

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

### LEGAL TITLE REPORT

Sub: Title clearance report in respect of an area admeasuring 28,231.36 square meters out of the properties mentioned in Part A and Part B forming part of Survey No. 9 to 14/1/71 situate at Village Keshav Nagar, Mundhwa, Taluka Pune City, District Pune ("**Property**").

#### Part A: Pinni Plots

Sr. No.	Survey No and Hissa No.	Area	Names of the Allottees
1.	Survey No. 9 to 14 Hissa No. 1/3	79 Ares	Harishchandra Shivram Pawar
2.	Survey No. 9 to 14 Hissa No. 1/4	79 Ares	Shiva Shettiba Pawar
3.	Survey No. 9 to 14 Hissa No. 1/5	79 Ares	Gulab Shettiba Pawar
4.	Survey No. 9 to 14 Hissa No. 1/6	79 Ares	Laxman Shettiba Pawar
5.	Survey No. 9 to 14 Hissa No. 1/7	79 Ares	Badal Daji Kale
6.	Survey No. 9 to 14 Hissa No. 1/8	79 Ares	Sitabai Sulya Kale
7.	Survey No. 9 to 14 Hissa No. 1/9	79 Ares	Vithhal Shankar Rakhpasre
8.	Survey No. 9 to 14 Hissa No. 1/10	79 Ares	Malan Dhondiba Kale
9.	Survey No. 9 to 14 Hissa No. 1/20	79 Ares	Basappa Shettiba Pawar
10.	Survey No. 9 to 14 Hissa No. 1/21	79 Ares	Mangal Bhimsen Pawar
11.	Survey No. 9 to 14 Hissa No. 1/22	79 Ares	Gopal Bhimsen Pawar
12.	Survey No. 9 to 14 Hissa No. 1/23	79 Ares	Madhukar Bhimsen Pawar
13.	Survey No. 9 to 14 Hissa No. 1/26	79 Ares	Rupchand Hingu Gagde
14.	Survey No. 9 to 14 Hissa No. 1/28	79 Ares	Anar Hingu Gagde

#### Part B: Sharad Plots

Sr. No.	Survey No and Hissa No.	Area	Names of the Allottees
1.	Survey No. 9 to 14 Hissa No. 1/1	79 Ares	Mallappa Yamanappa Gaikwad
2.	Survey No. 9 to 14 Hissa No. 1/2	79 Ares	Gangubai Satwa Jadhav
3.	Survey No. 9 to 14 Hissa No. 1/11	79 Ares	Ramesh Jinar Pradhan
4.	Survey No. 9 to 14 Hissa No. 1/15	79 Ares	Parashuram Mahadev Jadhav
5.	Survey No. 9 to 14 Hissa No. 1/17	79 Ares	Manohar Baburao Jadhav
6.	Survey No. 9 to 14 Hissa No. 1/18	79 Ares	Babu Tukaram Jadhav
7.	Survey No. 9 to 14 Hissa No. 1/24	79 Ares	Shantabai Yeshwant Gagde
8.	Survey No. 9 to 14 Hissa No. 1/25	79 Ares	Amarsingh Hingu Gagde


1. We have investigated the (i) the ownership rights of Pinni Co-operative Housing Society Limited ("**Pinni**") in respect of the properties mentioned in Part A, (ii) ownership rights of Sharad Co-operative Housing Society Limited ("**Sharad**") in respect of the properties mentioned in Part B, and (iii) the development rights of Oxford Realty LLP ("**LLP**") in respect of the properties mentioned in Part A and Part B based on the request of the **LLP** and the following documents:

**(1) Description of the Property:**

All that piece and parcel of land admeasuring 28,231.36 square meters out of the total area admeasuring 17 Hectares 38 Ares bearing Survey No. 9 to 14/1/71 situate at Village Keshav Nagar, Mundhwa, Taluka Pune City, District Pune.

**(2) The Documents pertaining to the Property:**

- Development Agreement dated September 5, 2000 (notarized), executed between Latabai Harishchandra Pawar, Sonabai alias Sainabai Sanjay Khode and Rekha Harishchandra Pawar and Panacea Constructions.
- Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructions, Latabai Harishchandra Pawar, Sonabai alias Sainabai Sanjay Khode, Rekha Harishchandra Pawar and Intel Shelters Private Limited.
- Sale Deed dated January 12, 2005, registered in office of Sub registrar of Assurances, Haveli at serial No. 242 of 2005 executed between Latabai Harishchandra Pawar, Sonabai alias Sainabai Sanjay Khode, Rekha Harishchandra Pawar, Panacea Constructions, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated January 23, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 750 of 2007, executed between Latabai Harishchandra Pawar, Sonabai alias Sainabai Sanjay Khode, Rekha Harishchandra Pawar, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Development Agreement dated November 24, 2000 (notarized), executed between Shiva Shettiba Pawar, Latabai Harishchandra Pawar and Sonabai alias Sainabai Sanjay Khode and Panacea Constructions.



- Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructions, represented through its partner Rajendra Uttamchand Dugad, Shiva Shettiba Pawar, Latabai Harishachandra Pawar and Sonabai alias Sainabai Sanjay Khode (represented through their constituted attorney, Rajendra Uttamchand Dugad) and Intel Shvate Limited.
- Sale Deed dated December 24, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 8099 of 2004, executed between Shiva Shettiba Pawar, Latabai Harishachandra Pawar and Sonabai alias Sainabai Sanjay Khode, Panacea Constructions, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated January 22, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 752 of 2007, executed between Latabai Harishchandra Pawar, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Development Agreement dated September 28, 2000 (notarized) executed between Gulab Shettiba Pawar, Girijabai Gulab Pawar, Jagan Gulab Pawar, Mukta Jagan Pawar, Sitabai Sukya alias Hari Kale and Draupadi Laxman Chavan and Panacea Constructions.
- Deed of Assignment dated December 31, 2001 (notarized) executed between Panacea Constructions, Gulab Shettiba Pawar, Girijabai Gulab Pawar, Jagan Gulab Pawar, Mukta Jagan Pawar, Sitabai Sukya alias Hari Kale and Draupadi Laxman Chavan and Intel Shelters Private Limited.
- Sale Deed dated March 4, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 2396 of 2004 executed between Gulab Shettiba Pawar, Girijabai Gulab Pawar, Jagan Gulab Pawar, Mukta Jagan Pawar, Sitabai Sukya alias Hari Kale and Draupadi Laxman Chavan, Panacea Constructions, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated January 22, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 747 of 2007 executed between Gulab Shettiba Pawar, Girijabai Gulab Pawar, Jagan Gulab Pawar, Mukta Jagan Pawar and Draupadi Laxman Chavan, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Development Agreement dated November 27, 2000 (notarized) executed between Laxman Shettiba Pawar, Kamal Laxman Pawar, Shanta Laxman Pawar, Jana Laxman Pawar, Raju Laxman Pawar, Dhanu Laxman Pawar and Ashok Laxman Pawar and Panacea Construction
- Deed of Assignment dated December 31, 2001 (notarized) executed between Panacea Constructions, Laxman Shettiba Pawar, Kamal Laxman Pawar, Shanta





