

**M/S. RAJIV PATEL AND ASSOCIATES**  
**ADVOCATES**

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg, (East Street), PUNE - 411 001.

Ref No. :

Date :

**FORMAT-A**  
**(Circular No.28/2021)**

To,  
The Maharashtra Real Estate  
Regulatory Authority  
("MahaRERA")

**LEGAL TITLE REPORT**

**Sub: Title Clearance Certificate with respect to all that piece and parcel of land or ground admeasuring 14,695.66 sq.mtrs. bearing Plot "F" [including a portion admeasuring 3681.36 sq.mtrs. out of the said Plot F demised to the Maharashtra State Electricity Distribution Company Limited for setting up an Electric Sub-Station thereon] [with right to consume an aggregate FSI of 63024.58 sq.mtrs. in the construction to be carried out thereon] out of the Sanctioned Layout dated 01.02.2024 in respect of land admeasuring 58,500 sq.mtrs bearing Survey No.595 Hissa No.2 and bearing corresponding CTS No.3293 , situate, lying and being at Village Bibvewadi (Munjeri) within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune and which Plot "F" is bounded as follows, that is to say:-**

On or towards the East :Partly by Plot A, partly by Plot B and partly by Plot E out of the said Sanctioned Layout and by land known as "Loyd Hill".

On or towards the South :Partly by Development Plan Road of Plot G, partly by Plot C and partly by Plot E.

On or towards the West :Partly by area under Development Plan Road of Plot G out of the said Sanctioned Layout and partly by the Kondhwa-Lullanagar Main Development Plan Road. ,

On or towards the North :By Plot G out of the said Sanctioned Layout.

**(hereinafter referred to as the "said Land").**



We have investigated the title of NYATI BUILDERS PRIVATE LIMITED, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at "Nyati Unitree", Survey Number 103/129, Plot B+C, CTS No. 1995 + CTS No. 1996B, Yerwada, Pune Nagar Road, Pune 411006, to the said Land and our observation in respect thereof are as under:-

**1. Description of the said Land**

All that piece and parcel of land or ground admeasuring 14,695.66 sq.mtrs. bearing Plot "F" [including a portion admeasuring 3681.36 sq.mtrs. out of the said Plot F demised to the Maharashtra State Electricity Distribution Company Limited for setting up an Electric Sub-Station thereon] [with right to consume an aggregate FSI of 63024.58 sq.mtrs. in the construction to be carried out thereon] out of the Sanctioned Layout dated 01.02.2024 in respect of land admeasuring 58,500 sq.mtrs bearing Survey No.595 Hissa No.2 and bearing corresponding CTS No.3293, situate, lying and being at Village Bibvewadi (Munjeri) within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune.

**2. The document of allotment of the said Land –**

Deed of Conveyance dated 28.03.2024 (duly registered under Serial No.6741 of 2024 with the Sub-Registrar, Haveli XX, Pune) whereby M/s.Giriraj Associates and M/s.Lunkad Associates (with the consent of the said Mohammed Kurbanhussain Poonawla, Zainuddin Kurbanhussain Poonawala, Murtaza Yakubbhai Rokadia, Fatema Kayed Badri, Shabbir Taherbhai Poonawala, Mansoor Taherbhai Poonawala, Huned Taherbhai Poonawala, Mudrik Taherbhai Poonawala, Yusuf Fakruddin Poonawala and of all the members of the said AOP known as "Manikchand Giriraj Group") assigned, transferred, assured and conveyed the said Land to/in favour of Nyati Builders Private Limited.

3. VII/XII Extract in respect of land earlier bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune and City Survey Record in respect of the said Land presently bearing CTS No.3293, Bibvewadi (Munjeri), Pune from the year 1953 to 2024 and Mutation Entries bearing Nos.3537, 5069, 5546, 5706, 10490, 14932, 14956, 15878, 19553, 22721, 22922, 23211, 26365, 26811, 26812, 26813, 26814, 26815, 26817, 26818, 26819 and Mutation Entry Nos.3636, 3635, 3902, 4018 and 4158 as per City Survey

Record in respect of the said land presently bearing CTS No.3293, Bibvewadi (Munjari), Pune.

4. Search Reports dated 27.03.2024, 08.07.2024 and 20.12.2024 issued by Shri.Deepak R. Hole, Advocate in respect of the said Land for the past thirty years.
5. We have carried out litigation search on government web portal i.e., <https://pune.dcourts.gov.in/> and as confirmed by authorised representative of Nyati Builders Private Limited, there is no litigation pending in any court in respect of the said land admeasuring 14,695.66 sq.mtrs. bearing Plot "F".

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that the title of the said NYATI BUILDERS PRIVATE LIMITED, to the said Land is free, clear and marketable and there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained.

**Owner of the said Land – NYATI BUILDERS PRIVATE LIMITED.**

The Report reflecting the flow of the title of the said NYATI BUILDERS PRIVATE LIMITED, to the said Land is enclosed herewith as **Annexure "A"**.

Dated this 21<sup>st</sup> day of December, 2024.

Encl : **Annexure "A"**.



M/S RAJIV PATEL & ASSOCIATES

*Rajiv Patel*  
PROPRIETOR

Housiey.com

**ANNEXURE "A"**

**Re: All that piece and parcel of land or ground admeasuring 14,695.66 sq.mtrs. bearing Plot "F" [including a portion admeasuring 3681.36 sq.mtrs. out of the said Plot F demised to the Maharashtra State Electricity Distribution Company Limited for setting up an Electric Sub-Station thereon] [with right to consume an aggregate FSI of 63024.58 sq.mtrs. in the construction to be carried out thereon] out of the Sanctioned Layout dated 01.02.2024 in respect of land admeasuring 58,500 sq.mtrs bearing Survey No.595 Hissa No.2 and bearing corresponding CTS No.3293 , situate, lying and being at Village Bibvewadi (Munjeri) within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune and which Plot "F" is bounded as follows, that is to say:-**

On or towards the East :Partly by Plot A, partly by Plot B and partly by Plot E out of the said Sanctioned Layout and by land known as "Loyd Hill".

On or towards the South :Partly by Development Plan Road of Plot G, partly by Plot C and partly by Plot E.

