legal necessity and the same have not been challenged by such minors upon their attaining majority; and
- the legal capacity of all natural persons are as they purport to be.

Based on the aforesaid, we have to report as under:

Brief History

- Prior to the year 1968, the property bearing Survey Nos. 9 to 14, was owned by the Irrigation Department, State of Maharashtra local area of admeasuring 225 Acres 23 Guntas.
- Mutation Entry No. 2858 dated October 4, 1968 records that pursuant to the order of the Collector, Pune dated August 19, 1968 and the order of the Tehsildar, Pune City dated September 19, 1968, an area admeasuring 90 Acres out of total area admeasuring 225 Acres 23 Guntas of the property bearing Survey Nos. 9 to 14, owned by the Irrigation Department, State of Maharashtra came to be allotted in favour of the Revenue Department, State of Maharashtra for cultivation purposes. Accordingly, the property bearing Survey Nos. 9 to 14 came to be divided as follows:

Survey No. 9 to 14 Hissa No. 1	135 Acres 23 Guntas	Irrigation (Irrigation Department)
Survey No. 9 to 14 Hissa No. 2	90 Acres	Revenue Department

- Mutation Entry No. 3083 dated January 30, 1971 records the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act 1958 and Indian Coinage Act 1955.
- Mutation Entry No. 4662 dated August 3, 1992 records that pursuant to the order of the Collector, Pune dated July 11, 1989, an area admeasuring 2 Acres (80 Ares) each came to be allotted in favour of 70 members of NT/VJ&T (Nomadic Tribes) community, out of the total area of the property bearing Survey No. 9 to 14 Hissa No. 1. The aforesaid allotment order was subsequently rectified by an order dated February 16, 1993 by the Collector, Pune, wherein the area of each of allotted plot came to be rectified as 79 Ares instead of original allotment of 80 Ares each. Accordingly, 7/12 extract of each of the allotted plot (70 plots, each admeasuring 79 Ares) came to be issued *inter alia* in the name of various individuals, as recorded therein. Further,

purposes of our Certificate, we have dealt with the Pinni Plots and Sharad Plots more particularly described herein, separately.

PART A – DEVOLUTION OF PINNI PLOTS

1. By and under the Order of the Collector, Pune dated July 11, 1989 read with the Order dated February 16, 1993 the following lands situated at Keshav Nagar, Mundhwa, Pune came to be allotted to different allottees in the manner as follows and on the terms and conditions therein mentioned:

Sr. No.	Survey No. and Hissa No.	Area	Names of the Allottees
1.	Survey No. 9 to 14 Hissa No. 1/39	79 Acres	Maruti Mathu Gaikwad
2.	Survey No. 9 to 14 Hissa No. 1/42	79 Acres	Bhagu Fakira Gaikwad
3.	Survey No. 9 to 14 Hissa No. 1/43	79 Acres	Valsalaba Bhikaji Jadhav
4.	Survey No. 9 to 14 Hissa No. 1/45	79 Acres	Dattu Fakira Gaikwad
5.	Survey No. 9 to 14 Hissa No. 1/48	79 Acres	Shalaji Balkaran Gaikwad
6.	Survey No. 9 to 14 Hissa No. 1/57	79 Acres	Padma Harub Jadhav
7.	Survey No. 9 to 14 Hissa No. 1/65	79 Acres	Margu Sureshwar Gaikwad

hereinafter referred to as the "Pinni Plots".

2. By and under various Development Agreements, the aforesaid allottees of the Pinni Plots granted development rights in respect of their respective plots in favour of Intel Shelters Private Limited on the terms and conditions therein mentioned. Simultaneously with the execution of the Development Agreements as aforesaid, the aforesaid allottees also executed and registered various Powers of Attorney in respect of their respective plots in favour of representatives of Intel Shelters Private Limited, granting various powers and authorities unto them for development of the Pinni Plots.
3. Pursuant to obtaining necessary orders from the Collector for the purposes of conveying the Pinni Plots and payment of requisite *Mazara*, by and under various registered Deeds of Sale read with various Deeds of Confirmation, the aforesaid allottees or their heirs / legal representatives, alongwith the confirmation of Intel Shelters Private Limited ("Intel") so, conveyed and transferred their respective plots in favour of Pinni on the terms and conditions therein mentioned. Accordingly, Pinni became the owner of the Pinni Plots subject to the development rights of Intel.
4. Subsequently, the name of Intel was changed to Oxford Shelters Private Limited ("Oxford").

PART B – DEVOLUTION OF SHARAD PLOTS

1. By and under the Order of the Collector, Pune dated July 11, 1989 read with the Order dated February 16, 1993 the following lands situated at Keshav Nagar, Mundhwa, Pune

came to be allotted to different allottees in the manner as follows and on the terms and conditions therein mentioned:

Sr. No.	Survey No. and Hissa No.	Area	Names of the Allottees
1.	Survey No. 9 to 14 Hissa No. 1/37	79 Ares	Vithal Satva Gaikwad
2.	Survey No. 9 to 14 Hissa No. 1/38	79 Ares	Sawata Vithal Gaikwad
3.	Survey No. 9 to 14 Hissa No. 1/40	79 Ares	Maruti Eknath Gaikwad
4.	Survey No. 9 to 14 Hissa No. 1/41	79 Ares	Sundarabai Gangaram Jadhav
5.	Survey No. 9 to 14 Hissa No. 1/44	79 Ares	Babai Raghunath Gaikwad
6.	Survey No. 9 to 14 Hissa No. 1/56	79 Ares	Kisan Baburao Jadhav
7.	Survey No. 9 to 14 Hissa No. 1/58	79 Ares	Sitabai Rama Jadhav
8.	Survey No. 9 to 14 Hissa No. 1/59	79 Ares	Ananda Vyankat Jadhav

Hereinafter referred to as the "**Shared Plots**".

- Pursuant to obtaining necessary orders from the Collector for the purposes of conveying the Shared Plots and payment of requisite nazarana, by and under various registered Sale Deeds read with various Deeds of Confirmation and/or Supplementary Agreements, the aforesaid allottees or their heirs / legal representatives, sold, conveyed and transferred their respective plots through their constituted attorney Subhash Laxmanrao Kadam (proprietor of M/s. Subhash Kadam and Associates) in favour of Shared on the terms and conditions therein mentioned.
- Further by various registered Development Agreements, Shared alongwith the confirmation of Mr. Subhash Laxmanrao Kadam (proprietor of M/s. Subhash Kadam and Associates) granted the development rights in respect of aforesaid plots in favour of Hritik Technologies and Realty Private Limited ("Hritik") on the terms and conditions contained therein. Accordingly, Shared became the owner of the Shared Plots subject to the development right of Hritik.
- Hereinafter, Pinni Plots and Shared Plots shall collectively be referred to as the "**Said Property**".