Laxman Pawar, Jana Laxman Pawar, Raju Laxman Pawar, Dhanu Laxman Pawar, Ashok Laxman Pawar and Intel Shelters Private Limited.

- Sale Deed dated March 4, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 2395 of 2004 executed between Laxman Shettiba Pawar, Kamal Laxman Pawar, Shanta Laxman Pawar, Jana Laxman Pawar, Raju Laxman Pawar, Dhanu Laxman Pawar and Ashok Laxman Pawar, Panacea Constructions, Intel Shelters Private Limited (represented through its director Anirudhha Uttam Seolekar) and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated April 9, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2697 of 2007, executed between Laxman Shettiba Pawar, Kamal Laxman Pawar, Shanta Laxman Pawar, Jana Laxman Pawar, Raju Laxman Pawar, Dhanu Laxman Pawar, Ashok Laxman Pawar, Rupa Sham Kale, Vaishali Raju Pawar, Dyaneshwari Ashok Pawar, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Development Agreement dated August 22, 2000 (notarized), executed between Vijay Badal Kale, Shital Badal Kale, Sanjay Badal Kale, Savita Sanjay Kale, Mangal Badal Kale and Panacea Constructions.
- Deed of Assignment dated December 31, 2001 (notarized) executed between Panacea Constructions, Vijay dadai Kale, Shital Badal Kale, Sanjay Badal Kale, Savita Sanjay Kale, Mangal Badal Kale and Intel Shelters Private Limited.
- Sale Deed dated December 24, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 8098 of 2004 executed between Vijay Badal Kale, Shital Badal Kale, Sanjay Badal Kale, Savita Sanjay Kale, Mangal Badal Kale, Panacea Constructions, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated March 1, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2215 of 2007 executed between Vijay Badal Kale, Shital Badal Kale, Sanjay Badal Kale, Savita Sanjay Kale, Mangal Badal Kale, Priti Mangal Kale, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Development Agreement dated September 28, 2000 (notarized) executed between Sitabai Sukya Kale, Hari alias Sukya Daji Kale, Suresh Sukya Kale, Parvati Prakash Chavan, Katavati Rama Chavan and Panacea Constructions.
- Deed of Assignment dated December 31, 2001 (notarized) executed between Panacea Constructions, Sitabai Sukya Kale, Hari alias Sukya Daji Kale, Suresh



Sukya Kate, Parvati Prakash Chavan, Kalavati Rama Chavan and Intel Shelters Private Limited.

- Sale Deed dated March 4, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 2394 of 2004 executed between Sitabai Sukya Kale, Hari alias Sukya Daji Kale, Suresh Sukya Kate, Parvati Prakash Chavan, and Kalavati Rama Chavan, Panacea Constructions, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated April 27, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 2520 of 2004, executed between Sitabai Sukya Kale, Hari alias Sukya Daji Kale, Suresh Sukya Kale, Parvati Prakash Chavan, Kalavati Rama Chavan and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated January 22, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 745 of 2007 executed between Sitabai Sukya Kale, Hari alias Sukya Daji Kate, Suresh Sukya Kate, Parvati Prakash Chavan, Kalavati Rama Chavan, Ganesh Sukya Kale, Ravi Sukya Kale, Rekha Suresh Kate, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Development Agreement dated December 27, 2000 (notarized) executed between Sakhubai Baban Patharkar, Mohan Hingu Gagde and Panacea Constructions.
- Deed of Assignment dated December 31, 2001 (notarized) executed between Panacea Constructions, Sakhubai Baban Patharkar and Intel Shelters Private Limited.
- Sale Deed dated September 12, 2002, registered in office of Sub registrar of Assurances, Haveli at serial No. 4697 of 2002 executed between Sakhubai Baban Patharkar, Dadu Baban Patharkar Panacea Constructions, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated August 31, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 5397 of 2004 executed between Jayra alias Laxmibai Balu Rakhpasre, Dilip Balu Rakhpasre and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated February 22, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 2051 of 2008 executed between Dadu Baban Patharkar, Sunita Balu Patharkar, Sakhubai Baban Patharkar, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated March 10, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 2573 of 2008 executed between Jayra alias





Laxmibai Balu Rakhpasre, Dilip Balu Rakhpasre, Kamal Anaji Rakhpasre, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.

- Deed of Confirmation dated March 13, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 2743 of 2008 executed between Kavita Balu Rakhpasre and Shobha Balu Rakhpasre, Intel Shelters Private Limited.
- Development Agreement dated August 25, 2000 (notarized) executed between Sushila Shahaji Kale, Shashikant Shahaji Kale, Dinkar Shahji Kale, Kalpana Sahebrao Londhe, Ankush Tanhaji Kale and Panacea Constructions.
- Deed of Assignment dated December 31, 2001 (notarized) executed between Panacea Constructions, Sushila Shahaji Kale, Shashikant Shahaji Kate, Dinkar Shahji Kale, Kalpana Sahebrao Londhe, Ankush Tanhaji Kale and Intel Shelters Private Limited.
- Sale Deed dated September 11, 2002, registered in office of Sub registrar of Assurances, Haveli at serial No. 4659 of 2002 executed between Sushila Shahaji Kale, Shashikant Shahaji Kale, Dinkar Shahji Kate, Kalpana Sahebrao Londhe, Ankush Tanhaji Kale, Panacea Constructions, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated February 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 1370 of 2007 executed between Sushila Sha Shashikant Shahaji Kale, Dinkar Shahji Kale, Kalpana Sahebrao Londhe, Ankush Tanhaji Kale, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Development Agreement dated August 19, 2000 (notarized) executed between Raju Basappa Pawar, Dipali Raju Pawar and Panacea Constructions.
- Deed of Assignment dated December 31, 2001 (notarized) executed between Panacea Constructions, Raju Basappa Pawar, Dipati Raju Pawar and Intel Shelters Private Limited.
- Sale Deed dated April 8, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 2162 of 2004 executed between Raju Basappa Pawar; Dipali Raju Pawar, Panacea Constructions, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated January 22, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 746 of 2007 executed between Raju Basappa Pawar, Dipali Raju Pawar alongwith and Intel Shelters Private Limited.
- Development Agreement dated September 29, 2000 (notarized) executed between Mangal Bhimsen Pawar, Malan Mangal Pawar and Panacea Constructions.

