



Sahil Shah

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To
Maha RERA
Housefin Bhavan
Plot No. C – 21, E- Block
Bandra Kurla Complex
Bandra (East), Mumbai 400 051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land bearing new Survey No. 6/7/9/10/6 (part) corresponding to old Survey Nos. 6/2 (part), 6/3(part), 6/4(part), 6/5(part), 6/6(part), 7/2/1(part) and 7/2/2(part) admeasuring 36,593 square meters or thereabouts equivalent to 9.04 acres or thereabouts from and out of the total area admeasuring 1,32,747.30 square meters equivalent to 32.80 acres or thereabouts situate, lying and being at Village Shevalewadi (old Village Fursungi), Taluka Haveli, District Pune.

A. I have investigated the title of the said Property (*as defined herein*) based on the request of **Joyville Shapoorji Housing Private Limited** ("JSHPL") and the following documents:

1. Description of the Property ("said Property"):

All that portion of piece and parcel of land bearing New Survey No. 6/7/9/10/6 (part) corresponding to old Survey Nos. 6/2(part), 6/3(part), 6/4(part), 6/5(part), 6/6(part), 7/2/1(part) and 7/2/2(part) admeasuring 36,593 square meters or thereabouts equivalent to 9.04 acres or thereabouts from and out of the total area admeasuring 1,32,747.30 square meters equivalent to 32.80 acres or thereabouts situate, lying and being at Village Shevalewadi (*old Village Fursungi*), Taluka Haveli, District Pune.

2. The title documents in respect of the said Property are more particularly listed in the **First Schedule** of the **Annexure A** annexed hereto;

3. 7/12 extract:

I have perused a copy of certified 7/12 extract dated 8th April, 2024, issued by the Talathi, Revenue Department, in respect of New Survey No. 6/7/9/10/6.

4. Search Reports:



- (i) Search Reports dated 12th December, 2012, 9th October, 2014, 12th October, 2018, 25th February, 2020, 18th June, 2021, and 5th September, 2022, all issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of *inter alia* old Survey Nos. 6/2, 6/3, 6/4, 6/5, 6/6, and 7/2/2 situate, lying and being at Village Shevalewadi (*old Village Fursungi*), Taluka Haveli, District Pune;
- (ii) Search Reports dated 13th August 2021, and 5th September, 2022, both issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of *inter alia* old Survey Nos. 7/2/1 and situate, lying and being at Village Shevalewadi (old Village Fursungi), Taluka Haveli, District Pune;
- (iii) Search Reports dated 17th September, 2022, 19th July, 2023, and 8th March, 2024 all issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of *inter alia* New Survey No. 6/7/9/10/6 situate, lying and being at Village Shevalewadi (*old Village Fursungi*), Taluka Haveli, District Pune;
- (iv) 3 (three) Search Reports dated 12th March, 2024 issued by Kavita Shah & Associates, Company Secretary, as regards the searches conducted on the online portal of Central Registry of Securitization Asset Reconstruction and Security Interest of India ('CERSAI') in respect of (i) said Property, (ii) Manjri Horse Breeders Farm Private Limited, and (ii) JSHPL;
- (v) 2 (two) Search Reports dated 12th March, 2024, both issued by Cubicree Technology Solutions Private Limited, as regards the searches conducted on the online portal of Ministry of Corporate Affairs in respect of the charges created by (i) Manjri Horse Breeders Farm Private Limited and (ii) JSHPL; and;
- (vi) 2 (two) Search Reports both dated 9th March, 2024, as regards online litigation searches conducted in respect of the litigations filed by or against (i) Manjri Horse Breeders Farm Private Limited and (ii) Joyville Shapoorji Housing Private Limited

B. On perusal of the documents listed in **First Schedule of Annexure A** annexed hereto and all other documents furnished to me in respect of the title of the

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Property. I am of the opinion that development rights of Joyville Shapoorji Housing Private Limited is clear and marketable.

