

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 3 Hectares 95 Ares out of the properties mentioned in Part A and Part B situate at Village Keshav Nagar, Mundhwa, Taluka Pune City, District Pune ("**Properties**").

#### **PART A: PINNI PLOTS AND PART B: SHARAD PLOTS**

Sr. No.	Survey No. and Hissa No.	Area
1.	Survey No. 9 to 14 Hissa No. 1/56	79 Ares
2.	Survey No. 9 to 14 Hissa No. 1/57	79 Ares
3.	Survey No. 9 to 14 Hissa No. 1/58	79 Ares
4.	Survey No. 9 to 14 Hissa No. 1/59	79 Ares
5.	Survey No. 9 to 14 Hissa No. 1/60	79 Ares

1. We have investigated the (i) the ownership right of Pinni 5 Co-operative Housing Society Limited ("**Pinni**") in respect of the properties mentioned in Part A, (ii) ownership rights of Sharad 3 Co-operative Housing Society Limited ("**Sharad**") in respect of the properties mentioned in Part B, and (iii) the development rights of Pune Projects 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 3 Hectares 95 Ares bearing Survey No. 9 to 14/1/56 to 60 situate, lying and being at Village Mundhwa, Taluka Pune City, District Pune.

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

**Part A and PART B Documents**

- Power of Attorney dated May 3, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3360 of 2005, Suresh Kisan Jadhav, Usha Ambadas Jadhav, Narsubai Kisan Jadhav and Vijay Shankar Jadhav appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney;
- Order dated January 1, 2007, Issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Sharad Cooperative Housing Society Limited;
- Sale Deed dated April 16, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2791 of 2007, executed between Suresh Kisan Jadhav, Usha Ambadas Jadhav, Narsubai Kisan Jadhav and Vijay Shankar Jadhav (represented through their constituted attorney Subhash Laxmanrao Kadam) alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited (represented through its director Subhash Laxmanrao Kadam) and Sharad Cooperative Housing Society Limited;
- Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited;
- Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh



Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagde and 41 others (original landowners)) appointed Hritik Technologies and Realities 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 (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishrilal Dhariwal;
- Deed of Confirmation dated October 25, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8546 of 2007, executed by Suresh Kisan Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited (represented through its director Subhash Laxmanrao Kadam), confirmed the Sale Deed dated April 16, 2007 executed in favour of Sharad Cooperative Housing Society Limited;
- Deed of Confirmation dated October 31, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8704 of 2007, executed by Usha Ambadas Jadhav and Narsubai Kisan Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited;
- Deed of Confirmation dated November 22, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 9245 of 2007, executed by Vijay Shankar Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited;
- Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP;



- Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney;
- Power of Attorney dated May 3, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3361 of 2005, Nitin Rajendra Jadhav, Tushar Rajendra Jadhav, and others appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney;
- Order dated January 20, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Sharad Cooperative Housing Society Limited;
- Sale Deed dated April 16, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2792 of 2007, executed between Nitin Rajendra Jadhav, Tushar Rajendra Jadhav, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited (represented through its director Subhash Laxmanrao Kadam) and Sharad Cooperative Housing Society Limited;
- Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited;
- Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam

and Associates) (for himself and for Vishal Prakash Gagde and 41 others (original landowners)) appointed Hritik Technologies and Realities 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 (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishrilal Dhariwal;
- Deed of Confirmation dated October 25, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8547 of 2007, executed by Nitin Rajendra Jadhav, Tushar Rajendra Jadhav, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited;
- Deed of Confirmation dated November 1, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8746 of 2007, executed by Yogesh Anil Jadhav, Ajay Anil Jadhav, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited;
- Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP;
- Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney;

- Power of Attorney dated May 13, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 4115 of 2005, Prakash Ananda Jadhav, Pradip Ananda Jadhav, Vikram Ananda Jadhav and Surekha Anil Gaikwad appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney;
- Power of Attorney dated May 12, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3516 of 2005, Ashok Ananda Jadhav, Sunita Ananda Jadhav and Yelu Ananda Jadhav appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney;
- Order dated January 20, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Sharad Cooperative Housing Society Limited;
- Sale Deed dated April 16, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2790 of 2007, executed between Prakash Ananda Jadhav, Pradip Ananda Jadhav, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited (represented through its director Subhash Laxmanrao Kadam) 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 (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited;
- Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagde and 41 others (original landowners)) appointed Hritik Technologies and Realities 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 (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishrilal Dhariwal;
- Deed of Confirmation dated October 29, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8645 of 2007, executed by Ashok Ananda Jadhav, Sunita Ananda Jadhav and Yelu Ananda Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited;
- Deed of Confirmation dated October 31, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8706 of 2007, executed by Prakash Ananda Jadhav, Pradip Ananda Jadhav and Vikram Ananda Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited;
- By and under a Deed of Confirmation dated November 1, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8750 of 2007, executed by Surekha Anil Gaikwad alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited;
- Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP;
- Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited

(2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney;

- Development Agreement dated September 29, 2000 (notarized), executed between Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav and Panacea Constructions;
- Power of Attorney dated September 29, 2000, registered in office of Sub registrar of Assurances, Haveli at serial No. 280 of 2000, executed by Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav, appointing Anandram Dagduram Mutha and Rajendra Uttamchand Dugad as their constituted attorney;
- Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructions, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav (represented through their constituted attorney, Rajendra Uttamchand Dugad) and Intel Shelters Private Limited;
- Power of Attorney December 31, 2001 (notarized), executed by Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav (represented through their constituted attorney, Rajendra Uttamchand Dugad), appointing Anirudhha Uttam Seolekar and Anandram Dagduram Mutha as their constituted attorney;
- Order dated July 31, 2002, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Pinni Cooperative Housing Society Limited;
- Sale Deed dated September 30, 2002, registered in office of Sub registrar of Assurances, Haveli at serial No. 5022 of 2002, Padma Maruti Jadhav, Datta Maruti Jadhav, and Vinod Maruti Jadhav alongwith the confirmation of Panacea Constructions (represented through its partner Anandram Dagduram Mutha) and Intel Shelters Private Limited (represented through its director Anirudhha Uttam Seolekar) and Pinni Cooperative Housing Society Limited;



