

TITLE CERTIFICATE

This is to certify that we have investigated the Title of Sobha Limited to the Schedule Property by perusing the title deeds and other documents produced before us and have also got a search conducted in the concerned offices of the Sub-Registrar, Taluka Haveli, District Pune, in respect of the Schedule Property stated below and have issued a detailed Title Certificate dated 6th September, 2018 running into 64 pages and a Title Certificate dated 15th January, 2019.

We hereby certify that, based on the documents produced before us for our verification, except for the charge created in favour of the RBL Bank Limited, Sobha Limited (formerly known as Sobha Developers Ltd.) has acquired a clear and marketable title and exclusive Development Rights in respect of the Schedule Property.

SCHEDULE OF PROPERTY

All that piece and parcel of land admeasuring about **22,199 sq. Mtrs.**, (inclusive of Plot No 1 admeasuring 17,706 sq. mtrs. and Fire Brigade Reservation admeasuring 4,493 sq. mtrs. and after excluding an area admeasuring 5,300 sq. mtrs., transferred to PMC for the proposed Paud Road Widening), along with all rights attached thereto, situated at Survey No. 77/1 (Part), Village- Kothrud, Taluka- Haveli, within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar, Haveli, District Pune and bounded as under:

On or towards the East : By Part of S. No.77/1 (Ved Pathshala)
On or towards the South : By Part of S. No. 75
On or towards the West : By Part of S. No. 75
On or towards the North : By Paud Road

For CNS Juris



Murtaza Chherawala
Date: 16/01/2019



TITLE CERTIFICATE

1) DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land admeasuring about 22,199 sq. mtrs., (inclusive of Plot No 1 admeasuring 17,706 sq. mtrs. and Fire Brigade Reservation admeasuring 4,493 sq. mtrs. and after excluding an area admeasuring 5,300 sq. mtrs. transferred to PMC for the proposed Paud Road Widening) along with all rights attached thereto, (hereinafter referred to as the 'Subject Land') situated at S. No 77/1 (Part), Village- Kothrud, Taluka- Haveli, within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar, Haveli, District Pune and bounded as under:-

On or towards the East : By Part of S. No.77/1 (Ved Pathshala)
On or towards the South : By Part of S. No. 75
On or towards the West : By Part of S. No. 75
On or towards the North : By Paud Road
(Hereinafter referred to as the 'Subject Land')

2) DOCUMENTS PERUSED:

For the purpose of giving this 'Title Certificate' in respect of 'Subject Land', we have perused the photo copies of the following documents given to us:

- Revenue Records.
- Documents in respect of Transfer of Ownership and Developments Rights.
- Document relating to ULC Orders and other Orders.
- Documents relating to Charge created by Sobha Ltd.

3) DEVOLUTION OF TITLE:

a) The erstwhile owner, **Mr. Govind Bapuji Shinde** sold the land admeasuring 87,390 sq. mtrs. vide Sale Deed dated 14.07.1965, registered as serial no. 1511/1965, at Sub-Registrar Haveli No. 2 to and in favour of (i) Mr. Sambhaji Kailaschandra Khandekar, (ii) Mr. Digambar Moreshwar Pathak, (iii) Mrs. Kamala Kesarimal Salgia, (iv) Mr. Vasant Dhondo Pitkar, (v) Mrs. Vrunda Vyankatesh Kulkarni, (vi) Mr. Sitaram Shridhar Kale, (vii) Mr. Navalchand Ratanchand Jhaveri, (viii) Mr. Arvind Bhimrao Kulkarni, (ix) Mrs. Charusheela Digambar Lonkar, (x) Mr. Shivaji Vasudev Shahane, (xi) Mr. Ramanand Kashinath Telang, (xii) Mr. Narayan Yashwant Sovani and (xiii) Mr. Sharad Shridhar Shahane had purchased and the same was recorded in the record of rights vide Mutation Entry No. 2748, dated 10.07.1966. Vide Mutation entry no. 4269 dated 17.11.1973, the the remark under Section 84-C of Maharashtra Land Revenue Code, 1966 was removed and accordingly Mutation Entry No. 2748, dated 10.07.1966 was re-confirmed vide Mutation Entry No. 4669, dated 12.11.1976.

(i) Mr. Prabhakar Jagannath Gurjar, (ii) Mr. Kamalakar Sadanand Salvi, (iii) Mrs. Prabhavati Jagannath Inamdar, (iv) Mr. Prabhakar Madhav Shahane, (v) Mr. Vaman Vitthal Ketkar and (vi) Mr. Nagesh Narayan Kulkarni, also contributed towards the consideration towards the land admeasuring about 54,390 sq. mtrs., bearing Survey No. 77/1 (Part), situated at Village - Kothrud, Taluka - Haveli, however, they were not made party to the Sale Deed dated 14.07.1965, registered as serial no. 1511/1965, at Sub-Registrar Haveli No. 2 mentioned above.