Assignment in favour of Pune Projects LLP

- By and under a Joint Development Agreement dated March 26, 2014, registered with the office of the Sub-Registrar of Assurances under Serial No. 9190 of 2014, read with Power of Attorney dated March 26, 2014, registered with the office of the Sub-Registrar of Assurances under Serial No. 9191 of 2014, (i) Pinni Cooperative Housing Society Limited (3), (i) Pinni Cooperative Housing Society Limited (5), (ii) Shared Cooperative Housing Society Limited (2), (iv) Shared Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited, granted and assigned the development rights in respect of the said properties, in favour of Pune Projects LLP, for the consideration and upon the terms and conditions contained therein.

Objections:

• **Pinni Plots:**

Pursuant to the public notices issued by us we have received the following claims / objections:

1. Objection dated May 19, 2014, raised by Vinodkumar Manikchand Shrishrimal in respect of the properties bearing Survey No. 9 to 14 Hissa Nos. 1/39, 1/42, 1/43, 1/45, 1/46, 1/57 and 1/60. Upon perusal of the objection raised by Vinodkumar Shrishrimal, we note that he has no objection to the title of the captioned properties, but has only raised his concerns that the interest of the members of Pinni be duly protected.
2. Objection dated May 23, 2014, raised by Advocate C.S. Gaikwad on behalf of his client R.V. Mehta, in respect of the properties bearing Survey No. 9 to 14 Hissa Nos. 1/57 and 1/60. Upon perusing the response received from M/s. Hariani & Co., Advocates and Solicitors, it appears that there is no document executed by Mr. R.V. Mehta in respect of any of the captioned properties. We have by our letter dated June 21, 2014 called upon Advocate C.S. Gaikwad to furnish the documents on which his client has raised an objection, but have not received any response to the same.
3. Objection dated May 27, 2014, raised by Maruti Muthu Gaikwad in respect of the property bearing Survey No. 1 to 14 Hissa No. 1/39. Upon perusing the response received from M/s. Hariani & Co., Advocates and Solicitors, it appears that Maruti Muthu Gaikwad has allegedly claimed that the sale by him in favour of Pinni is illegal and void, despite having obtained the permission for sale from the authorities. Maruti Muthu Gaikwad has initiated Special Civil Suit No. 686 of 2006, which has already been dismissed and the details whereof are dealt in the description of the First Property.
4. Objection dated May 24, 2011, raised by Advocate Rajendra M. Daundkar on behalf of Balasaheb Khandu Badade in respect of the property bearing Survey No. 3 to 14 Hissa No. 1/39. Upon perusing the response received from M/s. Hariani & Co., Advocates and Solicitors, it appears that the original owners i.e. Maruti Muthu Gaikwad and others had executed an unregistered Agreement for Sale in favour of Balasaheb Khandu Badade. However, Balasaheb Khandu Badade did not obtain any permission for sale from the authorities nor did he pay the nazarana charges for the same and accordingly no Sale Deed was executed by the original owners in favour of Balasaheb Khandu Badade. Therefore the claim of Balasaheb Khandu Badade is on the basis of unregistered documents. Despite having no title to the said property, Balasaheb Khandu Badade has filed Special Civil Suit No. 2033 of 2011, which is dealt in detail in the description of the First Property.
5. Objection dated May 29, 2014, raised by Advocate Shashikant M. Indalkar. The objection does not specify the client on whose behalf such objection was raised nor the property details. Accordingly by our letter dated June 21, 2014, we have called upon Advocate Shashikant M. Indalkar to provide us with complete information, however, we have not received any response to the same.
6. Objection dated May 28, 2014, raised by Advocate Satish G. Mulik on behalf of Maruti Muthu Gaikwad in respect of the properties bearing Survey No. 9 to 14 Hissa Nos. 1/39, 1/42, 1/45 and 1/46. Upon perusing the response received from M/s. Hariani & Co., Advocates and Solicitors, it appears that Maruti Muthu Gaikwad has allegedly claimed that the sale by him in favour of Pinni is illegal and void, despite having obtained the permission for sale from the authorities. Maruti Muthu Gaikwad has initiated Special Civil Suit No. 686 of 2006, which has already been dismissed and the details whereof are dealt in the description of the First Property. Similarly the details of

Special Civil Suit Nos. 508 of 2012, 800 of 2008 and 801 of 2008 have been dealt in the description of the Second Property, Fourth Property and Fifth Property respectively.

7. Objection raised by Suman Shankar Gaikwad, Ganpat Baburao Gaikwad and Vineyak Dattu Gaikwad in respect of the properties bearing Survey No. 9 to 14 Hissa Nos. 1/42, 1/45 and 1/46. The objection of Suman Gaikwad and others was in reference to Special Civil Suit Nos. 508 of 2012, 800 of 2008 and 801 of 2008, which have been dealt in the description of the Second Property, Fourth Property and Fifth Property respectively.
8. Objection dated June 2, 2014, raised by Kishor M. Dele on behalf of Vatsalabai Bhikaji Jadhav in respect of the property bearing Survey No. 9 to 14 Hissa No. 1/43. Upon perusing the response received from M/s. Hariani & Co., Advocates and Solicitors, it appears that Vatsalabai Bhikaji Jadhav was the original allottee of the property, who has executed the Sale Deed in favour of Pinni and also confirmed the transaction personally by executing and registering a Deed of Confirmation. Further no litigation has been initiated by Vatsalabai Bhikaji Jadhav.

• **Shared Plots:**

Pursuant to the public notices issued by us we have received the following claims / objections:

