

N. S. SANKLECHA & ASSOCIATES
A D V O C A T E S

Office : C/8, 'ALOKNAGARI', 1305, Kasba Peth, Pawale Chowk, Pune - 411 011. | Ph. : 020 - 24576418

Ref. No. :

Date :

FORMAT-A

(Circular No.:- 28 /2021)

To,
Maha RERA
Pune.

LEGAL TITLE REPORT

SUBJECT: Title Clearance Certificate with respect to Survey No. 10/1B, 10/1A/3, 11/1A, 11/1B, 11/2A part, 11/3, 11/4 part, 11/4/2, 12/1, 12/2/1, 12/2/2, 12/2/3, 13/1B part, 13/2, situated at Village Mamurdi, Taluka Haveli, District Pune.

1) I have investigated the title of the said Property on request of **M/s. Godrej Skyline Developers Pvt. Ltd.** and following description of Property and documents i.e.:-

I] Description of the Property:

All that piece and parcel of land admeasuring area 24 H 04.88 R i.e. 2,40,488 Sq. Mtrs. bearing Survey No. 10/1B, 10/1A/3, 11/1A, 11/1B, 11/2A part, 11/3, 11/4 part, 11/4/2, 12/1, 12/2/1, 12/2/2, 12/2/3, 13/1B part, 13/2, situated at Village Mamurdi, Taluka Haveli, District Pune within the limits of Pimpri Chinchwad Municipal Corporation. (Hereinafter referred to as 'the said Property')

II] The list of documents of allotment of Property provided to me:

S.N.	Date	Name/Nature of the Document	Original/ Certified Copy/ Photocopy,



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			etc
1)	21-06-1975	Sale Deed executed and registered on 21-06-1975, before the office of Sub-registrar Haveli No. 01 bearing Sr. No. 1574/1975 in between Smt. Laxmibai Baban Mhasudge AND M/s. Poona Poultry Products through its partner Mr. Mukund Bhalchandra Unde.	Photocopy
2)	29-08-1979	Sale Deed executed and registered on 29-08-1979, before the office of Sub-registrar Haveli No. 2 bearing Sr. No. 2199/1979 in between Smt. Laxmibai Baban Mhasudge AND Mr. Nitin Padmakar Kibe and Mr. Padmakar Ramchandra Kibe.	Photocopy
3)	23-06-1997	Sale Deed executed and registered on 23-06-1997, before the office of Sub-registrar Haveli No. 05 bearing Sr. No. 6508/1997 in between Mr. Arjun Gaganmal Bulchandani and others AND M/s. Poona Layers through its authorized proprietor Mr. Padmakar Ramchandra Kibe.	Photocopy
4)	13-11-1998	Sale Deed executed and registered on 13-11-1998, before the office of Sub-registrar Haveli No. 05 bearing Sr. No. 8019/1998 in between Mr. Avadhut Shankar Joshi and 02 others AND Mr. Padmakar Ramchandra Kibe, along with Registration Receipt.	Photocopy
5)	13-11-1998	Sale Deed executed and registered on 13-11-1998, before the office of Sub-registrar Haveli No. 5 bearing Sr. No. 8020/1998 between Mr. Avadhut Shankar Joshi and others through their POA holder Mrs. Nirupa Kanitkar AND Mr. Padmakar Ramchandra Kibe.	Photocopy
6)	30-12-2004	Index II of Development Agreement executed	Photocopy



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		and registered on 30-12-2004, before the office of Sub Registrar of Haveli No. 14 at Serial No. 11681/2004 in between Mr. Vaman Baburao Mhasudge and 06 others AND Mr. Dnyaneshwar Shankarrao Dabhole and others.	
7)	30-12-2004	Power of Attorney executed and registered on 30-12-2004, before the office of Sub Registrar of Haveli No. 14 at Serial No. 11682/2004 by Mr. Vaman Baburao Mhasudge and 06 others in favor of Mr. Dnyaneshwar Shankarrao Dabhole and others, along with Registration Receipt.	Photocopy
8)	04-03-2005	Index II of Reconveyance Deed executed and registered on 04-03-2005, before the office of Sub Registrar of Haveli No. 18 at Serial No. 1465/2005 by Mr. Nitin Padmakar Kibe in favor of Rupee Co-operative bank ltd.	Photocopy
9)	30-03-2005	Index II of Mortgage Deed executed and registered on 30-03-2005, before the office of Sub Registrar of Haveli No. 14 at Serial No. 2106/2005 by M/s. Poona Poultry Products in favor of M/s. Rupee Co-operative bank Ltd.	Photocopy
10)	16-04-2005	Power of Attorney executed and registered on 16-04-2005 before the office of Sub Registrar of Haveli No. 14 at Serial No. 2559/2005 by Smt. Laxmibai Baban Mhasudge and others in favor of Mr. Vijay Namdev Mhasudge, along with Registration Receipt.	Photocopy
11)	31-07-2005	Power of Attorney executed and registered on 31-07-2005 before the office of Sub Registrar of Maval at Serial No. 4820/2005 by Smt. Varsha Padmakar Kibe and others in favor of Mr. Nitin Padmakar Kibe.	Photocopy
12)	23-08-2005	Index II Deed of Re-conveyance executed and	Photocopy



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		registered on 23-08-2005, before the office of Sub-registrar Pune No. 14 bearing Sr. No. 5706/2005 between Rupee Co-Op. Bank Ltd. AND M/s. Poona Poultry Products through its Partner Mr. Padmakar Ramchandra Kibe and Others.	
13)	17-01-2006	Incorporation Certificate of City Parks Pvt. Ltd. issued by Register of Companies Maharashtra, Pune dated 17-01-2006.	Photocopy
14)	17-02-2006	Power of Attorney executed and registered on 17-02-2006 before the office of Sub Registrar of BDR No. 09 at Serial No. 1359/2006 by M/s. Poona Poultry Product through its Partner Mrs. Sheela Divakar Khare in favor of Mrs. Nirupa Suhas Kanitkar.	Photocopy
15)	22-03-2006	Index II of Mortgage Deed executed and registered on 22-03-2006 before the office of Sub Registrar of Haveli No. 14 at Serial No. 2345/2006 in between Mr. Dnyaneshwar Shankarrao Dabhole AND Shree Amardevi Nagari Patsanstha.	Photocopy
16)	03-04-2006	Development Agreement executed on 07-12-2005 and registered on 03-04-2006, before the office of Sub-registrar Haveli No. 14 bearing Sr. No. 8288/2005 in between Mr. Nitin Padmakar Kibe AND M/s. City Parks Pvt. Ltd. through its partners Mr. Aniruddha Pradyumna Deshpande and Mr. Vitthal Badrinarayan Maniyar, along with Index II.	Photocopy
17)	03-04-2006	Power of Attorney executed on 07-12-2005 and registered on 03-04-2006 before the office of Sub Registrar of Haveli No. 14 at Serial No. 8289/2005 by Mr. Nitin Padmakar Kibe in favor of Mr. Aniruddha Pradyumna Deshpande	Photocopy



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		and Mr. Vitthal Badrinarayan Maniyar, along with Registration Receipt.	
18)	03-04-2006	Development Agreement executed on 07-12-2005 and registered on 03-04-2006, before the office of Sub-registrar Haveli No. 14 bearing Sr. No. 8286/2005 in between Late. Padmakar Ramchandra Kibe through his legal heir Mr. Nitin Padmakar Kibe and others AND M/s. City Parks through its partners Mr. Aniruddha Pradyumna Deshpande and Mr. Vitthal Badrinarayan Maniyar, along with Index II and Registration Receipt.	Photocopy
19)	03-04-2006	Power of Attorney executed on 07-12-2005 and registered on 03-04-2006 before the office of Sub Registrar of Haveli No. 14 at Serial No. 8287/2005 by Late. Padmakar Ramchandra Kibe through his legal heir Mr. Nitin Padmakar Kibe and others in favor of Mr. Aniruddha Pradyumna Deshpande and Mr. Vitthal Badrinarayan Maniyar, along with Registration Receipt.	Photocopy
20)	03-04-2006	Development Agreement executed on 07-12-2005 and registered on 03-04-2006, before the office of Sub-registrar Haveli No. 14 bearing Sr. No. 8290/2005 in between M/s. Poona Poultry Products through its Partner Mr. Nitin Padmakar Kibe and others AND M/s. City Parks Pvt. Ltd. through its partners Mr. Aniruddha Pradyumna Deshpande and Mr. Vitthal Badrinarayan Maniyar, along with Index II and Registration Receipt.	Photocopy
21)	25-04-2006	Sale Deed executed and registered on 25-04-2006, before the office of Sub-registrar Haveli No. 17 bearing Sr. No. 3287/2006 in between	Photocopy



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		Smt. Laxmibai Baban Mhasudge and others through their POA holder Mr. Vijay Namdev Marathe AND Mr. Narayan Namdev Marathe and Mrs. Priyanka Narayan Marathe, along with Index II and Registration Receipt.	
22)	15-07-2006	Development Agreement executed on 14-03-2006 and registered on 15-07-2006, before the office of Sub-registrar Haveli No. 18 bearing Sr. No. 1932/2006 in between Late. Padmakar Ramchandra Kibe through his legal heirs Mr. Nitin Padmakar Kibe and others AND M/s. City Parks Pvt. Ltd. through its partners Mr. Aniruddha Pradyumna Deshpande and Mr. Vitthal Badrinarayan Maniyar, along with Index II and Registration Receipt.	Photocopy
23)	15-07-2006	Power of Attorney executed on 14-03-2006 and registered on 15-07-2006 before the office of Sub Registrar of Haveli No. 18 at Serial No. 1933/2006 by Late. Padmakar Ramchandra Kibe through his legal heirs namely Mr. Nitin Padmakar Kibe in favor of Mr. Pradip Shivram Chavan, along with Registration Receipt.	Photocopy
24)	15-07-2006	Confirmation Deed executed on 14-03-2006 and registered on 15-07-2006, before the office of Sub-registrar Haveli No. 18 bearing Sr. No. 1934/2006 in between M/s. Poona Poultry Products through its Partner Mrs. Sheela Divakar Khare AND M/s. City Park Pvt. Ltd. through its director Mr. Aniruddha Pradyumna Deshpande and Mr. Pradip Shivram Chavan, along with Index II.	Photocopy
25)	18-07-2006	Power of Attorney executed and registered on 18-07-2006 before the office of Sub Registrar of Haveli No. 3 at Serial No.5829/2006 by	Photocopy



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		M/s. Poona Poultry Product through its Partner Mrs. Sheela Divakar Khare through her POA holder Mrs. Nirupa Suhas Kanitkar in favor of Mr. Pradip Shivram Chavan.	
26)	29-11-2006	Index II of Development Agreement executed and registered on 29-11-2006, before the office of Sub-registrar Haveli No. 14 bearing Sr. No. 9350/2006 in between Mr. Dnyaneshwar Baburao Mhasudge and others AND Mr. Ramesh Baban Mhasudge.	Photocopy
27)	09-06-2008	Index II of Development Agreement executed on 25-01-2008 and registered on 09-06-2008, before the office of Sub-registrar Haveli No. 15 bearing Sr. No. 2596/2008 in between Mr. Kondiba Mahadev Bhalerao and others AND M/s. Richtime Export Pvt. Ltd. through its Director Mr. Javed F. Tapiya.	Photocopy
28)	09-06-2008	Power of Attorney executed on 25-01-2008 and registered on 09-06-2008, before the office of Sub Registrar of Haveli No. 15 at Serial No. 2597/2008 by Mr. Kondiba Mahadev Bhalerao and others in favor of M/s. Richtime Export Pvt. Ltd. through its Director Mr. Javed F. Tapiya.	Photocopy
29)	08-08-2008	Index II of Development Agreement executed and registered on 08-08-2008 before the office of Sub Registrar of Haveli No. 15 at Serial No. 5459/2008 in between Smt. Muktabai Baburao Mhasudge and 05 others AND M/s. Richtime Realty Pvt. Ltd. through its Director Mr. Javed F. Tapiya.	Photocopy
30)	08-08-2008	Power of Attorney executed and registered on 08-08-2008 before the office of Sub Registrar of Haveli No. 15 at Serial No. 5460/2008 by	Photocopy



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		Smt. Muktabai Baburao Mhasudge and 05 others in favor of M/s. Richtime Realty Pvt. Ltd. through its Director Mr. Javed F. Tapiya, along with Registration Receipt.	
31)	05-09-2008	Index II of Development Agreement executed and registered on 05-09-2008 before the office of Sub Registrar of Haveli No. 15 at Serial No. 6064/2008 in between Mr. Vaman Babu Mhasudge and 07 others AND M/s. Richtime Realty Pvt. Ltd. through its Director Mr. Javed F. Tapiya.	Photocopy
32)	05-09-2008	Power of Attorney executed and registered on 05-09-2008 before the office of Sub Registrar of Haveli No. 15 at Serial No. 6065/2008 by Mr. Vaman Baburao Mhasudge and 07 others in favor of M/s. Richtime Realty Pvt. Ltd. through its Director Mr. Javed F. Tapiya, along with Registration Receipt.	Photocopy
33)	10-10-2008	Index II of Confirmation Deed executed and registered on 10-10-2008 before the office of Sub Registrar of Haveli No. 11 at Serial No. 9904/2008 in between Mrs. Kalpana Kundalik Khomane AND M/s. Richtime Realty Pvt. Ltd. through its Director Mr. Javed F. Tapiya.	Photocopy
34)	10-10-2008	Index II of Confirmation Deed executed and registered on 10-10-2008 before the office of Sub Registrar of Haveli No. 11 at Serial No. 9891/2008 in between Mr. Dattu Kaluram Chavan AND M/s. Richtime Realty Pvt. Ltd. through its Director Mr. Javed F. Tapiya.	Photocopy
35)	22-10-2008	Index II of Development Agreement executed and registered on 22-10-2008 before the office of Sub Registrar of Haveli No. 11 at Serial No. 10275 /2008 in between Smt. Anjanabai	Photocopy