- b) Thereafter, acquisitions in respect of the area admeasuring 31,000 sq. mtrs. comprised in the land admeasuring about 54,390 sq. mtrs., bearing Survey No. 77/1 (Part), situated at Village - Kothrud, Taluka - Haveli, took place, as follows:
- i) An area of 8,100 sq. mtrs. was gifted vide a Gift Deed dated 06.11.1985, by (i) Mr. Sambhaji Kailaschandra Khandekar, (ii) Mr. Digambar Moreshwar Pathak, (iii) Mrs. Kamala Kesarimal Salgia, (iv) Mr. Vasant Dhondo Pitkar, (v) Mrs. Vrunda Vyankatesh Kulkarni, (vi) Mr. Sitaram Shridhar Kale, (vii) Mr. Navalchand Ratanchand Jhaveri, (viii) Mr. Arvind Bhimrao Kulkarni, (ix) Mrs. Charusheela Digambar Lonkar, (x) Mr. Shivaji Vasudev Shahane and (xi) Mr. Sharad Shridhar Shahane to and in favour of **Ghaisas Guruji Ved Pathshala**, as per Order dated 20.02.1985, bearing no. AOL/1482/919/XV, issued by Secretary to Government, Housing and Special Assistance Department, Mantralaya Bombay. The effect of the same was given in the revenue records vide Mutation Entry no. 9424 dated 20.05.1986;
 - ii) An area of 12,400 sq. mtrs. was acquired for the **National Highway no. 4**, under Award dated 19.03.1985, bearing no. LAQ/V/SR/29/76, issued by Special Land Aquisition Officer No.17, Pune.
 - iii) An area of 6,600 sq. mtrs. was acquired for the **Pune Paud Road expansion**, under the following orders/ documents:
 - (1) Page no. 2716 of Supplement 1, dated 26.12.1991 i.e. published in Gazzete of Maharashtra.
 - (2) Panchnama Dated 30.12.1994, signed by the Circle Officer for Special Land Acquisition Officer No. 17.
 - (3) Possession Receipt dated 30.12.1994, executed by (i) Mr. Arvind Bhimrao Kulkarni, (ii) Mr. Ramanand Kashinath Telang, (iii) Mr. Digambar Moreshwar Phatak and (iv) Mr. Nagesh Narayan Kulkarni before the Special Land Acquisition Officer No. 17.
 - (4) Mutation Entry no. 11429 dated 12.03.1993.
 - iv) An area of 3,900 sq. mtrs. was acquired for the **Highway Service Lane**.
 - v) After the said acquisitions of an area admeasuring about 31,000 sq. mtrs., an area of 56,390 sq. mtrs. was remaining out of the land admeasuring about 54,390 sq. mtrs., bearing Survey No. 77/1 (Part), situated at Village - Kothrud, Taluka - Haveli.
- c) The devolution/ transactions in respect of the land admeasuring **56,390 sq. Mtrs.** belonging to the above mentioned 19 Owners, is as follows:
- i) **Mr. Sambhaji Kailaschandra Khandekar (6202.90 sq. mtrs.):**
 - (1) Notarized Specific Power of Attorney dated 18.05.1990, executed by (i) Mr. Sambhaji Kailaschandra Khandekar, (ii) Dr. Prakash K. Khandekar and 10 others comprising the erstwhile owners, in favour of Mr. Jagdish Prabhakar Deshpande;
 - (2) Notarized General Power of Attorney dated 23.01.1993, executed by Mr. Sambhaji Kailaschandra Khandekar in favour of Mr. Jagdish Prabhakar Deshpande;
 - (3) Agreement dated 26.02.1993, in respect of the land admeasuring 3202.90 sq. mtrs., executed by Mr. Sambhaji Kailaschandra Khandekar represented by his Power of Attorney Mr. Jagdish Prabhakar Deshpande in favour of M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar;

- (4) Deed of Possession/ Confirmation dated 17.02.1997, registered as serial no. 1325/1997, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 3202.90 sq. mtrs., executed by Mr. Sambhaji Kailaschandra Khandekar in favour of M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar;
- (5) Power of Attorney dated 17.02.1997, registered as serial no. 1326/1997, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 3202.90 sq. mtrs., executed by Mr. Sambhaji Kailaschandra Khandekar in favour of (i) Mr. Shirish Gangadhar Riswadkar and Mr. Jagdish Prabhakar Deshpande, in consequence of the Deed of Possession/ Confirmation dated 17.02.1997, registered as serial no. 1325/1997;
- (6) Will dated 17.02.1997, executed by Mr. Sambhaji Kailaschandra in favour of (i) Mr. Shirish Gangadhar Riswadkar, (ii) Mr. Jagdish Prabhakar Deshpande, and (iii) Mr. Milind Vasant Dixit;
- (7) Memorandum of Understanding dated 18.11.2000, executed by Mr. Milind Sambhaji Khandekar in favour of Mr. Jagdish Prabhakar Deshpande;
- (8) Thereafter, vide Letter bearing no. JAMIN/KAVI/938/03 dated 28.08.2003 issued by Tahsildar Haveli and Order bearing no. PMH/KAVI/144/2003 dated 19.06.2003 issued by Collector, Pune, Mr. Sambhaji Kailashandra Khandekar donated the land admeasuring 1000 sq. mtrs. to Family Planning Association and the same was recorded in the 7/12 extract vide Mutation Entry no. 16121 dated 01.10.2003.
- (9) Thereafter, vide Order bearing no. Jamin/KAVI/1212/07 dated 23.11.2007 issued by Tahsildar, Haveli and Order bearing no. PMH/KAVI/1673/07 dated 01.11.2007 issued by Collector, Pune, Mr. Sambhaji Kailashandra Khandekar donated the land admeasuring 1000 sq. mtrs. to Maharashtra Granthojak Sanstha and the same was recorded in the 7/12 extract vide Mutation Entry no. 17294 dated 15.12.2007.
- (10) By virtue of the above referred documents, M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 3202.90 sq. mtrs.