On or towards the West :Partly by area under Development Plan Road of Plot G out of the said Sanctioned Layout and partly by the Kondhwa-Lullanagar Main Development Plan Road.

On or towards the North :By Plot G out of the said Sanctioned Layout.

- 1) One Ebrahim Dadamiya Khandwani was the holder of all that piece and parcel of land or ground bearing Survey No.595 Hissa No.2, Village Bibvewadi (Munjeri), Taluka Pune City, District Pune.
- 2) Vide a Deed of Sale dated 16.04.1943 (duly registered under Serial No.979-1/6 of 1943 with the Sub-Registrar, Haveli I, Pune), the said Ebrahim Dadamiya Khandwani assigned, transferred, assured and conveyed the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune to/in favour of Alimohammed Kaderbhai Bohori, Abdeally



Haiderbhai Bohori, Nomanbhai Haiderbhai Bohori, Taherbhai Haiderbhai Bohori, Saifuddin Haiderbhai Bohori and Shakirhussain Ebrahim aka Ebrahimji Bohori as tenants-in-common in equal shares. The names of the said Alimohammed Kaderbhai Bohori and Five Others were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune as the holders thereof vide Mutation Entry No.3537.

3) Vide a Deed of Sale dated 15.02.1954 (Duly registered under Serial No. 234-1-8/1954 on 19.02.1954 with the Sub-Registrar Haveli no. II, Pune), the said Shakirhussain Ebrahim aka Ebrahimji Bohori assigned, transferred, assured and conveyed his holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune to/in favour of Taherbhai Alimohammed (aka Aliahmed) Poonawala. The name of the said Taherbhai Alimohammed (Aliahmed) Poonawala was duly entered on the VII/XII Extract pertaining to the portion out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune as the holder of the share earlier held by the said Shakirhussain Ebrahimji Bohori therein vide Mutation Entry No.5069.

4) Vide a Deed of Release dated 12.08.1955 (duly registered under Serial No.1291-1/26 of 1955 with the Sub-Registrar, Haveli I, Pune), the said Saifuddin Haiderbhai Poonawala released all and whatsoever his right, title and interest in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune to/in favour of his two step brothers, namely, the said Abdeally Haiderbhai Poonawala and Taherbhai Haiderbhai Poonawala, and, on the death of the said Saifuddin Haiderbhai Poonawala, who died intestate on 01.03.1984, his heirs and next-of-kin, namely, his widow Banubai Saifuddin Poonawala, and his two sons namely, Husaini Saifuddin Poonawala and Hatim Saifuddin Poonawala, made application to the Talathi, Pune City stating that the said Saifuddin Haiderbhai Poonawala had already released his share, right, title and interest in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune to/in favour of his brothers, namely, the said

Abdeally Haiderbhai Poonawala and Taherbhai Haiderbhai Poonawala, vide the said Deed of Release dated 12.08.1955 and, accordingly, the name of the said Saifuddin Haiderbhai Poonawala was deleted from the VII/XII Extract in respect of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune as the holder of a share therein vide Mutation Entry No.22922.

- 5) The said Nomanbhai Haiderbhai Poonawala was a permanent resident of Pakistan, and whereas vide Order dated 06.09.1955 bearing No.WS/XII/1397 of the Mamlatdar, Pune City, Pune, the said holding of the said Nomanbhai Haiderbhai Poonawala in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune was taken in custody by the Deputy Custodian of Evacuee Property and whereas the holding of the said Nomanbhai Haiderbhai Poonawala vested in the said Custodian under the provisions of Section 8 of the Administration of Evacuee Property Act, 1950. Effect of such vesting was given on the VII/XII Extract pertaining to the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune vide Mutation Entry No.5546. The said holding of the said Nomanbhai Haiderbhai Poonawala was purchased by Abdeally Haiderbhai Poonawala and Taherbhai Haiderbhai Poonawala in auction from Hon'ble Competent Authority, Mumbai on 19.08.1957 in equal share and, accordingly, the name of the said Deputy Custodian of Evacuee Property was deleted from the VII/XII Extract pertaining to the said bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune vide Mutation Entry No.5706.
- 6) The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1953 were made applicable to Village Munjeri vide Mutation Entry No.10490 and, accordingly, the area of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune was shown to be admeasure Hectares 05=85 Ares.
- 7) The said Alimohammed Kaderbhai Bohori died intestate on 06.05.1948, leaving behind him as his only heirs and next-of-kin his widow namely,



Safiyabai Alimohammed Poonawala, his three sons namely, Hakimuddin Alimohammed Poonawala, Taherbhai Alimohammed Poonawala and Kurbanhussain Alimohammed Poonawala, his married two daughters namely, Rukhanbai Taherbhai Fakhar and Fatemabai Gabuji Lakdawala, the heirs of his predeceased daughter, Fatmabai Gabuji Lakdawala, i.e. her husband, Gabuji Alimohammed Lakdawala, her two sons namely, Abbasbhai Gabuji Lakdawala and Husainibhai Gabuji Lakdawala and her four daughters namely, Nafisa Aziz Pithawala, Sakina Husaini Boriyawala, Maleka Akbarbhai Bakrawala and Duraiyya Mansoor Behranwala The names of the said three sons of the said Late Alimohammed Kaderbhai Bohori were entered in the "possessory" column of the VII/XII Extract pertaining to the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune as the holders of the share earlier held by the said Late Alimohammed Kaderbhai Bohori therein vide Mutation Entry No.14932 while names of the daughters and the heirs of the Late Fatmabai Gabuji Lakdawala were entered in the "Other Rights" column thereof vide the said Mutation Entry No.14956.

- 8) Vide a Deed of Release dated 21.01.1949 (duly registered under Serial No.84-1/26 of 1949 with the Sub-Registrar, Haveli I, Pune), the said Hakimuddin Alimohammed Poonawala, Taherbhai Alimohammed Poonawala and Kurbanhussain Alimohammed Poonawala and the said Safiyabai Alimohammed Poonawala released the said holding of the said Late Alimohammed Kadarbhai Bohori out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri Kasbe), Taluka Pune City, District Pune and certain other lands in favour of Hakimuddin Alimohammed Poonawala, Taherbhai Alimohammed Poonawala and Kurbanhussain Alimohammed Poonawala as tenants-in-common.
- 9) Vide a Deed of Release dated 21.01.1949 (duly registered under Serial No.83-1/23 of 1949 with the Sub-Registrar, Haveli, I, Pune), the said Rukhanbai Taherbhai Fakhar and the said Fatemabai Gabuji Lakdawala, released all and whatsoever their right, title and interest in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri Kasbe), Taluka Pune City, District Pune earlier held by the Late Alimohammed Kaderbhai Bohori in favour of

their mother and their said three brothers namely, Safiya Alimohammed Poonawala, the said Hakimuddin Alimohammed Poonawala, Taherbhai Alimohammed Poonawala and Kurbanhussain Alimohammed Poonawala.