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		Maruti Mhasudge and others in favor of M/s. Richtime Realty Pvt. Ltd. through its Director Mr. Javed F. Tapiya.	
36)	22-10-2008	Power of Attorney executed and registered on 22-10-2008 before the office of Sub Registrar of Haveli No. 11 at Serial No. 10276 /2008 by Smt. Anjanabai Maruti Mhasudge and others in favor of M/s. Richtime Realty Pvt. Ltd. through its Director Mr. Javed F. Tapiya, along with Registration Receipt.	Photocopy
37)	17-04-2009	Zone Certificate issued by Pimpri Chinchwad Municipal Corporation, Pune bearing No. Naravi/Kavi/Zoda/239/2009 dated 17-04-2009.	Photocopy
38)	18-06-2009	Sale Deed executed and registered on 18-06-2009, before the office of Sub-registrar Haveli No. 19 bearing Sr. No. 2223/2009 in between M/s. Poona Poultry Products through its partner Mrs. Varsha Kibe and others AND M/s. City Parks Pvt. Ltd. along with Index II and Registration Receipt.	Photocopy
39)	20-03-2010	Agreement for Sale executed on 18-03-2010 and registered on 20-03-2010, before the office of Sub-registrar Haveli No. 08 bearing Sr. No. 2902/2010 in between Mrs. Laxmibai Baban Mhasudge and others and Mr. Narayan Namdev Marathe and others AND M/s. City Parks Pvt. Ltd. AND Mr. Vijay Namdev Marathe as confirming party, along with Index II and Registration Receipt.	Photocopy
40)	20-03-2010	Power of Attorney executed on 18-03-2010 and registered on 20-03-2010, before the office of Sub-registrar Haveli No. 08 bearing Sr. No. 2903/2010 by Mrs. Laxmibai Baban Mhasudge and others and Mr. Narayan	Photocopy



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		Namdev Marathe and others in favor of M/s. City Parks Pvt. Ltd., along with Registration Receipt.	
41)	05-08-2010	Deed of Conveyance executed and registered on 05-08-2010, before the office of Sub-registrar Haveli No. 08 bearing Sr. No. 7978/2010 in between Mr. Kondiba Mahadev Bhalerao and Smt. Muktabai Kondiba Bhalerao and 11 others AND M/s. City Park Pvt. Ltd. AND M/s. Richtime Reality Pvt. Ltd. as confirming party, along with Index II and Registration Receipt.	Photocopy
42)	08-09-2010	Indenture of Conveyance executed and registered on 08-09-2010, before the office of Sub-registrar Haveli No. 08 bearing Sr. No. 9165/2010 in between Smt. Muktabai Baburao Mhasudge and others AND M/s. City Parks Pvt. Ltd. AND Richtime Realty Pvt. Ltd. and others, along with Index II and Registration Receipt.	Photocopy
43)	19-01-2011	Deed of Conveyance executed on 05-11-2010 and registered on 19-01-2011, before the office of Sub-registrar Haveli No. 2 bearing Sr. No. 698/2011 in between Mrs. Laxmibai Baban Mhasudge and 07 others and Mr. Narayan Namdev Marathe and others AND M/s. City Parks Pvt. Ltd. AND Mr. Vijay Namdev Marathe as confirming party, alongwith Index II and Registration Receipt.	Photocopy
44)	24-06-2011	Index II of Deed of Mortgage executed and registered on 24-06-2011, before the office of Sub-registrar Haveli No. 19 bearing Sr. No. 6190/2011 between M/s. City Parks Pvt. Ltd. AND 3I Infotech Trusteeship Services Ltd.	Photocopy



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		(M/s. Universal Trusteeship Services Ltd.).	
45)	25-10-2011	Index II of Deed of Mortgage executed and registered on 25-10-2011, before the office of Sub-registrar Haveli No. 19 bearing Sr. No. 10414/2011 between M/s. City Parks Pvt. Ltd. AND 3I Infotech Trusteeship Services Ltd. (M/s. Universal Trusteeship Services Ltd.).	Photocopy
46)	27-09-2012	Index II of Deed of Mortgage executed and registered on 27-09-2012, before the office of Sub-registrar Haveli No. 12 bearing Sr. No. 7414/2012 between M/s. City Parks Pvt. through its authorized signatory Rakesh Bajaj Ltd. AND 3I Infotech Trusteeship Services Ltd. (M/s. Universal Trusteeship Services Ltd) through its manager Prashant Joshi.	Photocopy
47)	28-08-2013	Index II of Deed of Mortgage executed and registered on 28-08-2013, before the office of Sub-registrar Haveli No. 12 bearing Sr. No. 7134/2013 in between M/s. Peninsula Land Ltd. AND M/s IDBI Trusteeship Services Ltd. through its authorized signatory Mr. Ajit Guruji.	Photocopy
48)	30-01-2014	Index II of Deed of Mortgage executed and registered on 30-01-2014, before the office of Sub-registrar Haveli No. 12 bearing Sr. No. 648/2014 between M/s. Peninsula Land Ltd AND 3I Infotech Trusteeship Services Ltd. (M/s. Universal Trusteeship Services Ltd.) through its manager Prashant Joshi.	Photocopy
49)	19-09-2014	Index II of Deed of Mortgage executed and registered on 19-09-2014, before the office of Sub-registrar Haveli No. 12 bearing Sr. No. 6356/2014 in between M/s. Peninsula Land Ltd. AND Axis Trusty Services Ltd.	Photocopy



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50)	26-11-2014	Deed of Confirmation executed and registered on 26-11-2014 before the office of Sub-registrar Haveli No. 24 bearing Sr. No. 9342/2014 in between M/s. City Parks Pvt. Ltd. AND M/s. Peninsula Land Ltd.	Photocopy
51)	21-10-2015	Index II of Deed of Mortgage executed and registered on 21-10-2015, before the office of Sub-registrar Haveli No. 20 bearing Sr. No. 6294/2015 in between M/s. Peninsula Land Ltd. AND JM Financial Credit Solution Ltd.	Photocopy
52)	08-09-2017	Index II of Deed of Mortgage executed and registered on 08-09-2017, before the office of Sub-registrar Haveli No. 17 bearing Sr. No. 7600/2017 in between M/s. Peninsula Land Ltd. AND M/s. JM Financial Credit Solution Ltd.	Photocopy
53)	20-09-2017	Deed of Partial Reconveyance executed and registered on 20-09-2017, before the office of Sub-registrar Haveli No. 10 bearing Sr. No. 11958/2017 in between M/s. JM Financial Credit Solution Ltd. AND M/s. Peninsula Land Ltd. along with Index II and Registration Receipt.	Photocopy
54)	20-09-2017	Deed of Reconveyance executed and registered on 20-09-2017, before the office of Sub-registrar Haveli No. 10 bearing Sr. No. 11956/2017 in between M/s. JM Financial Credit Solution Ltd. AND M/s. Peninsula Land Ltd. along with Index II and Registration Receipt.	Photocopy
55)	20-09-2017	Deed of Partial Reconveyance executed and registered on 20-09-2017, before the office of Sub-registrar Haveli No. 10 bearing Sr. No. 11957/2017 in between M/s. IDBI Trusteeship	Photocopy



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		Services Ltd. AND M/s. Peninsula Land Ltd. along with Index II and Registration Receipt.	
56)	22-09-2017	Deed of Partial Re-conveyance executed and registered on 22-09-2017, before the office of Sub-registrar Haveli No. 10 bearing Sr. No. 12047/2017 in between M/s. Universal Trusteeship Services Ltd. (Formerly Known as 3I Infotech Trusteeship Services Ltd) AND M/s. Peninsula Land Ltd., along with Index II and Registration Receipt.	Photocopy
57)	28-09-2017	Agreement to Sale executed and registered on 28-09-2017 before the office of Sub-registrar Haveli No. 11 bearing Sr. No. 9480/2017 in between M/s. Peninsula Land Ltd. through its authorized signatory Miss. Kalyani Shukla AND M/s. Godrej Skyline Developers Pvt. Ltd., along with Index II and Registration Receipt.	Photocopy
58)	28-09-2017	Index II of Mortgage Deed executed on 27-09-2017 and registered on 28-09-2017 before the office of Sub-registrar Haveli No. 15 bearing Sr. No. 9543/2017 in between M/s. Peninsula Land Ltd. through its authorized signatory Mr. Satish Dhumal AND M/s. JM Financial Credit Solution Ltd.	Photocopy
59)	03-11-2017	Index II Deed of Reconveyance executed and registered on 03-11-2017, before the office of Sub-registrar Haveli No. 20 bearing Sr. No. 11223/2017 in between M/s. Axis Trustee Services Ltd. AND M/s. Peninsula Land Ltd. along with Index II and Registration Receipt.	Photocopy
60)	03-11-2017	Deed of Reconveyance executed and registered on 03-11-2017, before the office of Sub-registrar Haveli No. 20 bearing Sr. No.	Photocopy



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		11217/2017 between M/s. JM Financial Credit Solutions Ltd. AND M/s. Peninsula Land Ltd. along with Index II and Registration Receipt.	
61)	07-11-2017	Non-Agricultural use of land permission obtained from collector office of Pune bearing No. PCMC/SND/SR/10/2017 dated 7-11-2017.	Photocopy
62)	02-05-2018	Deed of Conveyance executed and registered on 02-05-2018, before the office of Sub-registrar Haveli No.11 bearing Sr. No. 6263/2018 in between M/s. Peninsula Land Ltd. through its authorized signatory Ms. Kalyani Shukla AND M/s. Godrej Skyline Developer Pvt. Ltd., along with Index II and Registration Receipt.	Photocopy
63)	02-05-2018	Deed of Indemnity executed and registered on 02-05-2018, before the office of Sub-registrar Haveli No.11 bearing Sr. No. 6265/2018 between M/s. Peninsula Land Ltd. through its authorized signatory Ms. Kalyani Shukla AND M/s. Godrej Skyline Developers Pvt. Ltd.	Photocopy
64)	19-06-2018	Layout Sanction plan approved by Pimpri Chinchwad Municipal Corporation bearing no. Layout/Mamurdi/25/2018 dated 19-06-2018.	Photocopy
65)	25-02-2019	Deed of Mortgage executed and registered on 25-02-2019, before the office of Sub-registrar Haveli No. 15 bearing Sr. No. 2830/2019 in between M/s. Godrej Skyline Developers Pvt. Ltd. AND Housing Development Finance Corporation Ltd., along with Index II and Registration Receipt.	Photocopy
66)	10-10-2019	Index II of Possession Receipt executed on 22-08-2019 and registered on 10-10-2019, before the office of Sub-registrar Haveli No. 15 bearing Sr. No. 17819/2019 between M/s.	Photocopy



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		Peninsula Land Ltd. and Others AND Pimpri Chinchwad Municipal Corporation thorough Sub-Director Town Planning through Sub-Engineer Mr. Prakash Baburao Salvi.	
67)		7/12 extract of Survey No. 10/1B, 10/1A/3, 11/1A, 11/1B, 11/2A part, 11/3, 11/4 part, 11/4/2, 12/1, 12/2/1, 12/2/2, 12/2/3, 13/1B part, 13/2	Photocopy
68)		Mutation Entries.	Photocopy

III] 7/12 issued by Talathi Village Mamurdi, Taluka Haveli, District Pune for Survey No. 10/1B, 10/1A/3, 11/1A, 11/1B, 11/2A part, 11/3, 11/4 part, 11/4/2, 12/1, 12/2/1, 12/2/2, 12/2/3, 13/1B part, 13/2.

IV] I have conducted the search of said Property for the period of **30 years i.e. from 1992 to 2021** both inclusive from the Index-II registers and day books maintained by Sub-Registrar offices Haveli, regarding the piece and parcel of land described herein. by paying **Govt Fees of Rs. 3000/-, vide GRN No. MH007374258202122E, dated: 11-10-2021.**

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property I am of the opinion that the title of following owners is clear, marketable and free from charge and encumbrance, *except the charge of Housing Development Finance Corporation Limited. (hereinafter referred to as "HDFC Ltd.")*.

Owners of the said Property:

Sr.No.	Land Owners	Land Area	Survey Nos.
1.	M/s. Godrej Skyline Developers Pvt. Ltd.	04 H 4.68 R	10/1B
2.		00 H 80 R	10/1A/3
3.		02 H 79 R	13/1B part
4.		00 H 54 R	12/2/1
5.		00 H 54 R	12/2/3
6.		00 H 92 R	11/4/2



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7.		00 H 85 R	11/1A
8.		02 H 13 R	12/1
9.		01 H 08 R	12/2/2
10.		03 H 43 R	11/1B
11.		02 H 88 R	11/3
12.		00 H 81 R	13/2
13.		02 H 59.2 R	11/2A part
14.		00 H 64 R	11/4 part
15.	Total Land	24 H 4.88 R	

**Qualifying
Comments
/remarks**

if any:

In view of the discussion so made herein above, Search taken and subject to whatever stated therein, I am of the opinion that the land owners i.e. **M/s. Godrej Skyline Developers Pvt. Ltd.** have got clear, marketable, legal and valid title and rights, free from charge and encumbrance, *except the charge of HDFC Ltd.*

3) The report reflecting the flow of the title of the Owners i.e. **M/s. Godrej Skyline Developers Pvt. Ltd.** in respect of the said Property is enclosed herewith as Annexure.

Encl: Annexure.

DATE: 27-10-2021


ADVOCATE

FORMAT-A

(Circular No.:- 28/2021)

FLOW OF TITLE OF THE SAID PROPERTY

A| SURVEY NUMBER 10/1B

All that piece and parcel of land admeasuring area 04 H 4.68 R bearing Survey No. 10/1B, situated at village Mamurdi was originally owned and possessed by Mr. Sureshbhai Lalchand Shaha.