- Release Deed dated July 16, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 7242 of 2008, executed by Meerabai Rajendra Gaikwad and Varsha Mahesh Wadekar;
- Deed of Confirmation dated July 16, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 7244 of 2008, executed by Padma Maruti Jadhav, Datta Maruti Jadhav, and Vinod Maruti Jadhav alongwith the confirmation of Mirabai Rajendra Gaikwad, Varsha Mahesh Wadekar, Hemlata *alias* Rupa Vinod Jadhav and Rupali Dattatray Jadhav;
- Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP;
- Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney;
- Development Agreement dated September 4, 2000 (notarized), executed between Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad and others and Panacea Constructions;
- Power of Attorney dated September 4, 2000, registered in office of Sub registrar of Assurances, Haveli at serial No. 235 of 2000, executed by Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad, and others appointing Anandram Dagduram Mutha and Rajendra Uttamchand Dugad as her constituted attorney;
- Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructions, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad, Bebinanda Dattatray Gaikwad, Bimavva



Kalluli Jadhav, Savitri Margu Jadhav, Laxmibai Arjun Pawar, Maya Margu Gaikwad, and Maruti Margu Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad) and Intel Shelters Private Limited;

- Power of Attorney December 31, 2001 (notarized), executed by Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad and others appointing Anirudhha Uttam Seolekar and Anandram Dagduram Mutha as their constituted attorney;
- Order dated October 26, 2004, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Pinni Cooperative Housing Society Limited;
- Sale Deed dated November 6, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 6995 of 2004, executed between Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad, and others alongwith the confirmation of Panacea Constructions (represented through its partner Anandram Dagduram Mutha) and Intel Shelters Private Limited (represented through its director Anirudhha Uttam Seolekar) and Pinni Cooperative Housing Society Limited;
- Deed of Confirmation dated February 21, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 1993 of 2008, executed by Dattatray Margu Gaikwad, Bebinanda Dattatray Gaikwad and others.
- Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP; and
- Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.



**(3) 7/12 extracts:**

Extract of the 7/12 extracts in respect of the Property issued by the concerned authority.

**(4) Search Report:**

We have conducted updated searches in the office of the concerned sub-registrar in respect of the Properties and have relied upon the updated Search Report dated October 15, 2024 issued by Kailash Thorat, Advocate, who has certified that he has not found any adverse entries in respect of the Properties.

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 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) Pune Projects LLP has clear and marketable development rights in respect of the Sharad Plots and the Pinni Plots.

**Owner of the Property:**

(i) Pinni 5 Co-operative Housing Society Limited and (ii) Sharad 3 Co-operative Housing Society Limited.

**Developer of the Property:**

Pune Projects LLP

**Promoter/Co-Promoter of the Property:**

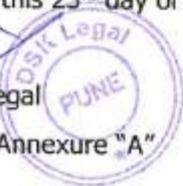
(i) Oxford Shelters Private Limited, and (ii) Hritik Technologies and Realty Private Limited.

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

Dated this 23<sup>rd</sup> day of October, 2024

DSK Legal

Encl.: Annexure "A"



**Annexure "A"**

**Flow of title in respect of the Property**

**Brief History (PART A and PART B Plots)**

- Prior to the year 1968, the property bearing Survey No. 9 to 14 having an aggregate area admeasuring 225 Acre 23 Guntha was owned by the Irrigation Department, State of Maharashtra.
- 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 Acre 23 Guntha of the property bearing Survey No. 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 No. 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 (54 Hectare 87 Ares). 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 memo, we have only dealt with the following plots:

Survey No. 9 to 14 Hissa No. 1/37	79 Ares	Vithhal Sakha Gaikwad
Survey No. 9 to 14 Hissa No. 1/38	79 Ares	Sawata Vithhal Gaikwad

Survey No. 9 to 14 Hissa No. 1/40	79 Ares	Maruti Eknath Gaikwad
Survey No. 9 to 14 Hissa No. 1/41	79 Ares	Sundarabai Gangaram Jadhav
Survey No. 9 to 14 Hissa No. 1/44	79 Ares	Babai Raghunath Gaikwad
Survey No. 9 to 14 Hissa No. 1/56	79 Ares	Kisan Baburao Jadhav
Survey No. 9 to 14 Hissa No. 1/58	79 Ares	Sitabai Rama Jadhav
Survey No. 9 to 14 Hissa No. 1/59	79 Ares	Ananda Vyankat Jadhav

### **Devolution of the PART A and PART B plots**

#### **First Property**

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/56 admeasuring 79 Ares situate at village Mundhwa, Taluka Pune City, District Pune ("**First Property**").

Tenure	New Tenure (Class II)
Name on 7/12 extract (2012-2013)	Sharad Cooperative Housing Society Limited.