C. Owners of the said Property:

Manjri Horse Breeders Farm Private Limited (“**MHBFPL**”)

D. Qualifying comments/remarks

- (a) Special Civil Suit No. 32 of 2009 has been filed before Hon’ble Civil Judge, Senior Division, Pune, by Jayashree Kank and Others against the Manjri Stud Farm Private Limited (“**TMSFPL**”) and others, as detailed in the Litigation Section of the **Annexure ‘A’** annexed hereto.
- (b) Civil Writ Petition No. 1311 of 2019 has been filed before the Hon’ble High Court of Bombay by Vishranti Ramdas Mane and Others against TMSFPL and others as detailed in the Litigation Section of the **Annexure ‘A’** annexed hereto.
- (c) Appeal bearing No. RTS/2/A/704 of 2021 filed before the Hon’ble Additional Collector, Pune, by Vishranti Ramdas Mane against MHBFPL and others as detailed in the Litigation Section of the **Annexure ‘A’** annexed hereto.

E. The report reflecting the flow of title of Joyville Shapoorji Housing Private Limited in respect of the Property, is hereto annexed as **Annexure ‘A’**.

Dated this 10th June, 2024.




Sahil Shah
Advocate High Court

Encl.: **Annexure**



Annexure 'A'
Flow of title in respect of the Property

Re: All that piece and parcel of land bearing New Survey No. 6/7/9/10/6 (part) corresponding to old Survey Nos. 6/2 (part), 6/3(part), 6/4(part), 6/5(part), 6/6(part), 7/2/1(part) and 7/2/2(part) admeasuring 36,593 square meters or thereabouts equivalent to 9.04 acres or thereabouts from and out of the total area admeasuring 1,32,747.30 square meters equivalent to 32.80 acres or thereabouts situate, lying and being at Village Shevalewadi (old Village Fursungi), Taluka Haveli, District Pune.

1. By various means and assigns and under diverse documents as set out in **First Schedule** hereunder written, Manjri Horse Breeders Farm Private Limited ("MHBFPPL") acquired the properties at Village Shevalwadi, Taluka Haveli, District Pune more particularly described in the **Second Schedule** hereunder written ("**Larger Property**").
2. By and under a Development Agreement dated 13th May, 2022, and registered with the office of Sub-Registrar of Assurances under Serial No. HVL-11-10750-2022, MHBFPPL granted development rights in respect of *inter-alia* the said Property alongwith the benefit of the right of way as detailed therein and alongwith the development potential in respect thereof, in favour of JSHPL for the consideration and on the terms and conditions contained therein. Under the aforesaid Development Agreement, MHBFPPL has permitted JSHPL to develop the properties contained therein including mortgaging the same.
3. By and under a Power of Attorney dated 13th May, 2022, and registered with the office of Sub-Registrar of Assurances under Serial No. HVL-11-10752 of 2022, MHBFPPL appointed, nominated and constituted JSHPL as its constituted attorney in respect of *inter-alia* the said Property as more particularly contained therein.
4. On perusal of ME No. 2370 dated 12th August, 2022, it appears that pursuant to Non Agricultural K.J.P letter dated 23rd June, 2022, bearing reference nos. S.R. 141/2022 and 765, issued by Deputy Superintendent of Land Records, Haveli, District Pune and an Order dated 5th July, 2022, bearing reference no. Jamabandhi/Ka.Vi./155/2022/2022, passed by the competent authority, Tehsildar Haveli, District Pune, various old survey numbers of Village Shevalwadi (old village Fursungi), Taluka Haveli District Pune including old Survey Nos. 6/2, 6/3, 6/4, 6/5, 6/6, 7/2/1 and 7/2/2 were amalgamated to form *inter-alia*, New Survey no. 6/7/9/10/6 and accordingly, the 7/12 extracts of the old survey numbers recorded therein were closed and new 7/12 extracts were issued in respect of *inter-alia* new survey no. 6/7/9/10/6. I have been furnished with the copy of the aforesaid Non Agricultural K.J.P. letter dated 23rd June, 2022, and the Order dated 5th July, 2022, bearing reference no. Jamabandhi/Ka.Vi./155/2022/2022, passed by the Tehsildar Haveli, District Pune.