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Thereafter it appears from Mutation Entry No. 693 dated 14-12-1983, that the said land owner 1] Mr. Sureshbhai Lalchand Shaha, 2] Mr. Shashikant Lalchand Shaha, 3] Mr. Devendra Lalchand Shaha, 4] Mr. Vijay Lalchand Shaha sold the said land admeasuring area 04 H 4.68 R bearing Survey No. 10/1B to Mr. Arjun Gaganmal Bhulchandani by way of Sale Deed executed and registered on 25-09-1980, before office of Sub Registrar Haveli bearing Sr. No. 3709/1980 and accordingly his name was recorded in revenue as owner and possesor.

Thereafter the said land owner Mr. Arjun Gaganmal Bhulchandani (himself) and POA holder of 1] Mr. Ravi Arjun Bhulchandani, 2] Mr. Sanjay Arjun Bhulchandani, 3] Mr. Ashwin Arjun Bhulchandani through their POA holder Dr. Umesh K. Joshi sold the said land admeasuring area 04 H 4.68 R bearing Survey No. 10 Hissa No. 1B to M/s. Poona Layers through its Proprietor Mr. Padmakar Ramchandra Kibe by way of Sale Deed executed and registered on 23-07-1997, before office of Sub Registrar Haveli No. 05 bearing Sr. No. 6508/1997 and accordingly its name was recorded on revenue record as owner and possessor, vide Mutation Entry No. 2132 dated 24-12-1997.

Thereafter the said land owners Mr. Padmakar Ramchandra Kibe partner of M/s. Poona Poultry Products availed loan from Rupee Co-operative Bank Ltd. against the land bearing Survey No. 10/1B and the said loan was repaid and accordingly they have executed Reconveyance Deed registered on 30-03-2005, before office of Sub Registrar Haveli No. 14 bearing Sr. No. 2106/2005.

Thereafter it appears from Mutation Entry No. 3418 dated 03-10-2006, that the said land owner Mr. Padmakar Ramchandra Kibe had expired on 16-06-2005 leaving behind his legal heirs namely 1] Smt. Varsha Padmakar Kibe (Widow), 2] Mr. Nitin Padmakar Kibe (Son), 3] Mrs. Madhuri Ashok Vaidya (Married Daughter), 4] Mrs.



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Nirupa Suhas Kanitkar (Married Daughter) and accordingly their names were recorded on revenue record. It seems from the documents that Late. Padmakar Ramchandra Kibe has executed a Will dated 29-01-2003 and Renew/amend said Will on 11-03-2005, according to said amended Will Late Padmakar Ramchandra Kibe already agreed/contracted for the development/transfer of his said properties and his legal heirs Mr. Nitin Padmakar Kibe, Smt. Varsha Padmakar Kibe, Mrs. Madhuri Ashok Vaidya and Mrs. Nirupa Suhas Kanitkar has to conclude said agreements regarding the said properties. However the said Will was not effected in revenue records of the said properties.

And Accordingly the said land admeasuring area 04 H 4.68 R bearing Survey No. 10 Hissa No. 1B owned and possessed by 1] Smt. Varsha Padmakar Kibe, 2] Mr. Nitin Padmakar Kibe, 3] Mrs. Madhuri Ashok Vaidya, 4] Mrs. Nirupa Suhas Kanitkar.

B] SURVEY NUMBER 10/1A/3

All that piece and parcel of land admeasuring area 00 H 80 R bearing Survey No. 10 Hissa No. 1A/3, situated at village Mamurdi was originally owned and possessed by Mr. Prabhakar Nagesh Limaye.

Thereafter it appears from Mutation Entry No. 1107 dated 25-06-1989, that the said land owner Mr. Prabhakar Nagesh Limaye sold the said land admeasuring area 00 H 80 R bearing Survey No. 10 Hissa No. 1A/3 to Mr. Arjun Gaganmal Bhulchandani by way of Sale Deed executed and registered on 25-06-1989, before office of Sub Registrar Haveli bearing Sr. No. 9324/1989 and accordingly his name was recorded in revenue as owner and possessor.



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Thereafter the said land owner Mr. Arjun Gaganmal Bhulchandani (himself) and POA holder of 1] Mr. Ravi Arjun Bhulchandani, 2] Mr. Sanjay Arjun Bhulchandani, 3] Mr. Ashwin Arjun Bhulchandani through their POA holder Dr. Umesh K. Joshi sold the said land admeasuring area 00 H 80 R bearing Survey No. 10 Hissa No. 1A/3 to M/s. Poona Layers through its Proprietor Mr. Padmakar Ramchandra Kibe by way of Sale Deed executed and registered on 23-07-1997, before office of Sub Registrar Haveli No. 05 bearing Sr. No. 6508/1997 and accordingly its name was recorded on revenue record as owner and possessor, vide Mutation Entry No. 2132 dated 24-12-1997.

Thereafter the said land owners Mr. Padmakar Ramchandra Kibe partner of M/s. Poona Poultry Products availed loan from Rupee Co-operative Bank Ltd. against the land bearing Survey No. 10/1A/3 and the said loan was repaid and accordingly they have executed Reconveyance Deed registered on 30-03-2005, before office of Sub Registrar Haveli No. 14 bearing Sr. No. 2106/2005.

Thereafter it appears from Mutation Entry No. 3418 dated 03-10-2006, that the said land owner Mr. Padmakar Ramchandra Kibe was expired on 16-06-2005 leaving behind his legal heirs namely 1] Smt. Varsha Padmakar Kibe (Widow), 2] Mr. Nitin Padmakar Kibe (Son), 3] Mrs. Madhuri Ashok Vaidya (Married Daughter), 4] Mrs. Nirupa Suhas Kanitkar (Married Daughter) and accordingly their names were recorded on revenue record. It seems from the documents that Late. Padmakar Ramchandra Kibe has executed a Will dated 29-01-2003 and Renew/amend said Will on 11-03-2005, according to said amended Will Late Padmakar Ramchandra Kibe already agreed/contracted for the development/transfer of his said properties and his legal heirs Mr. Nitin Padmakar Kibe, Smt. Varsha Padmakar Kibe, Mrs. Madhuri Ashok Vaidya and Mrs. Nirupa Suhas Kanitkar has to conclude said



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agreements regarding the said properties. However said Will was not effected in revenue records of the said properties.

And Accordingly the said land admeasuring area 00 H 80 R bearing Survey No. 10 Hissa No. 1A/3 owned and possessed by 1] Smt. Varsha Padmakar Kibe, 2] Mr. Nitin Padmakar Kibe, 3] Mrs. Madhuri Ashok Vaidya, 4] Mrs. Nirupa Suhas Kanitkar.

C] SURVEY NUMBER 11/1A

All that the piece and parcel of the land admeasuring area 10 Acre 23 Gunthas bearing Survey No. 11 Hissa No. 1A, situated at village Mamurdi, Taluka Haveli, Dist Pune was originally owned and possessed by Mr. Kesu Mhalu Ramoshi alias Mhasudge and accordingly his name was recorded on revenue record as owner and possessor.

Thereafter it appears from Mutation Entry No. 275 dated 19-07-1963, that the said land owner Mr. Kesu Mhalu Ramoshi alias Mhasudge was expired on 12-03-1953 leaving behind his legal heirs namely Master. Baban Gangaram Ramoshi alias Mhasudge (Grandson) through his guardian Smt. Thakubai Gangaram Ramoshi alias Mhasudge and their names were recorded on revenue record.

Thereafter it appears from Mutation Entry No. 486 that the provision of The Weight and Measurement Act 1958 and Indian Coinage Act 1955 came in to force and that announces standardization of weights and measures and depicts that a new mode of computation to be followed for all village and the admeasuring area 10 Acre 23 Gunthas bearing Survey No. 11 Hissa No. 1A was converted into metric system and accordingly the total area thereof was recorded as Survey No. 11/1A= 04 H 28 R and its recorded on 7/12 extract.



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Thereafter it appears from Mutation Entry No. 510 dated 10-10-1970, as per the Order passed by Tahsildar, Haveli vide no. Vatan/Ramoshi/Mamurdi/1199 dated 06-03-1966, according to the said order the said land owners had paid three times assessment tax and thereby the said land was converted from New Tenure to Old Tenure and accordingly the name of Government was deleted from the owner and possessor column of the 7/12 extract and remark of Old Tenure was recorded in other rights column.

Thereafter it appears from Mutation Entry No. 559 dated 15-02-1973, that the said land owner Mr. Baban Gangaram Mhasudge was expired on 12-12-1972 leaving behind his legal heirs namely 1] Smt. Laxmibai Baban Mhasudge (Widow), 2] Master. Ramesh Baban Mhasudge (Son), 3] Miss. Vimal Baban Mhasudge (Daughter), 4] Miss. Jamanabai Baban Mhasudge (Daughter), 5] Miss. Umasha Baban Mhasudge (Daughter) through their legal guardian Smt. Laxmibai Baban Mhasudge and accordingly Smt. Laxmibai Baban Mhasudge as manager of HUF was recorded on revenue record.

Thereafter it appears from Mutation Entry No. 589 dated 18-01-1976, that the said land owner Smt. Laxmibai Baban Mhasudge being Karta of HUF has sold the said land admeasuring area 03 H 43 R out of Survey No. 11/1A to M/s. Poona Poultry Farm through its managing partner Mr. Mukund Bhalchandra Unde by way of Sale Deed executed and registered on 21-06-1975, before office of Sub Registrar Haveli No. 01 bearing Sr. No. 1574/1975 and accordingly the Survey No. 11/1A was divided into two parts i.e. land admeasuring area 00 H 85 R bearing Survey No. 11/1A owned by Smt. Laxmibai Baban Mhasudge and land admeasuring area 03 H 43 R bearing Survey No. 11/1B owned by M/s. Poona Poultry Farm.



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Thereafter it appears from Mutation Entry No. 697 dated 02-03-1981, that the said land owner Smt. Laxmibai Baban Mhasudge sold the said land admeasuring area 00 H 85 R out of Survey No. 11/1A to Mr. Nitin Padmakar Kibe and Mr. Padmakar Ramchandra Kibe by way of Sale Deed executed and registered on 29-08-1979, before office of sub-registrar Haveli No. 02 bearing Sr. No. 2199/1979 and accordingly their names were recorded in revenue record as owners and possessors.

Thereafter it appears from Mutation Entry No. 790 dated 22-11-1984, that the said Mr. Nitin Padmakar Kibe and Mr. Padmakar Ramchandra Kibe availed loan of Rs. 17,30,000/- from Sangali Bank against the said Survey No. 11/1A and the said loan was repaid and accordingly the said charge was deleted on revenue record, vide Mutation Entry No. 1556 dated 02-06-1994.

Thereafter it appears from Mutation Entry No. 1557 dated 02-06-1994, that the said Mr. Nitin Padmakar Kibe and Mr. Padmakar Ramchandra Kibe availed loan of Rs. 15,00,000/- against the said Survey No. 11/1A from United Western Bank Ltd. Pimpri Chinchwad and the said loan was repaid and accordingly the said charge was deleted on revenue record, vide Mutation Entry No. 3417 dated 03-10-2006.

Thereafter it appears from Mutation Entry No. 3418 dated 03-10-2006, that the said land owner Mr. Padmakar Ramchandra Kibe was expired on 16-06-2005 leaving behind his legal heirs namely 1] Smt. Varsha Padmakar Kibe (Widow), 2] Mr. Nitin Padmakar Kibe (Son), 3] Mrs. Madhuri Ashok Vaidya (Married Daughter), 4] Mrs. Nirupa Suhas Kanitkar (Married Daughter) and accordingly their names were recorded on revenue record. It seems from the documents that Late. Padmakar Ramchandra Kibe has executed a Will dated 29-01-2003 and Renew/amend said Will on 11-03-2005, according to said amended Will Late



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Padmakar Ramchandra Kibe already agreed/contracted for the development/transfer of his said properties and his legal heirs Mr. Nitin Padmakar Kibe, Smt. Varsha Padmakar Kibe, Mrs. Madhuri Ashok Vaidya and Mrs. Nirupa Suhas Kanitkar has to conclude said agreements regarding the said properties, However said Will was not effected in revenue records of the said properties.

And Accordingly the said land admeasuring area 00 H 85 R bearing Survey No. 11 Hissa No. 1A owned and possessed by 1] Smt. Varsha Padmakar Kibe, 2] Mr. Nitin Padmakar Kibe, 3] Mrs. Madhuri Ashok Vaidya, 4] Mrs. Nirupa Suhas Kanitkar.

D] SURVEY NUMBER 11/1B

All that piece and parcel of the land admeasuring area 03 H 43 R bearing Survey No. 11 Hissa No. 1B, situated at village Mamurdi, Taluka Haveli, Dist Pune was originally owned and possessed by M/s. Poona Poultry Products Firm through its managing partner Mr. Mukund B. Unde and Mrs. Sunanda S. Thorat and accordingly its name was recorded on revenue record.

Thereafter the Mr. Mukund B. Unde and Mrs. Sunanda S. Thorat partners of M/s. Poona Poultry Products was retired partner and Mr. Padmakar Ramchandra Kibe and Mrs. Sheela Divakar Khare was incoming partner and accordingly their names were recorded on revenue record, vide Mutation Entry No. 788 and 829.

Thereafter it appears from Mutation Entry No. 1289, that the said land owner Mr. Padmakar Ramchandra Kibe availed loan from Rupee Co-Operative Bank Ltd. against the land bearing Survey No. 11/1B and the said loan was repaid and accordingly the said loan was deleted on revenue record, vide Mutation Entry No. 3405 dated 17-07-2006.



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Thereafter the said land owner M/s. Poona Poultry Products through its partner Mr. Padmakar Ramchandra Kibe and others availed loan from Rupee Co-Operative Bank Ltd. against the land bearing Survey No. 11/1B and the said loan was repaid and they have executed Reconveyance Deed executed and registered on 23-08-2005, before office of Sub Registrar Haveli No. 14 bearing Sr. No. 5706/2005.