10) Vide a Deed of Release dated 20.07.1981 (duly registered under Serial No.1496 of 1981 with the Sub-Registrar, Haveli, I, Pune), the said Rukhanbai Taherbhai Fakhar and the heirs of the Late Fatemabai Gabuji Lakdawala, i.e. her husband, Gabuji Alimohammed Lakdawala, her two sons namely, Abbasbhai Gabuji Lakdawala, Husainibhai Gabuji Lakdawala and her four daughters namely, Nafisa Aziz Pithawala, Sakina Husaini Boriyawala, Maleka Akbarbhai Bakrawala and Duraiyya Mansoor Behranwala released all and whatsoever their right, title and interest in the share in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune earlier held by the Late Alimohammed K. Poonawala in favour of the said three sons of the Late Alimohammed K. Poonawala. The names of the said Rukhanbai Taherbhai Fakhar and Others were deleted from the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune vide Mutation Entry No.14956.

11) Vide an Agreement dated 26.07.1981 made by and between the said Abdeally Haiderbhai Poonawala, Taherbhai Haiderbhai Poonawala, Taherbhai Alimohammed Poonawala, Hakimuddin Alimohammed Poonawala and Kurbanhussain Alimohammed Poonawala of the One Part and M/s.LA Builde Associates, a partnership firm having its Office at Kuber Bhavan, Bajaj Road, Vile Parle (West), Mumbai 400056 of the Other Part, the said Abdeally Haiderbhai Poonawala and Others granted rights of development of their collective undivided share in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune to/in favour of the said M/s.LA Builde Associates at or for the consideration and on the terms and conditions therein contained. Certain disputes thereafter arose between the said Taherbhai Alimohammed Poonawala and Others on the one hand and the said M/s.LA Builde Associates on the other hand resulting in the said M/s.LA Builde Associates had filing a Suit (bearing Special Civil Suit No.1278



of 1988) in the Court of the Civil Judge Senior Division, Pune at Pune against the said Taherbhai Alimohammed Poonawala and Others for specific performance of the said Agreement dated 26.07.1981 and incidental reliefs. An amicable settlement was arrived at by and between the said Parties to the said Suit. Accordingly, the Plaintiff withdrew the said Suit unconditionally without reserving any right to file afresh on the same cause of action.

12) The said Taherbhai Alimohammed Poonawala, Hakimuddin Alimohammed Poonawala and Kurbanhussain Alimohammed Poonawala filed a Suit (bearing No.63 of 1984) in the Court of the Civil Judge Senior Division, Pune at Pune against the said Abdeally Haiderbhai Poonawala and Taherbhai Haiderbhai Poonawala for determination of their respective holdings (annewari) in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune. The said Suit was decreed on 24.08.1993 and the shares of each of the said holders were defined as under, that is to say:-

Name of the Holder/s	Area (undivided) held by the said Holder in the said land bearing Survey No.595 Hissa No.2, Munjeri, Pune (in sq.mtrs)
Taherbhai Alimohammed Poonawala	17367.19
Hakimuddin Alimohammed Poonawala	8226.56
Kurbanhussain Alimohammed Poonawala	8226.56
Abdeally Haiderbhai Poonawala	12339.84
Taherbhai Haiderbhai Poonawala	12339.84

**(I) HOLDING OF TAHERBHAJ ALIMOHAMMED POONAWALA ADMEASURING 17367.19 SQ.MTRS.**

- (i) As stated above, the said Taherbhai Alimohammed Poonawala came to be entitled to a share represented by area of 17367.19 sq.mtrs out of the said land bearing Survey No.595

Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune;

- (ii) Vide an Agreement dated 30.11.1994, executed by and between, interalia, the said Taherbhai Alimohammed Poonawala of the One Part and M/s.Lunkad Associates, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Registered Office at 550/B, Nana Peth, Pune 411002 of the Other Part, the said Taherbhai Alimohammed Poonawala granted rights of development of his said holding admeasuring 17367.19 sq.mtrs out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune to/in favour of the said M/s.Lunkad Associates at or for the consideration and on the terms and conditions therein contained.
- (iii) Certain disputes arose between the said Taherbhai Alimohammed Poonawala on the one hand and the said M/s.Lunkad Associates on the other hand. Such disputes were jointly referred by Taherbhai Alimohammed Poonawala on the one hand and the said M/s.Lunkad Associates on the other hand to the Arbitrators, Shri.Chandan Parwani, Shri.Zaheer Khambata and Shri.Jayant Pande. The said Arbitrators entered upon the Reference made to them, held Arbitral Proceedings and made/ passed an Award by consent of Parties on 08.01.2004. Under the said Award, it was directed that the said M/s.Lunkad Associates shall be entitled to develop a portion admeasuring 8274.11 sq.mtrs. out of the said holding of the said Taherbhai Alimohammed Poonawala admeasuring 17367.19 sq.mtrs out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune while the remaining holding admeasuring 9093.08 sq.mtrs of the said Taherbhai Alimohammed Poonawala out of



the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune shall be retained by the said Taherbhai Alimohammed Poonawala.