ii) **Late Mr. Digambar Moreshwar Phatak (3383.40 sq. mtrs.):**

- (1) Will dated 09.03.1991, executed by Mr. Digambar Moreshwar Phatak in favour of Mr. Arun Digambar Phatak;
- (2) Memorandum of Understanding dated 18.01.1999, executed by (i) Mr. Digambar Moreshwar Phatak, (ii) Mr. Arun Digambar Phatak and (iii) Mrs. Shilaja Arun Phatak in favour of M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande;
- (3) Mr. Digambar Moreshwar Phatak died on 14.02.1999, leaving behind his legal heir Mr. Arun Digambar Phatak and his name was recorded on the 7/12 extract vide Mutation Entry No. 14310 dated 13.08.1999;
- (4) Development Agreement/ Confirmation Deed dated 30.09.1999, registered as serial no. 6184/1999, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 2,353.36 sq. mtrs., executed by Mr. Arun Digambar Phatak in favour of M/s Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande;



- (5) Power of Attorney dated 30.09.1999, registered as serial no. 6185/1999, at Sub-Registrar Haveli No. 4, in respect of the land admeasuring 2353.36 sq. mtrs., executed by Mr. Arun Digambar Phatak in favour (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagdish Prabhakar Deshpande, in consequence of the Development Agreement/Confirmation Deed dated 30.09.1999, registered as serial no. 6184/1999;
- (6) Development Agreement dated 21.01.2000, registered as serial no. 547/2000, at Sub-Registrar Haveli No. 4, in respect of the land admeasuring 1030.04 sq. mtrs., executed by Mr. Arun Digambar Phatak in favour M/s Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande;
- (7) Power of Attorney dated 21.01.2000, registered as serial no. 548/2000, at Sub-Registrar Haveli No. 4, in respect of the land admeasuring 1030.04 sq. mtrs., executed by Mr. Arun Digambar Pathak in favour (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagdish Prabhakar Deshpande, in consequence of the Development Agreement dated 21.01.2000, registered as serial no. 547/2000;
- (8) By virtue of the above referred documents, M/s Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 3383.40 sq. mtrs.

iii) **Mrs. Kamala Kesrimal Salgia** (3383.40 sq. mtrs.):

- (1) Notarized Specific Power of Attorney dated 18.05.1990, executed by Mrs. Kamala K. Salgia and 10 others comprising the erstwhile owners, in favour of Mr. Jagdish Prabhakar Deshpande.
- (2) General Power of Attorney dated 23.01.1993, executed by Ms. Kamala Kesrimal Salgia in favour of Mr. Jagdish Prabhakar Deshpande
- (3) Agreement dated 10.03.1993, in respect of the land admeasuring 3383.40 sq. mtrs. executed by Mrs. Kamala Kesarimal Salgia represented by her Power of Attorney Mr. Jagdish Prabhakar Deshpande in favour of M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar;
- (4) Deed of Possession/Confirmation dated 17.02.1997, registered as serial no. 1319/1997, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 3383.40 sq. mtrs., executed by Mrs. Kamala Kesarimal Salgia in favour of M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar;
- (5) Power of Attorney dated 17.02.1997, registered as serial no. 1320/1997, respectively at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 3383.40 sq. mtrs., executed by Mrs. Kamala Kesarimal Salgia in favour of (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagdish Prabhakar Deshpande, in consequence of the Deed of Possession/Confirmation dated 17.02.1997, registered as serial no. 1319/1997;
- (6) Will dated 17.02.1997, registered as serial no. 1321/1997, respectively at Sub-Registrar Haveli No. 4, Pune, executed by Mrs. Kamala Kesarimal Salgia in favour of (i) Mr. Shirish Gangadhar Riswadkar, (ii) Mr. Jagdish Prabhakar Deshpande and (iii) Mr. Milind V. Dixit;
- (7) By virtue of the above referred documents, M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar, has acquired the Development



Rights and consequent Powers, in respect of the land admeasuring 3383.40 sq. mtrs.

iv) **Late Mr. Vasant Dhondo Pitkar (3383.40 sq. mtrs.):**

(1) Mr. Vasant Dhondo Pitkar died on 30.04.1993, leaving behind his legal heirs (i) Mr. Sharadchandra Dhondo Pitkar (Brother), (ii) Mrs. Vimal Vitthal Bhagwat (Sister), (iii) Ms. Kunda Shivram Kaldare (Sister) and (iv) Mrs Sushila Waman Railkar (Sister) and their names were recorded in the 7/12 extract vide Mutation Entry No. 15195, dated 18.05.2001;

(a) **Mr. Sharadchandra Dhondo Pitkar (845.85 sq. mtrs.):**

- (i) Agreement dated 19.01.1995, in respect of the land admeasuring 845.85 sq. mtrs., executed by Mr. Sharadchandra Dhondo Pitkar in favour of Mr. Jagdish Prabhakar Deshpande;
- (ii) Notarized Irrevocable Power of Attorney dated 19.01.1995, executed by Mr. Sharadchandra Dhondo Pitkar by in favour of Mr. Jagdish Prabhakar Deshpande, in consequence of the Agreement dated 19.01.1995;
- (iii) Notarized Specific Power of Attorney dated 19.01.1995, executed by Mr. Sharadchandra Dhondo Pitkar in favour of Mr. Milind V. Dixit;
- (iv) Will dated 19.01.1995, executed by Mr. Sharadchandra Dhondo Pitkar in favour of Mr. Jagdish Prabhakar Deshpande;
- (v) Deed of Confirmation dated 03.08.1999, registered as serial no. 4776/1999, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 845.85 sq. mtrs., executed by Mr. Sharadchandra Dhondo Pitkar represented by his Power of Attorney Mr. Milind V. Dixit in favour of M/s. Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande.
- (vi) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 845.85 sq. mtrs.