Thereafter it appears from Mutation Entry No. 3418 dated 03-10-2006, that the said land owner Mr. Padmakar Ramchandra Kibe was expired on 16-06-2005 leaving behind his legal heirs namely 1] Smt. Varsha Padmakar Kibe (Widow), 2] Mr. Nitin Padmakar Kibe (Son), 3] Mrs. Madhuri Ashok Vaidya (Married Daughter), 4] Mrs. Nirupa Suhas Kanitkar (Married Daughter) and accordingly their names were recorded on revenue record. It seems from the documents that Late. Padmakar Ramchandra Kibe has executed a Will dated 29-01-2003 and Renew/amend said Will on 11-03-2005, according to said amended Will Late. Padmakar Ramchandra Kibe already agreed/contracted for the development/transfer of his said properties and his legal heirs Mr. Nitin Padmakar Kibe, Smt. Varsha Padmakar Kibe, Mrs. Madhuri Ashok Vaidya and Mrs. Nirupa Suhas Kanitkar has to conclude said agreements regarding the said properties. However said Will was not effected in revenue records of the said properties.

And Accordingly the said land admeasuring area 03 H 43 R bearing Survey No. 11 Hissa No. 1B owned and possessed by 1] M/s. Poona Poultry Products through its partners Mrs. Sheela Divakar Khare, 2] Smt. Varsha Padmakar Kibe, 3] Mr. Nitin Padmakar Kibe, 4] Mrs. Madhuri Ashok Vaidya, 5] Mrs. Nirupa Suhas Kanitkar.

E| SURVEY NUMBER 11/2A (part)



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All that the piece and parcel of land admeasuring area 02 H 74 R bearing Survey No. 11/2A, situated at village Mamurdi was originally owned and possessed by Mr. Baburao Namdev Mhasudge.

Thereafter it appears from Mutation Entry No. 734 dated 01-11-1982, that the said land owner Mr. Baburao Namdeo Mhasudge was expired on 13-12-1980 leaving behind his legal heirs namely 1] Mr. Balu Baburao Mhasudge (Son), 2] Mr. Dnyaneshwar Baburao Mhasudge (Son), 3] Mr. Maruti Baburao Mhasudge (Son), 4] Mr. Vaman Baburao Mhasudge (Son), 5] Smt. Muktabai Baburao Mhasudge (Widow) and accordingly their names were recorded on revenue record as owners and possessors .

Thereafter the said land owner 1] Smt. Muktabai Baburao Mhasudge, 2] Mr. Vaman Baburao Mhasudge, 3] Mr. Balu Baburao Mhasudge, 4] Mr. Dyaneshwar Baburao Mhasudge, 5] Mrs. Shalan Vaman Mhasudge, 6] Mr. Maruti Baburao Mhasudge agreed to sale the land bearing Survey no. 11/2A to Mr. Abdulgani Khan by way of Agreement dated 09-06-1992, However due to certain dispute the said transaction could not completed and the Mr. Abdulgani Khan filed Civil Suit bearing no. 3773/2000 before Civil Judge against the abovementioned land owners, however it appears in Sale Deed dated 08-09-2010 bearing Sr. No. 9165/2010 the said suit was disposed off and Mr. Abdulgani Khan has no right, interest, title in respect of land.

Thereafter the said land owners Smt. Muktabai Baburao Mhasudge, Mr. Dyaneshwar Baburao Mhasudge sold the said land admeasuring area 00 H 01 R out of Survey No. 11/2A to Mr. Shankar Babu Dhanwate by way of Sale Deed executed and registered on 14-08-1998, before office of Sub Registrar Haveli No. 05 bearing Sr. No. 5917/1998.



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Thereafter the said land owners 1] Smt. Muktabai Baburao Mhasudge as HUF, 2] Mr. Vaman Baburao Mhasudge as HUF, 3] Mr. Balu Baburao Mhasudge, 4] Mr. Dyaneshwar Baburao Mhasudge, 5] Mr. Maruti Baburao Mhasudge, 6] Mrs. Shalan Vaman Mhasudge, 7] Mr. Abdulgani Khan with intention to develop the said land admeasuring area 00 H 40 R out of Survey No. 11/2A transferred/assigned their development rights in favor of Mr. Dyaneshwar Shankarrao Dabhole and Mrs. Archana Krishna Dabhole by way of Development Agreement and Power of Attorney executed on 29-12-2004 and registered on 30-12-2004, before office of Sub Registrar Haveli No. 14 bearing Sr. No. 11681/2004 and 11682/2004 respectively.

Thereafter it appears from Mutation Entry No. 3452 dated 21-02-2007, that the one of said land owner Mr. Maruti Baburao Mhasudge was expired on 15-12-2005 leaving behind his legal heirs namely 1] Mr. Khandu Maruti Mhasudge (Son), 2] Mr. Lalu Maruti Mhasudge (Son), 3] Smt. Anjana Maruti Mhasudge (Widow) and accordingly their names were recorded on revenue record.

Thereafter the said land owner 1] Mr. Khandu Maruti Mhasudge, 2] Mr. Lalu Maruti Mhasudge, 3] Smt. Anjana Maruti Mhasudge, 4] Mr. Vaman Baburao Mhasudge filed Civil Suit bearing no. 2264/2007, before Civil Judge Senior Division on 15-12-2007 for partition of the said land bearing survey no. 11/2A against the 1] Smt. Muktabai Baburao Mhasudge, 2] Mr. Balu Baburao Mhasudge, 3] Mr. Dyaneshwar Baburao Mhasudge. Further the said suit was settled and aforesaid parties filed Consent Pursis on 04-02-2010, accordingly the said land was divided and each land owner become the owner of 1/5th share.

Thereafter the said developers Mr. Dyaneshwar Shankarrao Dabhole and Mrs. Archana Krishna Dabhole availed loan from Shree Amardevi Nagari Patsanstha



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against the land admeasuring area 00 H 40 R out of Survey No. 11/2A by way of Mortgage Deed executed and registered on 22-03-2006, before office of Sub Registrar Haveli No. 14 bearing Sr. No. 2345/2006. It is informed to us that the said loan is repaid.

Thereafter the said land owner 1] Mr. Balu Baburao Mhasudge, 2] Mr. Dnyaneshwar Baburao Mhasudge, 3] Smt. Muktabai Baburao Mhasudge with intention to develop the said land admeasuring area 00 H 03 R out of Survey No. 11/2A transferred/assigned their development rights in favor of Mr. Ramesh Baban Mhasudge by way of Development Agreement executed and registered on 29-11-2006, before office of Sub Registrar Haveli No. 14 bearing Sr. No. 9350/2006.

Thereafter the said land owners 1] Mr. Dyaneshwar Baburao Mhasudge, 2] Mrs. Baby Balu Mhasudge, 3] Mrs. Chaitrali Dattatray Bhandalkar, 4] Mr. Balu Baburao Mhasudge and family members, 5] Smt. Muktabai Baburao Mhasudge, 6] Mrs. Vaijanta Nitin Shitkal, 7] Mr. Ramesh Baban Mhasudge, 8] Mrs. Sarika Balu Chavan, 9] Mr. Shankar Babu Dhanvate with intention to develop the said land admeasuring area 01 H 64.4 out of land admeasuring area 02 H 74 R bearing Survey No. 11/2A transferred/assigned their development rights in favor of M/s. Richtime Realty Pvt. Ltd. through its director Mr. Javed F. Tapiya by way of Development Agreement and Power of Attorney executed and registered on 08-08-2008, before office of Sub Registrar Haveli No. 15 bearing Sr. No. 5459/2008 and 5460/2008 respectively.

Thereafter the said land owners 1] Smt. Muktabai Baburao Mhasudge as HUF, 2] Mr. Vaman Baburao Mhasudge as HUF, 3] Mr. Balu Baburao Mhasudge, 4] Mr. Dyaneshwar Baburao Mhasudge, 5] Mr. Maruti Baburao Mhasudge, 6] Mrs.



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Shalan Vaman Mhasudge through their POA holder Mrs. Archana Krishna Dabhole and Mr. Dnyaneshwar Shakarrao Dabhole with intention to develop the said land admeasuring area 00 H 40 R out of land admeasuring area 02 H 74 R bearing Survey No. 11/2A transferred/assigned their development rights in favor of M/s. Richtime Realty Pvt. Ltd. through its director Mr. Javed F. Tapiya by way of Development Agreement and Power of Attorney executed on 21-08-2008 and registered on 05-09-2008, before office of Sub Registrar Haveli No. 15 bearing Sr. No. 6064/2008 and 6065/2008.

Thereafter the said land owner Mr. Dattu Kaluram Chavan and 02 others given the confirmation in the said land admeasuring area 02 H 74 R bearing Survey No. 11/2A in favor of M/s. Richtime Realty Pvt. Ltd. through its director Mr. Javed F. Tapiya by way of Confirmation Deed executed and registered on 10-10-2008, before office of Sub Registrar Haveli No. 11 bearing Sr. No. 9891/2008.

Thereafter the said land owner Mrs. Kalpana Kundlik Khomane and others given the confirmation in the said land admeasuring area 02 H 74 R bearing Survey No. 11/2A in favor of M/s. Richtime Realty Pvt. Ltd. through its director Mr. Javed F. Tapiya by way of Confirmation Deed executed and registered on 10-10-2008, before office of Sub Registrar Haveli No. 11 bearing Sr. No. 9904/2008.

Thereafter the said land owners 1] Smt. Anjanabai Maruti Mhasudge, 2] Mr. Khandu Maruti Mhasudge and family members, 3] Mr. Lalu Maruti Mhasudge, 4] Mrs. Mangal Khandu Mhasudge with intention to develop the said land admeasuring area 00 H 54.80 R out of land admeasuring area 02 H 74 R bearing Survey No. 11/2A transferred/assigned their development rights in favor of M/s. Richtime Realty Pvt. Ltd. through its director Mr. Javed F. Tapiya by way of Development Agreement and Power of Attorney executed on 20-10-2008 and



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registered on 22-10-2008, before office of Sub Registrar Haveli No. 08 bearing Sr. No. 10275/2008 and 10276/2008 respectively.

And Accordingly the said land admeasuring area 02 H 59.2 R out of Survey No. 11 Hissa No. 2A possessed and develop by M/s. Richtime Realty Pvt. Ltd. as developer.

FI SURVEY NUMBER 11/3

All that piece and parcel of the land admeasuring area 02 H 88 R bearing Survey No. 11 Hissa No. 3, situated at village Mamurdi, Taluka Haveli, Dist Pune was originally owned and possessed by Mr. Baburao Namdev Mhasudge and accordingly his name was recorded on revenue record.

Thereafter the said land owners Mr. Baburao Namdev Mhasudge sold the said land admeasuring area 02 H 88 R bearing Survey No. 11/3 to M/s. Poona Poultry Products through its partner Mr. Mukund b. Unde by way of Sale Deed executed and registered on 21-06-1975, before office of Sub Registrar Haveli No. 01 bearing Sr. No. 1575/1975 and accordingly its name was recorded on revenue record as owner and possessor, vide Mutation Entry No. 590.

Thereafter the Mr. Mukund B. Unde and Mrs. Sunanda S. Thorat partners of M/s. Poona Poultry Products was retired partner and Mr. Padmakar Ramchandra Kibe and Mrs. Sheela Divakar Khare was incoming partner and accordingly their names were recorded on revenue record, vide Mutation Entry No. 788 and 829.

Thereafter it appears from Mutation Entry No. 1289, that the said land owner Mr. Padmakar Ramchandra Kibe availed loan from Rupee Co-Operative Bank Ltd. against the land bearing Survey No. 11/3 and the said loan was repaid and they



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have executed Reconveyance Deed executed and registered on 04-03-2005, before office of Sub Registrar Haveli No. 18 bearing Sr. No. 1465/2005 and accordingly the said loan was deleted on revenue record, vide Mutation Entry No. 3405 dated 17-07-2006.

Thereafter the said land owner M/s. Poona Poultry Products through its partner Mr. Padmakar Ramchandra Kibe and others availed loan from Rupee Co-Operative Bank Ltd. against the land bearing Survey No. 11/3 and the said loan was repaid and they have executed Reconveyance Deed executed and registered on 23-08-2005, before office of Sub Registrar Haveli No. 14 bearing Sr. No. 5706/2005.

Thereafter it appears from Mutation Entry No. 3418 dated 03-10-2006, that the said land owner Mr. Padmakar Ramchandra Kibe was expired on 16-06-2005 leaving behind his legal heirs namely 1] Smt. Varsha Padmakar Kibe (Widow), 2] Mr. Nitin Padmakar Kibe (Son), 3] Mrs. Madhuri Ashok Vaidya (Married Daughter), 4] Mrs. Nirupa Suhas Kanitkar (Married Daughter) and accordingly their names were recorded on revenue record. It seems from the documents that Late. Padmakar Ramchandra Kibe has executed a Will dated 29-01-2003 and Renew/amend said Will on 11-03-2005, according to said amended Will Late Padmakar Ramchandra Kibe already agreed/contracted for the development/transfer of his said properties and his legal heirs Mr. Nitin Padmakar Kibe, Smt. Varsha Padmakar Kibe, Mrs. Madhuri Ashok Vaidya and Mrs. Nirupa Suhas Kanetkar has to conclude said agreements regarding the said properties. However said Will was not effected in revenue records of the said properties.

And Accordingly the said land admeasuring area 02 H 88 R bearing Survey No. 11 Hissa No. 3 owned and possessed by 1] M/s. Poona Poultry Products



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through its partners Mrs. Sheela Divakar Khare, 2] Smt. Varsha Padmakar Kibe, 3] Mr. Nitin Padmakar Kibe, 4] Mrs. Madhuri Ashok Vaidya, 5] Mrs. Nirupa Suhas Kanitkar.

G1 SURVEY NUMBER 11/4 (part)

All that the piece and parcel of the land admeasuring area 02 H 33 R bearing Survey No. 11 Hissa No. 04, situated at village Mamurdi, Taluka Haveli, Dist Pune was originally owned and possessed by Mr. Kesu Mhalu Ramoshi alias Mhasudge and accordingly his name was recorded on revenue record.

Thereafter it appears from Mutation Entry No. 275 dated 19-07-1963, that the said land owner Mr. Kesu Mhalu Ramoshi alias Mhasudge was expired on 12-03-1953 leaving behind his legal heirs namely Master. Baban Gangaram Ramoshi alias Mhasudge (Grandson) through his guardian Smt. Thakubai Gangaram Ramoshi alias Mhasudge and accordingly his name was recorded on revenue record.

