

ANNEXURE C

List of Documents perused

A. Documents for Gat No. 124:-

1. Photocopies of 7/12 Extracts for the years 1970 to 2023.
2. Photocopies of the Mutation Entry Nos.: 1, 1242, 1277, 1645, 2435, 2799, 3023, 3076, 3431, 4265, 4314, 4463, 4514, 4546, 4631, 5399, 5814 and 6003.
3. Photocopy of Consolidation Extract of Gat No. 124.
4. Photocopy of Sale Deed dated 8 June 1992, registered with the Office of Sub-Registrar Haveli No.3, at Serial No.4548/1998 (2891/1992), executed by Narayan Ganpat Undre in favour of Ramkrushna Sopana Sawant.
5. Photocopy of Sale Deed dated 12 April, 1994, registered with the Office of Sub-Registrar Haveli No.3, at Serial No.5854/1996 (2057/1994), executed by Tanhubai Maruti Undre in favour of Narayan Ganpat Undre.
6. Photocopy of Partition Deed dated 7 September 2006, registered with the Office of Sub-Registrar Haveli No.3, at Serial No.6356/2006, executed by Nitin Baburao Undre and 8 others.
7. Photocopy of Development Agreement dated 19 April 2007 registered with the Office of Sub-Registrar Haveli No.9, at Serial No.3252/2007, executed by Kantabai Baburao Undre and others in favour of Kumar Housing and Land Development Limited.
8. Photocopy of Power of Attorney dated 19 April 2007 registered with the Office of Sub-Registrar Haveli No.9, at Serial No.3253/2007, executed by Kantabai Baburao Undre and others appointing Kumar Housing and Land Development Limited as their constituted attorney.
9. Photocopy of Deed of Conveyance dated 1 September 2012, registered with the Office of Sub-Registrar Haveli No.15, at Serial No. 7911/2012, executed by Anjanabai Narayan Undre and Others through their constituted attorney Mr. Lalitkumar Kesarimal Jain in favour of KUL Developers Private Limited.

B. Documents for Gat No. 125:-



1. Photocopies of 7/12 Extracts for the years 1970 to 2023.
2. Photocopies of the Mutation Entry Nos.: 1, 77, 338, 861, 4219, 2318, 2546, 3223, 4550, 4747 and 6003.
3. Photocopy of Consolidation Extract of Gat No. 125.
4. Photocopy of Sale Deed dated 24 December 1982, registered with the Office of Sub-Registrar Haveli No.2, at Serial No.1068/1992 (7944/1992), executed by Tulsabai Bhagaji Kindare and Others in favour of Gulab Ramchandra Undre and Another.
5. Photocopy of Sale Deed dated 20 December 2008, registered with the Office of Sub-Registrar Haveli No.9, at Serial No.1643/2008, executed by Gulab Ramchandra Undre and 26 Others in favour of Kruti L. Jain.
6. Photocopy of Power of Attorney dated 20 February 2008, registered with the Office of Sub-Registrar Haveli No.9, at Serial No.1644/2008, executed by Gulab Ramchandra Undre and 26 Others thereby appointing Kruti L. Jain as their constituted attorney.
7. Photocopy of Conveyance Deed dated 4 May 2010, registered with the Office of Sub-Registrar Haveli No. 1, at Serial No. 6187/2010, executed by Kruti L. Jain in favour of L.K. Developers Pvt. Ltd. renamed as KUL Developers Pvt. Ltd.

C. Documents for Gat No. 127:-

1. Photocopies of 7/12 Extracts for the years 1970 to 2017.
2. Photocopies of the Mutation Entry Nos.: 1, 784, 1309, 1315, 1448, 2068, 2084, 2480, 4463, 4631, 5399, 5814 and 6003.
3. Photocopy of Consolidation Extract of Gat No. 127.
4. Photocopy of Sale Deed dated 14 August 1986, registered with the Office of Sub-Registrar of Assurances, at Serial No.9831/1986, executed by Gulab Maruti Sawant and Tukaram Maruti Sawant in favour of Yashodabai Nivrutti Sawant.
5. Photocopy of Development Agreement dated 4 May 2007, registered with the Office of Sub-Registrar Haveli No.7, at Serial No.3344/2007, executed by Yashodabai Nivrutti Sawant and 26 Others in favour of Kumar Housing and Land Development Limited.
6. Photocopy of Power of Attorney dated 4 May 2007, registered with the Office of Sub-Registrar Haveli No.7, at Serial No.3345/2007, executed by Yashodabai



Nivrutti Sawant and 26 Others appointing Kumar Housing and Land Development Limited as their constituted attorney.