1. Objection dated May 18, 2014, raised by Vinodkumar Manikchand Shrishrinia in respect of the properties bearing Survey No. 9 to 14 Hissa Nos. 1/37, 1/38, 1/40, 1/41, 1/44, 1/56 and 1/58 and 1/59. Upon perusal of the objection raised by Vinodkumar Shrishrinia, we note that he has no objection in the title of the captioned properties but has only raised his concerns that the interest of the members of Shared is duly protected.
2. Objection dated May 24, 2014, raised by Advocate D.K. Shinde on behalf of Vijaya Parshuram Jadhav in respect of the properties bearing Survey No 9 to 14 Hissa Nos. 1/37 and 1/38. The objection raised by Vijaya Parshuram Jadhav is based on the pending Suit No. 1670 of 2013 filed by her, which is dealt with in detail in the description of the First Property and Second Property respectively.
3. Objection dated May 24, 2014, raised by Advocate Rajendra M. Daundkar on behalf of Balasaheb Khandu Badade in respect of the property bearing Survey No. 9 to 14 Hissa No. 1/58. Upon perusing the response received from M/s. Hariani & Co., Advocates and Solicitors, it appears that the original owners had executed an unregistered Agreement for Sale in favour of Balasaheb Khandu Badade. However, Balasaheb Khandu Badade did not obtain any permission for sale from the authorities nor did he pay the nazrana charges for the same and accordingly no Sale Deed was executed by the original owners in favour of Balasaheb Khandu Badade. Therefore the claim of Balasaheb Khandu Badade is on the basis of unregistered documents. Balasaheb Badade has also filed Suit No. 408 of 2008, which is dealt with in detail in the description of the Seventh Property.
4. Objection dated May 24, 2014, raised by Advocate Rajendra M. Daundkar on behalf of Tulja Bhavani Co-operative Housing Society (Proposed) represented through its Chief Promoter Shri. Rajesh Bhalkhandra Barne in respect of the property bearing Survey No. 9 to 14 Hissa No. 1/40. Upon perusal of the objection and the response of M/s. Hariani & Co., Advocates and Solicitors, it appears that the original owners had executed some unregistered Agreement for Sale with respect to the said property in favour of Balasaheb Badade and on the basis of this unregistered Agreement for Sale, Balasaheb Badade agreed to sell the property in favour of Rajesh Barne in his capacity of the Chief Promoter of Tulja Bhavani Co-operative Housing Society, which is also

subject matter of Special Suit No. 216 of 2008, which is dealt with in detail in our description of the Third Property.

5. Objection dated May 29, 2014, raised by Advocate Shashikant M. Indalkar. The objection does not specify the client on whose behalf such objection was raised nor the property date is. Accordingly by our letter dated June 21, 2014, we have called upon Advocate Shashikant M. Indalkar to provide us with complete information, however, we have not received any response to the same.

Pursuant to the receipt of the aforesaid claims/objections, we had forwarded the same to M/s. Harijani & Co. Advocates and Solicitors for their clarifications. In reply to our request, M/s. Harijani & Co. by their letter dated June 12, 2014 provided us the clarifications as set out therein.

Litigation:

Pinni Plots

1. Maruti Mathu Gaikwad filed a Special Civil Suit No. 686 of 2006, in the Court of Civil Judge, Senior Division, Pune against Pinni and 8 others, in respect of the Survey No. 9 to 14 Hissa No. 1/39 for several reliefs *inter alia* including cancellation of deeds and permanent injunction. By an Order dated November 22, 2013, the aforesaid Suit came to be dismissed for want of prosecution. We have been informed that Maruti Mathu Gaikwad has not taken any proceedings to challenge the Order dated November 22, 2013. By and under Decree of Confirmation dated April 23, 2016, registered at Serial No. 5971 of 2016, Maruti Mathu Gaikwad and others have confirmed the Sale Deed dated February 4, 2005, and subsequent transaction documents including the Joint Development Agreement.
2. Balasubrahmanya Khande Badade filed a Special Civil Suit No. 2033 of 2011, in the Court of Civil Judge, Senior Division, Pune against Maruti Mathu Gaikwad and 8 others, Survey No. 9 to 14 Hissa No. 1/39 for several reliefs *inter alia* including cancellation of Agreement for Sale dated May 16, 1996 and permanent injunction. It appears that an application for Interim injunction has also been filed in the aforesaid suit. The Defendant Nos. 8 and 9 (i.e. Pinni and Oxford) have filed their written statement and reply to an interim application in the aforesaid suit. It further appears that the application under Section 9A, was also moved for objecting the jurisdiction of the Court based on limitation, but vide order dated December 31, 2012, the same came to be rejected. It appears that the said suit is pending, as on date. It further appears that against the aforesaid order dated December 31, 2012, Oxford have filed Civil Revision Application stamp No. 19738/2013 and Civil Application No. 121/2015 in the Hon'ble High Court, Bombay, which is pending as on date.
3. Shankar Dhagu Gaikwad and 2 others filed a Special Civil Suit No. 508 of 2012 (old Suit No. 828 of 2008), in the Court of Civil Judge, Senior Division, Pune against Pinni and 9 others, in respect of the Survey No. 9 to 14 Hissa No. 1/42 for several reliefs *inter alia* including cancellation of deeds and permanent injunction. However, by filing of Consent Terms dated March 17, 2015, the aforesaid suit has been settled/withdrawn.
4. Shashikala Muthaiah Jachey filed a Special Civil Suit No. 837 of 2008, in the Court of Civil Judge, Senior Division, Pune against Parvabai Dhagu Gaikwad and 10 others, in respect of the Survey No. 9 to 14 Hissa No. 1/42 for several reliefs *inter alia* including partition, cancellation of deeds and permanent injunction. It further appears that one of the Defendants, Late. Tulashram Gaikwad died and application to substitute legal heirs on record is pending. It appears that the said suit is pending, as on date.

5. Datta Farsia Gaikwad filed a Special Civil Suit No. 800 of 2009, in the Court of Civil Judge, Senior Division, Pune against Pnni and 11 others, in respect of the for Survey No. 9 to 14 Hissa No. 1/45 several reliefs *inter alia* including cancellation of deeds and permanent injunction. It appears that an application for interim injunction has also been filed in the aforesaid suit. However, by filing of Consent Terms dated March 10, 2015, the aforesaid suit has been settled/withdrawn.
6. It further appears that the application filed by Pnni for dismissal of the suit under Order 7 Rule 11 along with Section 164 of The Maharashtra Co-operative Societies Act, 1960 came to be rejected by Order dated July 15, 2010. It further appears that Pnni has filed Civil Revision Application No. 5471 of 2011 before the Bombay High Court and have also filed Civil Application No. 549 of 2011. However, the aforesaid suit has been withdrawn.
7. Ganpat Baburao Gaikwad and 21 others filed a Special Civil Suit No. 801 of 2009, in the Court of Civil Judge, Senior Division, Pune against Pnni and 3 others, in respect of the Survey No. 9 to 14 Hissa No. 1/46 for several reliefs *inter alia* including cancellation of deeds and permanent injunction. It appears that an application for interim injunction has also been filed in the aforesaid suit. The Defendant Nos. 1 to 4 (including Pnni and Intel) have filed their written statement and Say to the Interim Injunction. It appears that the said suit is pending, as on date.
8. It appears that there was an application under Section 164 of the Maharashtra Co-operative Societies Act, 1960 filed by the defendants in the aforesaid suit which was rejected vide order dated July 15, 2010. It further appears that against the aforesaid order, Pnni and others filed Civil Revision Application No. 565/2015 (stampa no. 5453 of 2011) in the Hon'ble High Court, Bombay. It appears that Civil Revision Application (stampa no. 5453 of 2011) has been admitted and by an order dated July 27, 2016, further hearing of Special Civil Suit No. 801/2009 is stayed till the hearing & final disposal of the aforesaid Civil Revision Application.