1. Mutation Entry No. 5197 dated June 3, 1996 records that Kisan Baburao Jadhav died on October 12, 1986, leaving behind the following heirs and legal representatives:  
Son: Suresh Kisan Jadhav;  
Daughter: Usha Ambadas Jadhav; and  
Widow: Narsubai Kisan Jadhav.
2. By and under a Power of Attorney dated May 3, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3360 of 2005, Suresh Kisan Jadhav, Usha Ambadas Jadhav, Narsubai Kisan Jadhav and Vijay Shankar Jadhav appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney in respect of the Sixth Property, upon the terms and conditions contained therein.
3. In accordance with the application made by Narsubai Kisan Jadhav and 2 others, by an order dated January 1, 2007, the Divisional Commissioner, Pune Division granted the permission for sale of the Sixth Property, in favour of Sharad, *inter alia* on following terms and conditions:
  - (i) Landowner shall pay 75% unearned income as Nazrana, prior to the proposed transaction to the government;
  - (ii) After the acquisition of the Sixth Property, the Purchaser shall hold the same on New Tenure / Class II occupant and shall use the same for non-agricultural purposes; and



- (iii) The Purchaser shall not be entitled to sell the Sixth Property without obtaining the prior permission of the government and in case of such transfer, shall pay the requisite Nazrana to the government.
4. Pursuant to the payment of Nazrana in accordance with the aforesaid order dated January 1, 2007 of the Divisional Commissioner, Pune Division, by and under a Sale Deed dated April 16, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2791 of 2007, Suresh Kisan Jadhav, Usha Ambadas Jadhav, Narsubai Kisan Jadhav and Vijay Shankar Jadhav (represented through their constituted attorney Subhash Laxmanrao Kadam) alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik (represented through its director Subhash Laxmanrao Kadam) sold, transferred and conveyed the Sixth Property in favour of Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), for the consideration and upon the terms and conditions contained therein. The same is confirmed by Mutation Entry No. 9416 dated November 27, 2007.
5. By and under a Deed of Confirmation dated October 25, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8546 of 2007, Suresh Kisan Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik (represented through its director Subhash Laxmanrao Kadam), confirmed the Sale Deed dated April 16, 2007 of the Sixth Property, executed in favour of Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), upon the terms and conditions contained therein.
6. By and under a Deed of Confirmation dated October 31, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8704 of 2007, Usha Ambadas Jadhav and Narsubai Kisan Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik (represented through its director Subhash Laxmanrao Kadam), confirmed the Sale Deed dated April 16, 2007 of the Sixth Property, executed in favour of Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), upon the terms and conditions contained therein.
7. By and under a Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) granted the development rights in respect of the property bearing Survey No. 9 to 14 Hissa No. 1/2, Survey No. 9 to 14 Hissa No. 1/11, Survey No. 9 to 14 Hissa No. 1/17, Survey No. 9 to 14 Hissa No. 1/18, Survey No. 9 to 14 Hissa No. 1/24, Survey No. 9 to 14 Hissa No. 1/25, Survey No. 9 to 14 Hissa No. 1/37, Survey No. 9 to 14 Hissa No. 1/38, Survey No. 9 to 14 Hissa No. 1/40, Survey No. 9 to



- 14 Hissa No. 1/41, Survey No. 9 to 14 Hissa No. 1/44, Survey No. 9 to 14 Hissa No. 1/48, Survey No. 9 to 14 Hissa No. 1/56, Survey No. 9 to 14 Hissa No. 1/58 and Survey No. 9 to 14 Hissa No. 1/59 in favour of Hritik, represented through its director, Pramod Mishrilal Dhariwal, for the consideration and upon the terms and conditions contained therein.
8. By and under an Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagde and 41 others (original landowners)) appointed Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishrilal Dhariwal as their constituted attorney pursuant to Development Agreement dated November 8, 2007.
9. By and under a Deed of Confirmation dated November 22, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 9245 of 2007, Vijay Shankar Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik (represented through its director Subhash Laxmanrao Kadam), confirmed the Sale Deed dated April 16, 2007 of the Sixth Property, executed in favour of Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), upon the terms and conditions contained therein.
10. By and under a 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 (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Mr. Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik, represented through its director, Pramod Mishrilal Dhariwal, parties mutually enhanced the total consideration amount and also altered/changed several terms and conditions of the Development Agreement dated November 8, 2007.
11. By and under a Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited, granted and assigned the development rights in respect of the properties mentioned therein, including the Sixth Property, in favour of Pune Projects LLP, for the consideration and upon the terms and conditions contained therein.



12. By and under a Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited, appointed Pune Projects LLP, as their constituted attorney in respect of the properties mentioned therein, including the Sixth Property, for the consideration and upon the terms and conditions contained therein.

**Our View:**

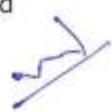
Subject to the aforesaid and the development rights of Pune Projects LLP, the rights of Sharad with respect to the First Property are clear and marketable.

**Second Property**

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/57 admeasuring 79 Ares situate at village Mundhwa, Taluka Pune City, District Pune ("**Second Property**").

Tenure	New Tenure (Class II)
Name on 7/12 extract (2012-2013)	Pinni Cooperative Housing Society Limited.

1. By and under a Development Agreement dated September 29, 2000 (notarized), Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav granted the development rights in respect of the Sixth Property in favour of Panacea Constructions, represented through its partner Anandram Dagduram Mutha, for the consideration and upon the terms and conditions contained therein.
2. By a Power of Attorney dated September 29, 2000, registered in office of Sub registrar of Assurances, Haveli at serial No. 280 of 2000, Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav, appointed Anandram Dagduram Mutha and Rajendra Uttamchand Dugad as their constituted attorney in respect of the Sixth Property pursuant to the Development Agreement.
3. By and under a Deed of Assignment dated December 31, 2001 (notarized), Panacea Constructions, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav (represented through their constituted attorney, Rajendra Uttamchand Dugad) assigned the development rights in respect of the Sixth Property, in favour of Intel (represented through its directors Anirudhha Uttam Seolekar and