- Deed of Assignment dated December 31, 2001 (notarized) executed between Panacea Constructions, Mangal Bhimsen Pawar, Malan Mangal Pawar and Intel Shelters Private Limited.
- Sale Deed dated April 13, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 2265 of 2004 executed between Mangal Bhimsen Pawar, Malan Mangal Pawar, Panacea Constructions, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Development Agreement dated November 24, 2000 (notarized) executed between Gopal Bhimsen Pawar, Latabai Gopal Pawar and Panacea Constructions.
- Deed of Assignment dated December 31, 2001 (notarized) executed between Panacea Constructions, Gopal Bhimsen Pawar, Latabai Gopal Pawar and Intel Shelters Private Limited.
- Sale Deed dated December 31, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 3 of 2005 executed between Gopal Bhimsen Pawar, Latabai Gopal Pawar and Pawan alias Bhimsen Gopal Pawar, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated January 22, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 748 of 2007 executed between Gopal Bhimsen Pawar, Latabai Gopal Pawar, Pawan alias Bhimsen Gopal Pawar, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Development Agreement dated September 28, 2000 (notarized) executed between Madhukar Bhimsen Pawar (as karta and manager of HUF) and Panacea Constructions.
- Deed of Assignment dated December 31, 2001 (notarized) executed between Panacea Constructions, Madhukar Bhimsen Pawar and Intel Shelters Private Limited.
- Sale Deed dated February 27, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 1271 of 2004 executed between Madhukar Bhimsen Pawar, Panacea Constructions, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated May 7, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 2744 of 2004 executed between Madhukar Bhimsen Pawar, Ganesh Madhukar Pawar, Sangita Vijay Gurav, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.





- Deed of Confirmation dated April 9, 2007, registered in office of Sub registrar Assurances, Haveli at serial No. 2696 of 2007 executed between Madhukar Bhimsen Pawar, Ganesh Madhukar Pawar, Sangita Vijay Gurav, Dolly Nagesh Kale alongwith the confirmation of Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Development Agreement dated August 18, 2000 (notarized) executed between Kamlabai Rupchand Gagde, Pradeep Rupchand Gagde, Seema Pradeep Gagde, Kundan Rupchand Gagde, Savita Kundan Gagde and Panacea Constructions.
- Deed of Assignment dated December 31, 2001 (notarized) executed between Panacea Constructions, Kamlabai Rupchand Gagde, Pradeep Rupchand Gagde, Seema Pradeep Gagde, Kundan Rupchand Gagde, Savita Kundan Gagde and Intel Shelters Private Limited.
- Sale Deed dated January 15, 2005, registered in office of Sub registrar of Assurances, Haveli at serial No. 285 of 2005 executed between Kamlabai Rupchand Gagde, Seema Pradeep Gagde, Kundan Rupchand Gagde, Savita Kundan Gagde, Panacea Constructions, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated January 22, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 753 of 2007 executed between Kamlabai Rupchand Gagde, Seema Pradeep Gagde, Savita Kundan Gagde, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Development Agreement dated August 18, 2000 (notarized) executed between Anar Hingu Gagde, Chandrabhaga Anar Gagde, Pandit Anar Gagde, Rekha Pandit Gagde, Vinod Anar Gagde, Rachana Vinod Gagde and Panacea Constructions.
- Deed of Assignment dated December 31, 2001 (notarized) executed between Panacea Constructions, Rajendra Uttamchand Dugad, Anar Hingu Gagde, Chandrabhaga Anar Gagde, Pandit Anar Gagde, Rekha Pandit Gagde, Vinod Anar Gagde, Rachana Vinod Gagde and Intel Shelters Private Limited.
- Sale Deed dated February 17, 2004, registered in office of Sub registrar of Assurances Haveli at serial No. 1031 of 2004 executed between Anar Hingu Gagde, Pandit Anar Gagde, Vinod Anar Gagde, Panacea Constructions, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.
- Deed of Confirmation dated January 22, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 751 of 2007 executed between Anar Hingu Gagde, Chandrabhaga Anar Gagde, Pandit Anar Gagde, Rekha Pandit Gagde, Vinod Anar Gagde, Sadhna Prakash Abhange, Sharda Kishor Malake, Rachana Vinod Gagde, Intel Shelters Private Limited and Pinni Cooperative Housing Society Limited.





- Sale Deed dated January 3, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 131 of 2008, executed between Mallappa Yamanappa Gaikwad and 11 others, Hritik Technologies and Reality Private Limited (represented through its director Pramod Mishrilal Dhariwal) and Sharad Cooperative Housing Society Limited.
- Sale Deed dated April 9, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2653 of 2007, executed between Balabai Gopal Gaikwad and 5 others, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited,
- Deed of Confirmation dated October 26, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 8573 of 2007, executed between Balabai Gopal Gaikwad and 5 others, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- Deed of Confirmation dated October 30, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 8650 of 2007, executed between Vijaya Parashuram Jadhav, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- 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, Mr. Subhash Laxmanrao Kadam and favour of Hritik Technologies and Reality Private Limited.
- Deed of Confirmation dated November 19, 2007 executed by Vijaya Parshuram Jadhav in favour of Subhash Kadam and Associates.
- 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, Mr. Subhash Laxmanrao Kadam and Hritik Technologies and Reality Private Limited.
- 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, Mr. Subhash Laxmanrao Kadam and Hritik Technologies and Reality Private Limited.
- 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, Mr. Subhash Laxmanrao Kadam (proprietor of M/S Subhash Kadam and Associates) and Hritik Technologies and Reality Private Limited.