(b) **Mrs. Vimal Vitthal Bhagwat (845.85 sq. mtrs.):**

- (i) Will dated 19.01.1995, executed by Mrs. Vimal Vitthal Bhagwat in favour of Mr. Jagdish Prabhakar Deshpande;
- (ii) Agreement dated 07.02.1995, in respect of the land admeasuring 845.85 sq. mtrs., executed by Ms. Vimal Vitthal Bhagwat in favour of Mr. Jagdish Prabhakar Deshpande;
- (iii) Notarized Irrevocable Power of Attorney dated 07.02.1995, executed by Ms. Vimal Vitthal Bhagwat in favour of Mr. Jagdish Prabhakar Deshpande, in consequence of the Agreement dated 07.02.1995;
- (iv) Notarized Specific Power of Attorney dated 07.02.1995, executed by Ms. Vimal Vitthal Bhagwat in favour of Mr. Milind V. Dixit;
- (v) Deed of Confirmation dated 03.08.1999, registered as serial no. 4777/1999, at Sub-Registrar Haveli No. 4, Pune; in respect of the land admeasuring 845.85 sq. mtrs., executed by Mrs. Vimal Vitthal Bhagwat represented by her Power of



Attorney Mr. Milind V. Dixit in favour of M/s. Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande.

- (vi) Mrs. Vimal Vitthal Bhagwat died on 21.05.2007, leaving behind her legal heir Mr. Vitthal Rangnath Bhagwat. However, as per the will dated 19.01.1995 executed by Mrs. Vimal Vitthal Bhagwat, the name of Mr. Jagdish Prabhakar Deshpande was recorded on the 7/12 extract vide Mutation Entry No. 17488 dated 03.10.2008.
- (vii) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Ownership Rights, in respect of the land admeasuring 845.85 sq. mtrs.
- (c) Ms. Kunda Shivram Katdare (845.85 sq. mtrs.):
- (i) Agreement dated 19.01.1995, in respect of the land admeasuring 845.85 sq. mtrs., executed by Mrs. Kunda Shivram Katdare in favour of Mr. Jagdish Prabhakar Deshpande;
 - (ii) Notarized Irrevocable Power of Attorney dated 19.01.1995, executed by Mrs. Kunda Shivram Katdare in favour of Mr. Jagdish Prabhakar Deshpande in consequence of the Agreement dated 19.01.1995;
 - (iii) Will dated 19.01.1995, executed by Mrs. Kunda Shivram Katdare in favour of Mr. Jagdish Prabhakar Deshpande;
 - (iv) Notarized Specific Power of Attorney dated 19.01.1995, executed by Ms. Kunda Shivram Katdare in favour of Mr. Milind V. Dixit;
 - (v) Deed of Confirmation dated 03.08.1999, registered as serial no. 4779/1999, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 845.85 sq. mtrs., executed by Mrs. Kunda Shivram Katdare represented by her Power of Attorney Mr. Milind V. Dixit in favour of M/s. Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande.
 - (vi) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 845.85 sq. mtrs.
- (d) Ms. Sushila Waman Railkar (845.85 sq. mtrs.):
- (i) Agreement dated 07.02.1995, in respect of the land admeasuring 845.85 sq. mtrs., executed by Ms. Sushila Waman Railkar in favour of Mr. Jagdish Prabhakar Deshpande;
 - (ii) Will dated 07.02.1995, executed by Ms. Sushila Waman Railkar in favour of Mr. Jagdish Prabhakar Deshpande;
 - (iii) Notarized Specific Power of Attorney dated 07.02.1995, executed by Ms. Sushila Waman Railkar in favour of Mr. Milind V. Dixit;
 - (iv) Deed of Confirmation dated 03.08.1999, registered as serial no. 4778/1999, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 845.85 sq. mtrs., executed by Ms. Sushila Waman Railkar represented by her Power of



Attorney Mr. Milind V. Dixit in favour of M/s. Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande.

(v) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 845.85 sq. mtrs.

v) **Late Mr. Sitaram Shreedhar Kale (3383.40 sq. mtrs.):**

- (1) Agreement dated 07.07.1995, in respect of the land admeasuring 3383.40 sq. mtrs., executed by Mr. Sitaram Shridhar Kale in favour of M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande;
- (2) Supplementary Agreement dated 17.07.1999, registered as serial no. 4373/1999, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 3383.40 sq. mtrs., executed by Mr. Sitaram Shridhar Kale in favour of M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande.
- (3) Irrevocable Power of Attorney 17.07.1999, registered as serial no. 4374/199 at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 3383.40 sq. mtrs., executed by Mr. Sitaram Shridhar Kale in favour of M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, in consequence of the Supplementary Agreement dated 17.07.1999, registered as serial no. 4373/1999;
- (4) Will dated 17.07.1999, registered as serial no. 4375/1999, at Sub-Registrar Haveli No. 4, Pune in favour of M/s. Jagdish Developers Private Limited;
- (5) Mr. Sitaram Shreedhar Kale died on 10.08.2007, leaving behind his legal heirs namely (i) Mr. Vidyadhar Sitaram Kale (Son), (ii) Mrs. Rajani Udyan Desai (Daughter) (iii) Mrs. Rekha Narayan Somyaji (Daughter) and (iv) Ms. Asha Sitaram Kale (Widow) and their names were recorded in the 7/12, vide Mutation Entry No. 17391 dated 29.03.2008;
- (6) Thereafter, RTS/APPEAL/155/2009 was filed before Sub-Divisional Officer, Pune, by M/s. Jagdish Developers Private Limited represented by its Director Mr. Jagdish Prabhakar Deshpande, challenging the Mutation Entry no. 17391. Vide Order dated 11.05.2010, passed in the said RTS/APPEAL/155/2009 Mutation Entry no. 17391 was cancelled and the name of M/s. Jagdish Developers private Limited represented by its Director Mr. Jagdish Prabhakar Deshpande was recorded for an area admeasuring about 3383.40 sq. mtrs.
- (7) Vide Mutation Entry No. 17994, dated 06.07.2010, the name of the legal heirs of Late Mr. Sitaram Shreedhar Kale was removed from 7/12 extract and the name of M/s Jagdish Developers Private Limited has been recorded on the 7/12 extract, as the owner thereof.
- (8) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Ownership Rights, in respect of the land admeasuring 3383.40 sq. mtrs.