- (iv) Vide an Agreement for Development dated 14.01.2004 (duly registered under Serial No.321 of 2004 with the Sub-Registrar, Haveli X, Pune), the said Taherbhai Alimohammed Poonawala (with the consent of the said M/s.Lunkad Associates) granted rights of development of his holding admeasuring 9093.08 sq.mtrs out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune to/in favour of M/s.Giriraj Associates, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Registered Office at 550/B, Nana Peth, Pune 411002 at or for the consideration and on the terms and conditions therein contained.
- (v) Vide a Deed of Sale dated 29.12.2014 (duly registered under Serial No.9582 of 2014 with the Sub-Registrar, Haveli II, Pune), the said Taherbhai Alimohammed Poonawala, inter alia, assigned, transferred, assured and conveyed portions admeasuring 9093.03 sq.mtrs and 8274.17 sq.mtrs out of his said holding admeasuring 17367.19 sq.mtrs out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune to/in favour of the said M/s.Giriraj Associates and the said M/s.Lunkad Associates respectively. The names of the said M/s.Giriraj Associates and the said M/s.Lunkad Associates were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune as the holders of their said respective portions admeasuring 9093.03 sq.mtrs and 8274.17 sq.mtrs thereof vide Mutation Entry No.26365.

**(II) HOLDING OF HAKIMUDDIN ALIMOHAMMED POONAWALA ADMEASURING 8226.56 SQ.MTRS.**

- (i) As stated above, the said Hakimuddin Alimohammed Poonawala came to be entitled to a share represented by area of 8226.56 sq.mtrs out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune.
- (ii) Vide Agreement dated 30.11.1994 for 3918.96 sq. mtrs. and further read with an Agreement for Development dated 14.01.2004 (duly registered under Serial No.379 of 2004 with the Sub-Registrar, Haveli X, Pune) for the remaining area admeasuring 4307.60 sq.mtrs., totally admeasuring 8226.56 sq.mtrs. executed by and between, interalia, the said Hakimuddin Alimohammed Poonawala of the One Part and M/s.Giriraj Associates of the Other Part, the said Hakimuddin Alimohammed Poonawala granted rights of development of his said holding admeasuring 8226.56 sq.mtrs. out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune to/in favour of the said M/s.Giriraj Associates at or for the consideration and on the terms and conditions therein contained.
- (iii) Vide a Deed of Sale dated 29.12.2014 (duly registered under Serial No.9582 of 2014 with the Sub-Registrar, Haveli II, Pune), the said Hakimuddin Alimohammed Poonawala, interalia, assigned, transferred, assured and conveyed his said holding admeasuring 8226.56 sq.mtrs. out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune to/in favour of the said M/s.Giriraj Associates. The name of the said M/s.Giriraj Associates was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.595 Hissa No.2, Bibvewadi



(Munjeri), Taluka Pune City, District Pune as the holder of the said portion admeasuring 8226.56 sq.mtrs thereof vide Mutation Entry No.26365.

**(III) HOLDING OF KURBANHUSSAIN ALIMOHAMMED POONAWALA ADMEASURING 8226.56 SQ.MTRS.**

- (i) As stated above, the said Kurbanhussain Alimohammed Poonawala came to be entitled to a share represented by area of 8226.56 sq.mtrs out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune;
- (ii) The said Kurbanhussain Alimohammed Poonawala died intestate on 28.12.1985, leaving behind him as his only heirs and next-of-kin his widow namely, Salma Kurbanhussain Poonawala, his two sons namely, Mohammed Kurbanhussain Poonawala and Zainuddin Kurbanhussain Poonawala, and his married daughter namely, Munira Yakubhhai Rokadiya. The names of the said heirs of the said Late Kurbanhussain Alimohammed Poonawala were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune as the holders of the share earlier held by the said Late Kurbanhussain Alimohammed Poonawala therein vide Mutation Entry No.15878.
- (iii) Vide an Agreement for Development dated 21.07.1996, executed by and between the said heirs of the said Late Kurbanhussain Alimohammed Poonawala of the One Part and the said M/s.Lunkad Associates of the Other Part, the said heirs of the said Late Kurbanhussain Alimohammed Poonawala granted rights of development of their holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri),

Taluka Pune City, District Pune to/in favour of the said M/s.Lunkad Associates at or for the consideration and on the terms and conditions therein contained. However, vide a Deed of Cancellation dated 19.09.2021, the said parties to the said Agreement dated 21.07.1996 mutually cancelled the said Agreement dated 21.07.1996 earlier executed by and them in respect of the said holding of the said Late Kurbanhussain Alimohammed Poonawala out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune.

- (iv) The said Salma Kurbanhussain Poonawala, died intestate on 05.10.1999, leaving behind her as her only heirs and next-of-kin her two sons namely, the said Mohammed Kurbanhussain Poonawala and Zainuddin Kurbanhussain Poonawala, and her married daughter namely, the said Munira Yakubhhai Rokadiya. The name of the said Salma Kurbanhussain Poonawala was deleted from the VII/XII Extract pertaining to the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune as the holder of the share earlier held by her and the names of the said heirs were entered in place thereof vide Mutation Entry No.23211.
- (v) The said Munira Yakub bhai Rokadia died intestate on 10.03.2014, leaving behind her as her only heirs and next-of-kin her son namely, Murtaza Yakub bhai Rokadia and her married daughter namely, Fatema Kayed Badri. The names of the said heirs of the said Late Munira Yakub bhai Rokadia are duly entered on the Revenue Record as the holders of the share earlier held by the said Late Munira Yakub bhai Rokadia therein vide Mutation Entry No.4018.

(IV) **HOLDING OF ABDEALLY HAIDERBHAI POONAWALA**  
**ADMEASURING 12339.84 SQ.MTRS.**



- (i) As stated above, the said Abdeally Haiderbhai Poonawala was entitled to a share represented by area of 12339.84 sq.mtrs out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune.
- (ii) The said Abdeally Haiderbhai Poonawala died intestate on 18.01.1984, leaving behind him as his only heirs and next-of-kin his four sons namely, Hatimbhai Abdeally Poonawala, Phirozbhai Abdeally Poonawala, Haiderbhai Abdeally Poonawala and Kaizarbhai Abdeally Poonawala and his three married daughters namely, Kudeja Taher Poonawala, Hajrabai Asgarbhai Chopdawala and Fakiraben Zohar Poonawala. The names of the said heirs of the said Late Abdeally Haiderbhai Poonawala were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune as the holders of the share earlier held by the said Late Abdeally Haiderbhai Poonawala therein vide Mutation Entry No.19553.
- (iii) The said heirs of the said Late Abdeally Haiderbhai Poonawala granted rights of development of their respective holding out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune to the person/party mentioned in Column No.(III) hereinbelow:-