Thereafter it appears from Mutation Entry No. 510 dated 10-10-1970, as per the Order passed by Tahsildar, Haveli vide no. Vatan/Ramoshi/Mamurdi/1199 dated 06-03-1966, according to the said order the said land owners had paid three times assessment tax and thereby the said land was converted from New Tenure to Old Tenure and accordingly the name of Government was deleted from the owner and possessor column of the 7/12 extract and remark of Old Tenure was recorded in other rights column.

Thereafter it appears from Mutation Entry No. 559 dated 15-02-1973, that the said land owner Mr. Baban Gangaram Mhasudge was expired on 12-12-1972 leaving behind his legal heirs namely 1] Smt. Laxmibai Baban Mhasudge (Widow), 2] Master. Ramesh Baban Mhasudge (Son), 3] Miss. Vimal Baban Mhasudge



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(Daughter), 4] Miss. Jamanabai Baban Mhasudge (Daughter), 5] Miss. Umasha Baban Mhasudge (Daughter) through their legal guardian Smt. Laxmibai Baban Mhasudge and accordingly Smt. Laxmibai Baban Mhasudge as manager of HUF was recorded on revenue record as owner and possessor.

Thereafter the said land owner Smt. Laxmibai Baban Mhasudge sold the said land admeasuring area 00 H 92 R out of Survey No. 11/4 to Mr. Padmakar Ramchandra Kibe by way of Sale Deed and accordingly his name was recorded on revenue record, vide Mutation Entry No. 916 and the said land divided into two parts i.e. land admeasuring area 01 H 45 R bearing Survey No. 11/4 owned by Smt. Laxmibai Baban Mhasudge and land admeasuring area 00 H 92 R bearing Survey No. 11/4/2 owned by Mr. Padmakar Ramchandra Kibe.

Thereafter it appears from Mutation Entry No. 3317 dated 02-04-2005, that the Order passed by Tahsildar, Haveli bearing no. Tahab/Kavi/410/2005 dated 29-03-2005 as per the direction issued by Collector of Pune bearing No. PTK/SR/71/04 dated 14-03-2005, accordingly the said land was converted on Old Tenure and ordered to be used only for Agriculture purpose. And further directed that for Non-Agriculture use of said land amount equal to 50% of market value to be paid to government as nazarana, accordingly the said remark was recorded on revenue record.

Thereafter the said land owner 1] Smt. Laxmibai Baban Mhasudge, 2] Mr. Ramesh Baban Mhasudge, 3] Mrs. Alaka Ramesh Mhasudge, 4] Mrs. Vimal Rajaram Bhandwalkar assigned their all rights in respect of the land admeasuring area 00 H 60 R out of Survey No. 11/4 in favor of Mr. Vijay Namdev Marathe by way of Power of Attorney executed and registered on 15-03-2005, before office of Sub Registrar Haveli-14 bearing Sr. No. 2559/2005.



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Thereafter the said land owners 1] Smt. Laxmibai Baban Mhasudge, 2] Mr. Ramesh Baban Mhasudge, 3] Mrs. Alaka Ramesh Mhasudge, 4] Mrs. Vimal Rajaram Bhandwalkar through their POA holder Mr. Vijay Namdev Marathe sold the said land admeasuring area 00 H 60 R out of Survey No. 11/4 to Mr. Narayan Namdev Marathe and Mrs. Priyanka Narayan Marathe by way of Sale Deed executed and registered on 25-04-2006, before office of sub-registrar Haveli No. 17 bearing Sr. No. 3287/2006 and accordingly their names were recorded on revenue record as owners and possessors, vide Mutation Entry No. 3388 dated 26-04-2006.

And Accordingly the said land admeasuring area 00 H 60 R out of Survey No. 11 Hissa No. 4 owned and possessed by Mr. Narayan Namdev Marathe and Mrs. Priyanka Narayan Marathe and land area 00 H 04 R out of Survey No. 11/4 owned and possessed by Smt. Laxmibai Baban Mhasudge and others.

H1 SURVEY NUMBER 11/4/2

All that piece and parcel of the land admeasuring area 00 H 92 R bearing Survey No. 11 Hissa No. 4/2, situated at village Mamurdi, Taluka Haveli, Dist Pune was originally owned and possessed by Mr. Padmakar Ramchandra Kibe and accordingly his name was recorded on revenue record.

Thereafter it appears from Mutation Entry No. 3418 dated 03-10-2006, that the said land owner Mr. Padmakar Ramchandra Kibe was expired on 16-06-2005 leaving behind his legal heirs namely 1] Smt. Varsha Padmakar Kibe (Widow), 2] Mr. Nitin Padmakar Kibe (Son), 3] Mrs. Madhuri Ashok Vaidya (Married Daughter), 4] Mrs. Nirupa Suhas Kanitkar (Married Daughter) and accordingly



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their names were recorded on revenue record. It seems from the documents that Late. Padmakar Ramchandra Kibe has executed a Will dated 29-01-2003 and Renew/amend said Will on 11-03-2005, according to said amended Will Late Padmakar Ramchandra Kibe already agreed/contracted for the development/transfer of his said properties and his legal heirs Mr. Nitin Padmakar Kibe, Smt. Varsha Padmakar Kibe, Mrs. Madhuri Ashok Vaidya and Mrs. Nirupa Suhas Kanetkar has to conclude said agreements regarding the said properties. However said Will was not effected in revenue records of the said properties.

Thereafter it appears from Mutation Entry No. 4680 dated 19-05-2011, that the Order passed by Tahsildar, Haveli bearing no. Tahab/Kavi/129/2007 dated 03-03-2007 accordingly the said land was converted on Old Tenure and ordered to be used only for Agriculture purpose. And further directed that for Non-Agriculture use of said land amount equal to 50% of market value to be paid to government as nazarana, accordingly the said remark was recorded on revenue record.

And Accordingly the said land admeasuring area 00 H 92 R bearing Survey No. 11 Hissa No. 4/2 owned and possessed by 1] Smt. Varsha Padmakar Kibe, 2] Mr. Nitin Padmakar Kibe, 3] Mrs. Madhuri Ashok Vaidya, 4] Mrs. Nirupa Suhas Kanitkar.

II SURVEY NUMBER 12/1

All that piece and parcel of the land admeasuring area 05 Acre 11 Gunthas bearing Survey No. 12 Hissa No. 01, situated at village Mamurdi, Taluka Haveli, Dist Pune was originally owned and possessed by Mr. Kesu Mhalu Ramoshi alias Mhasugde and accordingly his name was recorded on revenue record.

Thereafter it appears from Mutation Entry No. 275 dated 19-07-1963, that the said



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land owner Mr. Kesu Mhalu Ramoshi alias Mhasugde was expired on 12-03-1953 leaving behind his legal heirs namely Master. Baban Gangaram Ramoshi alias Mhasugde (Grandson) through his guardian Smt. Thakubai Gangaram Ramoshi alias Mhasugde and their names were recorded on revenue record.

Thereafter it appears from Mutation Entry No. 486 that the provision of The Weight and Measurement Act 1958 and Indian Coinage Act 1955 came in to force and that announces standardization of weights and measures and depicts that a new mode of computation to be followed for all village and the admeasuring area 05 Acre 11 Gunthas bearing Survey No. 12 Hissa No. 1 was converted into metric system and accordingly the total area thereof was recorded as Survey No. 12/1= 02 H 13 R and its recorded on 7/12 extract.

Thereafter it appears from Mutation Entry No. 510 dated 10-10-1970, as per the Order passed by Tahsildar, Haveli vide no. Vatan/Ramoshi/Mamurdi/1199 dated 06-03-1966, according to the said order the said land owners had paid three times assessment tax and thereby the said land was converted from New Tenure to Old Tenure and accordingly the name of Government was deleted from the owner and possessor column of the 7/12 extract and remark of Old Tenure was recorded in other rights column.

Thereafter it appears from Mutation Entry No. 559 dated 15-02-1973, that the said land owner Mr. Baban Gangaram Mhasugde was expired on 12-12-1972 leaving behind his legal heirs namely 1] Smt. Laxmibai Baban Mhasugde (Widow), 2] Master. Ramesh Baban Mhasugde (Son), 3] Miss. Vimal Baban Mhasugde (Daughter), 4] Miss. Jamanabai Baban Mhasugde (Daughter), 5] Miss. Umasha Baban Mhasugde (Daughter) through their legal guardian Smt. Laxmibai Baban Mhasugde and accordingly Smt. Laxmibai Baban Mhasudage as manager of HUF



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was recorded on revenue record.

Thereafter it appears from Mutation Entry No. 697 dated 02-03-1981, that the said land owner Smt. Laxmibai Baban Mhasudge sold the said land admeasuring area 02 H 13 R bearing Survey No. 12/1 to Mr. Nitin Padmakar Kibe and Mr. Padmakar Ramchandra Kibe by way of Sale Deed executed and registered on 29-08-1979, before office of sub-registrar Haveli No. 02 bearing Sr. No. 2199/1979 and accordingly their names were recorded on revenue record as owners and possessors.

Thereafter it appears from Mutation Entry No. 790 dated 22-11-1984, that the said Mr. Nitin Padmakar Kibe and Mr. Padmakar Ramchandra Kibe availed loan of Rs. 17,30,000/- from Sangali Bank against the said Survey No. 12/1 and the said loan was repaid and accordingly the said charge was deleted on revenue record, vide Mutation Entry No. 1556 dated 02-06-1994.

Thereafter it appears from Mutation Entry No. 1557 dated 02-06-1994, that the said Mr. Nitin Padmakar Kibe and Mr. Padmakar Ramchandra Kibe availed loan of Rs. 15,00,000/- against the said Survey No. 12/1 from United Western Bank Ltd. Pimpri Chinchwad and the said loan was repaid and accordingly the said charge was deleted on revenue record, vide Mutation Entry No. 3417 dated 03-10-2006.

Thereafter the said land owner Mr. Padmakar Ramchandra Kibe and others availed loan from Rupee Co-Operative Bank Ltd. against the land bearing Survey No. 12/1 and the said loan was repaid and they have executed Reconveyance Deed executed and registered on 23-08-2005, before office of Sub Registrar Haveli No. 14 bearing Sr. No. 5706/2005.



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Thereafter it appears from Mutation Entry No. 3418 dated 03-10-2006, that the said land owner Mr. Padmakar Ramchandra Kibe was expired on 16-06-2005 leaving behind his legal heirs namely 1] Smt. Varsha Padmakar Kibe (Widow), 2] Mr. Nitin Padmakar Kibe (Son), 3] Mrs. Madhuri Ashok Vaidya (Married Daughter), 4] Mrs. Nirupa Suhas Kanitkar (Married Daughter) and accordingly their names were recorded on revenue record. It seems from the documents that Late. Padmakar Ramchandra Kibe has executed a Will dated 29-01-2003 and Renew/amend said Will on 11-03-2005, according to said amended Will Late Padmakar Ramchandra Kibe already agreed/contracted for the development/transfer of his said properties and his legal heirs Mr. Nitin Padmakar Kibe, Smt. Varsha Padmakar Kibe, Mrs. Madhuri Ashok Vaidya and Mrs. Nirupa Suhas Kanitkar has to conclude said agreements regarding the said properties. However said Will was not effected in revenue records of the said properties.

And Accordingly the said land admeasuring area 02 H 13 R bearing Survey No. 12 Hissa No. 1 owned and possessed by 1] Smt. Varsha Padmakar Kibe, 2] Mr. Nitin Padmakar Kibe, 3] Mrs. Madhuri Ashok Vaidya, 4] Mrs. Nirupa Suhas Kanitkar.

II SURVEY NUMBER 12/2/1

All that piece and parcel of the land admeasuring area 02 H 16 R bearing Survey No. 12 Hissa No. 2/1, situated at village Mamurdi, Taluka Haveli, Dist Pune was originally owned and possessed by Mr. Baburao Namdev Mhasudge and accordingly his name was recorded on revenue record.

Thereafter it appears from Mutation Entry No. 734 dated 01-11-1982, that the said land owner Mr. Baburao Namdev Mhasudge was expired on 13-12-1980 leaving behind his legal heirs namely 1] Mr. Balu Baburao Mhasudge (Son), 2] Mr.



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Dnyaneshwar Baburao Mhasudge (Son), 3] Mr. Maruti Baburao Mhasudge (Son), 4] Mr. Vaman Baburao Mhasudge (Son), 5] Smt. Muktabai Baburao Mhasudge (Widow) and accordingly their names were recorded on revenue record.

Thereafter it appears from Mutation Entry No. 780 dated 11-09-1988, that the said land owner 1] Mr. Balu Baburao Mhasudge, 2] Mr. Dnyaneshwar Baburao Mhasudge through his legal guardian Smt. Muktabai Baburao Mhasudge sold the said land admeasuring area 01 H 08 R out of Survey No. 12/2/1 to Mr. Padmakar Ramchandra Kibe by way of Sale Deed 17-09-1984 and the said land was divided into two parts i.e. land admeasuring area 01 H 08 R out of Survey No. 12/2/1 owned by owner and land admeasuring area 01 H 08 R out of Survey No. 12/2/2 owned by Mr. Padmakar Ramchandra Kibe and accordingly his name was recorded on revenue record as owner and possessor and the remark of old tenure recorded in other right column.

Thereafter it appears from Mutation Entry No. 781, that the said land owner Mr. Maruti Baburao Mhasudge sold the said land admeasuring area 00 H 54 R out of Survey No. 12/2/1 to M/s. Silver Wing Farm through its manager Mr. V. N. Pandit by way of Sale Deed 25-06-1984, before office of Sub Registrar Haveli bearing Sr. No. 5011/1984 and the said land was divided into two parts i.e. land admeasuring area 00 H 54 R out of Survey No. 12/2/1 owned by owner and land admeasuring area 00 H 54 R out of Survey No. 12/2/3 owned by M/s. Silver Wing Farm.