- Sale Deed dated March 17, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 2197 of 2008, executed between Seema Ramesh Pradhan and 6 others, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- Sale Deed dated March 29, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 2475 of 2008, executed between Kamlabai Parshuram Jadhav and Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- Deed of Confirmation dated April 24, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 3193 of 2008, executed between Kamlabai Parshuram Jadhav and 4 others, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- Development Agreement dated October 28, 2009 registered in office of Sub registrar of Assurances, Haveli at serial No. 9529 of 2009, executed between Sharad Cooperative Housing Society Limited, Mr. Subhash Laxmanrao Kadam and Hritik Technologies and Reality Private Limited.
- Sale Deed dated April 10, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2651 of 2007, executed between Manohar Baburao Jadhav and 2 others, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- 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, Mr. Subhash Laxmanrao Kadam and Hritik Technologies and Reality Private Limited.
- 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 and Hritik Technologies and Reality Private Limited.
- Deed of Confirmation dated January 24, 2008 registered under Serial No. 663 of 2008 executed between Manohar Baburao Jadhav and Sharad Cooperative Housing Society Limited.
- Sale Deed dated October 31, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 8696 of 2007, executed between Parubai Baburao Jadhav and 8 others, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.





- 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, Mr. Subhash Laxmanrao Kadam and favour of Hritik Technologies and Reality Private Limited.
- Deed of Confirmation dated November 20, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 9180 of 2007, executed between Parubai Baburao Jadhav and 6 others, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- 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, Mr. Subhash Laxmanrao Kadam and Hritik Technologies and Reality Private Limited.
- Deed of Confirmation dated December 18, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 9657 of 2007, executed between Madhukar Baburao Jadhav and Amol Madhukar Jadhav, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- Deed of Confirmation dated November 20, 2001 executed between Parubai Baburao Jadhav and 8 others and Sharad Cooperative Housing Society Limited.
- Deed of Confirmation dated December 19, 2007 (notarized), executed between Madhukar Baburao Jadhav and 2 others, and Sharad Cooperative Housing Society Limited.
- Deed of Confirmation dated January 4, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 106 of 2008, executed between Manohar Baburao Jadhav and Ashok Manohar Jadhav, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- Sale Deed dated April 9, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2652 of 2007, executed between Vishal Prakash Gagde, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- Deed of Confirmation dated October 25, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8545 of 2007, executed between Vishal Prakash Gagde, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.





- 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, Mr. Subhash Laxmanrao Kadam and of Hritik Technologies and Reality Private Limited.
- Deed of Confirmation dated November 17, 2007 (notarized), executed between Vishal Prakash Gagde and Sharad Cooperative Housing Society Limited.
- Deed of Confirmation dated November 29, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 9138 of 2007, executed between Padmaja Uttam Gumane, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- Deed of Confirmation dated November 30, 2007 (notarized), executed between Padmaja Uttam Gumane and Sharad Cooperative Housing Society Limited.
- 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, Mr. Subhash Laxmanrao Kadam and Hritik Technologies and Reality Private Limited.
- Deed of Confirmation dated January 16, 2008 registered in office of Sub registrar of Assurances, Haveli at serial No. 405 of 2008, executed between Savita Ganesh Gaikwad, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- Deed of Confirmation dated April 11, 2008 registered in office of Sub registrar of Assurances, Haveli at serial No. 3022 of 2008, executed between Vishal Prakash Gagde, Laxmi Ranajit Sharma and Lalita Ramanand Singh, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- Sale Deed dated November 27, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9877 of 2007, executed between Laxmibai Amarsingh Gagde, Anita Mukesh Minekar and Surekha Nagarkar nee Surekha Amarsingh Gagde, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- 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, Mr. Subhash Laxmanrao Kadam and Hritik Technologies and Reality Private Limited.
- 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, Mr. Subhash Laxmanrao Kadam and Hritik Technologies and Reality Private Limited.



- Deed of Confirmation dated May 29, 2008 registered in office of Sub registrar of Assurances, Haveti at serial No. 4853 of 2008, executed between Laxmibai Amarsigh Gagde and Sunita Prakash Kadmini, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- Deed of Confirmation dated July 1, 2008 registered in office of Sub registrar of Assurances, Haven at serial No. 5379 of 2008, executed between Surekha Nagarkar nee Surekha Amarsingh Gagde, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- Deed of Confirmation dated July 19, 2008 registered in office of Sub registrar of Assurances, Haveli at serial No. 6302 of 2008, executed between Anita Mukesh Minekar, Mr. Subhash Laxmanrao Kadam, Hritik Technologies and Reality Private Limited and Sharad Cooperative Housing Society Limited.
- Joint Development Agreement dated March 26, 2014, registered with the office of the SubRegistrar of Assurances under Serial No. 1988 of 2014 executed by Pinni, Sharad, Oxford and Hritik in favour of Oxford Realty LLP.
- Power of Attorney dated March 26, 2014, registered with the office of the Sub-Registrar of Assurances under Serial No. 1989 of 2014 executed by Pinni, Sharad, Oxford and Hritik favour of Oxford Realty LLP.
- Deeds of Rectification dated November 7, 2014, registered with the office of the Sub Registrar of Assurances under Serial No. 8838 of 2014 and under Serial No. 8849 of 2014, (i) Pinni, (ii) Sharad, (iii) Oxford, (iv) Hritik and (v) Oxford Realty LLP.
- Deeds of Rectification dated November 7, 2014, registered with the office of the Sub Registrar of Assurances under Serial No. 8849 of 2014, (i) Pinni, (ii) Sharad, (iii) Oxford, (iv) Hritik and (v) Oxford Realty LLP.
- Order issued on March 3, 2023 by the National Company Law Tribunal, Mumbai Bench – I in the Scheme of Amalgamation of Hritik Technologies & Realty Private Limited came to be amalgamated with Ekta World Private Limited.
- Transfer Deed dated May 21, 2024 registered at Serial No. 9967 of 2024 (i) Pinni Co-operative Housing Society Limited and (ii) Sharad Co-operative Housing Society Limited handed over an area admeasuring 2 Hectares 61.38 Ares in favour of Pune Municipal Corporation, Pune.
- Deed of Assignment dated June 5, 2025 registered at Serial No. 14212 of 2025 executed by Ekta World Private Limited (earlier Hritik Technologies and Realty Private Limited) alongwith the confirmation of (i) Oxford Realty LLP, (ii) Ashok Gobindram Mohanani, (iii) Vivek Ashok Mohanani, (iv) Ekta Housing Private Limited, and (v) Godrej Projects Development Limited in favour of Godrej Properties Limited.
- Power of Attorney dated June 5, 2025 registered at Serial No. 14216 of 2025 executed by Sharad Co-operative Housing Society Limited, and Ekta World



Private Limited in favour of Godrej Properties Limited, and Godrej Projects Development Limited.