Sharad Plots:

1. Vijaya Parshuram Jadhav filed a Special Civil Suit No. 1670 of 2013, in the Court of Civil Judge, Senior Division, Pune against Subhash Kadam & Associates and 13 others, in respect of the Survey No. 9 to 14 Hissa No. 1/37, Survey No. 9 to 14 Hissa No. 1/38 for several reliefs *inter alia* including cancellation of deeds, partition and permanent injunction. We have been informed that the summons of the aforesaid suit has not been served. It appears that the said suit is pending, as on date. It further appears from the supplementary title certificate issued by M/s Itariani & Co. that Vijaya Parshuram Jadhav has also filed a Notice of Lis Pendens dated June 25, 2014, registered in office of Sub registrar of Assurances, Haveli No. 7 at Serial No. 4827 of 2014, in respect of the aforesaid suit and the same was further rectified by Deed of Correction dated July 14, 2014, registered in office of Sub registrar of Assurances, Haveli No. 7 at Serial No. 5349 of 2014. The aforesaid suit is pending for filing Written Statement of Sharad Society.
2. Rajesh Bhattachandra Barne (chief promoter of Tuja Bhavani Co-operative Society (proposed)) filed a Special Civil Suit No. 216 of 2009, in the Court of Civil Judge, Senior Division, Pune against Kamal Maruti Gaikwad and 9 others, in respect of the Survey No. 9 to 14 Hissa No. 1/40, for several reliefs *inter alia* including specific performance of Agreement for Sale and Power of Attorney dated August 8, 2005 executed in his favour by the defendant no. 7 (Balasaheb Khandu Badade) and for permanent injunction. It appears that the owners of the property had executed an Agreement for Sale dated May 27, 1995 in favour of Balasaheb Khandu Badade. It further appears that an application for interim injunction was filed in the aforesaid suit, which was

rejected on November 13, 2013. It appears that, the Plaintiff has filed an application to bring the legal heirs of Defendant No. 1 on record and the aforesaid suit is now pending for filing reply to the said application.

3. Aasaro Rama Halse filed a Special Civil Suit No. 1263 of 2016, in the Court of Civil Judge, Senior Division, Pune against Surendra Gangaram Jadhav (since deceased, through legal heirs) and 10 others, in respect of the Survey No. 9 to 14 Hissa No. 1/41 for several reliefs *inter alia* including specific performance of Agreement for Sale dated June 17, 1996 executed in his favour by the defendant no. 2 and 3 and others. It appears that, Sharad has filed an application for filing its Say and Written Statement in the aforesaid suit and other consequential reliefs thereto, which appears to be pending, as on date.
4. Balasahab Khandu Baccade filed a Special Civil Suit No. 408 of 2008, in the Court of Civil Judge, Senior Division, Pune against Sharati Rajendra Jadhav and 15 others, Survey No. 9 to 14 Hissa No. 1/58, for several reliefs *inter alia* including specific performance of Agreement for Sale dated May 6, 1996 and permanent injunction. It appears that an application for Interim Injunction has also been filed in the aforesaid suit. The Defendant Nos. 1 to 3, 14, 15 and 16 (i.e. including Sharad, Hritik and others) have filed their written statement and say to an Interim application in the aforesaid suit. It further appears that the aforesaid suit is pending for framing of Issues, as on date.
5. M/s. Subhash Kadam and Associates filed a Special Civil Suit No. 1256 of 2013, in the Court of Civil Judge Senior Division, Pune against Sharad and others, in respect of the Sharad plots, for several reliefs *inter alia* including recovery of money, cancellation of the Development Agreement and Supplementary Development Agreement and permanent Injunction in respect of the development of the property. However, by filing of Consent Terms dated September 8, 2016, the aforesaid suit has been settled/withdrawn.

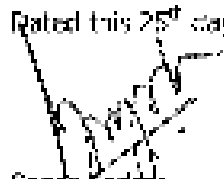
Opinion:

Subject to what is stated hereinabove and the pending litigations, (i) Pinnl has a clear and marketable title in respect of the Pinnl Plots subject to the joint development rights of Oxford and Pune Projects LLP; and (ii) Sharad has a clear and marketable title in respect of the Sharad Plots subject to the joint development rights of Hritik and Pune Projects LLP;

This certificate is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our certificate.

This certificate is addressed to and is solely for the benefit of Purvankara Projects Limited and their respective advisors. We would be pleased to discuss the contents of this certificate and provide with any additional information/clarifications that may be required. In case you have any specific queries relating to this certificate, please do not hesitate to contact us.

Dated this 25th day of October, 2016.


Sanjay Kadam
Partner
OSK Legal

Annexure 'A'

List of Documents

Plot 1 Plot

First Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/39 admeasuring 79 Acres, situate at village Mundhwa, Taluka Pune City, District Pune

1. Development Agreement dated May 25, 2001 (notarized), executed between Maruti Madhu Gaikwad, Rajendra Madhu Gaikwad and Sushma Rajendra Gaikwad, and Intel Shelters Private Limited.
2. Power of Attorney May 25, 2001 (notarized), executed by Maruti Madhu Gaikwad, Rajendra Madhu Gaikwad and Sushma Rajendra Gaikwad, appointing Anirudhha Uttam Seelkar and Anankram Jagduram Mutha as their constituted attorney.
3. Order dated January 13, 2005, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned property, in favour of Pinni Cooperative Housing Society Limited.
4. Sale Deed, dated February 4, 2005, registered in office of Sub Registrar of Assurances, Haveli No. 227 of 2005, executed between Maruti Madhu Gaikwad, Rajendra Madhu Gaikwad and Sushma Rajendra Gaikwad (represented through their constituted attorney, Anankram Jagduram Mutha) alongwith the confirmation of Kasaoca Constructions, (represented through its partner Anankram Jagduram Mutha) and Intel Shelters Private Limited (represented through its director Anirudhha Uttam Seelkar) and Pinni Cooperative Housing Society Limited.
5. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Shared Cooperative Housing Society Limited (2), (iv) Shared Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) F-Lik Technologies and Realty Private Limited and Pune Projects LLP.
6. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (ii) Shared Cooperative Housing Society Limited (2), (iv) Shared Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) F-Lik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.
7. Deed of Confirmation dated April 22, 2016, registered in office of Sub registrar of Assurances, Haveli No. 10 at Serial No. 5971 of 2016, executed by Maruti Madhu Gaikwad and others in favour of Pinni Cooperative Housing Society Limited (3) alongwith the confirmation of Oxford Shelters Private Limited.