- Anandram Dagduram Mutha), for the consideration and upon the terms and conditions contained therein.
4. By a Power of Attorney December 31, 2001 (notarized), Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav (represented through their constituted attorney, Rajendra Uttamchand Dugad), appointed Anirudhha Uttam Seolekar and Anandram Dagduram Mutha as their constituted attorney in respect of the Sixth Property.
  5. In accordance with the application made by Padma Maruti Jadhav, by an order dated July 31, 2002, the Divisional Commissioner, Pune Division granted the permission for sale of the Sixth Property, in favour of Pinni, *inter alia* on following terms and conditions:
    - (i) Landowner shall pay 75% unearned income as Nazrana, prior to the proposed transaction to the government;
    - (ii) After the acquisition of the Sixth Property, the Purchaser shall hold the same on New Tenure / Class II occupant and shall use the same for non-agricultural purposes; and
    - (iii) The Purchaser shall not be entitled to sell the Sixth Property without obtaining the prior permission of the government and in case of such transfer, shall pay the requisite Nazrana to the government.
  6. Pursuant to the payment of Nazrana in accordance with the aforesaid order dated July 31, 2002 of the Divisional Commissioner, Pune Division, by and under a Sale Deed dated September 30, 2002, registered in office of Sub registrar of Assurances, Haveli at serial No. 5022 of 2002, Padma Maruti Jadhav, Datta Maruti Jadhav, and Vinod Maruti Jadhav alongwith the confirmation of Panacea Constructions (represented through its partner Anandram Dagduram Mutha) and Intel (represented through its director Anirudhha Uttam Seolekar) sold, transferred and conveyed the Sixth Property in favour of Pinni (represented through its chairman Parag Chunnilal Shah and secretary, Rajendra Uttamchand Duggad), for the consideration and upon the terms and conditions contained therein and specifically subject to the rights of Intel. The same is confirmed by Mutation Entry No. 7818 dated December 18, 2002.
  7. Mutation Entry No. 9233 dated July 4, 2007 records that, in accordance with resolution passed and pursuant to the application made by Pinni, the name of the occupant/holder recorded in 7/12 extract of the various properties recorded therein including the captioned property came to be rectified as "Pinni Cooperative Housing Society Limited" instead of "Pinni Cooperative Housing Society Limited (represented through its chairman Parag Chunnilal Shah and secretary, Rajendra Uttamchand Duggad)".



8. By and under a Release Deed dated July 16, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 7242 of 2008, Meerabai Rajendra Gaikwad and Varsha Mahesh Wadekar, released, conveyed and transferred their share in the Sixth Property in favour of Padma Maruti Jadhav, Datta Maruti Jadhav and Vinod Maruti Jadhav, upon the terms and conditions contained therein.
9. By and under a Deed of Confirmation dated July 16, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 7244 of 2008, Padma Maruti Jadhav, Datta Maruti Jadhav, and Vinod Maruti Jadhav alongwith the confirmation of Mirabai Rajendra Gaikwad, Varsha Mahesh Wadekar, Hemlata *alias* Rupa Vinod Jadhav and Rupali Dattatray jadhav confirmed the Sale Deed dated September 30, 2002 of the Sixth Property, executed in favour of Pinni (represented through its chairman Parag Chunnilal Shah), for the additional consideration and upon the terms and conditions contained therein.
10. By and under a Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited, granted and assigned the development rights in respect of the properties mentioned therein, including the Sixth Property, in favour of Pune Projects LLP, for the consideration and upon the terms and conditions contained therein.
11. By and under a Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited, appointed Pune Projects LLP, as their constituted attorney in respect of the properties mentioned therein, including the Sixth Property, for the consideration and upon the terms and conditions contained therein.

**Our View:**

Subject to the aforesaid, the Order dated May 22, 2014 passed by the Deputy Registrar, Co-operative Society and the development rights of Pune Projects LLP, the rights of Pinni Cooperative Housing Society Limited (5) with respect to the Second Property are clear and marketable.

**Third Property**



All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/58 admeasuring 79 Ares situate at village Mundhwa, Taluka Pune City, District Pune ("**Third Property**").

Tenure	New Tenure (Class II)
Name on 7/12 extract (2012-2013)	Sharad Cooperative Housing Society Limited.

1. Mutation Entry No. 7953 dated August 2, 2003, records that Sitabai Rama Jadhav died on January 1, 2001, leaving behind the following heirs and legal representatives:

Son: Ashok Rama Jadhav;  
Daughter: Nirmala Ashok Pawar;  
Grandsons: Nitin Rajendra Jadhav; (minor)  
Tushar Rajendra Jadhav; (minor)  
Yogesh Anil Jadhav; (minor)  
Ajay Anil Jadhav; (minor)  
Granddaughters: Priyanka Rajendra Jadhav; (minor)  
Yogita Anil Jadhav; (minor)  
Daughters in law: Bharati Rajendra Jadhav; and  
Neela Anil Jadhav

2. Mutation Entry No. 8221 dated October 27, 2004, records that Ashok Rama Jadhav died on March 15, 2004, leaving behind the following heirs and legal representatives:

Sons: Pravin Ashok Jadhav; (minor)  
Sandip Ashok Jadhav; (minor)  
Daughter: Deepika Ashok Jadhav; (minor) and  
Widow: Sunita Ashok Jadhav.  
(for herself and as the natural guardian of all the aforesaid minors)

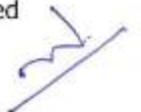
3. By and under a Power of Attorney dated May 3, 2005 registered in office of Sub registrar of Assurances, Havell at serial No. 3361 of 2005, Nitin Rajendra Jadhav, Tushar Rajendra Jadhav, Priyanka Rajendra Jadhav, Bharati Rajendra Jadhav (for herself and as the natural guardian of the aforesaid minors), Yogesh Anil Jadhav, Ajay Anil Jadhav, Yogita Anil Jadhav, Neela Anil Jadhav (for herself and as the natural guardian of the aforesaid minors), Pravin Ashok Jadhav, Sandip Ashok Jadhav, Deepika Ashok Jadhav and Sunita Ashok Jadhav (for herself and as the natural guardian of the aforesaid minors), and Nirmala Ashok Pawar appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney in respect of the Seventh Property, upon the terms and conditions contained therein.