7. Photocopy of Power of Attorney dated 4 May 2007, registered with the Office of Sub-Registrar Haveli No.7, at Serial No.3346/2007, executed by Yashodabai Nivrutti Sawant and 26 Others appointing Lalitkumar Kesarimal Jain and Kruti Lalitkumar Jain as their constituted attorney.
8. Photocopy of Deed of Conveyance dated 1 September 2012, registered with the Office of Sub-Registrar Haveli No.15, at Serial No. 7911/2012, executed by Anjanabai Narayan Undre and Others through their constituted attorney Mr. Lalitkumar Kesarimal Jain in favour of KUL Developers Private Limited.

D. Documents for Gat No. 128

1. Photocopies of 7/12 Extracts for the years 1970 to 2023.
2. Photocopies of the Mutation Entry Nos.: 1, 339, 1154, 1315, 1983, 2020, 2756, 4631, 5080, 5302, 5814 and 6003.
3. Photocopy of Consolidation Extract of Gat No. 128;
4. Photocopy of Development Agreement dated 6 August 2007 registered on 8 October 2007 with the Office of Sub-Registrar Haveli No.9, at Serial No.6836/2007, executed by Anil Uttamrao Sawant and others in favour of Kumar Housing and Land Development Limited.
5. Photocopy of Power of Attorney dated 6 August 2007 registered with the Office of Sub-Registrar Haveli No.9, at Serial No.6837/2007, executed by Anil Uttamrao Sawant and others appointing Kumar Housing and Land Development Limited as their constituted attorney.
6. Photocopy of Deed of Conveyance dated 6 February 2012 registered with the Office of Sub-Registrar Haveli No. 3, at Serial No. 1086/2012, executed by Prakash Uttamrao Sawant and others in favour of KUL Developers Private Limited.
7. Photocopy of Deed of Conveyance dated 1 September 2012 registered with the Office of Sub-Registrar Haveli No. 15, at Serial No. 7907/2012, executed by Naina Avinash Phatak and others and KUL Developers Private Limited.
8. Photocopy of Deed of Conveyance dated 6 February 2012 registered with the Office of Sub-Registrar Haveli No. 3, at Serial No. 1086/2012, executed by Prakash Uttamrao Sawant and others in favour of KUL Developers Private Limited.



9. Photocopy of Deed of Conveyance dated 1 September 2012 registered with the Office of Sub-Registrar Haveli No. 15, at Serial No. 7907/2012, executed by Naina Avinash Phatak and others and KUL Developers Private Limited.

E. Documents pertaining to Gat No. 129

1. Photocopies of 7/12 Extracts for the years 1970 to 2023.
2. Photocopies of the Mutation Entry Nos.: 1, 1294, 1315, 1518, 1915, 2761, 3169, 4009, 4207, 4463, 4631, 5302, 5711, 5721 and 6003.
3. Photocopy of Consolidation extract for Gat No. 129.
4. Photocopy of Sale Deed dated 2 September 1996, registered with the Office of Sub-Registrar Haveli No.3, at Serial No.6180/1996, executed by Chiman Lakshman Sawantin favour of Subhash Chiman Sawant.
5. Development Agreement dated 13 April 2007, registered with the Office of Sub-Registrar Haveli No.20, at Serial No.3681/2007 executed by Alka Subhash Sawant and others in favour of and Kumar Housing and Land Development Limited.
6. Power of Attorney dated 13 April 2007, registered with the office of Sub-Registrar, Haveli No.20, Pune, at Serial No.3682/2007 executed by Alka Subhash Sawant and others appointing Kumar Housing and Land Development Limited.
7. Photocopy of Deed of Conveyance dated 1 September 2012 registered with the Office of Sub-Registrar Haveli No. 15, at Serial No. 7907/2012, executed by Naina Avinash Phatak and others and KUL Developers Private Limited.