(I)	(II)	(III)	(IV)
Date of Agreement for Development	Name of the Owner/s	Name of the Developer/s	Description of the subject land
11.10.1997	Khudeja Taher Poonawala	Kantilal Lakhmichand Lunkad	1/3 <sup>rd</sup> share out of her holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Khudeja Taher	Ravindra	1/3 <sup>rd</sup> share out of her holding in the said

	Poonawala	Naupatlal Sakla	land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Khudeja Taher Poonawala	Girish Khivrajji Gadiya	1/3 <sup>rd</sup> share out of her holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Hajrabai Asgarbhai Chopadawala	Kantilal Lakhmichand Lunkad	1/3 <sup>rd</sup> share out of her holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Hajrabai Asgarbhai Chopadawala	Rajesh Naupatlal Sakla	1/3 <sup>rd</sup> share out of her holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Hajrabai Asgarbhai Chopadawala	Raju Suganchand Sancheti	1/3 <sup>rd</sup> share out of her holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Fakiraben Zoher Poonawala	Kantilal Lakhmichand Lunkad	1/3 <sup>rd</sup> share out of her holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Fakiraben Zoher Poonawala	Manjushree Girish Gadiya	1/3 <sup>rd</sup> share out of her holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Fakiraben Zoher Poonawala	Pramila Naupatlal Sakla	1/3 <sup>rd</sup> share out of her holding in the said land bearing Survey No.595 Hissa No.2,



			Bibvewadi (Munjeri), Pune
11.10.1997	Phirozbhai Abdeally Poonawala	Girish Khivrajji Gadiya	1/3 <sup>rd</sup> share out of his holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Phirozbhai Abdeally Poonawala	Kantilal Lakhmichand Lunkad	1/3 <sup>rd</sup> share out of his holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Phirozbhai Abdeally Poonawala	Rajesh Naupatlal Sakla	1/3 <sup>rd</sup> share out of his holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Kaizerbhai Abdeally Poonawala	Kantilal Lakhmichand Lunkad	1/3 <sup>rd</sup> share out of his holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Kaizerbhai Abdeally Poonawala	Girish Khivrajji Gadiya	1/3 <sup>rd</sup> share out of his holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Kaizarbhai Abdeally Poonawala	Naupatlal Bhagwandas Sakla	1/3 <sup>rd</sup> share out of his holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Haiderbhai Abdeally Poonawala	Naupatlal Bhagwandas Sakla	1/3 <sup>rd</sup> share out of his holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune

11.10.1997	Haiderbhai Abdeally Poonawala	Manjushree Girish Gadiya	1/3 <sup>rd</sup> share out of his holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Haiderbhai Abdeally Poonawala	Kantilal Lakhmichand Lunkad	1/3 <sup>rd</sup> share out of his holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Hatimbhai Abdeally Poonawala	Kantilal Lakhmichand Lunkad	1/3 <sup>rd</sup> share out of his holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Hatimbhai Abdeally Poonawala	Raju Suganchand Sancheti	1/3 <sup>rd</sup> share out of his holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune
11.10.1997	Hatimbhai Abdeally Poonawala	Pramila Naupatlal Sakla	1/3 <sup>rd</sup> share out of his holding in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Pune

- (iv) The said Hatimbhai Abdeally Poonawala died intestate on 16.02.2012, leaving behind him as his only heirs and next-of-kin his widow namely, Malika Hatimbhai Poonawala, his son namely, Farki aka Fakhruddin Hatimbhai Poonawala, and daughter namely, Zeenath Hatimbhai Poonawla. The names of the said heirs of the said Late Hatimbhai Abdeally Poonawala were entered on the VII/XII Extract pertaining to the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune as the holders of the share



earlier held by the said Late Hatimbhai Abdeally Poonawala therein vide Mutation Entry No.26818.

- (v) The said Hajra Asgarbhai Chopadawala died intestate on 08.07.2012, leaving behind her as her only heir and next-of-kin her husband namely, Asgarbhai Chopadawala. The name of the said Asgarbhai Chopadawala was entered on the VII/XII Extract pertaining to the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune as the holder of the share earlier held by the said Late Hajra Asgar Chopadawala therein vide Mutation Entry No.26817.
- (vi) The said heirs of the said Late Abdeally Haiderbhai Poonawala, Hatimbhai Abdeally Poonawala and the said Hajra Asgerbhai Poonawla assigned, transferred, assured and conveyed their respective holdings in the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune to/in favour of the said M/s.Giriraj Associates vide the Deeds of Sale mentioned hereinbelow:-

Date of Deed Sale	of	Registration No. / Haveli No.	Name of the Vendor/s	Area conveyed by the said Vendor/s to/in favour of the said M/s.Giriraj Associates (in sq.mtrs)	Mutation Entry No.
01.02.2016		1049/2016 Haveli -XI	Fakira Zoher Poonawala	1480.78	26813
17.05.2016		4998/2016 Haveli - XI	Khudeja Taher Poonawala	1480.78	26814
20.05.2016		5125/2016 Haveli - XI	Haiderbhai Abdeally Poonawala	1974.37	26811
20.05.2016		5132/2016 Haveli - XI	Kaizerbhai Abdeally	1974.37	26815

		Poonawala		
20.05.2016	5130/2016 Haveli – XI	Phirozbhai Abdeally Poonawala	1974.37	26812
23.05.2016	5172/2016 Haveli – XI	Maleka Hatimbhai Poonawala, Fakhruddin Hatimbhai Poonawala and Zeenat Hatimbhai Poonawala	1974.37	26819
23.05.2016	5154/2016 Haveli – XI	Asgerbhai Chopadawala	1480.78	26817