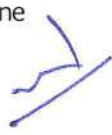
- Deed of Declaration dated June 5, 2025 registered at Serial No. 14217 of 2025 executed between Sharad Co-operative Housing Society Limited, Ekta World Private Limited (earlier Hritik Technologies and Realty Private Limited) and Oxford Realty LLP.
- Supplemental Power of Attorney dated June 5, 2025 registered at Serial No. 14219 of 2025 executed by (i) Pinni Co-operative Housing Society Limited, (ii) Sharad Co-operative Housing Society Limited, (iii) Oxford Shelters Private Limited, and (iv) Ekta World Private Limited (earlier Hritik Technologies and Realty Private Limited) in favour of Oxford Realty LLP.

**(3) Property Card:**

Copy of the 7/12 extract in respect of the Property issued by the concerned authority.

**(4) Search Report:**

Search Reports dated (i) September 22, 2013 issued by Rajendra Jaigude, Advocate, (ii) February 19, 2018 issued by Kiran Haral, Advocate, (iii) January 5, 2023 issued by Mrudula Sohoni, Advocate, (iv) January 1, 2024, and (v) June 13, 2025 issued by Mrudula Sohoni, Advocate.





2. On perusal of the above-mentioned documents and all other documents pertaining to the title of the Property, we are of the opinion that Subject to the aforesaid and the outcome of the pending litigations, (i) Sharad has a clear and marketable title in respect of the Sharad Plots; (ii) Pinni has a clear and marketable title in respect of the Pinni Plots; and (iii) Oxford Realty LLP has clear and marketable development rights in respect of the Sharad Plots and the Pinni Plots.

**Owner of the Property:**

(i) Pinni Co-operative Housing Society Limited and (ii) Sharad Co-operative Housing Society Limited.

3. The report reflecting the flow of title in respect of the Property is enclosed herewith as **Annexure "A"** hereto.

Dated this 3<sup>rd</sup> day of July, 2025.

  
DSK Legal

Encl.: Annexure "A"

**Annexure "A"**  
**Flow of title in respect of the Property**

**Re:** All that piece and parcel of land admeasuring 17 Hectares 38 Ares bearing Survey No. 9 to 14/1/71 situate at Village Keshav Nagar, Mundhwa, Taluka Pune City, District Pune.

**Background:**

- Prior to the year 1968, the property bearing Survey Nos. 9 to 14, was owned by the Irrigation Department, State of Maharashtra total area admeasuring 225 Acres 23 Guntha.
- 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 of admeasuring 225 Acres 23 Gunthas 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 Guntha	Drainage (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, 1982 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/VJNT (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. For the purposes of our Certificate, we have dealt with the Pinni Plots and Sharad Plots more particularly described herein.

**PART A - DEVOLUTION OF PINNI PLOT**

- 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. Hissa No.	Area	Name of the Allottees
1.	Survey No. 9 to 14 Hissa No. 1/3	79 Ares	Harishchandra Shivram Pawar
2.	Survey No. 9 to 14 Hissa No. 1/4	79 Ares	Shiva Shettiba Pawar
3.	Survey No. 9 to 14 Hissa No. 1/5	79 Ares	Gulab Shettiba Pawar
4.	Survey No. 9 to 14 Hissa No. 1/6	79 Ares	Laxman Shettiba Pawar
5.	Survey No. 9 to 14 Hissa No. 1/7	79 Ares	Badal Daji Kale
6.	Survey No. 9 to 14 Hissa No. 1/8	79 Ares	Sitabai Sulya Kale
7.	Survey No. 9 to 14 Hissa No. 1/9	79 Ares	Vithhal Shankar Rakhpasre
8.	Survey No. 9 to 14 Hissa No. 1/10	79 Ares	Malan Dhondiba Kale
9.	Survey No. 9 to 14 Hissa No. 1/20	79 Ares	Basappa Shettiba Pawar
10.	Survey No. 9 to 14 Hissa No. 1/21	79 Ares	Mangal Bhimsen Pawar
11.	Survey No. 9 to 14 Hissa No. 1/22	79 Ares	Gopal Bhimsen Pawar
12.	Survey No. 9 to 14 Hissa No. 1/23	79 Ares	Madhukar Bhimsen Pawar
13.	Survey No. 9 to 14 Hissa No. 1/26	79 Ares	Rupchand Hingu Gagde
14.	Survey No. 9 to 14 Hissa No. 1/28	79 Ares	Anar Hingu Gagde

hereinafter referred to as the "**Pinni Plots**".

- 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 M/s. Panacea Constructions 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 M/s. Panacea Constructions, granting various powers and authorities unto them for development of the Pinni Plot.

- By and under various registered Deeds of Assignment, M/s. Panacea Construction alongwith the confirmation of the land allottees or their heirs and legal representatives, assigned and transferred their rights in the Pinni Plots in favour of Intel Shelters Private Limited on the terms and conditions therein mentioned.
- Pursuant to obtaining necessary orders from the Collector for the purposes of conveying the Pinni Plots and payment of requisite nazrana, 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 M/s. Panacea Constructions and Intel Shelters Private Limited sold, 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 Shelter Private Limited therein.
- Subsequently, the name of Intel Shelter Private Limited was changed to Oxford Shelters Private Limited.