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5. I have been furnished with a copy of the Letter dated 20th September, 2022 issued by Mr. Niitin Waghmare, Architect of Fourth Dimensions Private Limited, recording that the New Survey No. 6/7/9/10/6 (part) admeasuring 36,593 square meters or thereabouts equivalent to 9.04 acres on which 'Hadapsar Phase II' is being developed corresponds to old Survey Nos. 6/2(part), 6/3(part), 6/4(part), 6/5(part), 6/6(part), 7/2/1(part) and 7/2/2(part).

REVENUE RECORDS:

6. I have been furnished with the copy of a certified 7/12 extract dated 8th April, 2024, in respect of New Survey No. 6/7/9/10/6 (of which the said Property form part of) and on perusal thereof, I note as under:

Survey No.	Area (in square meters)	Holders	Other Rights Column	Tenure
6/7/9/10/6	1,32,747.30	Manjri Horse Breeders' Farm Private Limited	Sector Plot	Occupancy Class-I

7. I have been furnished with a copy of certified Village Form 8A dated 22nd May, 2024, in respect of Khata No. 185 and on perusal thereof, I note that the name of Manjri Horse Breeders' Farm Private Limited is reflected therein in respect of *inter alia* Survey No. 6/7/9/10/6.

PUBLIC NOTICE:

8. I have not instructed public notice in respect of the Property however I have been furnished with a copy of the Public Notice published on 10th November, 2021, in The Financial Express (English Edition) and Dainik Prabhat (Marathi Edition) by Dhaval Vussonji & Associates, Advocates and Solicitors, inviting claims / objections in respect of *inter alia* old Survey Nos. 6/2, 6/3, 6/4, 6/5, 6/6, 7/2/1 and 7/2/2 of which the said Property forms part of and I have been informed that that no claims and objections have been received in respect thereof, till date.

SEARCHES CONDUCTED IN THE OFFICE OF THE SUB-REGISTRAR OF ASSURANCES

9. I have not independently caused searches to be conducted in the office of the concerned Sub-Registrar of Assurances, however, I have been furnished with copies of the Search Reports dated 12th December, 2012 for the period 1983 to 2012, 9th October, 2014 for the period 2012 to 2014, 12th October, 2018 for the period 2014 to 2018, 25th February, 2020 for the period 2018 to 2020, 18th June, 2021 for the period 2020 to 2021 and 5th September, 2022 for the period 2020 to 2022 all issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in



respect of *inter alia* Old Survey Nos. 6/2, 6/3, 6/4, 6/5, 6/6, and 7/2/2(part) and on perusal thereof, I note that save and except the documents recorded herein, no other additional documents are reflected therein affecting the rights of Joyville Shapoorji Housing Private Limited to the said Property.

10. I have also been furnished with a copies of the Search Reports dated 13th August 2021 for the period 1984 to 2021 (*both inclusive*), and 5th September, 2022 for the period 2020 to 2022, both issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of *inter-alia* Old Survey No. 7/2/1 and on perusal thereof I note that, I note that save and except the documents recorded herein, no other additional documents are reflected therein affecting the rights of JSHPL to the said Property.
11. I have also been furnished with a copy of the Search Reports dated 17th September, 2022, for the year 2022 and 19th July, 2023 for the period from 2022 to 2023 both issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of *inter-alia* New Survey No. 6/7/9/10/6 and on perusal thereof I note that, no documents are reflected therein which affect the New Survey No. 6/7/9/10/6.
12. I have also been furnished with a copy of the Search Report dated 8th March, 2024, for the period from 2022 to 2024 issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of *inter-alia* New Survey No. 6/7/9/10/6 and on perusal thereof I note that, save and except the documents recorded herein, no other documents are reflected therein which affect the New Survey No. 6/7/9/10/6

SEARCHES CONDUCTED ON THE WEBSITE OF CENTRAL REGISTRY OF SECURITIZATION ASSET RECONSTRUCTION AND SECURITY INTEREST OF INDIA ("CERSAI"):