4. In accordance with the application made by Sunita Ashok Jadhav, by an order dated January 20, 2007, the Divisional Commissioner, Pune Division granted the permission for sale of the Seventh Property, in favour of Sharad, *inter alia* on following terms and conditions:
  - (i) Landowner shall pay 75% unearned income as Nazrana, prior to the proposed transaction to the government;
  - (ii) After the acquisition of the Seventh Property, the Purchaser shall hold the same on New Tenure / Class II occupant and shall use the same for non-agricultural purposes; and
  - (iii) The Purchaser shall not be entitled to sell the Seventh Property without obtaining the prior permission of the government and in case of such transfer, shall pay the requisite Nazrana to the government.
  
5. Pursuant to the payment of Nazrana in accordance with the aforesaid order dated January 20, 2007 of the Divisional Commissioner, Pune Division, by and under a Sale Deed dated April 16, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2792 of 2007, Nitin Rajendra Jadhav, Tushar Rajendra Jadhav, Priyanka Rajendra Jadhav, Bharati Rajendra Jadhav (for herself and as the natural guardian of the aforesaid minors), Yogesh Anil Jadhav, Ajay Anil Jadhav, Yogita Anil Jadhav, Neela Anil Jadhav (for herself and as the natural guardian of the aforesaid minors), Pravin Ashok Jadhav, Sandip Ashok Jadhav, Deepika Ashok Jadhav and Sunita Ashok Jadhav (for herself and as the natural guardian of the aforesaid minors), and Nirmala Ashok Pawar (represented through their constituted attorney Subhash Laxmanrao Kadam) alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik (represented through its director Subhash Laxmanrao Kadam) sold, transferred and conveyed the Seventh Property in favour of Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), for the consideration and upon the terms and conditions contained therein. The same is confirmed by Mutation Entry No. 9417 dated November 27, 2007.
  
6. By and under a Deed of Confirmation dated October 25, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8547 of 2007, Nitin Rajendra Jadhav, Tushar Rajendra Jadhav, Priyanka Rajendra Jadhav, Bharati Rajendra Jadhav (for herself and as the natural guardian of the aforesaid minors) alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s. Subhash Kadam and Associates), and Hritik (represented through its director Subhash Laxmanrao Kadam), confirmed the Sale Deed dated April 16, 2007 of the Seventh Property, executed in favour of Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), upon the terms and conditions contained therein.



7. By and under a Deed of Confirmation dated November 1, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8746 of 2007, Yogesh Anil Jadhav, Ajay Anil Jadhav, Yogita Anil Jadhav, Neela Anil Jadhav (for herself and as the natural guardian of the aforesaid minors), Pravin Ashok Jadhav, Sandip Ashok Jadhav, Deepika Ashok Jadhav and Sunita Ashok Jadhav (for herself and as the natural guardian of the aforesaid minors), and Nirmala Ashok Pawar alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s. Subhash Kadam and Associates), and Hritik (represented through its director Subhash Laxmanrao Kadam), confirmed the Sale Deed dated April 16, 2007 of the Seventh Property, executed in favour of Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), upon the terms and conditions contained therein.
8. By and under a Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Mr. Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) granted the development rights in respect of the property bearing Survey No. 9 to 14 Hissa No. 1/2, Survey No. 9 to 14 Hissa No. 1/11, Survey No. 9 to 14 Hissa No. 1/17, Survey No. 9 to 14 Hissa No. 1/18, Survey No. 9 to 14 Hissa No. 1/24, Survey No. 9 to 14 Hissa No. 1/25, Survey No. 9 to 14 Hissa No. 1/37, Survey No. 9 to 14 Hissa No. 1/38, Survey No. 9 to 14 Hissa No. 1/40, Survey No. 9 to 14 Hissa No. 1/41, Survey No. 9 to 14 Hissa No. 1/44, Survey No. 9 to 14 Hissa No. 1/48, Survey No. 9 to 14 Hissa No. 1/56, Survey No. 9 to 14 Hissa No. 1/58 and Survey No. 9 to 14 Hissa No. 1/59 in favour of Hritik, represented through its director, Pramod Mishrilal Dhariwal, for the consideration and upon the terms and conditions contained therein.
9. By and under an Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Mr. Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagde and 41 others (original landowners)) appointed Hritik, represented through its director, Pramod Mishrilal Dhariwal as their constituted attorney pursuant to Development Agreement dated November 8, 2007.
10. By and under a 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 (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Mr. Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik, represented through its director, Pramod Mishrilal Dhariwal, parties mutually enhanced the total consideration amount and also altered/changed several terms and conditions of the Development Agreement dated November 8, 2007.



11. By and under a Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited, granted and assigned the development rights in respect of the properties mentioned therein, including the Seventh Property, in favour of Pune Projects LLP, for the consideration and upon the terms and conditions contained therein.
12. By and under a Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited, appointed Pune Projects LLP, as their constituted attorney in respect of the properties mentioned therein, including the Seventh Property, for the consideration and upon the terms and conditions contained therein.

**Our View:**

Subject to the aforesaid, the Order dated May 22, 2014 passed by the Deputy Registrar, Co-operative Society and the development rights of Pune Projects LLP, the rights of Sharad Cooperative Housing Society Limited (3) with respect to the Third Property are clear and marketable.

**Fourth Property**

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/59 admeasuring 79 Ares situate at village Mundhwa, Taluka Pune City, District Pune ("**Fourth Property**").

Tenure	New Tenure (Class II)
Name on 7/12 extract (2012-2013)	Sharad Cooperative Housing Society Limited.