F. Documents pertaining to Gat No. 131:

1. Photocopies of 7/12 Extracts for the years 1970 to 2023.
2. Photocopies of the Mutation Entry Nos.: 1, 1315, 1518, 1915, 3169, 4463, 4631, 5302 and 5399, 5711, 5721 and 6003.
3. Photocopy of Consolidation extract of Gat No. 131.
4. Photocopy of Sale Deed dated 2 September 1996, registered with the Office of Sub-Registrar Haveli No.3, at Serial No.6182/1996, executed by Chiman Lakshman Sawantin favour of Hiraman Chiman Sawant and Another.
5. Development Agreement dated 7 September 2007, registered with the Office of Sub-Registrar Haveli No. 9, at Serial No.7751/2007, executed by Kausalya Vasant Sawant and others in favour of Kumar Housing and Land Development Limited.



6. Power of Attorney of the even date, registered with the office of Sub-Registrar, Haveli No.9, Pune, at Serial No.7752/2007, executed by Kausalya Vasant Sawant and others appointing Kumar Housing and Land Development Limited.
7. Deed of Conveyance dated 1 September 2012 registered with the Office of Sub-Registrar Haveli No. 15, at Serial No. 7911/2012, executed by Kausalya Vasant Sawant and others in favour of KUL Developers Private Limited.
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G. Documents pertaining to Gat No. 137:-

1. Photocopies of 7/12 Extracts for the years 1970 to 2023;
2. Photocopies of the Mutation Entry Nos.: 1, 795, 1197, 1438, 1439, 1440, 1588, 1744, 1805, 2528, 2638, 3086, 3403, 3457, 3458, 4054, 4131, 4227, 4326, 4514, 4631, 4656, 5303, 5358, 5399, 5711, 5815 and 6003.
3. Photocopy of Consolidation extract of Gat No. 137.
4. Photocopy of Sale Deed dated 16 August 1985, registered with the Office of Sub-Registrar Haveli No.2, at Serial No.8134/1985, executed by Babu Kushaba Undre and Others in favour of Ramkrushna Sopana Sawant.
5. Photocopy of Sale Deed dated 5 October 1983, registered with the Office of Sub-Registrar Haveli No.2, at Serial No.2809/1987, executed by Babu Kushaba Undre and Others in favour of Ramkrushna Sopana Sawant.
6. Photocopy of Sale Deed dated 23 January 1987, registered with the Office of Sub-Registrar Haveli No.2, at Serial No. 2810/1987 (935/1985), executed by Bajirao Namdev Ghule and Others in favour of Ramkrushna Sopana Sawant.
7. Photocopy of Sale Deed dated 19 February 1988, registered with the Office of Sub-Registrar Haveli No.1, at Serial No.2664/1988, executed by Babu Kushaba Undre and Others in favour of Dilip Baburao Chaudkar.
8. Photocopy of Sale Deed dated 24 January 1995, registered with the Office of Sub-Registrar Haveli No.3, at Serial No.604/1995, executed by Ramkrushna Sopana Sawant and Others in favour of Shakuntala Manohar Undre and Pushpalata Pundlik Undre.
9. Photocopy of Sale Deed dated 10 March 1998, registered with the Office of Sub-Registrar Haveli No.3, at Serial No.1253/1998, executed by Ramkrushna Sopana Sawant and Others in favour of Hrushikesh Dilip Sawant.
10. Photocopy of Development Agreement dated 17 April 2007, registered with the Office of Sub-Registrar Haveli No.9, at Serial No.3237/2007, executed by Dilip



Baburao Chaudkar and Others in favour of Kumar Housing and Land Development Limited.