(V) **HOLDING OF TAHERBHAJ HAIDERBHAJ POONAWALA  
ADMEASURING 12339.84 SQ.MTRS.**

- (i) As stated above, the said Taherbhai Haiderbhai Poonawala was entitled to a share represented by area of 12339.84 sq.mtrs out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune.
- (ii) Vide an Agreement for Development dated 27.02.1995, read with an Agreement Supplemental thereto dated 07.12.1995, executed by and between the said Taherbhai Haiderbhai Poonawala of the One Part and the said M/s.Giriraj Associates of the Other Part, the said Taherbhai Haiderbhai Poonawala granted rights of development of his said holding out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune to/in favour of the said M/s.Giriraj Associates at or for the consideration and on the terms and conditions therein contained.
- (iii) The said Taherbhai Haiderbhai Poonawala died intestate on 17.01.2000, leaving behind him as his only heirs and next-of-



kin his widow namely, Sakina Taherbhai Poonawala, his five sons namely, Shabbir Taherbhai Poonawala, Mansoor Taherbhai Poonawala, Huned Taherbhai Poonawala, Fakruddin Taherbhai Poonawala and Mudrik Taherbhai Poonawala and his four married daughters namely, Rashida Abbasbhai Katabjiwala, Maleka Ishak Santrampurwala, Shamim Juzer Kanchwala and Yasmin Zainuddin Poonawala. The names of the said heirs of the said Late Taherbhai Haiderbhai Poonawala were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune as the holders of the share earlier held by the said Late Taherbhai Haiderbhai Poonawala therein vide Mutation Entry No.22721.

- (iv) The said Sakina Taherbhai Poonawala died intestate on 22/02/2014, leaving behind her as her only heirs and next-of-kin her said five sons namely, Shabbir Taherbhai Poonawala, Mansoor Taherbhai Poonawala, Huned Taherbhai Poonawala, Fakruddin Taherbhai Poonawala and Mudrik Taherbhai Poonawala and her four married daughters namely, Rashida Abbasbhai Katabjiwala, Maleka Ishak Santrampurwala, Shamim Juzer Kanchwala and Yasmin Zainuddin Poonawala.
- (v) The said Shamim Juzer Kanchwala died intestate on 29.11.2011, leaving behind her as her only heirs and next-of-kin her son namely, Aliasgar Juzer Kanchwala and her daughter namely, Mariya Murtuza Rampurwala. The names of the said heirs of the said Late Shamim Juzer Kanchwala were duly entered on the Property Register Card pertaining to the said land bearing CTS No.3293, Bibvewadi (Munjeri), Taluka Pune City, District Pune as the holders of the share earlier held by the said Late Shamim Juzer kanchwala therein vide Mutation Entry No.3636.

- (vi) Vide a Deed of Release Dated 09.08.2023 (duly Registered under Serial No. 24483 of 2023 with Sub-Registrar Haveli No. 11, Pune), the said daughters of the said Taherbhai Haiderbhai Poonawala and the said heirs of the said Late Shamim Juzer Kanchwawla released their respective undivided shares in the holding of the said Taherbhai Poonawala in the said land bearing Survey No.595/2, Bibvewadi (Munjeri), Pune.
- (vii) The said Fakruddin Taherbhai Poonawala died intestate on 22/08/2020, leaving behind him as his only heirs and next-of-kin his widow namely, Farida Fakhruddin Poonawala and his son namely, Yusuf Fakhruddin Poonawala. The names of the said heirs of the said Late Fakhruddin Taherbhai Poonawala were duly entered on the Property Register Card pertaining to the said land bearing CTS No.3293, Bibvewadi (Munjeri), Taluka Pune City, District Pune as the holders of the share earlier held by the said Late Fakhruddin Taherbhai Poonawala therein vide Mutation Entry No.3635.
- (viii) Vide a Deed of Release dated 09.08.2023 (duly registered under Serial No.24512 of 2023 with the Sub-Registrar, Haveli XI, Pune), the said Farida Fakhruddin Poonawala released all and whatsoever her right, title and interest in the said land bearing Survey No.595 Hissa No.2 and bearing corresponding CTS No.3293, Bibvewadi (Munjeri), Taluka Pune City, District Pune to/in favour of her son namely, the said Yusuf Fakhruddin Poonawala. The name of the said Farida Fakhruddin Poonawala was deleted from the Property Register Card pertaining to the said land bearing CTS No.3293, Bibvewadi (Munjeri), Taluka Pune City, District Pune as the holder of the share therein in Revenue Records vide Mutation Entry No.3902.



- 13) In the above circumstances, the said M/s.Giriraj Associates came to hold a portion admeasuring 29,659.43 sq.mtrs out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune and the said M/s.Giriraj Associates are also the holders of rights of development of a portion admeasuring 12339.84 sq.mtrs out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune held by the said Shabbir Taherbhai Poonawala, Mansoor Taherbhai Poonawala, Huned Taherbhai Poonawala, Mudrik Taherbhai Poonawala and Yusuf Fakruddin Poonawala.
- 14) In the above circumstances, the said M/s.Lunkad Associates came to hold a portion admeasuring 8274.17 sq.mtrs out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune.
- 15) In the above circumstances, the said Mohammed Kurbanhussain Poonawla, Zainuddin Kurbanhusain Poonawala, Murtaza Yakubhbhai Rokadia and Fatema Kayed Badri are the holders of a portion admeasuring 8226.56 sq.mtrs out of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District Pune.
- 16) Vide a Deed of Mortgage dated 01.10.2003 (duly registered under Serial No.5710 of 2003 with the Sub-Registrar, Haveli X, Pune), the said M/s.Giriraj Associates had created a mortgage, interalia, on the said land then bearing Survey No.595 Hissa No.2, Munjeri, Bibvewadi, Pune to/in favour of ICICI Bank Limited, Bandra Branch, Mumbai. However, vide its Letter dated 26.03.2024, the said ICICI Bank Limited, Bandra Branch, Mumbai has confirmed that the said M/s.Giriraj Associates has re-paid the entire loan amount (together with all other dues) availed of by it from from the said ICICI Bank Limited, Bandra Branch, Mumbai.
- 17) The said, M/s.Giriraj Associates, M/s.Lunkad Associates and Others have constituted an "AOP" vide an Agreement dated 21.04.1998 under the name and style of "Manikchand Giriraj Group" to develop the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjeri), Taluka Pune City, District

Pune which "AOP" has been reconstituted from time to time with last of such reconstitution dated 10.3.2022.