1. Mutation Entry No. 5392 dated December 9, 2006, records that Ananda Vyankat Jadhav died on November 4, 1991, leaving behind the following heirs and legal representatives:

Sons: Ashok Ananda Jadhav (minor);  
Prakash Ananda Jadhav;  
Pradip Ananda Jadhav (minor);  
Vikram Ananda Jadhav (minor);

Daughters: Sunita Ananda Jadhav (minor);



Surekha Anil Gaikwad; and  
Widow: Yelu Ananda Jadhav.  
(all minors, represented by their natural guardian, mother)

2. By and under a Power of Attorney dated May 13, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 4115 of 2005, Prakash Ananda Jadhav, Pradip Ananda Jadhav, Vikram Ananda Jadhav and Surekha Anil Gaikwad appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney in respect of the Eighth Property, upon the terms and conditions contained therein.
3. By and under a Power of Attorney dated May 12, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3516 of 2005, Ashok Ananda Jadhav, Sunita Ananda Jadhav and Yelu Ananda Jadhav appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney in respect of the Eighth Property, upon the terms and conditions contained therein.
4. In accordance with the application made by Prakash Ananda Jadhav and 6 others, by an order dated January 20, 2007, the Divisional Commissioner, Pune Division granted the permission for sale of the Eighth Property, in favour of Sharad, *inter alia* on following terms and conditions:
  - (i) Landowner shall pay 75% unearned income as Nazrana, prior to the proposed transaction to the government;
  - (ii) After the acquisition of the Eighth Property, the Purchaser shall hold the same on New Tenure / Class II occupant and shall use the same for non-agricultural purposes; and
  - (iii) The Purchaser shall not be entitled to sell the Eighth Property without obtaining the prior permission of the government and in case of such transfer, shall pay the requisite Nazrana to the government.
5. Pursuant to the payment of Nazrana in accordance with the aforesaid order dated January 20, 2007 of the Divisional Commissioner, Pune Division, by and under a Sale Deed dated April 16, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2790 of 2007, Prakash Ananda Jadhav, Pradip Ananda Jadhav, Vikram Ananda Jadhav, Surekha Anil Gaikwad, Ashok Ananda Jadhav, Sunita Ananda Jadhav and Yelu Ananda Jadhav (represented through their constituted attorney Subhash Laxmanrao Kadam) alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik (represented through its director Subhash Laxmanrao Kadam) sold, transferred and conveyed the Eighth Property in favour of Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), for the



consideration and upon the terms and conditions contained therein. The same is confirmed by Mutation Entry No. 9418 dated November 27, 2007.

6. By and under a Deed of Confirmation dated October 29, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8645 of 2007, Ashok Ananda Jadhav, Sunita Ananda Jadhav and Yelu Ananda Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik (represented through its director Subhash Laxmanrao Kadam), confirmed the Sale Deed dated April 16, 2007 of the Eighth Property, executed in favour of Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), upon the terms and conditions contained therein.
7. By and under a Deed of Confirmation dated October 31, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8706 of 2007, Prakash Ananda Jadhav, Pradip Ananda Jadhav and Vikram Ananda Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik (represented through its director Subhash Laxmanrao Kadam), confirmed the Sale Deed dated April 16, 2007 of the Eighth Property, executed in favour of Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), upon the terms and conditions contained therein.
8. By and under a Deed of Confirmation dated November 1, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8750 of 2007, Surekha Anil Gaikwad alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik (represented through its director Subhash Laxmanrao Kadam), confirmed the Sale Deed dated April 16, 2007 of the Eighth Property, executed in favour of Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), upon the terms and conditions contained therein.
9. By and under a Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Mr. Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) granted the development rights in respect of the property bearing Survey No. 9 to 14 Hissa No. 1/2, Survey No. 9 to 14 Hissa No. 1/11, Survey No. 9 to 14 Hissa No. 1/17, Survey No. 9 to 14 Hissa No. 1/18, Survey No. 9 to 14 Hissa No. 1/24, Survey No. 9 to 14 Hissa No. 1/25, Survey No. 9 to 14 Hissa No. 1/37, Survey No. 9 to 14 Hissa No. 1/38, Survey No. 9 to 14 Hissa No. 1/40, Survey No. 9 to 14 Hissa No. 1/41, Survey No. 9 to 14 Hissa No. 1/44, Survey No. 9 to 14 Hissa No. 1/48, Survey No. 9 to 14 Hissa No. 1/56, Survey No. 9 to 14 Hissa No. 1/58 and Survey No. 9 to 14 Hissa No. 1/59 in favour of Hritik,



represented through its director, Pramod Mishrilal Dhariwal, for the consideration and upon the terms and conditions contained therein.

10. By and under an Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, Sharad (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Mr. Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagde and 41 others (original landowners)) appointed Hritik, represented through its director, Pramod Mishrilal Dhariwal as their constituted attorney pursuant to Development Agreement dated November 8, 2007.
11. By and under a 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 (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Mr. Subhash Laxmanrao Kadam (proprietor of M/s. Subhash Kadam and Associates) and Hritik, represented through its director, Pramod Mishrilal Dhariwal, parties mutually enhanced the total consideration amount and also altered/changed several terms and conditions of the Development Agreement dated November 8, 2007.
12. By and under a Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited, granted and assigned the development rights in respect of the properties mentioned therein, including the Eighth Property, in favour of Pune Projects LLP, for the consideration and upon the terms and conditions contained therein.
13. By and under a Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited, appointed Pune Projects LLP, as their constituted attorney in respect of the properties mentioned therein, including the Eighth Property, for the consideration and upon the terms and conditions contained therein.

**Our View:**



Subject to the aforesaid, the Order dated May 22, 2014 passed by the Deputy Registrar, Co-operative Society and the development rights of Pune Projects LLP, the rights of Sharad Cooperative Housing Society Limited (3) with respect to the Fourth Property are clear and marketable.

#### **Fifth Property**

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/60 admeasuring 79 Ares situate at village Mundhwa, Taluka Pune City, District Pune ("**Fifth Property**").

User	Agricultural
Tenure	New Tenure (Class II)
Name on 7/12 extract (2012-2013)	Pinni Cooperative Housing Society Limited.