13. I have been furnished with a copy of the Report dated 12th March, 2024, issued by Kavita Shah & Associates, Company Secretary, as regards to the searches conducted on the website of CERSAI in respect of the said Property and on perusal thereof, I note that no charges are reflected therein in respect of the said Property.
14. I have been furnished with a copy of the Report dated 12th March, 2024 issued by Kavita Shah & Associates, Company Secretary, as regards to the searches conducted on the website of CERSAI in respect of MHBFPPL and on perusal thereof, I note that the following charge is reflected therein in respect of the said Property:
 - a) Charge created vide the Amended and Restated Mortgage Deed dated 3rd July, 2020 bearing registration no. HVL-21-7706 of 2020, executed between (i) Mrunmai Properties Limited therein referred to as 'Mortgagor No.1' and (ii) MHBFPPL therein referred to as 'Mortgager No.2' and (iii) IDBI



Trusteeship Services Limited therein referred to as 'Devine Debenture Trustee' and (iv) IDBI Trusteeship Services Limited therein referred to as 'Common Debenture Trustee' read with (a) Deed of Correction dated 15th September, 2020 bearing registration no. HVL-21-8140 of 2020 and (b) Amended Deed of Mortgage dated 18th February, 2022 bearing registration no. HVL-11-4520-2022, on *inter alia* the said Property. However, I have been furnished with a copy of Deed of Reconveyance dated 2nd June, 2022 bearing registration no. HVL-10-14270-2022 executed between IDBI Trusteeship Services Limited, therein referred to as the 'Devine Debenture Trustee', IDBI Trusteeship Services Limited, therein referred to as the 'Common Debenture Trustee' and MHBFP, therein referred to as the 'Mortgagor', whereby the aforesaid charge created vide the Amended and Restated Mortgage Deed dated 3rd July, 2020 has been released.

15. I have been furnished with a copy of the Report dated 12th March, 2024 issued by Kavita Shah & Associates, Company Secretary, in respect of the searches conducted on the website of CERSAI in respect of JSHPL and on perusal thereof, I note that the following charges are reflected therein in respect of the said Property:

a) Charge created vide Deed of Mortgage cum Charge dated 22nd November, 2022, bearing registration No. HVL-10-29328 of 2022, made between Joyville Shapoorji Housing Private Limited, therein referred to as the 'Borrower/Mortgagor' and IDBI Trusteeship Services Limited ("IDBI"), therein referred to as the 'Security Trustee' on *inter alia* the said Property. However, I have been furnished with a copy of Deed of Release and Reconveyance dated 12th October, 2023 bearing registration no. HVL-10-25883-2023 executed between IDBI Trusteeship Services Limited, therein referred to as the 'Security Trustee', and JSHPL, therein referred to as the 'Mortgagor', whereby the aforesaid charge created vide the Deed of Mortgage cum Charge dated 22nd November, 2022 has been released.

16. I have been informed by JSHPL that there are no charges/mortgages in respect of the said Property or any part thereof.

SEARCHES CONDUCTED ON THE WEBSITE OF MINISTRY OF CORPORATE AFFAIRS:

17. I have been furnished with a copy of Report dated 12th March, 2024, issued by Cubictree Technology Solutions Private Limited as regards to the searches carried out on the online portal of the Ministry of Corporate Affairs with respect to the charges created by MHBFP and on perusal thereof, I note that *inter alia* 2 (two) open charges are reflected therein is the name of MHBFP. However, I have been informed that the same do not pertain to the said Property or any part thereof;

18. I have been furnished with a copy of Report dated 12th March, 2024, issued by Cubictree Technology Solutions Private Limited as regards to the searches carried



out on the online portal of the Ministry of Corporate Affairs with respect to the charges created by JSHPL and on perusal thereof, I note that no charge is recorded therein in respect of the said Property or any part thereof.

ONLINE LITIGATION SEARCHES:

19. I have been furnished with a copy of Legal Audit Report dated 9th March, 2024 issued by Cubictree Technology Solutions Private Limited in respect of the online searches conducted as regards to the litigations filed by or against Manjri Horse Breeders Farm Private Limited and on perusal thereof, I note that there are 5 pending litigations recorded therein. I have been informed by JSHPL that save and except the litigations recorded hereinbelow in the Litigation Section, no other pending litigations affect the right, title, and/or interest of MHBFPPL and JSHPL in respect of the said Property or any part thereof.
20. I have been furnished with a copy of Legal Audit Report dated 9th March, 2024, issued by Cubictree Technology Solutions Private Limited in respect of the online searches conducted as regards to the litigations filed by or against JSHPL and on perusal thereof, I note that there are 9 pending litigations recorded therein. I have been informed by JSHPL that save and except the litigation recorded hereinbelow in the Litigation Section, there are no other pending litigations in respect of the said Property or any part thereof.