11. Photocopy of Power of Attorney dated 18 April 2007, registered with the Office of Sub-Registrar Haveli No.9, at Serial No.3238/2007, executed by Dilip Baburao Chaudkar and Others thereby appointing Kumar Housing and Land Development Limited as their constituted attorney.
12. Photocopy of Development Agreement dated 18 April 2007, registered with the Office of Sub-Registrar Haveli No.9, at Serial No.3243/2007, executed by Master Hrushikesh alias Sonu Dilip Sawant since minor through his natural guardian Mr. Dilip Ramkrishna Sawant and Ratnamala Sudam Ingawle in favour of Kumar Housing and Land Development Limited.
13. Photocopy of Power of Attorney dated 18 April 2007, registered with the Office of Sub-Registrar Haveli No.9, at Serial No.3244/2007, executed by Master Hrushikesh alias Sonu Dilip Sawant since minor through his natural guardian Mr. Dilip Ramkrishna Sawant and Ratnamala Sudam Ingawle thereby appointing Kumar Housing and Land Development Limited as their constituted attorney.
14. Photocopy of Power of Attorney dated 18 April 2007, registered with the Office of Sub-Registrar Haveli No.9, at Serial No. 3245/2007, executed by Master Hrushikesh alias Sonu Dilip Sawant since minor through his natural guardian Mr. Dilip Ramkrishna Sawant and Ratnamala Sudam Ingawle thereby appointing Lalitkumar Kesarimal Jain and Kruti Lalitkumar Jain as their constituted attorney.
15. Photocopy of Development Agreement dated 18 April 2007, registered with the Office of Sub-Registrar Haveli No.9, at Serial No.3246/2007, executed by Ramkrushna Sopan Sawant in favour of Kumar Housing and Land Development Limited.
16. Photocopy of Power of Attorney dated 18 April 2007, registered with the Office of Sub-Registrar Haveli No.9, at Serial No.3247/2007, executed by Ramkrushna Sopan Sawant and Others thereby appointing Kumar Housing and Land Development Limited as their constituted attorney.
17. Photocopy of Civil Miscellaneous Application No. 779/2007, filed by Hrushikesh alias Sonu Dilip Sawant through natural guardian grandmother said Ratnamala Sudma Ingawale.
18. Photocopy of Order dated 14 January 2008 passed in Civil Miscellaneous Application No. 779/2007.





19. Photocopy of Supplementary Deed dated 22 January 2008, registered with the Office of Sub-Registrar Haveli No.9, at Serial No.1404/2008, executed by Ramkrushna Sopan Sawant and Others in favour of Kumar Housing and Land Development Limited.
20. Photocopy of Deed of Conveyance dated 1 September 2012, registered with the Office of Sub-Registrar Haveli No.15, at Serial No. 7911/2012, executed by Dilip Baburao Chaudkar and Others through their constituted attorney Mr. Lalitkumar Kesaramal Jain in favour of KUL Developers Private Limited.
21. Photocopy of Sale Deed dated 17 January 2013 registered with the office of sub-Registrar Haveli No. 15 at Serial No. 452/2013

H. Common Documents

- a. Mutation Entry No. 6491;
- b. Photocopy of Fresh Certificate of Incorporation dated 21 May 2018 for the change of name of KUL Developers Private Limited to Ashdan Developers Private Limited issued by the Registrar of Companies, Ministry of Corporate Affairs.
- c. Photocopy of Deed of Conveyance dated 1 February 2019 registered with the office of Sub-Registrar Haveli No. 11 at Sr. No. 9001/2019, made and entered into between Ashdan Developers Private Limited and Manjari Housing Projects LLP (formerly known as Godrej Avamark LLP).

I. General documents pertaining to the said Property: -

a. List of Mortgage Deeds:

1. Photocopy of Deed of Mortgage dated 28 May 2018, registered with the Office of Sub-Registrar Haveli No.15, at Serial No. 6971/2018, made and entered into between Ashdan Developer Pvt. Ltd. and Indiabulls Housing Finance Ltd. as the Lender therein
2. Photocopy of Indenture of Mortgage dated 28 May 2018, registered with the Office of Sub-Registrar Haveli No.23, at Serial No. 6972/2018, made and entered into between Ashdan Developer Pvt. Ltd. and Indiabulls Housing Finance Ltd.
3. Deed of Mortgage dated 28 May 2018, registered with the Office of Sub-Registrar Haveli No.15, at Serial No. 6973/2018, made and entered into between Ashdan Developer Pvt. Ltd. and Indiabulls Housing Finance Ltd.