1. Mutation Entry No. 6728 dated March 7, 2000, records that Margu Shettiba Gaikwad died on March 25, 1995, leaving behind his following legal heirs:  
Sons: Dattatray Margu Gaikwad;  
Maruti Margu Gaikwad;  
Daughters: Bimavva Kalluli Jadhav;  
Savitri Margu Jadhav;  
Laxmibai Arjun Pawar;  
Maya Margu Gaikwad; and  
Hanmavva Margu Gaikwad.
2. By and under a Development Agreement dated September 4, 2000 (notarized), Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad, Bebinanda Dattatray Gaikwad, Bimavva Kalluli Jadhav, Savitri Margu Jadhav, Laxmibai Arjun Pawar, Maya Margu Gaikwad, and Maruti Margu Gaikwad granted the development rights in respect of the Seventh Property in favour of Panacea Constructions, represented through its partner Anandram Dagduram Mutha, for the consideration and upon the terms and conditions contained therein.
3. By a Power of Attorney dated September 4, 2000, registered in office of Sub registrar of Assurances, Haveli at serial No. 235 of 2000, Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad, Bebinanda Dattatray Gaikwad, Bimavva Kalluli Jadhav, Savitri Margu Jadhav, Laxmibai Arjun Pawar, Maya Margu Gaikwad, and Maruti Margu Gaikwad appointed Anandram Dagduram Mutha and Rajendra Uttamchand Dugad as her constituted attorney in respect of the Seventh Property pursuant to the Development Agreement.
4. By and under a Deed of Assignment dated December 31, 2001 (notarized), Panacea Constructions, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad, Bebinanda Dattatray



Gaikwad, Bimavva Kalluli Jadhav, Savitri Margu Jadhav, Laxmibai Arjun Pawar, Maya Margu Gaikwad, and Maruti Margu Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad) assigned the development rights in respect of the Seventh Property, in favour of Intel (represented through its directors Anirudhha Uttam Seolekar and Anandram Dagduram Mutha), for the consideration and upon the terms and conditions contained therein.

5. By a Power of Attorney December 31, 2001 (notarized), Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad, Bebinanda Dattatray Gaikwad, Bimavva Kalluli Jadhav, Savitri Margu Jadhav, Laxmibai Arjun Pawar, Maya Margu Gaikwad, and Maruti Margu Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad), appointed Anirudhha Uttam Seolekar and Anandram Dagduram Mutha as their constituted attorney in respect of the Seventh Property.
6. In accordance with the application made by Dattatray Margu Gaikwad and others, by an order dated October 26, 2004, the Divisional Commissioner, Pune Division granted the permission for sale of the Seventh Property, in favour of Pinni, *inter alia* on following terms and conditions:
  - (i) Landowner shall pay 75% unearned income as Nazrana, prior to the proposed transaction to the government;
  - (ii) After the acquisition of the Seventh Property, the Purchaser shall hold the same on New Tenure / Class II occupant and shall use the same for non-agricultural purposes; and
  - (iii) The Purchaser shall not be entitled to sell the Seventh Property without obtaining the prior permission of the government and in case of such transfer, shall pay the requisite Nazrana to the government.
7. Pursuant to the payment of Nazrana in accordance with the aforesaid order dated October 26, 2004 of the Divisional Commissioner, Pune Division, by and under a Sale Deed dated November 6, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 6995 of 2004, Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad, Bebinanda Dattatray Gaikwad, Bimavva Kalluli Jadhav, Savitri Margu Jadhav, Laxmibai Arjun Pawar, Maya Margu Gaikwad, and Maruti Margu Gaikwad, alongwith the confirmation of Panacea Constructions (represented through its partner Anandram Dagduram Mutha) and Intel (represented through its director Anirudhha Uttam Seolekar) sold, transferred and conveyed the Seventh Property in favour of Pinni (represented through its chairman Parag Chunnilal Shah and secretary, Rajendra Uttamchand Duggad), for the consideration and upon the terms and conditions contained therein and specifically subject to the rights of Intel. The same is confirmed by Mutation Entry No. 8225 dated November 8, 2004.



8. Mutation Entry No. 9233 dated July 4, 2007 records that, in accordance with resolution passed and pursuant to the application made by Pinni, the name of the occupant/holder recorded in 7/12 extract of the various properties recorded therein including the captioned property came to be rectified as "Pinni Cooperative Housing Society Limited" instead of "Pinni Cooperative Housing Society Limited (represented through its chairman Parag Chunnihal Shah and secretary, Rajendra Uttamchand Duggad)".
9. By and under a Deed of Confirmation dated February 21, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 1993 of 2008, Dattatray Margu Gaikwad, Bebinanda Dattatray Gaikwad, Bimavva Kalluli Jadhav, Laxmibai Arjun Pawar, Maya Margu Gaikwad, Maruti Margu Gaikwad, Manisha Dattatray Gaikwad, Shilpa Dattatray Gaikwad, Arvind Dattatray Gaikwad and Hemant Dattatray Gaikwad (minor, represented through their natural guardian mother, Bebinanda Dattatray Gaikwad), Chhaya Maruti Gaikwad, Nagesh Margu Jadhav, and Sarsu Nagesh Jadhav confirmed the Sale Deed dated November 6, 2004 of the Seventh Property, executed in favour of Pinni (represented through its chairman Parag Chunnihal Shah), for the additional consideration and upon the terms and conditions contained therein.
10. By and under a Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited, granted and assigned the development rights in respect of the properties mentioned therein, including the Seventh Property, in favour of Pune Projects LLP, for the consideration and upon the terms and conditions contained therein.
11. By and under a Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited, appointed Pune Projects LLP, as their constituted attorney in respect of the properties mentioned therein, including the Seventh Property, for the consideration and upon the terms and conditions contained therein.

**Our View:**

Subject to the aforesaid, the Order dated May 22, 2014 passed by the Deputy Registrar, Co-operative Society and the development rights of Pune Projects LLP, the rights of Pinni Cooperative Housing Society Limited (5) with respect to the Fifth Property are clear and marketable.