#### **PART B - DEVOLUTION OF SHARAD PLOTS**

- 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:

<b>Sr. No.</b>	<b>Survey No. Hissa No.</b>	<b>Area</b>	<b>Name of the Allottees</b>
1.	Survey No. 9 to 14 Hissa No. 1/1	79 Ares	Mallappa Yamanappa Gaikwad
2.	Survey No. 9 to 14 Hissa No. 1/2	79 Ares	Gangubai Satwa Jadhav
3.	Survey No. 9 to 14 Hissa No. 1/11	79 Ares	Ramesh Jinar Pradhan
4.	Survey No. 9 to 14 Hissa No. 1/15	79 Ares	Parashuram Mahadev Jadhav

5.	Survey No. 9 to 14 Hissa No. 1/17	79 Ares	Manohar Baburao Jadhav
6.	Survey No. 9 to 14 Hissa No. 1/18	79 Ares	Babu Tukaram Jadhav
7.	Survey No. 9 to 14 Hissa No. 1/24	79 Ares	Shantabai Yeshwant Gagde
8.	Survey No. 9 to 14 Hissa No. 1/25	79 Ares	Amarsingh Hingu Gagde

hereinafter referred to as the "**Sharad Plots**".

- Pursuant to obtaining necessary orders from the Collector for the purposes of conveying the Pinni Plots and payment of requisite nazrana, by and under various registered Deeds of Sale 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 in favour of Sharad on the terms and conditions therein mentioned.
- Further by various registered Development Agreements, the Sharad alongwith the confirmation of Mr. Subhash Laxmanrao Kadam (proprietor of M/s. Subhash Kadam and Associates) granted the development rights in respect of plots at Serial No. 2, 4, 5, 6, 7 and 8 in favour of Hritik Technologies and Reality Private Limited ("**Hritik**") on the terms and conditions contained therein. Accordingly, the Sharad became the owner of the Sharad Plots subject to the development right of Hritik (limited to the plots at Serial No. 2, 4, 5, 6, 7 and 8) therein.

#### **Assignment in favour of Oxford Realty 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. 1988 of 2014 ("**JDA**"), read with a Power of Attorney dated March 26, 2014, registered with the office of the Sub-Registrar of Assurances under Serial No. 1989 of 2014 ("**POA**"), (i) Pinni and Sharad have granted development rights in respect of the Pinni Plots and Sharad Plots, and (ii) Oxford Shelters Private Limited and Hritik Technologies and Realities Private Limited have assigned their respective development rights in the Pinni Plots and Sharad Plots (as applicable), in favour of Oxford Realty LLP, for the consideration and on the terms and conditions contained therein.
- By and under a Deed of Rectification dated November 7, 2014, registered with the office of the Sub-Registrar of Assurances under Serial No. 8838 of 2014, (i) Pinni, (ii) Sharad, (iii) Oxford, (iv) Hritik and (v) LLP, the name of Hritik Technologies and Realty Private Limited in the Joint Development Agreement dated March 26, 2014, registered under Serial No. 1988 of 2014 came to be rectified as "Hritik Technologies and Realities Private Limited".





- By and under a Deed of Rectification dated November 7, 2014, registered with the office of the Sub-Registrar of Assurances under Serial No. 8849 of 2014, (i) Pinni, (ii) Sharad, (iii) Oxford, (iv) Hritik and (v) LLP, the name of Hritik Technologies and Realty Private Limited in the Power of Attorney dated March 26, 2014, registered under Serial No. 1989 of 2014 came to be rectified as "Hritik Technologies and Realities Private Limited".
- Mutation Entry No. 13739 dated December 13, 2017, records that, in accordance with the order of Tahsildar dated September 20, 2017, the erroneous recording of the Survey Nos. came to be corrected. Accordingly, the erroneous recording of Survey No. 9 to 14/1 to 11+15+17+18+20 to 26+28 came to be corrected as Survey No. 9 to 14/1/71 and new 7/12 extract came to be created in respect of thereof.
- Mutation Entry No. 13850 dated January 20, 2018 records that the State Government has undertaken computerization of the revenue records and accordingly, as per the order of the Tehsildar, Haveli dated May 7, 2016, certain modifications came to be carried out in the 7/12 extract.
- Mutation Entry No. 13934 dated August 2, 2018 records that by and under (i) consent decree dated September 8, 2016 and (ii) consent decree dated March 15, 2017, the remark of Special Civil Suit No. 1256 of 2013 and Special Civil Suit No. 548 of 2013 in the other rights column came to be deleted.
- By and under a Lease Deed dated October 23, 2018 registered at Serial No. 21033 of 2018 (i) Pinni Co-operative Housing Society Limited and (ii) Sharad Co-operative Housing Society Limited granted lease in respect of the portion of the properties admeasuring 1,500 square meters in favour of Maharashtra State Electricity Distribution Company Limited for the period of 99 years.
- Mutation Entry No. 15145 dated August 10, 2022 records that as per Order No. PML/SR/16/2022 issued by the Collectors Office, Pune, a nazrana of Rs. 52,45,70,725 has been paid by Sharad and Pinni and the property has now been converted from Occupant Class II to Occupant Class I.
- By and under an Order issued on March 3, 2023 by the National Company Law Tribunal, Mumbai Bench – I in the Scheme of Amalgamation of Hritik Technologies & Realty Private Limited got amalgamated with Ekta World Private Limited.
- By and under a Transfer Deed dated May 21, 2024 registered at Serial No. 9967 of 2024 (i) Pinni Co-operative Housing Society Limited and (ii) Sharad Co-operative Housing Society Limited handed over an area admeasuring 2 Hectares 61.38 Ares in favour of Pune Municipal Corporation, Pune for the following:

Sr. No.	Reservation	Area (in square meters)	Area forming part of Sharad Plots	Area forming part of Pinni Plots
1.	Amenity Space – 2	6190.19	-	6190.19
2.	Amenity Space – 3	8691.93	8691.93	-
3.	Amenity Space – 4	7590.20	7590.20	-
4.	Green Belt	3260.45	1829.07	1431.38
5.	24 meter DP road	406	406	-





<b>Total</b>	<b>26138.77</b>
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Mutation Entry No. 15872 dated August 2, 2024 confirms the same.