vi) **Mr. Navalchand Ratanchand Jhaveri (3383.40 sq. mtrs.):**



- (1) Notarized Specific Power of Attorney dated 18.05.1990, executed by Mr. Navalchand R. Jhaveri and 10 others comprising the erstwhile owners, in favour of Mr. Jagdish Prabhakar Deshpande;
 - (2) Notarized Power of Attorney dated 23.01.1993, executed by Mr. Navalchand Ratanchand Jhaveri in favour of Mr. Jagdish Prabhakar Deshpande;
 - (3) Agreement dated 19.03.1993, in respect of the land admeasuring 3383.40 sq. mtrs., executed by Mr. Navalchand Ratanchand Jhaveri represented by his Power of Attorney Holder in favour of M/s Riswadkar Associates represented by its sole proprietor, Mr. Shirish Riswadkar;
 - (4) Deed of Possession/Confirmation dated 17.02.1997, registered as serial no. 1328/1997, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 3383.40 sq. mtrs., executed by Mr. Navalchand Ratanchand Jhaveri in favour of M/s Riswadkar Associates represented by its sole proprietor, Mr. Shirish Riswadkar;
 - (5) Power of Attorney dated 17.02.1997, registered as serial no. 1329/1997, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 3383.40 sq. mtrs., executed by Mr. Navalchand Ratanchand Jhaveri in favour of (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagdish Prabhakar Deshpande, in consequence of the Deed of Possession/Confirmation dated 17.02.1997, registered as serial no. 1328/1997;
 - (6) Will dated 17.02.1997, registered as serial no. 1330/1997, at Sub-Registrar Haveli No. 4, Pune, executed by Mr. Navalchand Ratanchand Jhaveri in favour of (i) Mr. Shirish Gangadhar Riswadkar, (ii) Mr. Jagdish Prabhakar Deshpande and (iii) Mr. Milind Vasant Dixit.
 - (7) By virtue of the above referred documents, M/s Riswadkar Associates represented by its sole proprietor, Mr. Shirish Riswadkar, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 3383.40 sq. mtrs.
- vii) **Mrs. Vrinda Vyankatesh Kulkarni (1691.70 sq. mtrs.):**
- (1) Notarized Specific Power of Attorney dated 18.05.1990, executed by Ms. Vrinda Vyankatesh Kulkarni and 10 others comprising the erstwhile owners, in favour of Mr. Jagdish Prabhakar Deshpande;
 - (2) Notarized Memorandum of Understanding dated 01.12.2000, executed by Ms. Vrinda Vyankatesh Kulkarni in favour of Mr. Jagdish Prabhakar Deshpande;
 - (3) Development Agreement dated 27.06.2003, registered as serial no. 5378/2003 at Sub-Registrar Haveli No. 4, Pune, executed by Ms. Vrinda Vyankatesh Kulkarni in respect of her share of land admeasuring 1691.70 sq. mtrs., along with Mr. Anand Digambar Lonkar and Smt. Neeta Chandrashekhar Salvi, in favour of M/s Jagdish Developers Private Limited, represented by its Managing Director Jagdish Prabhakar Deshpande;
 - (4) Irrevocable General Power of Attorney dated 27.06.2003, registered as serial no. 5381/2003 at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Ms. Vrinda Vyankatesh Kulkarni in favour of (i) Mr. Shirish Gangadhar Kulkarni, and (ii) Mr. Jagdish Prabhakar Deshpande, in consequence of the Development Agreement dated 27.06.2003, registered as serial no. 5378/2003.
 - (5) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited



represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 1691.70 sq. mtrs.