**Common devolution – PART A and PART B Plots**

- By and under Order dated May 22, 2014, passed by the Sub-registrar, Co-operative Society, Pune, Sharad Co-operative Housing Society Limited came to be bifurcated into various societies. Accordingly, properties bearing Survey No. 9 to 14 Hissa Nos. 1/37, 1/38, 1/40, 1/41 and 1/44 came to vest with Sharad 2 Co-operative Housing Society Limited and properties bearing Survey No. 9 to 14 Hissa Nos. 1/56, 1/58 and 1/59 came to vest with Sharad 3 Co-operative Housing Society Limited ("**Sharad 3**").
- By and under Order dated May 22, 2014, passed by the Sub-registrar, Co-operative Society, Pune, Pinni Co-operative Housing Society Limited came to be bifurcated into various societies. Accordingly, properties bearing Survey No. 9 to 14 Hissa Nos. 1/39, 1/42, 1/43, 1/45 and 1/46 came to vest with Pinni 3 Co-operative Housing Society Limited and properties bearing Survey No. 9 to 14 Hissa Nos. 1/57, and 1/60 came to vest with Pinni 5 Co-operative Housing Society Limited ("**Pinni 5**").
- In view of the aforesaid, (i) Sharad 3 is entitled to the property bearing Survey No. 9 to 14 Hissa Nos. 1/56, 1/58 and 1/59 admeasuring 2 Hectares 37 Ares, and (ii) Pinni 5 is entitled to property bearing Survey No. 9 to 14 Hissa Nos. 1/57, and 1/60 admeasuring 1 Hectare 58 Ares, collectively admeasuring 3 Hectares 95 Ares ("**said Properties**").
- In view of the aforesaid Sharad 3 and Pinni 5 prepared a Layout in respect of the said Properties and obtained a sanction from the Pune Municipal Corporation for IOD purpose.
- Pursuant to the layout and by and under an order dated June 2, 2015 passed by, Town Planning Department, Pune, the properties owned by Sharad 3 and Pinni 5 came to amalgamated in the revenue records and 7/12 extract bearing Survey No. 9 to 14/1/56 to 60 admeasuring 3 Hectares 95 Ares came to created and recorded in the name of the owners in the following manner:

Name of the owner	Area
Sharad 3 Cooperative Housing Society Limited.	2 Hectares 37 Ares
Pinni 5 Cooperative Housing	1 Hectare 58 Ares

Society Limited.	
<b>Total</b>	<b>3 Hectares 95 Ares</b>

The effect of the aforesaid came to be recorded in the revenue records vide mutation entry no. 13327 dated October 6, 2015.

***Comment:***

*We have not perused the sanctioned layout plan. Please provide a copy of the same for our perusal.*

• **Litigations:**

We understand that the various litigations are pending in respect of the captioned property. We have been informed that no adverse orders in respect thereof have been passed and that the disclosure letter in respect of the litigations shall be provided separately in the prescribed format. The list of the pending litigations has been attached in Annexure "B" mentioned hereinbelow.

**Opinion:**

Subject to the aforesaid and the development rights of Pune Projects LLP, (i) Sharad 3 Cooperative Housing Society Limited, and (ii) Pinni 5 Cooperative Housing Society Limited. Have clear and marketable title in respect of an area admeasuring 3 Hectares 95 Ares out of the Captioned Properties.

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

This Title Certificate 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.

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**Annexure "B"**  
**(List of Pending Litigations)**

SR. NO.	PROCEEDINGS	PARTIES	STATUS
1.	<b>WRIT PETITION 16063 OF 2023 (BHC)</b>	Vishal Vilas Jadhav, Sonali Vishal Jadhav Vs Pune Projects LLP through its Partner Ashish Ravi Purvankara, Pinni 3 Co-Operative Housing Society Limited, and others	<b>Pre-admission</b> <b>18.12.2024</b>
2.	<b>WRIT PETITION 9358 OF 2024 (BHC)</b>	Rohit Raju Pawar and others, vs the collector Pune through state of Maharashtra and Others	<b>Pre-admission</b> <b>21.04.2025</b>
3.	<b>CIVIL COURT SENIOR DIVISION PUNE SPL. C. S./2006/2022</b>	Vishal Vilas Jadhav Vs Pune Projects LLP Through Ashish Ravi Puravankara	<b>06.02.2025</b> <b>for compliance</b>
4.	<b>CIVIL COURT PUNE MAHARASHTRA SPL.C.S./125/2019</b>	Oxford Realty LLP and Others Vs Hari Daji Kale And Others.	<b>11.02.2025</b> <b>for Orders on Exhibits</b>
5.	<b>CIVIL COURT PUNE MAHARASHTRA SPL. C. S./1367/2018</b>	Urmila Ravindra Jadhav and Others Vs Savata Vitthal Gaikwad, Pune Projects L.L.P, And Others.	<b>28.01.2025</b> <b>for Arguments on Exhibits</b>
6.	<b>CIVIL COURT PUNE MAHARASHTRA SPL.C.S./1268/2016</b>	Vijaya Parshuram Jadhav vs Pune Projects LLP, M/S Purvankara Projects Ltd., M/S Sharad 3 Cooperative Housing Society Ltd, M/S Pinni 3 Cooperative Housing Society Ltd, M/S Pinni 5 Cooperative housing society Ltd, and others	<b>28.01.2025 – Order on Exh.1</b>
7.	<b>CIVIL COURT PUNE MAHARASHTRA SPL.C.S./408/2008</b>	Balasaheb Khandu Badade vs. Sharad Co-op. Housing Society Ltd. & Ors.	<b>21.12.2024</b> <b>-</b> <b>Adjourned for say by</b> <b>Defendant No.15 on</b> <b>Exhibit No.111</b> <b>(Preventive/Injunction</b> <b>not passed)</b>