4. Deed of Mortgage dated 25 September 2018, registered with the Office of the Sub-Registrar, Haveli No. 15, at Serial No. 13313/2018, made and entered into between Ashdan Developers Private Limited and M/s. Indiabulls Housing Finance Limited;
5. Photocopy of Deed of Mortgage dated 29 September 2018, registered with the Office of the Sub-Registrar, Haveli No. 15, at Serial No. 13544/2018, made and entered into between M/S. Ashdan Developers Private Limited and M/S. Indiabulls Housing Finance Limited.
6. Deed of Mortgage dated 29 September 2018, registered with the Office of the Sub-Registrar, Haveli No. 15, at Serial No. 13545/2018, made and entered into between M/s. Ashdan Developers Private Limited as the Mortgagors therein and M/s. Indiabulls Housing Finance Limited;
7. Photocopy of Rectification Deed dated 19 October 2019 registered with the Office of Sub-Registrar Haveli No.15, at Serial No. 17913/2018, made and entered into between Ashdan Developer Pvt. Ltd. and Indiabulls Housing Finance Ltd.;
8. Rectification Deed dated 19 October 2019 registered with the Office of Sub-Registrar Haveli No.15, at Serial No. 17913/2018, made and entered into between Ashdan Developer Pvt. Ltd. and Indiabulls Housing Finance Ltd.;
9. Photocopy of Release Deed dated 15 July 2021, registered with the office of Sub-Registrar of Assurances at Haveli No. 15 under Serial No. 11003/2021, made and entered into between, Indiabulls Housing Finance Limited and Ashdan Developers Private Limited;
10. Photocopy of Release Deed dated 2 September 2021, registered with the office of Sub-Registrar of Assurances at Haveli No. 15 under Serial No. 13832/2021, made and entered into between, Indiabulls Housing Finance Limited and Ashdan Developers Private Limited;
11. Photocopy of Deed of Mortgage dated 2 March 2022, registered with the office of Sub-Registrar of Assurances at Haveli No. 14 under Serial No. 2385/2022, made and entered into between Manjari Housing Projects LLP and ICICI Bank Limited;

b. Permissions and Approvals:-

Special Township Related:



1. Photocopy of NOC dated 8th March, 2010, issued by Archeological and Museum Directorate to L.K. Developers Private Limited.
2. Photocopy of Environmental Clearance dated 7th September, 2010 bearing File No. SEAC-2010/CR-287/TC-2, issued by Government of Maharashtra (State Level Environment Assessment Committee) to L.K. Developers Private Limited.
3. Photocopy of Forest Clearance dated 16th October, 2010, issued by Zone Officer, Pune to L.K. Developers Private Limited.
4. Photocopy of Water NOC dated 16th October, 2010, issued by Executive Engineer, Khadakvasla Division, to L.K. Developers Private Limited.
5. Photocopy of Consent letter based on provisions of Air Act, Water Act and HW Rules dated 8th April, 2011 bearing Consent No. BO/RO(HQ)/ Pune/ CE/ CC-44, issued by Maharashtra Pollution Control Board to M/s. KUL Developers Private Limited.
6. Photocopy of Acknowledgement on ECMPCB Portal issued by Government of Maharashtra (State Level Environment Assessment Committee) to M/s. KUL Developers Private Limited.
7. Photocopy of Sanction of Master Plan issued by The Collector Pune, (Revenue Branch) to M/s. KUL Developers Private Limited.
8. Provisional NOC for various buildings in Manjari Khurd issued by the Directorate of Maharashtra Fire Services to M/s. KUL Developers Private Limited.
9. Photocopy of NOC for construction of buildings at Manjari Khurd issued by the Air Headquarters to M/s. KUL Developers Private Limited.
10. Photocopy of NOC for construction of buildings at Manjari Khurd issued by Ministry of Defense to M/s. KUL Developers Private Limited.
11. Photocopy of Location clearance dated 29th July, 2013 issued by The Collector Pune, (Revenue Branch) to M/s. KUL Developers Private Limited.
12. Photocopy of Sanction of PLU dated 5th May, 2018 bearing No. PRH/ TSSR/ 07/2013, issued by PMRDA, Pune to M/s. KUL Developers Private Limited and Solitaire Metropolis Pvt Ltd.
13. Photocopy of Letter of Intent dated 7 June 2018, bearing No.PMH/KAIV/1287/2008, issued by the Collector Pune, (Revenue Branch) to Lalitkumar Jain, Chairman, L. K. Developers Private Limited.



14. Photocopy of Grant of provisional NOC for STP Manjari Khurd dated 10th July, 2018 bearing no MFS/51/2018/472 issued by the Government of Maharashtra, Directorate of Maharashtra Fire Services to M/s. KUL Developers Private Limited and Solitaire Metropolis Pvt Ltd.