- By and under a Deed of Assignment dated June 5, 2025 registered at Serial No. 14212 of 2025 Ekta World Private Limited (earlier Hritik Technologies and Realty Private Limited) alongwith the confirmation of (i) Oxford Realty LLP, (ii) Ashok Gobindram Mohanani, (iii) Vivek Ashok Mohanani, (iv) Ekta Housing Private Limited, and (v) Godrej Projects Development Limited assigned its 8/22% entitlement (as defined in the JDA) in favour of Godrej Properties Limited for the consideration and on the terms and conditions contained therein.
- By and under a Power of Attorney dated June 5, 2025 registered at Serial No. 14216 of 2025 Sharad Co-operative Housing Society Limited, and Ekta World Private Limited granted various powers in respect of the Sharad Plots in favour of Godrej Properties Limited, and Godrej Projects Development Limited on the terms and conditions stated therein.
- By and under a Deed of Declaration dated June 5, 2025 registered at Serial No. 14217 of 2025 Sharad Co-operative Housing Society Limited, Ekta World Private Limited (earlier Hritik Technologies and Realty Private Limited) executed a declaration in favour of Oxford Realty LLP which records the execution of the Deed of Assignment dated June 5, 2025 registered at Serial No. 14212 of 2025 and other obligations towards the development of the project/s.
- By and under a Supplemental Power of Attorney dated June 5, 2025 registered at Serial No. 14219 of 2025 (i) Pinni Co-operative Housing Society Limited, (ii) Sharad Co-operative Housing Society Limited, (iii) Oxford Shelters Private Limited, and (iv) Ekta World Private Limited (earlier Hritik Technologies and Realty Private Limited) granted various powers in respect of the Sharad and Pinni Plots in favour of Oxford Realty LLP on the terms and conditions contained therein.
- We have been informed that, LLP has sold the flats/units in the building constructed on the Property and accordingly has entered into Agreement for Sale in respect of various flats/units.

**Opinion:**

Subject to the aforesaid and outcome of the pending litigations, (i) Sharad has a clear and marketable title in respect of the Sharad Plots; (ii) Pinni has a clear and marketable title in respect of the Pinni Plots; and (iii) Oxford Realty LLP has clear and marketable development rights in respect of the Sharad Plots and the Pinni Plots pursuant to the Joint Development Agreement dated March 26, 2014.

• **Litigations**

1. Yusuf E. Nalwala and 2 others filed a Special Civil Suit No. 662 of 2006, in the Court of Civil Judge, Senior Division, Pune against Balu Vithoba Rakhpasre and 8 others in respect of land bearing (i) Survey No. 9 to 14 Hissa No. 1/9 admeasuring 79 Ares and (ii) Survey No. 9 to 14 Hissa No. 1/28 admeasuring 79 Ares, situate at Village Mundhwa, Taluka Pune City, District Pune, for several reliefs *inter alia* including the specific performance and permanent injunction. The Defendant No. 4 and 5 (i.e. Pinni Cooperative Housing Society Limited and Intel Shelters Private Limited) have filed their written statement in the aforesaid suit. We have been informed that the said suit is pending as on date, but no injunction has been granted in favour of the plaintiffs. However, the LLP is not a party to the aforesaid suit.
2. Yusuf E. Nalwala and 2 others filed a Regular Civil Suit No. 622 of 2012, in the Court of Civil Judge, Junior Division, Pune against Anar Hingu Gagde and 4 others in respect of land bearing Survey No. 9 to 14 Hissa No. 1/28 admeasuring 79 Ares, situate at Village Mundhwa, Taluka Pune City, District Pune, for several reliefs *inter alia* including the specific performance and permanent injunction. The Defendant No. 4 and 5 (i.e. Pinni Cooperative Housing Society Limited and Intel Shelters Private Limited) have filed their written statement in the aforesaid suit. It appears that, the said suit was dismissed for default on October 1, 2016. Being aggrieved on the said dismissal order, Yusuf E. Nalwala and others filed Misc. Application before Civil Judge, Senior Division, Pune bearing No. 996 of 2016 for restoration of Regular Civil Suit No. 622 of 2012. By and under an order dated November 10, 2017, the Hon'ble court allowed the application of the applicants and restored Regular Civil Suit No. 622 of 2012. We have been informed that the said suit is pending as on date, but no injunction has been granted in favour of the plaintiffs. However, the LLP is not a party to the aforesaid suit.
3. Laxmi Ranjit Sharma and others filed a Special Civil Suit No. 2677 of 2010, in the Court of Civil Judge, Senior Division, Pune against Sharad Cooperative Housing Society Limited and others in respect of land bearing Survey No. 9 to 14 Hissa No. 1/24 admeasuring 79 Ares situate at Village Mundhwa, Taluka Pune City, District Pune, for several reliefs *inter alia* including cancellation of deeds, partition and permanent injunction. It appears that an application for interim injunction has also been filed in the aforesaid suit. All the Defendants (i.e. Pinni Cooperative Housing Society Limited and Intel Shelters Private Limited and others) have filed their written statement and say to an interim application in the aforesaid suit. We have been informed that the said suit is pending as on date, but no injunction has been granted in favour of the plaintiffs. However, we have been informed that the LLP is not a party to the aforesaid suit.
4. Savita Ganesh Gaikwad filed a Special Civil Suit No. 396 of 2009, in the Court of Civil Judge, Senior Division, Pune against Sharad Cooperative Housing Society Limited and others in respect of land bearing Survey No. 9 to 14 Hissa No. 1/24 admeasuring 79 Ares situate at Village Mundhwa, Taluka Pune City, District Pune, for several reliefs *inter alia* including cancellation of deeds, partition and permanent injunction. We have been informed that the said suit is pending as on date, but no injunction has been granted in favour of the plaintiffs. However, we have been informed that the LLP is not a party to the aforesaid suit.



5. Yusuf Nalwala and others filed a Special Civil Suit No. 663 of 2006, in the Court of Civil Judge, Senior Division, Pune against Laxmi Gagde and others in respect of land bearing Survey No. 9 to 14 Hissa No. 1/25 admeasuring 79 Ares situate at Village Mundhwa, Taluka Pune City, District Pune, for several reliefs *inter alia* including cancellation of deeds and permanent injunction. We have been informed that the said suit is pending as on date, but no injunction has been granted in favour of the plaintiffs. However, we have been informed that, the LLP is not a party to the aforesaid suit.
6. Anita Minekar filed a Special Civil Suit No. 49 of 2015, in the Court of Civil Judge Senior Division, Pune against Sharad and another in respect of the land bearing Survey No. 9 to 14 Hissa No. 1/2, admeasuring 79 Ares situate at Village Mundhwa, Taluka Pune City, District Pune, for several reliefs *inter alia* including declaration and permanent injunction. The aforesaid suit came to be dismissed for default by Order dated July 27, 2022 by Civil Judge Senior Division, Pune for want of prosecution.  
  