- 18) Vide its Commencement Certificate bearing No.4998 dated 24.05.2001, the Municipal Corporation of Pune has sanctioned a Layout in respect of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune whereby and whereunder the same was laid out into plots, areas earmarked for construction of multi-storied Building, Open Spaces, Amenity Spaces, area under internal Roads, area falling under the Development Plan Road and area reserved for MSEDCL Reservation.
- 19) The said AOP known as "Manikchand Giriraj Group" commenced and completed construction of three multi-storied buildings bearing Nos.A1, A2 and A3 of a Project known as "Manikchand Malabar Hills" on a portion originally admeasuring 10,883.895 sq.mtrs. and additional area for Open Space and additional Parking Space aggregating to 12,533 square meters then forming part of Plot No."A' out of the said Sanctioned Layout in respect of the said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune by consuming FSI of 16120.40 sq.mtrs. in such construction.
- 20) The said land bearing Survey No.595 Hissa No.2, Bibvewadi (Munjari), Taluka Pune City, District Pune was assigned City Survey No.3293, Bibvewadi (Munjari), Taluka Pune and, due to clerical error, the area of the said land bearing CTS No.3293, Bibvewadi (Munjari) was shown to be admeasure as 70,600 sq.mtrs. on the Property Register Card issued by the City Survey Office, Pune in respect thereof. However, Application for having such error corrected and to reflect the correct area of the said land as 58,500 sq.mtrs. on the City Survey Record was made in that behalf by the said M/s.Giriraj Associates and the said M/s.Lunkad Associates.
- 21) The Municipal Corporation of Pune has, vide its Commencement Certificate No.CC/2751/23 dated 01.02.2024 sanctioned a Layout (Revised) in respect of the said land bearing Survey No.595 Hissa No.2 and bearing corresponding CTS No.3293 , Bibvewadi (Munjari), Taluka Pune whereunder the same is



laid out in Plots A, B, C, D, E, F and G, area under Open Spaces, area under Development Plan Road, area under Internal Roads and area under Amenity Space. The said Layout (revised) sanctioned by the said Corporation on 01.02.2024 is hereinafter referred to as "the said Sanctioned Layout". Details of such Plots are as under:-

PLOT	Gross Plot Area
A	12,533 Sq. Mtrs
B	6115.57 Sq. Mtrs
C	1708.09 Sq. Mtrs
D	5021.21 Sq. Mtrs
E	3730.82 Sq. Mtrs
F	14695.66 Sq. Mtrs
G	14695.66 Sq. Mtrs

22) A portion admeasuring 3681.36 sq.mtrs. out of the said Plot F has been demised to the Maharashtra State Electricity Distribution Company Limited for setting up an Electric Sub-Station thereon as per the said Revised Sanctioned Layout dated 01.02.2024 in respect of the said land bearing Survey No.595/2, Bibvewadi (Munjeri), Pune.

23) As stated above, the said AOP known as "Manikchand Giriraj Group" has implemented a Project known as "MANICHAND MALABAR HILLS" on Plot A admeasuring 12,533 sq.mtrs. out of the said revised Sanctioned Layout in respect of the land earlier bearing Survey No.595/2, Bibvewadi (Munjeri) consisting of Three Buildings containing Residential Flats and the said AOP has entered into Agreements for Sale / Allotment of such Flats with the respective purchasers thereof under the provisions of the Maharashtra Ownership Flats Act, 1963.

24) A Tenant Co-partnership Co-operative Housing Society known as the "Manikchand Malabar Hills Co-operative Housing Society Limited" has been

duly formed and registered with the holders of Flats / Units in "MANICHAND MALABAR HILLS" as its members and the said Plot A whereon the said "MANICHAND MALABAR HILLS" stands and Buildings forming part thereof have not yet been conveyed to the said Society.

25) The Municipal Corporation of Pune has sanctioned a Layout (IOD) vide its Letter/ Outward No.5/5697 dated 07.03.2024 in respect of construction of three Buildings ("A","B" and Podium) [with the said Buildings "A" and "B" consisting of 2 Basements + Stilt + 32 Upper Floors and the said Podium consisting of Basement + Ground + Mezzanine + 3 Floors] consuming aggregate FSI utilization potential of 63024.58 sq.mtrs. wherein the aggregate FSI for construction of Residential/ Commercial Premises is 60277.99 sq.mtrs. and Non-FSI of 18760.35 sq.mtrs..

26) The said M/s.Giriraj Associates and the said M/s.Lunkad Associates are jointly shown to hold an area admeasuring 19,477.88 sq.mtrs. out of the entire land bearing CTS No.3293, Munjeri, Pune and the said M/s.Giriraj Associates is separately shown to hold an area admeasuring 12339.84 sq.mtrs. as per the City Survey Record in respect thereof.

27) Vide a Deed of Conveyance dated 28.03.2024 (duly registered under Serial No.6741 of 2024 with the Sub-Registrar, Haveli XX, Pune), the said M/s.Giriraj Associates and the said M/s.Lunkad Associates (with the consent of the said Mohammed Kurbanhussain Poonawla, Zainuddin Kurbanhusain Poonawala, Murtaza Yakubbbhai Rokadia, Fatema Kayed Badri, Shabbir Taherbhai Poonawala, Mansoor Taherbhai Poonawala, Huned Taherbhai Poonawala, Mudrik Taherbhai Poonawala, Yusuf Fakruddin Poonawala and of all the members of the said AOP known as "Manikchand Giriraj Group") assigned, transferred, assured and conveyed the said Plot F admeasuring 14,695.66 sq.mtrs [including a portion admeasuring 3681.36 sq.mtrs. out of the said Plot F demised to the Maharashtra State Electricity Distribution Company Limited for setting up an Electric Sub-Station thereon] [with right to consume an aggregate FSI of 63024.58 sq.mtrs. in the construction to be carried out thereon] out of the Sanctioned Layout in respect of land admeasuring 58500



sq.mtrs bearing Survey No.595 Hissa No.2 and bearing corresponding CTS No.3293, Bibvewadi (Munjeri), Taluka Pune City, District Pune to/in favour of Nyati Builders Private Limited. The name of the said Nyati Builders Private Limited has been duly entered on the City Survey Record in respect of the said land bearing CTS No.3293, Bibvewadi (Munjeri), Pune as the holder of the said portion admeasuring 14,695.66 sq.mtrs. thereof vide Mutation Entry No.4158 dated 01.07.2024.