Development Related:-

15. Order dated 15 April 2013 bearing No. PMH/TS/SR/07/2013 issued by the Collector, Pune sanctioning amalgamation and granting approval to Master Plan.

16. Order dated 27 September 2013 bearing No. PMH/JS/SR/23/2013 issued by the Collector, Pune sanctioning construction in R-2.

17. Order dated 17 May 2014 bearing No. PMH/TPS/SR/07/2014 issued by the Collector, Pune sanctioning 1st Revised Lay- Out.

18. Order dated 21 July 2016 bearing No. PMH/TS/SR/08/2016 issued by the Collector, Pune revised development permission in respect of R-2 Units more than 40 sq. mtrs.

19. Order dated 14 May 2019 bearing No. BHA/Mov. Manjari Kh/S. No. 124& O/Pr. Kr. 146/ 18-19 PMH/TS/SR/08/2016 issued by PMRDA granting Development Permission and Commencement Certificate in respect of area admeasuring 404497.00 sq. mtrs.

20. Order dated 21 November 2019 bearing No. BHA/ Mov. Manjari Kh/ S. No. 124 & Ors/ Pr. Kr. 328/19-20 issued by PMRDA granting Development Permission and Commencement Certificate in respect of area admeasuring 404497.00 sq. mtrs.;

21. Development Permission and Commencement Certificate bearing No. BHA/Mouze Manjari Kh.- Wagholi/Gat No. 124 & others/ Sector R6/Pra. No. 1172/22-23/138 dated 21 February 2023 issued by PMRDA;

22. Development Permission and Commencement Certificate bearing No. BHA/Vill. Manjari Kh. & Wagholi/layout plan/Pr. Kr. 920/23-24 dated 31 August 2023 issued by PMRDA;

23. Development Permission and Commencement Certificate bearing No. BHA/Mouze Manjari Kh.- Wagholi/Gat No. 124 & others/ Sector R6/Pra. No. 139/23-24/2196 dated 21 June 2024 issued by PMRDA;

c. Litigation

24. Regular Civil Suit No. 494 of 2008

(i) Photocopy of Plaintiff filed in Regular Civil Suit No. 494/2008.





(ii) Photocopy of Application for temporary injunction filed in Regular Civil Suit No. 494/2008.

(iii) Photocopy of Written Statement filed by Defendant No. 9;

(iv) Photocopy of Second Appeal No. 479 of 2008;

(v) Photocopy of Interim Application No. 1416 of 2022;

25. Regular Civil Suit No. 2097 of 2021

(i) Photocopy of Plaintiff filed in Regular Civil Suit No. 2097 of 2013;

(ii) Photocopy of the Application for Interim Injunction;

26. Special Civil Suit No. 488 of 2023

i. Photocopy of Plaintiff filed in Special Civil Suit No. 488 of 2023;

27. Special Civil Suit No. 489 of 2023

i. Photocopy of Plaintiff filed in Special Civil Suit No. 489 of 2023;

d. General:-

28. Original Public Notice dated 2 January 2019 published in newspapers "Times of India" edition dated 3 January 2019 and "Maharashtra Times" edition dated 3 January 2019.

29. Letter dated 16 January 2019, Advocate Suresh Palande and Dhairyashil Palande raising objection;

30. Demand Notice dated 20 September 2019, issued by the Talathi, Kharadi;

31. Digital Challan bearing GRN No. MH00008688603201920M dated 25 November 2019 issued by the Revenue Department;

32. Original Search Reports both dated 20 December 2019 issued by Kailash Thorat, Advocate.

33. Original Search Reports both all dated 11 February 2020 issued by Kailash Thorat, Advocate;

34. Original Search Reports both all dated 16 October 2020 issued by Kailash Thorat, Advocate;

35. Asset Based Search Report dated 26 June 2024 issued by the Central Registry of Securitisation Asset Reconstruction and Security Interest of India;

36. Original Search Reports both all dated 26 June 2024 issued by Kailash Thorat, Advocate;

37. Letter dated May 2024 and 26 June 2024, issued by Manjari Housing Projects LLP to H & Co. Legal, Advocates and Attorneys;





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