Being aggrieved by the aforesaid Order of dismissal, Anita Minekar filed a Civil Miscellaneous Application No. 2097 of 2022. We have been informed that the said suit is pending as on date, and the same is posted for evidence.
7. Swati Rajendra Jadhav filed a Special Civil Suit No. 472 of 2015, in the Court of Civil Judge Senior Division, Pune against Sharad and others in respect of the land bearing Survey No. 9 to 14 Hissa No. 1/15 admeasuring 79 Ares situate at Village Mundhwa, Taluka Pune City, District Pune, for several. Reliefs *inter alia* including cancellation of deeds, partition, and permanent injunction. The Defendant No. 1 (i.e. Sharad Co- operative Housing Society Limited) has filed their written statement in the aforesaid suit. We have been informed that the said suit is pending as on date, but no injunction has been granted in favour of the plaintiffs.
8. Shashikant Shahaji Kale filed a Regular Civil Suit No. 121 of 2019, in the Court of Civil Judge, Junior Division, Pune against Pinni and 3 others in respect of the land bearing Survey No. 9 to 14 Hissa No. 1/20 admeasuring 79 Ares situate at Village Mundhwa, Taluka Pune City, District Pune, for several reliefs *inter alia* including cancellation of deeds, declaration and permanent injunction. We have been informed that the said suit is pending as on date, but no injunction has been granted in favour of the plaintiffs.
9. Balabai Gopal Gaikwad and others filed a Special Civil Suit No. 1378 of 2018, in the Court of Civil Judge, Senior Division, Pune against Sharad and 441 others in respect of the land bearing Survey No. 9 to 14 Hissa No. 1/2 admeasuring 79 Ares Hissa No. 1/17 admeasuring 79 Ares, Hissa No. 1/18 admeasuring 79 Ares, Hissa No. 1/24 admeasuring 79 Ares and other Hissa Nos. situate at Village Mundhwa, Taluka Pune City, District Pune, for several reliefs *inter alia* including declaration, cancellation of sale deeds, partition and injunction. We have been informed that the said suit is pending as on date, but no injunction has been granted in favour of the plaintiffs.
10. Oxford Realty LLP and 4 others filed a Special Civil Suit No. 125 of 2019, in the Court of Civil Judge, Senior Division, Pune against Hari Daji Kale and others in respect of the land bearing Survey No. 9 to 14 Hissa No. 1/71 (Old Survey No. 9 to 14 Hissa No. 1/11, Hissa No. 1/15, Hissa No. 1/17, Hissa No. 1/18, Hissa No. 1/20, Hissa No. 1/26, Hissa No. 1/28) admeasuring 17 Hectares 38 Ares situate at Village Mundhwa, Taluka Pune City, District Pune, for permanent injunction. By and under an Order dated January 22, 2019 passed under Exhibit 5, temporary injunction has been granted in favour of the plaintiffs. We have been informed that the said suit is pending as on date.



Being aggrieved by the injunction Hari Daji Kale and others filed a Civil Misc. Application before Civil Judge, Senior Division, Pune bearing No. 608 of 2020. We have been informed that the said application is pending as on date.

11. Writ Petition bearing No. 9358 of 2024 (Stamp No. 13375 of 2024) filed before the hon'ble High Court of Judicature at Bombay.

Rohit Raju Pawar and others had filed an Tribal Restoration Application alongwith application for interim relief bearing No. 116 of 2024 before the Additional Collector against Oxford Shelters LLP and others in respect of property bearing CTS Nos. 9 to 14 Plot No. 1/3, 1/4, 1/5, 1/6, 1/7, 1.8, 1/20, 1/21 and 1/22 situate at Village Mundhwa, District Pune ("**Said Property**") seeking various reliefs *inter alia* including the declaration of the transfer of Said Property of Applicants in as well as other tribals to non tribals, be declared as void and Said Property be restored to Tribal Occupants and restraining the respondents from making any further development and construction of said land and also from alienation of Said Property. The Additional Collector rejected the Application for grant of injunction filed by the Applicants vide his Order dated April 4, 2024. Being aggrieved by the aforesaid order of rejection of injunction application, the Applicants filed the revision Application bearing No. RTS/Re/Pune/43 of 2025 before the Additional Divisional Commissioner, Pune Division for revising the Order passed by the Additional Collector. The said application came to be rejected vide Order dated February 20, 2025.

The aforementioned Writ Petition was filed by Rohit Raju Pawar and others ("**Petitioners**") challenging the Order passed by the Additional Divisional Commissioner, Pune Division dated February 20, 2025 and Order dated April 4, 2024 passed by Additional Collector, Oxford Shelters LLP and others ("**Respondents**") under Articles 226 and 227 of the Constitution of India alongwith application for interim relief.

The Petitioners claimed that they were allotted the Said Property. The Said Property was allotted to the Petitioners vide an order bearing No. PMF/10424 dated July 11, 1989 by the Collector as Class II and on new tenure basis, on the grounds of their caste i.e. being scheduled tribes. The following issues were considered in the aforementioned Writ (i) whether the lands belonging to the tribals can be transferred to non-tribals without following the due procedure prescribed by under section 36 A of the Maharashtra Land Revenue Code, 1966, (ii) whether the Collector, Pune has in law rightly come to the conclusion that no stay need be granted for further transactions/transfers of the land owned by the tribals, and held all previous transactions to be valid.

The Petitioners filed an application to withdraw the aforesaid writ petition. By and under an Order dated January 7, 2025, the Plaintiffs were allowed to withdraw the present Writ Petition, with liberty to file a statutory appeal against the impugned order. In view thereof, the present writ petition came to be withdrawn and disposed of.

12. Mr. Ganpat Baburao Gaikwad and others have filed an RTS Appeal bearing No. 514 of 2022, before the Divisional Commissioner, Pune against Hon. Additional Collector and others in respect of the land bearing Survey No. 9 to 14 Hissa No. 1/17, 1/18, 1/42, 1/46 situated at Village Mundhwa, Taluka Pune City, District Pune, for setting aside the order dated July 26, 2022 passed by Additional Collector thereby allowing conversion of land from Class II to Class I. The same is pending adjudication before the Divisional Commissioner.

Our Memo 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 Memo.

This Memo is addressed to and is solely for your benefit. We would be pleased to discuss the contents of this Memo and provide you with any additional information/clarifications that you may require. In case you have any specific queries relating to this Memo, please do not hesitate to contact us.

Dated this 3<sup>rd</sup> day of July, 2025.

  
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