viii) **Late Mr. Arvind Bhimrao Kulkarni (1691.70 sq. mtrs.):**

- (1) Notarized Agreement dated 29.06.1994, executed by Mr. Arvinda Bhimrao Kulkarni in favour of Mr. Jagdish Prabhakar Deshpande;
- (2) Development Agreement dated 17.01.1995, registered as serial no. 457/1995 at Sub-Registrar Haveli No. 4, Pune, renumbered as 9017/1997, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Mr. Arvinda Bhimrao Kulkarni in favour of M/s Jagdish Developers Private Limited, represented by its Director Jagdish Prabhakar Deshpande;
- (3) Irrevocable General Power of Attorney dated 17.01.1995, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Mr. Arvind Bhimrao Kulkarni in favour of M/s Jagdish Developers Private Limited, represented by its Director Mr. Jagdish Prabhakar Deshpande, in consequence of the Development Agreement dated 17.01.1995, registered as serial no. 457/1995, renumbered as 9017/1997;
- (4) Mr. Arvind Bhimrao Kulkarni died on 28.03.2006, leaving behind legal heirs (i) Mr. Rajendra Arvind Kulkarni (Son), (ii) Mrs. Anjali Rajendra Dixit (Daughter), (iii) Mrs. Ranjana Girish Chaudankar (Daughter) and (iv) Ms. Aruna Arvind Kulkarni (Widow) and their names were recorded in the 7/12 extract vide Mutation Entry No. 17009 dated 01.02.2007;
- (5) Deed of Confirmation dated 21.12.2006, registered as serial no. 8120/2006, at Sub-Registrar Haveli No. 13, Pune, in respect of the land admeasuring 1691.70 sq. mtrs., executed by (i) Ms. Aruna Arvind Kulkarni, (ii) Mr. Rajendra Arvind Kulkarni, (iii) Ms. Anjali Rajendra Dixit and (iv) Ms. Ranjana Girish Choudankar in favour of M/s Jagdish Developers Private Limited, represented by its Director Mr. Jagdish Prabhakar Deshpande;
- (6) Irrevocable General Power of Attorney dated 21.12.2006, registered as serial no. 8121/2006, at Sub-Registrar Haveli No. 13 Pune, in respect of the land admeasuring 1691.70 sq. mtrs., executed by (i) Ms. Aruna Arvind Kulkarni, (ii) Mr. Rajendra Arvind Kulkarni, (iii) Ms. Anjali Rajendra Dixit and (iv) Ms. Ranjana Girish Choudankar in favour of (i) Mr. Jagdish Prabhakar Deshpande and (ii) Mr. Shirish Gangadhar Kulkarni, in consequence of the Deed of Confirmation dated 21.12.2006, registered as serial no. 8120/2006.
- (7) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 1691.70 sq. mtrs.

ix) **Mrs. Charusheela Digambar Lonkar (1691.70 sq. mtrs.):**

- (1) Power of Attorney dated 04.03.1989, executed by Mrs. Charusheela Digambar Lonkar in favour of Mr. Nitin Vyankatesh Kulkarni;



- (2) Notarized Specific Power of Attorney dated 18.05.1990, executed by Ms. Charusheela D. Lonkar and 10 Others comprising the erstwhile owners, in favour of Mr. Jagdish Prabhakar Deshpande;
 - (3) Mrs. Charusheela Digambar Lonkar died on 14.09.1995, leaving behind her legal heir Mr. Anand Digambar Lonkar;
 - (4) Power of Attorney dated 31.12.1998, executed by Mr. Anand Digambar Lonkar in favour of Mr. Nitin Vyankatesh Kulkarni;
 - (5) Development Agreement dated 30.12.2000, registered as serial no. 11599/2000, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Mr. Anand Digambar Lonkar in favour of Mr. Nitin Vyankatesh Kulkarni;
 - (6) Notarized Memorandum of Understanding dated 01.12.2000, executed by Mr. Nitin Vyankatesh Kulkarni in favour of Mr. Jagdish Prabhakar Deshpande;
 - (7) Development Agreement dated 26.06.2003, registered as serial no. 5378/2003, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Mr. Anand Digambar Lonkar represented by his Power of Attorney Mr. Nitin Vyankatesh Kulkarni, in respect of his share of land admeasuring 1691.70 sq. mtrs., along with Mrs. Vrinda Vyankatesh Kulkarni and Mrs. Neeta Chandrashekhar Salvi in favour of M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande;
 - (8) Power of Attorney dated 26.06.2003, registered as serial no. 5379/2003, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Mr. Anand Digambar Lonkar represented by his Power of Attorney Holder Mr. Nitin Vyankatesh Kulkarni in favour of (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagdish Prabhakar Deshpande, in consequence of the Development Agreement dated 26.06.2003, registered as serial no. 5378/2003.
 - (9) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 1691.70 sq. mtrs.
- x) **Mr. Shivaji Vasudev Shahane** (6202.90 sq. mtrs.):
- (1) Notarized Specific Power of Attorney dated 18.05.1990, executed by Mr. Shivaji W. Shahane and 10 Others, comprising the erstwhile owners, in favour of Mr. Jagdish Prabhakar Deshpande;
 - (2) Notarized Power of Attorney dated 23.01.1993, executed by Mr. Shivaji W. Shahane in favour of Mr. Jagdish Prabhakar Deshpande;
 - (3) Agreement dated 20.02.1993, in respect of the land admeasuring 6202.90 sq. mtrs., executed by Mr. Shivaji Vasudev Shahane represented by his Power of Attorney Holder Mr. Jagdish Prabhakar Deshpande in favour of M/s. Riswadkar Associates, represented by its sole Proprietor, Mr. Shirish Gangadhar Riswadkar;
 - (4) Supplementary Agreement/ Confirmation Deed dated 27.02.1997, registered as serial no. 1578/1997, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 6202.90 sq. mtrs., executed by Mr. Shivaji Vasudev Shahane in favour of M/s Riswadkar



- Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar;
- (5) Power of Attorney dated 27.02.1997, registered as serial no. 1579/1997, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 6202.90 sq. mtrs., executed by Mr. Shivaji Vasudev Shahane in favour of (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagdish Prabhakar Deshpande;
- (6) Codicil dated 27.02.1997, registered as serial no. 1580/1997, at Sub-Registrar Haveli No. 4, Pune, executed by Mr. Shivaji Vasudev Shahane in favour of M/s. Riswadkar Associates;
- (7) Based on Codicil dated 27.02.1997, registered as serial no. 1580/1997, at Sub-Registrar Haveli No. 4, Pune, the name of Mr. Shirish Riswadkar was entered on the 7/12 Extract, vide Mutation Entry no. 13835 dated 15.06.1998;
- (8) By virtue of the above referred documents, M/s. Riswadkar Associates, represented by its sole Proprietor, Mr. Shirish Gangadhar Riswadkar, has acquired the Ownership Rights, in respect of the land admeasuring 6202.90 sq. mtrs.:
- xi) **Mr. Sharad Shridhar Shahane (2819.50 sq. mtrs.):**
- (1) Mr. Sharad Shridhar Shahane died on 20.03.1988, leaving behind his legal heirs namely (i) Ms. Mohini Sharad Shahane (Widow), (ii) Mr. Gautam Sharad Shahane (Son) and (iii) Mrs. Gayatri B. Singh (Daughter) and their names were recorded in the 7/12 extract vide Mutation Entry No. 15194 dated 18.05.2001;
- (a) **Ms. Mohini Sharad Shahane:**
- (i) Notarized General Power of Attorney dated 23.01.1993, executed by Ms. Mohini Sharad Shahane favour of Mr. Jagdish Prabhakar Deshpande;
- (ii) Agreement dated 12.02.1993, in respect of the land admeasuring 2819.50 sq. mtrs., executed by Ms. Mohini Sharad Shahane represented by her Power of Attorney Holder Mr. Jagdish Prabhakar Deshpande in favour of M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar;
- (iii) Deed of Possession/Confirmation dated 17.02.1997, registered as serial no. 1331/1997, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 2819.50 sq. mtrs., executed by Ms. Mohini Sharad Shahane in favour of M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar;
- (iv) Power of Attorney dated 17.02.1997, registered as serial no. 1332/1997, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 2819.50 sq. mtrs., executed by Ms. Mohini Sharad Shahane in favour of (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagdish Prabhakar Deshpande, in consequence of the Deed of Possession/Confirmation dated 17.02.1997, registered as serial no. 1331/1997;
- (v) Will dated 17.02.1997, registered as serial no. 1333/1997, at Sub-Registrar Haveli No. 4, Pune, executed by Ms. Mohini Sharad Shahane in favour of M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar.
- (b) **Mrs. Gayatri B. Singh:**



- (i) Notarized Power of Attorney dated 20.02.2001, executed by Mrs. Gayatri B. Singh in favour of (i) Mr. Gautam Sharad Shahane and (ii) Mr. Jagdish Prabhakar Deshpande.
- (c) Mr. Gautam Sharad Shahane:
- (i) Notarized Irrevocable Power of Attorney dated 06.12.2002, executed by Mr. Gautam Sharad Shahane in favour of (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagdish Prabhakar Deshpande.
- (d) Confirmation Deed dated 30.06.2003, registered as serial no. 5426/2003, at Sub-Registrar Haveli No.4, in respect of the land admeasuring 2819.50 sq. mtrs., executed by (i) Mr. Gautam Sharad Shahane and (ii) Mrs. Gayatri Birunder Singh represented by their Power of Attorney Mr. Jagdish Prabhakar Deshpande in favour of M/s. Riswadkar Associates represented by its Proprietor Mr. Shirish Gangadhar Riswadkar.
- (e) By virtue of the above referred documents, M/s. Riswadkar Associates, represented by its sole Proprietor, Mr. Shirish Gangadhar Riswadkar, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 2819.50 sq. mtrs.
- xii) Late Mr. Narayan Yashwant Sowani (2255.60 sq. mtrs.):
- (1) Mr. Narayan Yashwant Sowani died on 20.10.1986, leaving behind his legal heirs namely (i) Ms. Padmavati Narayan Sowani (Widow), (ii) Mr. Dhananjay Narayan Sowani (Son), (iii) Mrs. Jae Chandrakant Apte (Daughter) and (iv) Mrs. Urmila Madhav Mavalankar (Daughter) and their names were recorded in the 7/12 extract vide Mutation Entry No. 9535, dated 16.10.1986;
- (2) Ms. Padmavati Narayan Sowani died on 25.11.1993, leaving behind her legal heirs namely (i) Mrs. Jae Chandrakant Apte (Daughter), (ii) Mrs. Urmila Madhav Mavalankar (Daughter) and (iii) Mr. Dhananjay Narayan Sowani (Son);
- (a) Mrs. Jae Chandrakant Apte (751.87 sq. mtrs.):
- (i) Development Agreement dated 31.01.2000 registered as serial no. 789/2000 at Sub-Registrar Haveli No. 4, in respect of the land admeasuring 751.87 sq. mtrs., executed by Mrs. Jae Chandrakant Apte in favour of M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande.
- (ii) Irrevocable General Power of Attorney dated 31.01.2000, registered as serial no. 790/2000 at Sub Registrar Haveli No. 4, in respect of the land admeasuring 751.87 sq. mtrs., executed by Mrs. Jae Chandrakant Apte in favour of (i) Mr. Jagdish Prabhakar Deshpande and (ii) Mr. Shirish Gangadhar Riswadkar, in consequence of the Development Agreement dated 31.01.2000 registered as serial no. 789/2000.
- (iii) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 751.87 sq. mtrs.