Thereafter it appears from Mutation Entry No. 818 dated 12-12-1985, that the said land owner Mr. Vaman Baburao Mhasudge sold the said land admeasuring area 00 H 54 R out of Survey No. 12/2/1 to M/s. Silver Wing Farm through its partner Mr. Padmakar Ramchandra Kibe by way of Sale Deed 01-10-1985 and



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accordingly its name was recorded on revenue record as owner and possessor.

Thereafter it appears from Mutation Entry No. 1557 dated 02-06-1994, that the said Mr. Nitin Padmakar Kibe and Mr. Padmakar Ramchandra Kibe availed loan of Rs. 15,00,000/- against the said Survey No. 12/2/1 from United Western Bank Ltd. Pimpri Chinchwad and the said loan was repaid and accordingly the said charge was deleted on revenue record, vide Mutation Entry No. 3417 dated 03-10-2006.

Thereafter it appears from Mutation Entry No. 3418 dated 03-10-2006, that the said land owner Mr. Padmakar Ramchandra Kibe was expired on 16-06-2005 leaving behind his legal heirs namely 1] Smt. Varsha Padmakar Kibe (Widow), 2] Mr. Nitin Padmakar Kibe (Son), 3] Mrs. Madhuri Ashok Vaidya (Married Daughter), 4] Mrs. Nirupa Suhas Kanitkar (Married Daughter) and accordingly their names were recorded on revenue record. It seems from the documents that Late. Padmakar Ramchandra Kibe has executed a Will dated 29-01-2003 and Renew/amend said Will on 11-03-2005, according to said amended Will Late Padmakar Ramchandra Kibe already agreed/contracted for the development/transfer of his said properties and his legal heirs Mr. Nitin Padmakar Kibe, Smt. Varsha Padmakar Kibe, Mrs. Madhuri Ashok Vaidya and Mrs. Nirupa Suhas Kanitkar has to conclude said agreements regarding the said properties. However said Will was not effected in revenue records of the said properties.

And Accordingly the said land admeasuring area 00 H 54 R bearing Survey No. 12 Hissa No. 2/1 owned and possessed by 1] Smt. Varsha Padmakar Kibe, 2] Mr. Nitin Padmakar Kibe, 3] Mrs. Madhuri Ashok Vaidya, 4] Mrs. Nirupa Suhas Kanitkar.

K1 SURVEY NUMBER 12/2/2



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All that piece and parcel of the land admeasuring area 01 H 08 R bearing Survey No. 12 Hissa No. 2/2, situated at village Mamurdi, Taluka Haveli, Dist Pune was originally owned and possessed by Mr. Padmakar Ramchandra Kibe and accordingly his name was recorded on revenue record.

Thereafter it appears from Mutation Entry No. 3418 dated 03-10-2006, that the said land owner Mr. Padmakar Ramchandra Kibe was expired on 16-06-2005 leaving behind his legal heirs namely 1] Smt. Varsha Padmakar Kibe (Widow), 2] Mr. Nitin Padmakar Kibe (Son), 3] Mrs. Madhuri Ashok Vaidya (Married Daughter), 4] Mrs. Nirupa Suhas Kanitkar (Married Daughter) and accordingly their names were recorded on revenue record. It seems from the documents that Late. Padmakar Ramchandra Kibe has executed a Will dated 29-01-2003 and Renew/amend said Will on 11-03-2005, according to said amended Will Late Padmakar Ramchandra Kibe already agreed/contracted for the development/transfer of his said properties and his legal heirs Mr. Nitin Padmakar Kibe, Smt. Varsha Padmakar Kibe, Mrs. Madhuri Ashok Vaidya and Mrs. Nirupa Suhas Kanitkar has to conclude said agreements regarding the said properties. However said Will was not effected in revenue records of the said properties.

And Accordingly the said land admeasuring area 01 H 08 R bearing Survey No. 12 Hissa No. 2/2 owned and possessed by 1] Smt. Varsha Padmakar Kibe, 2] Mr. Nitin Padmakar Kibe, 3] Mrs. Madhuri Ashok Vaidya, 4] Mrs. Nirupa Suhas Kanitkar.

L1 SURVEY NUMBER 12/2/3

All that piece and parcel of the land admeasuring area 02 H 16 R bearing Survey No. 12 Hissa No. 2/1, situated at village Mamurdi, Taluka Haveli, Dist Pune was



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originally owned and possessed by Mr. Baburao Namdev Mhasudge and accordingly his name was recorded on revenue record.

Thereafter it appears from Mutation Entry No. 734 dated 01-11-1982, that the said land owner Mr. Baburao Namdev Mhasudge was expired on 13-12-1980 leaving behind his legal heirs namely 1] Mr. Balu Baburao Mhasudge (Son), 2] Mr. Dnyaneshwar Baburao Mhasudge (Son), 3] Mr. Maruti Baburao Mhasudge (Son), 4] Mr. Vaman Baburao Mhasudge (Son), 5] Smt. Muktabai Baburao Mhasudge (Widow) and accordingly their names were recorded on revenue record.

Thereafter it appears from Mutation Entry No. 780 dated 11-09-1988, that the said land owner 1] Mr. Balu Baburao Mhasudge, 2] Mr. Dnyaneshwar Baburao Mhasudge through his legal guardian Smt. Muktabai Baburao Mhasudge sold the said land admeasuring area 01 H 08 R out of Survey No. 12/2/1 to Mr. Padmakar Ramchandra Kibe by way of Sale Deed 17-09-1984 and the said land was divided into two parts i.e. land admeasuring area 01 H 08 R out of Survey No. 12/2/1 owned by owner and land admeasuring area 01 H 08 R out of Survey No. 12/2/2 owned by Mr. Padmakar Ramchandra Kibe and accordingly the remark of old tenure recorded in other right column.

Thereafter it appears from Mutation Entry No. 781, that the said land owner Mr. Maruti Baburao Mhasudge sold the said land admeasuring area 00 H 54 R out of Survey No. 12/2/1 to M/s. Silver Wing Farm through its manager Mr. V. N. Pandit by way of Sale Deed 25-06-1984, before office of Sub Registrar Haveli bearing Sr. No. 5011/1984 and the said land was divided into two parts i.e. land admeasuring area 00 H 54 R out of Survey No. 12/2/1 owned by owner and land admeasuring area 00 H 54 R out of Survey No. 12/2/3 owned by M/s. Silver Wing Farm.



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Thereafter it appears from Mutation Entry No. 1557 dated 02-06-1994, that the said M/s. Silver Wing Farm availed loan of Rs. 15,00,000/- against the said Survey No. 12/2/3 from United Western Bank Ltd. Pimpri Chinchwad and the said loan was repaid and accordingly the said charge was deleted on revenue record, vide Mutation Entry No. 3417 dated 03-10-2006.

And Accordingly the said land admeasuring area 00 H 54 R bearing Survey No. 12 Hissa No. 2/3 owned and possessed by M/s. Silver Wing Farm through its manager Mr. V. N. Pandit.

MI SURVEY NUMBER 13/1B (part)

All that piece and parcel of land admeasuring area 02 H 83 R bearing Survey No. 13 Hissa No. 1B, situated at village Mamurdi was originally owned and possessed by Mr. Vijay Shankar Sahastrabuddhe.

Thereafter it appears from Mutation Entry No. 787 dated 10-11-1984, that the said land owner Mr. Vijay Shankar Sahastrabuddhe sold the said land admeasuring area 02 H 83 R bearing Survey No. 13/1B to 1] Mr. Avdhut Shankar Joshi, 2] Mr. Balkrushna Shankar Joshi, 3] Mr. Gajanan Shankar Joshi by way of Sale Deed executed and registered on 06-09-1979, before office of Sub Registrar Haveli bearing Sr. No. 2200/1979. However the said purchaser had not compliance of Tenancy Act and accordingly the remark of Sec 84 C under Tenancy Act was recorded in other rights column. after enquired of Tahsildar, Haveli under Sec 84 C of Tenancy Act and the said Sale transaction was valid and the Letter issued by Competent Authority bearing no. 84C/SR/173/89 dated 17-01-1990 for delete the remark of Sec 84 C of Tenancy Act and accordingly the said remark was deleted, vide Mutation Entry No. 1177 dated 27-09-1990 and Mutation Entry No. 1201 dated 10-12-1990.



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Thereafter the said land owner 1] Mr. Avdhut Shankar Joshi, 2] Mr. Balkrushna Shankar Joshi, 3] Mr. Gajanan Shankar Joshi through their POA holder Mrs. Nirupa Suhas Kanitkar sold the said land admeasuring area 01 H 83 R out of Survey No. 13/1B to Mr. Padmakar Ramchandra Kibe by way of Sale Deed executed and registered on 13-11-1998, before office of Sub Registrar Haveli No. 05 bearing Sr. No. 8019/1998 and accordingly his names were recorded on revenue record as owner and possessor, vide Mutation Entry No. 2455 dated 11-01-1999.

Thereafter the said land owner 1] Mr. Avdhut Shankar Joshi, 2] Mr. Balkrushna Shankar Joshi, 3] Mr. Gajanan Shankar Joshi through their POA holder Mrs. Nirupa Suhas Kanitkar sold the said land admeasuring area 01 H 00 R out of Survey No. 13/1B to Mr. Padmakar Ramchandra Kibe by way of Sale Deed executed and registered on 13-11-1998, before office of Sub Registrar Haveli No. 05 bearing Sr. No. 8020/1998 and accordingly his name was recorded on revenue record as owner and possessor, vide Mutation Entry No. 2554 dated 15-06-1999.

Thereafter it appears from Mutation Entry No. 2869 dated 15-02-2001, that the said land owner Mr. Padmakar Ramchandra Kibe partner of M/s. Poona Poultry Products availed the loan of Rs. 1 Crore from Bank of Maharashtra against the land bearing Survey No. 13/1B and the said bank issued Letter bearing no. 4546/APP/041/2005 dated 27-04-2005 for deleted the said loan in other rights column, vide Mutation Entry No. 3328 dated 10-05-2005.

Thereafter it appears from Mutation Entry No. 3418 dated 03-10-2006, that the said land owner Mr. Padmakar Ramchandra Kibe was expired on 16-06-2005 leaving behind his legal heirs namely 1] Smt. Varsha Padmakar Kibe (Widow), 2] Mr. Nitin Padmakar Kibe (Son), 3] Mrs. Madhuri Ashok Vaidya (Married



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Daughter), 4] Mrs. Nirupa Suhas Kanitkar (Married Daughter) and accordingly their names were recorded on revenue record. It seems from the documents that Late. Padmakar Ramchandra Kibe has executed a Will dated 29-01-2003 and Renew/amend said Will on 11-03-2005, according to said amended Will Late Padmakar Ramchandra Kibe already agreed/contracted for the development/transfer of his said properties and his legal heirs Mr. Nitin Padmakar Kibe, Smt. Varsha Padmakar Kibe, Mrs. Madhuri Ashok Vaidya and Mrs. Nirupa Suhas Kanitkar has to conclude said agreements regarding the said properties. However said Will was not effected in revenue records of the said properties.

And Accordingly the said land admeasuring area 02 H 83 R bearing Survey No. 13 Hissa No. 1/B owned and possessed by 1] Smt. Varsha Padmakar Kibe, 2] Mr. Nitin Padmakar Kibe, 3] Mrs. Madhuri Ashok Vaidya, 4] Mrs. Nirupa Suhas Kanitkar.

N] SURVEY NUMBER 13/2

All that the piece and parcel of land admeasuring area 00 H 81 R bearing Survey No. 13/2, situated at village Mamurdi was originally owned by Mr. Madhukar Ramchandra Riswadkar and possessed by Mr. Ramchandra Genu Raut as a Tenant.

It appears from Mutation Entry No. 481 dated 28-12-1968, that as per the Order passed by Additional Tahsildar of Haveli bearing Order no. A.L.T/Mamurdi/12 A the said tenant Mr. Ramchandra Genu Raut has paid the purchase price as per Tenancy Act and obtained Certificate under Sec 32 M of Tenancy Act and accordingly name of Mr. Ramchandra Genu Raut was recorded in revenue record as Owner and Possessor and the name of Mr. Madhukar Ramchandra Riswadkar was deleted and entered the remark of Sec 43 of Tenancy Act recorded in other



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rights column. Further as per the order passed by Additional Tahsildar of Haveli bearing Order no. Tahak/vashi/674/2009 dated 19-05-2010 the remark of sec 43 of Tenancy Act was also deleted from other right column, vide Mutation Entry No. 4225 dated 24-05-2010.

Thereafter the said owner Mr. Ramchandra Genu Raut obtained permission under Sec 43 of Tenancy Act from Sub Divisional officer bearing no. Tenancy/43/SR/33/79 dated 06-10-1980 for Sale of the said land bearing Survey No. 13/2. And further sold the said land admeasuring area 00 H 81 R bearing Survey No. 13/2 to Mr. Kondiba Mahadev Bhalerao by way of Sale Deed executed and registered on 06-10-1980, before office of Sub Registrar Haveli No. 02 bearing Sr. No. 3987/1980 and accordingly name of Mr. Kondiba Mahadev Bhalerao was recorded in revenue record as owner and possessor, vide Mutation Entry No. 690.

Thereafter the said Mr. Kondiba Mahadev Bhalerao and 12 others with intention to develop the said land admeasuring area 00 H 81 R bearing Survey No. 13/2 transferred/assigned their development rights in favor of M/s. Richtime Export Pvt. Ltd. through its Director Mr. Javed F. Tapiya by way of Development Agreement and Power of Attorney executed 25-01-2008 and registered on 09-06-2008, before office of Sub Registrar Haveli No. 15 bearing Sr. No. 2596/2008 and 2597/2008.

Thereafter the Registrar of Company issued Incorporation Certificate dated 15-10-2007 and thereby the name of M/s. Richtime Export Pvt. Ltd. changed to M/s. Richtime Realty Pvt. Ltd.

And Accordingly the said land admeasuring area 00 H 81 R bearing Survey No. 13 Hissa No. 2 develop and possessed by M/s. Richtime Realty Pvt. Ltd.