Second Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/42, admeasuring 79 Acres, situate at village Mundhwa, Taluka Pune City, District Pune

8. Development Agreement dated October 21, 2000 (notarized), executed between Dhagu Fakira Gaikwad, Shankar Dhagu Gaikwad and Suman Shankar Gaikwad and Panacea Constructions.
9. Power of Attorney dated October 21, 2000, registered in office of Sub registrar of Assurances, Haveli at serial No. 318 of 2000, executed by Dhagu Fakira Gaikwad, Shankar Dhagu Gaikwad and Suman Shankar Gaikwad, appointing Anandram Jagduram Mutha and Rajendra Uttamchand Dugad as their constituted attorney.
10. Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructions, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Dhagu Fakira Gaikwad, Shankar Dhagu Gaikwad and Suman Shankar Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad) and Intel Shelters Private Limited.
11. Power of Attorney December 31, 2001 (notarized), executed by Dhagu Fakira Gaikwad, Shankar Dhagu Gaikwad and Suman Shankar Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad), appointing Anirudha Uttam Seelkar and Anandram Jagduram Mutha as their constituted attorney.
12. Order dated August 26, 2002, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Pinni Cooperative Housing Society Limited.
13. Sale Deed dated September 13, 2002, registered in office of Sub registrar of Assurances, Haveli at serial No. 4705 of 2002, executed between Dhagu Fakira Gaikwad, Shankar Dhagu Gaikwad, Suman Shankar Gaikwad, Santosh Tulshiram Gaikwad and Housaba Dhagu Gaikwad alongwith the confirmation of Panacea Constructions, (represented through its partner Anandram Jagduram Mutha) and Intel Shelters Private Limited (represented through its director Anirudha Uttam Seelkar) and Pinni Cooperative Housing Society Limited.
14. Deed of Confirmation dated June 7, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 3315 of 2004, executed by Tulshiram Dhagu Gaikwad and Laxmi Tulshiram Gaikwad.
15. Deed of Confirmation dated April 17, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2838 of 2007, executed by Dhagu Fakira Gaikwad, Shankar Dhagu Gaikwad, Suman and others alongwith the confirmation of Intel Shelters Private Limited.
16. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 5150 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Shared Cooperative Housing Society Limited (2), (iv) Shared Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
17. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Shared Cooperative Housing Society Limited (2), (iv) Shared Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Third Property

All that place and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/43 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

18. Development Agreement dated February 20, 2001 (notarized), executed between Vatsalabai Bhikaji Jadhav, Arun Bhikaji Jadhav and Sunanda Arun Jadhav, and Panacea Constructions.
19. Power of Attorney dated February 20, 2001, registered in office of Sub registrar of Assurances, Haveli at serial No. 19 of 2001, executed by Vatsalabai Bhikaji Jadhav, Arun Bhikaji Jadhav and Sunanda Arun Jadhav, appointing Anandram Dagduram Mutia and Rajendra Uttamchand Dugad as their constituted attorney.
20. Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructions, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Vatsalabai Bhikaji Jadhav, Arun Bhikaji Jadhav and Sunanda Arun Jadhav (represented through their constituted attorney, Rajendra Uttamchand Dugad) and Intel Shelters Private Limited.
21. Power of Attorney December 31, 2001 (notarized), executed by Vatsalabai Bhikaji Jadhav, Arun Bhikaji Jadhav and Sunanda Arun Jadhav (represented through their constitutes attorney, Rajendra Uttamchand Dugad), appointing Anirudha Uttam Seelkar and Anandram Dagduram Mutia as their constituted attorney.
22. Order dated July 31, 2002, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Pinni Cooperative Housing Society Limited.
23. Sale Deed dated October 30, 2002, registered in office of Sub registrar of Assurances, Haveli at serial No. 5579 of 2002, executed between Vatsalabai Bhikaji Jadhav (represented through their constituted attorney, Anandram Dagduram Mutia) alongwith the confirmation of Panacea Constructions (represented through its partner Anandram Dagduram Mutia) and Intel Shelters Private Limited (represented through its director Anirudha Uttam Seelkar) and Pinni Cooperative Housing Society Limited.
24. Deed of Confirmation dated August 25, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 5271 of 2004, executed by Vatsalabai Bhikaji Jadhav, Arun Bhikaji Jadhav, and others.
25. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (i) Pinni Cooperative Housing Society Limited (5), (iii) Sheras Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
26. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (i) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.



Fourth Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/45 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

27. Development Agreement dated February 23, 2001 (notarized), executed between Dattu Fakira Gaikwad, Vinayak Dattu Gaikwad and Ambubai Vinayak Gaikwad and Paradea Constructions.
28. Power of Attorney dated February 23, 2001, registered in office of Sub registrar of Assurances, Haveli at serial No. 58 of 2001, executed by Dattu Fakira Gaikwad, Vinayak Dattu Gaikwad and Ambubai Vinayak Gaikwad, appointing Anandram Dagduram Mutha and Rajendra Uttamchand Dugad as their constituted attorney.
29. Deed of Assignment dated December 31, 2001 (notarized), executed between Paradea Constructions, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Dattu Fakira Gaikwad, Vinayak Dattu Gaikwad and Ambubai Vinayak Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad) and Intel Shelters Private Limited.
30. Power of Attorney December 31, 2001 (notarized), executed by Dattu Fakira Gaikwad, Vinayak Dattu Gaikwad and Ambubai Vinayak Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad), appointing Anirudhha Uttam Sedekar and Anandram Dagduram Mutha as their constitutional attorney.
31. Order dated September 20, 2003, Issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Pinni Cooperative Housing Society Limited.
32. Sale Deed dated December 17, 2003, registered in office of Sub registrar of Assurances, Haveli at serial No. 3514 of 2004, executed between Dattu Fakira Gaikwad (represented through their constituted attorney, Anandram Dagduram Mutha) alongwith the confirmation of Paradea Constructions (represented through its partner Anandram Dagduram Mutha) and Intel Shelters Private Limited (represented through its director Anirudhha Uttam Sedekar) and Pinni Cooperative Housing Society Limited.
33. Deed of Confirmation dated April 9, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2698 of 2007, executed by Dattu Fakira Gaikwad, Vinayak Dattu Gaikwad, and others alongwith the confirmation of Intel Shelters Private Limited (represented through its director Anirudhha Uttam Sedekar).
34. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9130 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Artik Technologies and Realty Private Limited and Pune Projects LLP.
35. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Artik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Fifth Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hase No. 1/46 admeasuring 79 Acres, situate at village Mundhwa, Taluka Pune City, District Pune.