28) The said Plot F out of the Sanctioned Layout in respect of land admeasuring 58500 sq.mtrs bearing Survey No.595 Hissa No.2 and bearing corresponding CTS No.3293, Bibvewadi (Munjeri), Taluka Pune City, District Pune so conveyed to/in favour of the said Nyati Builders is out of the share of the said M/s.Giriraj Associates in the said land bearing Survey No.595 Hissa No.2 and bearing corresponding CTS No.3293, Bibvewadi (Munjeri), Taluka Pune City, District Pune and, that no holding/share/area of **M/s.Lunkad Associates** in the joint holding admeasuring 19477.88 sq.mtrs of the M/s.Giriraj Associates and M/s.Lunkad Associates been conveyed vide the said Deed of Conveyance to the said M/s.Nyati Builders Private Limited.

29) As part of investigation of title of the said Nyati Builders Private Limited to the above captioned Land, we have inspected the Revenue Record pertaining to the said land bearing Survey No.595 Hissa No.2 and bearing corresponding CTS No.3293, Bibvewadi (Munjeri), Taluka Pune from the year 1953-54 onwards. Such inspection has not disclosed any fact or circumstances prejudicial to the title of the said Nyati Builders Private Limited to the above captioned Land. As stated above the name of the said Nyati Builders Private Limited is duly entered on the City Survey Record in respect of the said land bearing CTS No.3293, Bibvewadi (Munjeri), Pune as the holder of the said portion admeasuring 14,695.66 sq.mtrs. thereof vide Mutation Entry No. 4158 dated 01.07.2024.

30) As part of investigation of title of the then holders, the said M/s.Giriraj Associates and M/s.Lunkad Associates, to the above captioned Land, we had notices in the usual form published in the daily newspapers, "Indian Express"

and "Prabhat" and which notices appeared on 09.02.2024. We have not received any legally tenable claim and which is subsisting from any person or party in response to our said Public Notices.

31) As part of investigation of title of the said Nyati Builders Private Limited to the above captioned Land, we have had search of the available, unmutated and relevant Index II Record in the Offices of the concerned Sub-Registrar of Assurances, Taluka Haveli, Pune carried out for the past thirty years in respect of the above captioned Land. Such search of the said Index II Record has not disclosed any outstanding encumbrance on or in respect of the above captioned Land or any entry adverse to the title of the said Nyati Builders Private Limited to the same. We have relied on the Search Reports dated 27.03.2024, 08.07.2024 and 20.12.2024 issued by Shri. Deepak R. Hole, Advocate who had taken such search while issuing this Certificate of Title.

32) We have carried out litigation search on government web portal i.e., <https://pune.dcourts.gov.in/> and as confirmed by authorised representative of Nyati Builders Private Limited, there is no litigation pending in any court in respect of the said land admeasuring 14,695.66 sq.mtrs. bearing Plot "F".

33) We have inspected the original of the Deed of Conveyance dated 28.03.2024 pertaining to the above captioned Land which is in power and possession of the said Nyati Builders Private Limited.

On the basis of such investigation carried out by us, we are of the opinion that the title of the said Nyati Builders Private Limited to the above captioned Land is free, clear and marketable and there are no outstanding encumbrances on or in respect thereof as can be diligently ascertained.

Dated this 21<sup>st</sup> day of December, 2024.



M/S. RAJIV PATEL & ASSOCIATES  
PROPRIETOR





CHALLAN  
MTR Form Number-6



GRN	MH012917737202425P	BARCODE	[Barcode]				Date	20/12/2024-12:42:26		Form ID
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	ADV. DEEPAK HOLE					
Location	PUNE			Flat/Block No.						
Year	2024-2025 From 09/07/2024 To 20/12/2024			Premises/Building						
Account Head Details	Amount In Rs.		Remarks (If Any)							
0030072201 SEARCH FEE	25.00		S. No. 595/2, CTS No. 3293, Village Munjeri - Bibvewadi, Pune							
			Road/Street	Yerwada						
			Area/Locality	PUNE						
			Town/City/District							
			PIN	4 1 1 0 0 6						
			Amount In	Twenty Five Rupees Only						
Total	25.00		Words							
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK						
Cheque/DD No.				Bank CIN	Ref. No.	10000502024122002926		9399314715355		
Name of Bank				Bank Date	RBI Date	20/12/2024-12:42:34		Not Verified with RBI		
Name of Branch				Bank-Branch	SBIEPAY PAYMENT GATEWAY					
				Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 8007698990

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्त्यासाठी लागू नाही.

**DEEPAK R.HOLE**

**B.Com, LL.M,  
ADVOCATE**

201 & 405, S. No. 15/3/1B, Sulochana Apartment, Kolhewadi, Khadakwasla, Pune-411024

Date: 20.12.2024

**SEARCH REPORT**

This Search Report is given upon the instructions of M/s. Rajiv Patel & Associates and is in respect of all that piece and parcel of land or ground admeasuring 14,695.66 sq.mtrs. bearing Plot "F" out of the Sanctioned Layout dated 01.02.2024 in respect of land admeasuring 58,500 sq.mtrs bearing Survey No.595 Hissa No.2 and bearing corresponding CTS No.3293 , situate, lying and being at Village Bibvewadi (Munjeri) within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune.

This Search Report discloses the entries pertaining to the said land only.

➤ **SEARCH:**

This Search was conducted by me for the periods from 09.07.2024 to 20.12.2024, as per receipt bearing No. MH012917737202425P dated 20.12.2024 and via E-Search on the website of IGR Maharashtra.

I have already issued a search report dated 27.03.2024 for the period from 1995 to 26.03.2024, as per receipt bearing No. MH018123914202324E, and a search report dated 08.07.2024 for the period from 27.03.2024 to 06.07.2024, as per receipt bearing No. MH004827959202425P.

As far as online search is concerned, information is available on website of IGR Maharashtra pertaining to various transactions from the years 2002 to 2024 till date. While carrying out the said search, I did not come across with any adverse entries in respect of the said land.



Attached Government fees paid vide receipt no. MH012917737202425P dated 20.12.2024.

HENCE THIS SEARCH REPORT



Deepak R. Hole  
Advocate

**Disclaimer:** The contents of this report are based on the facts with respect to the position as understood presently. Any change in the facts may lead to change in the report. In no event shall the person issuing the report be liable for any direct, consequential or punitive loss, damage or expense. The report/opinion is for use of the person to whom it is addressed and is not for the use of any other person.

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