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And accordingly the said Property bearing Survey Nos. 10 (P), 11 (P), 12 (P), 13 (P) owned by following owners.

Sr. No.	Land owner/s and Developers	Survey Nos.	Land Area
1.	Mr. Nitin Padmakar Kibe and others	10/1B	04 H 4.68 R
2.	Mr. Nitin Padmakar Kibe and others	10/1A/3	00 H 80 R
3.	Mr. Nitin Padmakar Kibe and others	11/1A	00 H 85 R
4.	M/s. Poona Poultry Products through its partner Mr. Nitin Padmakar Kibe and others.	11/1B	03 H 43 R
5.	M/s. Richtime Realty Pvt. Ltd. (as developer).	11/2A part	02 H 59.2R
6.	M/s. Poona Poultry Products through its partner Mr. Nitin Padmakar Kibe and others.	11/3	02 H 88 R
7.	Mr. Narayan Marathe and others Smt. Laxmibai Baban Mhasudge	11/4 part	00 H 60 R 00 H 04 R
8.	Mr. Nitin Padmakar Kibe and others	11/4/2	00 H 92 R
9.	Mr. Nitin Padmakar Kibe and others	12/1	02 H 13 R
10.	Mr. Nitin Padmakar Kibe and others	12/2/1	00 H 54 R
11.	Mr. Nitin Padmakar Kibe and others	12/2/2	01 H 08 R
12.	M/s. Silver Wing Farm	12/2/3	00 H 54 R
13.	Mr. Nitin Padmakar Kibe and others	13/1B part	02 H 79 R
14.	M/s. Richtime Realty Pvt. Ltd. (as developer)	13/2	00 H 81 R

Thereafter the said 1] M/s. Silver Wing Farm through its manager Mr. V. N. Pandit, 2] Mr. Narayan Namdeo Marathe and Mrs. Priyanka Narayan Marathe, 3] Smt. Laxmibai Baban Mhasudge and others, 4] M/s. Poona



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Poultry Products through its partners Mrs. Sheela Divakar Khare, 5] Smt. Varsha Padmakar Kibe, 6] Mr. Nitin Padmakar Kibe, 7] Mrs. Madhuri Ashok Vaidya, 8] Mrs. Nirupa Suhas Kanitkar as Owners and 9] M/s. Richtime Realty Pvt. Ltd. with intention to develop said lands initiated following activities:

Thereafter the said land owners 1] Smt. Varsha Padmakar Kibe, 2] Mrs. Madhuri Ashok Vaidya, 3] Mrs. Nirupa Suhas Kanitkar assigned their all rights in respect of the Property bearing Survey No. 10/1A/3, 10/1B, 11/1B, 11/3, 11/4/2, 13/1B in favor of Mr. Nitin Padmakar Kibe by way of Power of Attorney executed and registered on 31-07-2005, before office of Sub Registrar Maval bearing Sr. No. 4820/2005.

Thereafter the said land owner Late. Padmakar Ramchandra Kibe leaving behind his legal heirs namely 1] Smt. Varsha Padmakar Kibe, 2] Mr. Nitin Padmakar Kibe, 3] Mrs. Madhuri Ashok Vaidya, 4] Mrs. Nirupa Suhas Kanitkar through their POA holder Mr. Nitin Padmakar Kibe with intention to develop the following lands transferred/assigned their development right in favor of M/s. City Parks through its partners Mr. Aniruddha Pradyumna Deshpande and Mr. Vitthal Badrinarayan Maniyar by way of various Development Agreement and Power of Attorney.

Sr. No.	Land Area	Survey Nos.	Development Agreement	Power Attorney of
1.	00 H 80 R	10/1A/3	03-04-2006, Haveli No. 14 Sr. No. 8286/2005	03-04-2006, Haveli No. 14 Sr. No. 8287/2005.
2.	04 H 4.68 R	10/1B		
3.	02 H 39 R	13/1B		
4.	00 H 40 R	13/1B	15-07-2006 Haveli No. 18	15-07-2006 Haveli No. 18



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			Sr.No. 1932/2006.	Sr.No. 1933/2006.
5.	00 H 85 R	11/1A	03-04-2006	03-04-2006,
6.	00 H 13.45 R	11/2A	Haveli No. 14	Haveli No. 14
7.	02 H 13 R	12/1	Sr. No.	Sr. No.
8.	00 H 54 R	12/2/1	8288/2005	8289/2005
9.	01 H 08 R	12/2/2		
10.	00 H 54 R	12/2/3		

Thereafter the said land owner M/s. Poona Poultry Products through its partners Mrs. Sheela Divakar Khare assigned their all rights in respect of the land bearing Survey No. 11/1B, 11/3, 11/4/2 in favor of Mrs. Nirupa Suhas Kanitkar by way of Power of Attorney executed and registered on 17-02-2006, before office of Sub Registrar Badar -09 bearing Sr. No. 1359/2006.

Thereafter the said land owner M/s. Poona Poultry Products through its partners Mr. Nitin Padmakar Kibe and 03 others with intention to develop the following lands transferred/assigned their development right in favor of M/s. City Parks through its partners Mr. Aniruddha Pradyumna Deshpande and Mr. Vitthal Badrinarayan Maniyar by way of Development Agreement.

Sr. No.	Land Area	Survey Nos.	Development Agreement
1.	03 H 43 R	11/1B	03-04-2006,
2.	02 H 88 R	11/3	Haveli No. 14
3.	00 H 92 R	11/4/2	Sr. No. 8290/2005

Further one of the land owner M/s. Poona Poultry Products through its partners Mrs. Sheela Divakar Khare through its POA holder Mrs. Nirupa Suhas Kanitkar given the confirmation above mentioned Development Agreement and Power of Attorney dated 03-04-2006 in favor of M/s. City Parks through its partners Mr. Aniruddha Pradyumna Deshpande through its POA holder Mr. Pradip Shivram Chavan by way of Confirmation Deed executed on 14-03-2006 and registered on



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15-07-2006, before office of Sub Registrar Haveli No. 18 bearing Sr. No. 1934/2006.

Thereafter the said land owner M/s. Poona Poultry Products through its partners Mrs. Sheela Divakar Khare through her POA holder Mrs. Nirupa Suhas Kanitkar assigned her rights, title and interest 1] land admeasuring area 03 H 43 R bearing Survey No. 11/1B, 2] land admeasuring area 02 H 88 R bearing Survey No. 11/3, 3] land admeasuring area 00 H 92 R bearing Survey No. 11/4/2 in favor of Mr. Pradip Chavan by way of Power of Attorney executed and registered on 18-06-2006, before office of Sub Registrar Haveli No. 03 bearing Sr. No. 5829/2006.

Thereafter the said M/s. City Parks (Partnership Firm) was converted into a Private Limited Company under Chapter IX of the Companies Act 1956 on January 17, 2006.

Thereafter Zone Certificate was obtained from Pimpri Chinchwad Municipal Corporation bearing no. NARAVI/KAVI/ZODA/243/2009 dated 17-04-2009, stating the said Survey No. 13 comes under Residential Zone.

Thereafter Zone Certificate was obtained from Pimpri Chinchwad Municipal Corporation bearing no. NARAVI/KAVI/ZODA/239/2009 dated 17-04-2009, stating the said Survey No. 10, 11, 12 comes under Residential Zone.

Thereafter the said land owners 1] M/s. Silver Wing Farm, 2] Smt. Varsha Padmakar Kibe, 2] Mr. Nitin Padmakar Kibe, 3] Mrs. Madhuri Ashok Vaidya, 4] Mrs. Nirupa Suhas Kanitkar, and 5] M/s. Poona Poultry Products through its partner Mr. Nitin Padmakar Kibe and others sold the said following lands to M/s. City Parks Pvt. Ltd. through its authorized signatory Mr. Makrand Vishnu Bramhe by way of Sale Deed executed and registered on 18-06-2009, before office of Sub-



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registrar Haveli No. 19 bearing Sr. No. 2223/2009 and accordingly their names were recorded on revenue record, vide Mutation Entry No. 4690 and 3961 dated 01-06-2011.

Sr. No.	Land owner/s	Land Area	Survey Nos.
15.	1] Mr. Nitin Padmakar Kibe	04 H 4.68 R	10/1B
16.	2] Smt. Varsha Padmakar Kibe,	00 H 80 R	10/1A/3
17.	3] Mrs. Madhuri Ashok Vaidya,	02 H 79 R	13/1B
18.	4] Mrs. Nirupa Suhas Kanitkar	00 H 54 R	12/2/1
19.	5] M/s. Silver Wing Farm	00 H 54 R	12/2/3
20.		00 H 92 R	11/4/2
21.		00 H 85 R	11/1A
22.		02 H 13 R	12/1
23.		01 H 08 R	12/2/2
24.	M/s. Poona Poultry Products	03 H 43 R	11/1B
25.	through its partner Mr. Nitin Padmakar Kibe and others	02 H 88 R	11/3

Thereafter the said land owners 1] Smt. Muktabai Baburao Mhasudge, 2] Mr. Dyaneshwar Baburao Mhasudge, 3] Mr. Balu Baburao Mhasudge and family members, 4] Mrs. Baby Balu Mhasudge, 5] Mrs. Chaitrali Dattatray Bhandalkar, 6] Mrs. Sarika Balu Chavan, 7] Mrs. Vaijanta Nitin Shitkal, 8] Mr. Vaman Baburao Mhasudge, 9] Smt. Anjanabai Maruti Mhasudge, 10] Mr. Khandu Maruti Mhasudge and family members, 11] Mr. Lalu Maruti Mhasudge, 12] Mrs. Shalan Vaman Mhasudge, 13] Smt. Mangal Khandu Mhasudge with confirmation of 1] Mr. Shankar Babu Dhanvate, 2] Mr. Ramesh Baban Mhasudge, 3] Mr. Dyaneshwar Shankarrao Dabhole, 4] Mr. Archana Krishna Dabhole AND M/s. Richtime Realty Pvt. Ltd. (as confirming party and POA of land owners) sold the said land admeasuring area 02 H 59.2 R out of Survey No. 11/2A to M/s. City Parks Pvt. Ltd. through its Authorised signatory Mr. Makrand Brahme by way of



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Indenture of Conveyance executed and registered on 08-09-2010, before office of Sub Registrar Haveli No. 08 bearing Sr. No. 9165/2010 and accordingly their names were recorded on revenue record, vide Mutation Entry No. 4599 dated 02-02-2011.

Thereafter the said land owners 1] Smt. Laxmibai Baban Mhasudage, 2] Mrs. Alaka Ramesh Mhasudage, 3] Mrs. Vimal Rajaram Bhandalkar, 4] Mrs. Savita Bharat Chavan, 5] Mrs. Kavita Santosh Chavan, 6] Mrs. Sushila Ramesh Mhasudage, 7] Mr. Ramesh Baban Mhasudage and family members, 7] Mr. Narayan Namdeo Marathe, 8] Mrs. Priyanka Narayan Marathe and her family members with consent of Mr. Vijay Namdeo Marathe agreed to sale the said land admeasuring area 00 H 64 R bearing Survey No. 11/4 to M/s. City Parks Pvt. Ltd. through its authorized signatory Mr. Hrishikesh Sathe by way of Agreement for Sale and Power of Attorney executed on 18-03-2010 and registered on 20-03-2010, before office of sub-registrar Haveli No. 08 bearing Sr. No. 2902/2011 and 2903/2011.

Thereafter the said land owners 1] Smt. Laxmibai Baban Mhasudage, 2] Mrs. Alaka Ramesh Mhasudage, 3] Mrs. Vimal Rajaram Bhandalkar, 4] Mrs. Savita Bharat Chavan, 5] Mrs. Kavita Santosh Chavan, 6] Mrs. Sushila Ramesh Mhasudage and her family members, 7] Mr. Narayan Namdeo Marathe, 8] Mrs. Priyanka Narayan Marathe and her family members with consent of Mr. Vijay Namdeo Marathe sold the said land admeasuring area 00 H 64 R bearing Survey No. 11/4 to M/s. City Parks Pvt. Ltd. through its authorized signatory Mr. Milind Phatak by way of Deed of Conveyance executed on 05-11-2010 and registered on 19-01-2011, before office of sub-registrar Haveli No. 02 bearing Sr. No. 698/2011



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and Accordingly its name was recorded on revenue record, vide Mutation Entry No. 4598 dated 02-02-2011.

Thereafter the said Mr. Kondiba Mahadev Bhalerao with consent of Mrs. Muktabai Kondiba Bhalerao and 11 others as first confirming party AND M/s. Richtime Realty Pvt. Ltd. through its Director Mr. Sunil J. Shinde as second confirming party sold the said land admeasuring area 00 H 81 R bearing Survey No. 13/2 to M/s. City Parks Pvt. Ltd. by way of Deed of Conveyance executed and registered on 05-08-2010, before office of Sub Registrar Haveli No. 08 bearing Sr. No. 7978/2010 and accordingly its name was recorded on revenue record, vide Mutation Entry No. 4597 dated 02-02-2011. Further the Mr. Kondiba Mahadev Bhalerao his name was wrongfully mentioned as HUF in abovementioned deed and both the parties have executed Rectification Deed registered on 25-01-2009, before office of Sub Registrar Haveli No. 11 bearing Sr. no. 1462/2009.

Thereafter Order bearing no. 657/2013, 658/2013, 659/2013, 660/2013 dated. 25-10-2013 passed by Hon'ble Bombay High Court for the M/s. City Parks Pvt. Ltd. came to be amalgamated with Peninsula Land Ltd. and accordingly the M/s. City Parks Pvt. Ltd. transferred the following Property to M/s. Peninsula Land Ltd. by way of Confirmation Deed executed and registered on 26-11-2014 before Sub-Registrar Haveli No. 24 vide Sr. No. 9342/2014 and accordingly its name was recorded on revenue record, vide Mutation Entry No. 5773 dated 16-03-2016.