36. Development Agreement dated March 28, 2001 (notarized), executed between Sitabai Baburao Gaikwad, Shantabai Jagannath Gaikwad and Shankar Jagannath Gaikwad and Panacea Constructions.
37. Power of Attorney dated March 28, 2001, registered in office of Sub registrar of Assurances, Haveli at serial No. 152 of 2001, executed by Sitabai Baburao Gaikwad, Shantabai Jagannath Gaikwad and Shankar Jagannath Gaikwad, appointing Anandram Dagduram Mutha and Rajendra Uttamchand Dugad as their constituted attorney.
38. Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructors, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Sitabai Baburao Gaikwad, Shantabai Jagannath Gaikwad and Shankar Jagannath Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad) and Intel Shelters Private Limited.
39. Power of Attorney December 31, 2001 (notarized), executed by Sitabai Baburao Gaikwad, Shantabai Jagannath Gaikwad and Shankar Jagannath Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad), appointing Anandhha Uttam Senekar and Anandram Dagduram Mutha as their constituted attorney.
40. Order dated September 30, 2003, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Pinni Cooperative Housing Society Limited.
41. Sale Deed dated December 17, 2003, registered in office of Sub registrar of Assurances, Haveli at serial No. 5515 of 2003, Sitabai Baburao Gaikwad (represented through their constituted attorney, Anandram Dagduram Mutha) alongwith the confirmation of Panacea Constructors (represented through its partner Anandram Dagduram Mutha) and Intel Shelters Private Limited (represented through its director Anandhha Uttam Senekar) and Pinni Cooperative Housing Society Limited.
42. Deed of Confirmation dated March 1, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2457 of 2007, executed by Sitabai Baburao Gaikwad, Sanpat Baburao Gaikwad, Mirabai Parshram Jadhav, Muktabai Pralhad Jadhav, Janabai Dasa Jadhav alongwith the confirmation of Intel Shelters Private Limited (represented through its director Anandhha Uttam Senekar).
43. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
44. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Sixth Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/57 admeasuring 79 Acre, situate at village Mundhwa, Taluka Pune City, District Pune.

45. Development Agreement dated September 29, 2000 (notarized), executed between Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav and Panacea Constructions.
46. Power of Attorney dated September 29, 2000, registered in office of Sub registrar of Assurances, Haveli at serial No. 280 of 2000, executed by Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav, appointing Anandram Dagduram Mutha and Rajendra Uttamchand Dugad as their constituted attorney.
47. Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructions, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav (represented through their constituted attorney, Rajendra Uttamchand Dugad) and Intel Shelters Private Limited.
48. Power of Attorney December 31, 2001 (notarized), executed by Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav (represented through their constituted attorney, Rajendra Uttamchand Dugad), appointing Anirudhha Uttam Seelkar and Anandram Jagduram Mutha as their constituted attorney.
49. Order dated July 31, 2002, issued by Districtal Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Pinni Cooperative Housing Society Limited.
50. Sale Deed dated September 30, 2002, registered in office of Sub registrar of Assurances, Haveli at serial No. 5022 of 2002, Padma Maruti Jadhav, Datta Maruti Jadhav, and Vinod Maruti Jadhav alongwith the confirmation of Panacea Constructions (represented through its partner Anandram Dagduram Mutha) and Intel Shelters Private Limited (represented through its director Anirudhha Uttam Seelkar) and Pinni Cooperative Housing Society Limited.
51. Release Deed dated July 16, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 7242 of 2008, executed by Meerabai Rajendra Gaikwad and Varsha Mahesh Wadekar.
52. Deed of Confirmation dated July 16, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 7244 of 2008, executed by Padma Maruti Jadhav, Datta Maruti Jadhav, and Vinod Maruti Jadhav alongwith the confirmation of Mirabai Rajendra Gaikwad, Varsha Mahesh Wadekar, Hemlata alias Rupa Vinod Jadhav and Rupali Dattatray Jadhav.
53. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharan Cooperative Housing Society Limited (2), (iv) Sharan Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hrk Technologies and Really Private Limited and Pune Projects

54. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Unilik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Seventh Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/50 ac measuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune

55. Development Agreement dated September 4, 2000 (notarized), executed between Hanmawa Margu Gaikwad, Dattatray Margu Gaikwad and others and Panacea Constructions.
56. Power of Attorney dated September 4, 2000, registered in office of Sub registrar of Assurances, Haveli at serial No. 235 of 2000, executed by Hanmawa Margu Gaikwad, Dattatray Margu Gaikwad, and others appointing Anandram Dagduram Mutha and Rajendra Utamchand Dugad as her constituted attorney.
57. Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructions, represented through its partner Rajendra Utamchand Dugad, alongwith the confirmation of Hanmawa Margu Gaikwad, Dattatray Margu Gaikwad, Bebinanda Dattatray Gaikwad, Binmawa Kalluli Jachay, Savitri Margu Jedhar, Lakshmi Ajun Pawar, Maya Margu Gaikwad, and Manali Margu Gaikwad (represented through their constituted attorney, Rajendra Utamchand Dugad) and Intel Shelters Private Limited.
58. Power of Attorney December 31, 2001 (notarized), executed by Hanmawa Margu Gaikwad, Dattatray Margu Gaikwad and others appointing Anindhha Uttam Seelkar and Anandram Dagduram Mutha as their constituted attorney.
59. Order dated October 26, 2004, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Pinni Cooperative Housing Society Limited.
60. Sale Deed dated November 6, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 6995 of 2004, executed between Hanmawa Margu Gaikwad, Dattatray Margu Gaikwad, and others alongwith the confirmation of Panacea Constructions (represented through its partner Anandram Dagduram Mutha) and Intel Shelters Private Limited (represented through its director Anindhha Uttam Seelkar) and Pinni Cooperative Housing Society Limited.
61. Deed of Confirmation dated February 21, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 1993 of 2008, executed by Dattatray Margu Gaikwad, Bebinanda Dattatray Gaikwad and others.
62. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 5150 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Unilik Technologies and Realty Private Limited and Pune Projects LLP.
63. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative

Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (ii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Project's LLP, as their constituted attorney.

Sharad Plots

First Property

A. that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/37 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

1. Power of Attorney dated July 14, 2006 registered in office of Sub registrar of Assurances, Haveli at serial No. 5096 of 2006, Sawata Vitthal Galkwad, Mangal Sawata Galkwad and Prashant Sawata Galkwad appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
2. Order dated August 28, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned property, in favour of Sharad Cooperative Housing Society Limited.
3. Sale Deed dated November 27, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9878 of 2007, executed between Sawata Vitthal Galkwad, Mangal Sawata Galkwad and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates); and Hritik Technologies and Realities Private Limited (represented through its director Pramod Mishra Lal Dhariwal); and Sharad Cooperative Housing Society Limited.
4. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited.
5. Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gogde and 41 others (original landowners)); appointed Hritik Technologies and Realities Private Limited.
6. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishra Lal Dhariwal.
7. Deed of Confirmation dated January 10, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 323 of 2008, executed by Sawata Vitthal Galkwad, Mangal Sawata Galkwad and Prashant Sawata Galkwad alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.