OTHER RELEVANT INFORMATION:

21. By and under Notification dated 11th June, 2013, bearing reference No. TNC-2013 /C.R.142/J-1, issued by the Revenue and Forest Department published in the Official Gazette for the State of Maharashtra ("**MTAL Notification**"), issued in terms of Section 88(1)(b) of the Maharashtra Tenancy and Agricultural Lands Act, 1948 ("**MTAL Act**") read with the Order dated 15th September, 2015, passed by the Revenue Minister in Application No. ICH- 2015/Pr.Kr.92/L-7 ("**Order of Revenue Minister**"), I, note that *inter alia* old Survey Nos. 6/2, 6/3, 6/4, 6/5, and 6/6(part) forming part of Larger Property held by MHBFPPL, have been reserved for non-agricultural use on the terms and conditions contained therein.
22. By and under an Order dated 5th October, 2013, bearing reference No. PMH/NA/SR/408/011, passed by the Collector, Pune, permission was granted for residential use and construction of a grain godown on *inter alia* a portion of the said Property being land bearing Survey Nos. 6/2, 6/3, 6/4 and 6/6, in the manner and on the terms and conditions contained therein.
23. By and under an Order dated 18th December, 2013, the State Government directed that the lands held by MHBFPPL be exempt from the provisions of Section 47(2)(C) of the Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961 ("**Ceiling Act**"). Pursuant to the Order dated 18th December, 2013, a notification bearing no. ICH-2013/C.R-105/L-7 has been issued by the Revenue and Forest Department on 5th February, 2014 and the same has been published in the Official Gazette for the



State of Maharashtra on 6th February, 2014 and a Corrigendum Order dated 15th September, 2015 was also passed in respect thereof. On perusal of the aforesaid Notification read with the Corrigendum Order, it was directed that the lands being Survey nos. 7/2/1 and 7/2/2 be notified under section 88(1)(b) of MTAL Act as being reserved for non-agricultural purposes subject to the conditions therein. I have been informed that the Corrigendum Order dated 15th September, 2015 is in force and the same has not been withdrawn till date.

24. By and under an Order dated 10th April, 2019, bearing reference No. PRH/PMRDA/NA/SR/09/2019, passed by the Collector, Pune, permission regarding development for residential & commercial use on the lands bearing *inter alia* the said Property was granted, in the manner and on the terms and conditions contained therein.
25. I have been furnished with a copy of the Zone Certificate dated 8th July, 2019, bearing reference no. PMRDA/Shewalwadi(Fursungi)/Haveli/Pune/Gut No. Old Survey No. 230/38713 issued by PMRDA, Pune, in respect of Old Survey No. 230 corresponding to Survey No. 6 and on perusal thereof, I note that the same falls under residential zone.
26. I have been furnished with a copy of the Zone Certificate dated 8th July, 2019, bearing reference no. PMRDA/Shewalwadi(Fursungi)/Haveli/Pune/Gut No. Old Survey No. 189/38713 issued by PMRDA, Pune, in respect of Old Survey No.189 corresponding to new Survey No. 7 and on perusal thereof, I note that the same falls under 'agricultural and no development zone'. However, By a Notification bearing reference No. R.P.Pune/Mouje Shewalwadi/Tal Haveli/ S. No. 7/1, 7/2/1(Part), 7/2/2/Section 20(4)/JDTP/386 dated 16th February, 2020, the allocation of land bearing Survey no. 7/2/1(part) and 7/2/2 was changed to residential zone.
27. This Legal Title Report is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as I understand them to be. My understanding is based upon and limited to the information provided to me. Any variance of facts or of law may cause a corresponding change in this Legal Title Report.