Sr. No.	Survey Nos.	Land Area
1.	10/1B	04 H 4.68 R
2.	10/1A/3	00 H 80 R
3.	13/1B part	02 H 79 R
4.	12/2/1	00 H 54 R
5.	12/2/3	00 H 54 R



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6.	11/4/2	00 H 92 R
7.	11/1A	00 H 85 R
8.	12/1	02 H 13 R
9.	12/2/2	01 H 08 R
10.	11/1B	03 H 43 R
11.	11/3	02 H 88 R
12.	13/2	00 H 81 R
13.	11/2A part	02 H 59.2 R
14.	11/4 part	00 H 64 R
	24 H 4.88 R	Total Land

Thereafter the said land owner M/s. Peninsula Land Ltd. through its authorized signatory Ms. Kalyani Shukla agreed to sale the said 1] land admeasuring area 04 H 04.68 R bearing Survey No. 10/1B, 2] land admeasuring area 00 H 80 R bearing Survey No. 10/1A/3, 3] land admeasuring area 02 H 79 R out of Survey No. 13/1B, 4] land admeasuring area 03 H 43 R bearing Survey No. 11/1B, 5] land admeasuring area 02 H 88 R bearing Survey No. 11/3, 6] land admeasuring area 00 H 92 R bearing Survey No. 11/4/2, 7] land admeasuring area 00 H 85 R bearing Survey No. 11/1A, 8] land admeasuring area 02 H 13 R bearing Survey No. 12/1, 9] land admeasuring area 01 H 08 R bearing Survey No. 12/2/2, 10] land admeasuring area 00 H 54 R bearing Survey No. 12/2/3, 11] land admeasuring area 00 H 54 R bearing Survey No. 12/2/1, 12] land admeasuring area 00 H 64 R out of Survey No. 11/4, 13] land admeasuring area 00 H 81 R bearing Survey No. 13/2 , 14] land admeasuring area 02 H 59.2 R bearing Survey No. 11/2A to M/s. Godrej Skyline Developers Pvt. Ltd. by way of Agreement to Sale executed and registered on 28-09-2017, before office of Sub Registrar Haveli No. 11 bearing Sr. no. 9480/2017.

Thereafter the said land owner M/s. Peninsula Land Ltd. obtained Non Agriculture Land use of permission from Collector of Pune in respect of the Property bearing Survey No. 10/1B, 10/1A/3, 11/1A, 11/1B, 11/2A, 11/3, 11/4, 11/4/2, 12/1, 12/2/1,



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12/2/2, 12/2/3, 13/1B, 13/2 bearing order No. PCMC/SND/SR/10/2017 dated 07-11-2017 and the said land owner M/s. Peninsula Land Ltd. paid the 50% Nazarana amount of Rs. 17,78,95,236/- in respect of land bearing Survey no. 11 and 12 to Government Treasury dated 01-11-2017 and the said land admeasuring area 207113.08 Sq. Mtrs. for Commercial use, land admeasuring area 31953.52 Sq. Mtrs. under Road and land admeasuring area 503.40 Sq. Mtrs. for Reservation.

Thereafter the said M/s. Peninsula Land Ltd. has executed Declaration cum Indemnity on 02-05-2018 and registered on same day, before office of sub-registrar Haveli-11 bearing Sr. No. 6265/2018 for missing previous title deeds and documents in respect of land bearing Survey No. 13/1B, 10/1A/3, 10/1B, 11/1A, 11/1B, 11/3, 11/4/2, 12/1, 12/2/1, 12/2/2, 12/2/3, 11/4, 13/2, 11/2A in favor of M/s. Godrej Skyline Developers Pvt. Ltd.

Thereafter the said land owner M/s. Peninsula Land Ltd. sold the said 1] land admeasuring area 04 H 04.68 R bearing Survey No. 10/1B, 2] land admeasuring area 00 H 80 R bearing Survey No. 10/1A/3, 3] land admeasuring area 02 H 79 R out of Survey No. 13/1B, 4] land admeasuring area 03 H 43 R bearing Survey No. 11/1B, 5] land admeasuring area 02 H 88 R bearing Survey No. 11/3, 6] land admeasuring area 00 H 92 R bearing Survey No. 11/4/2, 7] land admeasuring area 00 H 85 R bearing Survey No. 11/1A, 8] land admeasuring area 02 H 13 R bearing Survey No. 12/1, 9] land admeasuring area 01 H 08 R bearing Survey No. 12/2/2, 10] land admeasuring area 00 H 54 R bearing Survey No. 12/2/3, 11] land admeasuring area 00 H 54 R bearing Survey No. 12/2/1, 12] land admeasuring area 00 H 64 R out of Survey No. 11/4, 13] land admeasuring area 00 H 81 R bearing Survey No. 13/2, 14] land admeasuring area 02 H 59.2 R out of Survey No. 11/2A, i.e. **total land admeasuring area 24 H 4.88 R** to M/s. Godrej Skyline



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Developers Pvt. Ltd. by way of Deed of Conveyance executed and registered on 02-05-2018, before office of Sub Registrar Haveli No. 11 bearing Sr. no. 6263/2018 and accordingly its name was recorded on revenue record, vide Mutation Entry No. 6469 dated 28-08-2019.

Thereafter the said land owner M/s. Godrej Skyline Developers Pvt. Ltd. prepared Layout plan in respect of said Property and accordingly said Layout plan was approved by Pimpri Chinchwad Municipal Corporation bearing no. Layout/Mamurdi/25/2018 dated 19-06-2018 and the said land admeasuring area 239570 sq. mtrs. out of 244888 sq. mtrs. divided into three parts i.e. 1] Plot No. 1 having land admeasuring area 84401.34 sq. mtrs. 2] Plot no. 2 having land admeasuring area 144812.97 sq. mtrs., 3] Amenity Space having land admeasuring area 10355.69 sq. mtrs.

Further obtained Revised Layout plan approved by Pimpri Chinchwad Municipal Corporation bearing no. Layout/Mamurdi/21/2019 dated 10-07-2019 for Plot no. 2 having land admeasuring area 144812.97 Sq. Mtrs.

Thereafter the said land owner M/s. Peninsula Land Ltd. through its POA holder M/s. Godrej Skyline Developers Pvt. Ltd. allotted the said land admeasuring area 29483.07 Sq. Mtrs. in Plot no. 1 and 2 out of Survey no. 13/1B, 10/1A/3, 10/1B, 11/1A, 11/1B, 11/2A, 11/3, 11/4/2, 11/4, 12/1, 12/2/1, 12/2/2, 12/2/3, 13/2 to Pimpri Chinchwad Municipal Corporation by way of Possession Receipt executed and registered on 10-10-2019, before office of Sub Registrar Haveli No. 15 bearing Sr. No. 17819/2019.

Further obtained Revised Layout plan approved by Pimpri Chinchwad Municipal Corporation under Commencement Certificate bearing no.



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Layout/Mamurdi/40/2019 dated 11-11-2019 and Revised Commencement Certificate bearing no. B.P./Mamurdi/29/2021 dated 25-08-2021 for Plot no. 1 having land admeasuring area 84401.34 Sq. Mtrs.

Further obtained Revised Layout plan approved by Pimpri Chinchwad Municipal Corporation under Commencement Certificate bearing no. Layout/Mamurdi/20/2020 dated 11-12-2020 for the Plot no. 02 having land admeasuring area 144812.97 Sq. Mtrs. divided into two parts i.e. 1] Plot No. 2A+2A having land admeasuring area 102690.76 Sq. Mtrs., 2] Plot No. 2B having land admeasuring area 42122.21 Sq. Mtrs.

Thereafter the said land owner **M/s. Godrej Skyline Developers Pvt. Ltd.** has already developed following project on said Property. which is mentioned below.

1] Project "**Godrej Park Greens**", registered under the provisions of Real Estate (Regulation and Development) Act, 2016, vide RERA Registration No. P52100019639 on 09-09-2021.

2] Project "**Godrej Nurture**", registered under the provisions of Real Estate (Regulation and Development) Act, 2016, vide RERA Registration No. P52100020686 on 08-09-2021.

3] Project "**Forest Groove at Godrej Park Greens**", registered under the provisions of Real Estate (Regulation and Development) Act, 2016, vide RERA Registration No. P52100023129 on 08-09-2021.

4] Project "**Mamurdi Mhada North**", registered under the provisions of Real Estate (Regulation and Development) Act, 2016, vide RERA Registration No. P52100024142 on 08-09-2021.



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5] Project “**Godrej Wood Park**”, registered under the provisions of Real Estate (Regulation and Development) Act, 2016, vide RERA Registration No. P52100028133 on 08-09-2021.

Encumbrances

Thereafter the said land owner M/s. City Parks Pvt. Ltd. (after amalgamation Peninsula Land Ltd.) availed the loan of from 3i Infotek Trusteeship Services Ltd. against the said land bearing Survey No. 13/1B part, 10/1A/3, 10/1B, 11/1A, 11/1B, 11/3, 11/4/2, 12/1, 12/2/1, 12/2/2, 12/2/3 by way of Mortgage Deed executed and registered on 24-06-2011, before office of Sub Registrar Haveli No. 19 bearing Sr. No. 6190/2011 and by way of Mortgage Deed executed and registered on 25-0-2011, before office of Sub Registrar Haveli No. 19 bearing Sr. No. 10414/2011 and by way of Mortgage Deed executed and registered on 27-09-2012, before office of Sub Registrar Haveli No. 12 bearing Sr. No. 7414/2012 and the said loan enhanced time to time by way of Mortgage Deed executed and registered on 30-01-2014, before office of Sub Registrar Haveli No. 12 bearing Sr. No. 648/2014 and the said charge was repaid and accordingly they have executed Deed of Reconveyance and registered on 22-09-2017, before office of Sub Registrar Haveli No. 10 bearing Sr. No. 12047/2017.

Thereafter the said land owner M/s. Peninsula Land Ltd. and others availed the loan of Rs. 85,00,00,000/- from IDBI Trusteeship Services Ltd. against the said land bearing Survey No. 11/2A part, 11/4 part, 13/2 by way of Mortgage Deed executed and registered on 28-08-2013, before office of Sub Registrar Haveli No. 12 bearing Sr. No. 7134/2013 and the said charge was repaid and accordingly they have executed Deed of Reconveyance and registered on 20-09-2017, before office of Sub Registrar Haveli No. 10 bearing Sr. No. 11957/2017.



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Thereafter the said land owner M/s. Peninsula Land Ltd. availed the loan of Rs. 55,00,00,000/- from JM Financial Credit Solutions Ltd. against the said land bearing Survey No. 11/2A part, 11/4 part, 13/2 by way of Mortgage Deed executed and registered on 21-10-2015, before office of Sub Registrar Haveli No. 20 bearing Sr. No. 6294/2015 and the said charge was repaid and accordingly they have executed Deed of Reconveyance Deed and registered on 20-09-2017, before office of Sub Registrar Haveli No. 10 bearing Sr. No. 11956/2017.

Thereafter the said land owner M/s. Peninsula Land Ltd. availed the loan of Rs. 55,00,00,000/- from JM Financial Credit Solutions Ltd. against the said land bearing Survey No. 11/2A part, 11/4 part, 13/2 by way of Mortgage Deed executed and registered on 08-09-2017, before office of Sub Registrar Haveli No. 17 bearing Sr. No. 7600/2017 and the said charge was repaid and accordingly they have executed Deed of Reconveyance Deed and registered on 20-09-2017, before office of Sub Registrar Haveli No. 10 bearing Sr. No. 11958/2017.

Thereafter the said land owner M/s. Peninsula Land Ltd. availed the loan of Rs. 190,00,00,000/- from Axis Trustee Services Ltd. against the said land bearing Survey No. 13/1B part, 10/1A/3, 10/1B, 11/1A, 11/1B, 11/3, 11/4/2, 12/1, 12/2/1, 12/2/2, 12/2/3 by way of Mortgage Deed executed and registered on 19-09-2014, before office of Sub Registrar Haveli No. 12 bearing Sr. No. 6356/2014 and the said charge was repaid and accordingly they have executed Deed of Reconveyance and registered on 03-11-2017, before office of Sub Registrar Haveli No. 20 bearing Sr. No. 11223/2017.

Thereafter the said land owner M/s. Peninsula Land Ltd. availed the loan of Rs. 62,00,00,000/- from JM Financial Credit Solutions Ltd. against the said land bearing Survey No. 13/1B part, 10/1A/3, 10/1B, 11/1A, 11/1B, 11/3, 11/4/2, 12/1,



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12/2/1, 12/2/2, 12/2/3 by way of Mortgage Deed executed and registered on 28-09-2017, before office of Sub Registrar Haveli No. 15 bearing Sr. No. 9543/2017 and the said charge was repaid and accordingly they have executed Deed of Reconveyance and registered on 03-11-2017, before office of Sub Registrar Haveli No. 20 bearing Sr. No. 11217/2017.

Thereafter the said land owner M/s. Godrej Skyline Developers Pvt. Ltd. availed the loan of Rs. 300,00,00,000/- from HDFC Ltd. against the said land bearing Survey No. 13/1B part, 10/1A/3, 11/1B, 11/3, 11/4/2, 11/1A, 11/4 part, 13/2, 11/2A part, 12/1, 12/2/1, 12/2/2, 12/2/3 by way of Mortgage Deed executed and registered on 25-02-2019, before office of Sub Registrar Haveli No. 15 bearing Sr. No. 2830/2019. **The said loan/credit facility is in existence till date.**

Accordingly the said M/s. Godrej Skyline Developers Pvt. Ltd. being the owner and possessor of Survey No. 10/1B, 10/1A/3, 11/1A, 11/1B, 11/2A part, 11/3, 11/4 part, 11/4/2, 12/1, 12/2/1, 12/2/2, 12/2/3, 13/1B part, 13/2 and has got clear, marketable, legal and valid title and rights, free from any charge and encumbrance except the charge of HDFC Ltd.

1. Search Report for 30 Years from 1992 Taken from Sub-Registrar Offices at Haveli Pune, & Joint District Registrar's Office Pune.
2. Litigation if any- No litigation found.

DATE: 27-10-2021


ADVOCATE