8. Deed of Confirmation dated February 12, 2008, registered in office of Sub-registrar of Assurances, Haveli at serial No. 1344 of 2008, executed by Amol Dhanraj Gaikwad, Savita Dashrath Jadhav and Ajay Dashrath Jadhav alongwith the confirmation of Subhash Lakmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
9. Deed of Confirmation dated March 18, 2008, registered in office of Sub-registrar of Assurances, Haveli at serial No. 9226 of 2008, executed by Dhanraj Vitthal Gaikwad, Alka Dhanraj Gaikwad and others alongwith the confirmation of Subhash Lakmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
10. Deed of Correction dated March 27, 2008, registered at Serial No. 2424 of 2008, executed by and between Shared Cooperative Housing Society Limited, Sawata Vitthal Gaikwad (for himself and as Manager and Karta of HLF), Mangal Sawata Gaikwad and Prashant Sawata Gaikwad alongwith the confirmation of M/s Subhash Kadam and Associates and Hritik Technologies and Realty Private Limited.
11. Deed of Correction dated April 15, 2008, registered at Serial No. 2889 of 2008, executed by and between Shared Cooperative Housing Society Limited, Dhanraj Vitthal Gaikwad and Satish Dhanraj Gaikwad alongwith the confirmation of M/s Subhash Kadam and Associates and Hritik Technologies and Realty Private Limited.
12. Deed of Correction dated April 17, 2008, registered at Serial No. 2390 of 2008, executed by and between Shared Cooperative Housing Society Limited, Savita Dashrath Jadhav and Ajay Dashrath Jadhav alongwith the confirmation of M/s Subhash Kadam and Associates and Hritik Technologies and Realty Private Limited.
13. Joint Development Agreement dated November 21, 2014, registered in office of Sub-registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Shared Cooperative Housing Society Limited (2), (iv) Shared Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
14. Power of Attorney dated November 21, 2014, registered in office of Sub-registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Shared Cooperative Housing Society Limited (2), (iv) Shared Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Second Property

A) that piece and parcel of land bearing Survey No. 9 to 14 Ahsa No. 1/35 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

15. Power of Attorney registered in office of Sub-registrar of Assurances, Haveli at serial No. 5053 of 2006, Sawata Vitthal Gaikwad, Mangal Sawata Gaikwad and Prashant Sawata Gaikwad appointed Subhash Lakmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
16. Order dated January 12, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned property, in favour of Shared Cooperative Housing Society Limited.

17. Sale Deed dated April 10, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2656 of 2007, executed between Sawala Vilhlal Gaikwad, Mangal Sawala Gaikwad and Prashant Sawala Gaikwad (represented through their constituted attorney Subhash Laxmanrao Kadam) alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited (represented through its director Pramod Mishra Lal Dhariwal) and Sharad Cooperative Housing Society Limited.
18. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhete and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited.
19. Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhete and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Sagde and 46 others (original landowners)) appointed Hritik Technologies and Realities Private Limited.
20. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10157 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhete and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishra Lal Dhariwal.
21. Deed of Confirmation dated January 10, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 322 of 2008, executed by Sawala Vilhlal Gaikwad, Mangal Sawala Gaikwad and Prashant Sawala Gaikwad alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
22. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
23. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Third Property

All that piece and parcel of land bearing Survey No. 9 to 14 (Jissa No. 1/45) admeasuring 79 Acres, situate at village Mundhwa, Taluka Pune City, District Pune.

24. Power of Attorney dated April 30, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3298 of 2005, Rajendra Maruti Gaiwad, Kausalya Narendra Jadhav, Nirmala Mahadev Jadhav, Sangita Kisan Jadhav, Meena Dadasbhai Jadhav, and Karan Maruti Gaiwad appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
25. Order dated August 28, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned property, in favour of Sharad Cooperative Housing Society Limited.
26. Sale Deed dated October 31, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9697 of 2007, executed between Rajendra Maruti Gaiwad, Kausalya Narendra Jadhav, and others (represented through their constituted attorney Subhash Laxmanrao Kadam) alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited (represented through its director Pramod Mishra/Dhartwa) and Sharad Cooperative Housing Society Limited.
27. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited.
28. Irrevocable Power of Attorney dated November 6, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagne and 41 others (original landowners)); appointed Hritik Technologies and Realities Private Limited.
29. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishra/Dhartwa.
30. Deed of Confirmation dated November 23, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 9257 of 2007, executed by Rajendra Maruti Gaiwad and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
31. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9150 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (1), (ii) Pinni Cooperative Housing Society Limited (5), (ii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pure Projects Ltd.

32. Power of Attorney dated November 21, 2014, registered in office of Sub-registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shellers Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Fourth Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/41 admeasuring 79 Acres, situate at village Mundhwa, Taluka Pune City, District Pune.

33. Power of Attorney dated July 14, 2006 registered in office of Sub-registrar of Assurances, Haveli at serial No. 3106 of 2006, Narendra Gangaram Jadhav, Baby Surendra Jadhav, Rekha Bharat Jadhav, Lilasa Manoj Galkwad, Shobha Prakash Galkwad, Kausalya Narendra Jadhav and Rajul Narendra Jadhav appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
34. Order dated August 28, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned property, in favour of Sharad Cooperative Housing Society Limited.
35. Sale Deed dated October 31, 2007, registered in office of Sub-registrar of Assurances, Haveli at serial No. 8698 of 2007, executed between Narendra Gangaram Jadhav, Baby Surendra Jadhav, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realty Private Limited (represented through its director Subhash Laxmanrao Kadam) and Sharad Cooperative Housing Society Limited.
36. Development Agreement dated November 8, 2007, registered in office of Sub-registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realty Private Limited.
37. Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub-registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gogde and 41 others (original landowners)) appointed Hritik Technologies and Realty Private Limited.
38. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub-registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realty Private Limited, represented through its director, Premod Mohanlal Dhoniwal.
39. Deed of Confirmation dated November 28, 2007, registered in office of Sub-registrar of Assurances, Haveli at serial No. 9127 of 2007, executed by Baby Surendra Jadhav and Ambadees Surendra Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam

(proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.