LITIGATION:

28. I have been informed that the following proceedings are pending in respect of the Property:

Special Civil Suit bearing no. 32 of 2009

29. A Special Civil Suit bearing no. 32 of 2009 has been filed by (i) Jayshree Dattatray Kank, (ii) Vishranti Ramdas Mane and (iii) Shobha Sambhaji Kalbhor, Plaintiffs therein against (i) Manjri Stud Farm Private Limited, (ii) Dnyanoba Dagdu Harpale, (iii) Tulsabai Dnyanoba Harpale, (iv) Bhausahab Dnyanoba Harpale, (v)



Pushpalata Kailas Undre, (vi) Hemlata Suresh Jagtap; and (vii) MHBFP, Defendants therein, before the Hon'ble Civil Judge, Senior Division, Pune ("SCS") claiming therein *inter-alia* that the various lands recorded therein including Old Survey No. 6/5 were ancestral properties and the plaintiffs being the married daughters of Dnyanoba Dagdu Harpale and Tulsabai Dnyanoba Harpale, have undivided share in *inter-alia* Survey No. 6/5 and that the acquisition of *inter-alia* Old Survey No. 6/5 is in the violation of Fragmentation and Consolidation Act and also that an agricultural land bearing *inter-alia* Old Survey No. 6/5 has been acquired by a non-agriculturist being MSFPL and on the basis thereof, praying therein *inter alia* that (i) the Sale Deed dated 26th June, 2007 executed in favour of MSFPL be declared null and void to the extent of the Plaintiffs' share in the property, (ii) MHBFP should be restrained from creating any third-party rights in *inter alia* Old Survey No. 6/5, (iii) Old Survey No. 6/5 be partitioned and divided between the Plaintiffs and Defendants No. 2 to 7, (iv) until the partition of *inter-alia* Old Survey No. 6/5, the returns accrued in respect of *inter-alia* Old Survey No. 6/5 be shared with the Plaintiffs. On perusal of the official e-courts website, it appears that the Special Civil Suit bearing no. 32 of 2009 is presently at the stage of 'Evidence Part Heard'. I have been informed that no orders have been passed in Special Civil Suit No. 32 of 2009 adversely affecting the right, title, or interest of MHBFP and/ or JSHPL in Old Survey No. 6/5 and/or development thereof.

30. It appears that the Plaintiffs in Special Civil Suit No. 32 of 2009 filed an application in Special Civil Suit No. 32 of 2009 contending therein *inter alia* that the sale deed in favour of MSFPL was in contravention of the provisions of MTAL and Ceiling Act and praying therein *inter alia* that the opinion of the Revenue Authority may be called to decide whether Sale Deed dated 26th June, 2007, is illegal or otherwise. By and under an Order dated 6th October, 2018, passed by the Hon'ble Civil Judge, Senior Division, Pune ("SCS Order") the aforesaid application was rejected.

Civil Writ Petition No. 1311 of 2019

31. A civil writ petition being Civil Writ Petition No. 1311 of 2019 has been filed by Vishranti Ramdas Mane, being the Petitioner in Special Civil Suit No. 32 of 2009 against MSFPL and others, before the Hon'ble Bombay High Court, challenging the said SCS Order and praying therein *inter-alia* for (a) an appropriate writ, order or direction, quashing and setting aside the said SCS Order and direction that the issue 'whether MSFPL is agriculturist or not' be referred to Tehsildar, Haveli; and that (b) during the pendency until the hearing and final disposal of the aforesaid Writ Petition, to stay the proceedings of Special Civil Suit No. 32 of 2009. On perusal of the official website of the Hon'ble Bombay High Court, it appears that the aforesaid Civil Writ Petition No. 1311 of 2019 is presently at the stage of 'Due Admission- 1'. I have been informed that there are no orders passed in Civil Writ Petition No. 1311 of 2019 adversely affecting the right, title or interest of MHBPL and/or JSHPL in Old Survey No.6/5 and/or development thereof.