40. Deed of Confirmation dated December 29, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9967 of 2007, executed by Lilabai Maruti Gaikwad and Shobha Prakash Gaikwad alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
41. Deed of Confirmation dated January 14, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 392 of 2008, executed by Narendra Gangaram Jadhav, Babu Surendra Jadhav and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
42. Deed of Confirmation dated July 5, 2008 registered in office of Sub registrar of Assurances, Haveli at serial No. 5521 of 2008, executed by Rekha Bharat Jadhav and Soni Bharat Jadhav (minor, represented through natural guardian, mother) alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
43. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realities Private Limited and Pune Projects LLP.
44. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realities Private Limited appointing Pune Projects LLP, as their constituted attorney.

Fifth Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/44 admeasuring 79 Ares situate at village Monchiwa, Taluka Pune City, District Pune.

45. Power of Attorney dated May 3, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3373 of 2005, Executed by Raghunath Gaikwad, Tukaram Raghunath Gaikwad, Pradip Raghunath Gaikwad, and Surekha Raghunath Gaikwad appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
46. Power of Attorney dated April 7, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 2523 of 2007, Sharad Raghunath Gaikwad appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as his constituted attorney.
47. Order dated January 12, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Sharad Cooperative Housing Society Limited.

49. Sale Deed dated April 9, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2649 of 2007, executed between Babai Raghunath Gaikwad, Tukaram Raghunath Gaikwad, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited (represented through its director Aditi Subhash Kadam) and Sharad Cooperative Housing Society Limited.
49. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhandiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited.
50. Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhandiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vimal Prakash Bagde and 41 others (original landowners)) appointed Hritik Technologies and Realities Private Limited.
51. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhandiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishra/DheKaval.
52. Deed of Confirmation dated October 26, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8606 of 2007, executed by Babai Raghunath Gaikwad, Tukaram Raghunath Gaikwad, Pradip Raghunath Gaikwad, and Surekha Raghunath Gaikwad alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
53. Deed of Confirmation dated May 31, 2008 registered in office of Sub registrar of Assurances, Haveli at serial No. 4936 of 2008, executed by Shankar Raghunath Gaikwad alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
54. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9195 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited, and Pune Projects LLP.
55. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney-in-

[Signature]

Sixth Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/56 admeasuring 79 Acres, situate at village Mundhwa, Taluka Pune City, District Pune.

55. Power of Attorney dated May 3, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3360 of 2005, Suresh Kisan Jadhav, Usha Anandadas Jadhav, Narsubai Kisan Jadhav and Vijay Shankar Jadhav appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
57. Order dated January 1, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Sharad Cooperative Housing Society Limited.
58. Sale Deed dated April 16, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2791 of 2007, executed between Suresh Kisan Jadhav, Usha Anandadas Jadhav, Narsubai Kisan Jadhav and Vijay Shankar Jadhav (represented through their constituted attorney Subhash Laxmanrao Kadam) alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited (represented through its director Subhash Laxmanrao Kadam) and Sharad Cooperative Housing Society Limited.
59. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 5447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited.
60. Irrevocable Power of Attorney dated November 6, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 5448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gadge and 41 others (original landowners)) appointed Hritik Technologies and Realities Private Limited.
61. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Prameed Mishra Dhartiwal.
62. Deed of Confirmation dated October 25, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8545 of 2007, executed by Suresh Kisan Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited (represented through its director Subhash Laxmanrao Kadam), confirmed the Sale Deed dated April 16, 2007 executed in favour of Sharad Cooperative Housing Society Limited.

63. Deed of Confirmation dated October 31, 2007 registered in office of Sub registrar of Assurances, Haveli at Serial No. 8704 of 2007, executed by Jisha Ambekar Jadhav and Manubhai Kisan Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
64. Deed of Confirmation dated November 22, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 9245 of 2007, executed by Vijay Shankar Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
65. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
66. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Seventh Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/58 admeasuring 75 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

67. Power of Attorney dated May 3, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3361 of 2005. Nilin Rajendra Jadhav, Tushar Rajendra Jadhav, and others appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
68. Order dated January 20, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Sharad Cooperative Housing Society Limited.
69. Sale Deed dated April 16, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2792 of 2007, executed between Nilin Rajendra Jadhav, Tushar Rajendra Jadhav, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited (represented through its director Subhash Laxmanrao Kadam) and Sharad Cooperative Housing Society Limited.
70. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhase and secretary, Ganesh Sunesh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited.
71. Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram

Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gogde and 41 others (original landowners)) appointed Hritik Technologies and Realities Private Limited.

72. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Shared Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Maniraj Chariwal.
73. Deed of Confirmation dated October 25, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8547 of 2007, executed by Nitin Rajendra Jadhav, Tuskar Rajendra Jadhav, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
74. Deed of Confirmation dated November 1, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8746 of 2007, executed by Yogesh Anil Jadhav, Anay Anil Jadhav, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
75. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Shared Cooperative Housing Society Limited (2), (iv) Shared Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
76. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Shared Cooperative Housing Society Limited (2), (iv) Shared Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Eighth Property

A1 that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/59 admeasuring 79 Acres, situate at village Mundhwa, Taluka Pune City, District Pune.

77. Power of Attorney dated May 13, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 4115 of 2005, Prakash Ananda Jadhav, Pradip Ananda Jadhav, Vikram Ananda Jadhav and Surekha Anil Gaikwad appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
78. Power of Attorney dated May 12, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3515 of 2005, Ashok Ananda Jadhav, Sunita Ananda Jadhav and Yelu Ananda Jadhav appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.

79. Order dated January 20, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Sharad Cooperative Housing Society Limited.
80. Sale Deed dated April 18, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2790 of 2007, executed between Prakash Ananda Jadhav, Pradip Ananda Jadhav, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hntk Technologies and Realities Private Limited (represented through its director Subhash Laxmanrao Kadam) and Sharad Cooperative Housing Society Limited.
81. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hntk Technologies and Realities Private Limited.
82. Irrevocable Power of Attorney dated November 9, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagne and 41 others (original landowners)) appointed Hntk Technologies and Realities Private Limited.
83. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hntk Technologies and Realities Private Limited, represented through its director, Pramod Mishra Dharwal.
84. Deed of Confirmation dated October 29, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8645 of 2007, executed by Ashok Ananda Jadhav, Sunita Ananda Jadhav and Yelu Ananda Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hntk Technologies and Realities Private Limited.
85. Deed of Confirmation dated October 31, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8706 of 2007, executed by Prakash Ananda Jadhav, Pradip Ananda Jadhav and Vikram Ananda Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hntk Technologies and Realities Private Limited.
86. By and under a Deed of Confirmation dated November 1, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8750 of 2007, executed by Surekha Aril Galkwad alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hntk Technologies and Realities Private Limited.
87. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (i) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad

Cooperative Housing Society Limited (3), (iv) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.

88. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinnl Cooperative Housing Society Limited (3), (i) Pinnl Cooperative Housing Society Limited (5), (iii) Shared Cooperative Housing Society Limited (2), (iv) Shared Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.



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