RTS/2/A/704 of 2021

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32. An Appeal bearing No. RTS/2/A/704 of 2021 has been filed before the Hon'ble Additional Collector, Pune, by Vishranti Ramdas Mane therein referred as the 'Appellant' against MHBPL and others, therein referred as the 'Respondents' under the provisions of section 247 of Maharashtra Land Revenue Code, 1966, *inter alia* challenging the Order dated 29th June, 2013, passed by the Hon'ble Sub-Divisional Officer Haveli, Sub-Division Pune, in the Appeal bearing No. RTS/Appeal No. 250/2010 with respect to Old Survey No. 6/5 and prayed *inter alia* that (i) that the present appeal be allowed and the Order dated 29th June, 2013, passed by the Hon'ble Sub-Divisional Officer Haveli, Sub-Division Pune, in the Appeal bearing No. RTS/Appeal No. 250/2010 be quashed; and (ii) further orders/changes in the revenue records of inter alia Old Survey No. 6/5 carried out in pursuance of the Order dated 29th June, 2013, be quashed. The Appellant therein has also filed a Stay Application in the aforesaid Appeal bearing No. RTS/2/A/704 of 2021 praying that the Order dated 29th June, 2013, passed by the Hon'ble Sub-Divisional Officer Haveli, Sub-Division Pune, in the Appeal bearing No. RTS/Appeal No. 250/2010 be stayed till the final disposal of the said Appeal. The Appellant therein has also filed Application for delay condonation praying that apparent of 8 years be condoned and Appeal be kindly admitted. I have been informed by JSHPL that the said RTS/2/A/704 of 2021 is at 'Pre-Admission' stage. Further, I have been informed that there are no orders passed in the aforesaid RTS/2/A/704 of 2021 adversely affecting the right, title or interest of MHBPL and/or JSHPL in Old Survey No.6/5 and/or development thereof.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

(List of Title Documents)

Sr. No.	Survey No.	List of Documents
1.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 6/2)	Sale Deed dated 6 th February, 2007 registered in the Office of Sub-Registrar of Assurances under Serial No.HVL-3-951 of 2007
2.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 6/3)	Sale Deed dated 28 th February, 2007 registered in the Office of Sub-Registrar of Assurances under Serial No.HVL-3-1641 of 2007
3.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 6/4)	Sale Deed dated 6 th March, 2007 registered with the office of Sub-Registrar of Assurances under serial no. HVL-3-1761 of 2007
4.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 6/5)	Sale Deed dated 26 th June, 2007 registered with the office of Sub-Registrar of Assurances under serial no. HVL-3-4877 of 2007
5.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 6/6)	Sale Deed dated 6 th February, 2008 registered with Sub-Registrar of Assurances



		at Haveli bearing Registration No. HVL-3-952 of 2008, Deed of Exchange dated 30 th June, 2021 registered with office of Sub-Registrar of Assurance under serial No. HVL-12-7285 of 2021
6.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 7/2/1 (part))	Deed of Conveyance dated 7 th August, 2012 registered with office of Sub-Registrar of Assurance under serial No. UHN-3-HVL-9320 of 2012 Deed of Conveyance dated 8 th August, 2014 registered with office of Sub-Registrar of Assurance under serial No. UHN-3-HVL-7159 of 2014 Deed of Conveyance dated 30 th August, 2015 registered with office of Sub-Registrar of Assurance under serial No. UHN-3-HVL-9801 of 2015
7.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 7/2/2)	Sale Deed dated 18 th November, 2011 registered with office of Sub-Registrar of Assurance under serial No. HVL-10-13375 of 2011
8.	New Survey No. 6/7/9/10/6 (part) (Old Survey Nos. 6/2, 6/3, 6/4, 6/5 and 6/6 (Part))	Deed of Transfer Confirmation dated 29 th June, 2009 registered with the office of Sub-Registrar of Assurances under Serial No. PRD-2347 of 2009
9.	New Survey No. 6/7/9/10/6 (part) (inter alia old Survey Nos. 6/2,6/3,6/4,6/5,6/6,7/2/1(Part) and 7/2/2(Part))	Development Agreement dated 13 th May, 2022, and registered with the office of Sub-Registrar of Assurances under Serial No. HVL-11-10750-2022; and
10.	New Survey No. 6/7/9/10/6 (part) (inter alia old Survey Nos. 6/2,6/3,6/4,6/5,6/6,7/2/1(Part) and 7/2/2(Part))	Power of Attorney dated 13 th May, 2022, and registered with the office of Sub-Registrar of Assurances under Serial No. HVL-11-10752 of 2022.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

(Description of Larger Property)

BV