(b) Mrs. Urmila Madhav Mavalankar (751.87 sq. mtrs.):

- (i) Development Agreement dated 31.01.2000, registered as serial no. 791/2000, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 751.87 sq. mtrs., executed by Mrs. Urmila Madhav Mavalankar in favour of M/s Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande;
- (ii) Power of Attorney dated 31.01.2000, registered as serial no. 792/2000, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 751.87 sq. mtrs., executed by Mrs. Urmila Madhav Mavalankar in favour of (a) Mr. Jagdish Prabhakar Deshpande and (b) Mr. Shirish Gangadhar Riswadkar, in consequence of the Development Agreement dated 31.01.2000, registered as serial no. 791/2000.
- (iii) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 751.87 sq. mtrs.

(c) Mr. Dhananjay Narayan Sowani (751.87 sq. mtrs.):

- (i) Development Agreement dated 31.01.2000, registered as serial no. 793/2000, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 751.87 sq. mtrs., executed by Mr. Dhananjay Narayan Sowani in favour of M/s Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande;
- (ii) Power of Attorney dated 31.01.2000, registered as serial no. 794/2000, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 751.87 sq. mtrs., executed by Mr. Dhananjay Narayan Sowani in favour of (a) Mr. Jagdish Prabhakar Deshpande and (b) Mr. Shirish Gangadhar Riswadkar, in consequence of the Development Agreement dated 31.01.2000, registered as serial no. 793/2000.
- (iii) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 751.87 sq. mtrs.

xiii) Late Mr. Ramanand Kashinath Telang (3383.40 sq. mtrs.):

- (1) Specific Power of Attorney dated 18.05.1990, executed by Mr. Ramanand K. Telang and 1 Other in favour of Mr. Jagdish Prabhakar Deshpande;
- (2) Notarized General Power of Attorney 23.01.1993, executed by Mr. Ramananda Kashinath Telang in favour of Mr. Jagdish Prabhakar Deshpande;
- (3) Agreement dated 14.03.1994, in respect of the land admeasuring 3383.40 sq. mtrs. executed by Mr. Ramanand Kashinath Telang in favour of Mr. Jagdish Prabhakar Deshpande;
- (4) Irrevocable Power of Attorney dated 15.03.1994, executed by Mr. Ramanand Kashinath Telang in favour of Mr. Jagdish Prabhakar Deshpande;



- (5) Agreement dated 30.09.1995, in respect of the land admeasuring 3383.40 sq. mtrs. executed by Mr. Ramanand Kashinath Telang in favour of M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande;
- (6) Will dated 09.07.1998, registered as serial no. 4276/1998, at Sub-Registrar Haveli No.1, in favour of M/s. Jagdish Developers Private Limited;
- (7) Deed of Confirmation dated 03.08.1999, registered as serial no. 4773/1999, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 3383.40 sq. mtrs., executed by Mr. Ramanand Kashinath Telang represented by his Power of Attorney Mr. Jagdish Prabhakar Deshpande in favour of M/s. Jagdish Developers Private Limited represented by its Director Mr. Shirish Gangadhar Riswadkar;
- (8) Mr. Ramanand Kashinath Telang died on 25.11.2002, leaving behind his legal heir, son namely Late Mr. Satish Ramanand Telang (who had died on 02.06.2001) leaving behind him his legal heirs, namely (i) Ms. Rucha Satish Telang (Grand-Daughter), (ii) Ms. Siddhi Satish Telang (Grand-Daughter) and (iii) Mrs. Varsha Satish Telang (Daughter in Law). Their names were recorded vide Mutation Entry no. 16766 dated 05.04.2006.
- (9) Subsequently, RTS/APPEAL/275/2006 was filed before Sub-Divisional Officer, Pune, by M/s. Jagdish Developers Private Limited represented by its Director Mr. Jagdish Prabhakar Deshpande challenging the Mutation Entry no. 16766. Vide Order dated 22.11.2006, passed in the said RTS/APPEAL/275/2006 name of M/s. Jagdish Developers Private Limited, represented by its Director Mr. Jagdish Prabhakar Deshpande was recorded for an area admeasuring about 3383.40 sq. mtrs. and the names of (i) Ms. Rucha Satish Telang, (ii) Ms. Siddhi Satish Telang and (iii) Mrs. Varsha Satish Telang were recorded for an area admeasuring about 3316.60 sq. mtrs., vide Mutation Entry no. 16964 dated 28.11.2006.
- (10) Thereafter, RTS/2/APPEAL/431/2006 was filed before Additional Collector, Pune, by M/s. Jagdish Developers Private Limited represented by its Director Mr. Jagdish Prabhakar Deshpande, challenging the order dated 22.11.2006, passed in the RTS/APPEAL/275/2006. Vide Order dated 26.11.2007, passed in the RTS/2/APPEAL/431/2006, the order dated 22.11.2006, passed in the RTS/APPEAL/275/2006 was confirmed, however, the order dated 22.11.2006, passed in the RTS/APPEAL/275/2006 was modified to the extent that, the area admeasuring about 3316.60 sq. mtrs was found to be non-existent due to the earlier acquisitions and therefore, out of the original share of Mr. Ramanand Telang, only an area admeasuring about 3383.40 sq. mtrs. remained balance, which in turn, would continue to be owned by M/s. Jagdish Developers Private Limited. Hence, the name of M/s. Jagdish Developers Private Limited, represented by its Director Mr. Jagdish Prabhakar Deshpande, was recorded for an area admeasuring about 3383.40 sq. mtrs.
- (11) Thereafter, the RTS/REV/PUNE/43/2008, was filed before Additional Commissioner, Pune by (i) Ms. Rucha Satish Telang, (ii) Ms. Siddhi Satish Telang and (iii) Mrs. Varsha Satish Telang challenging the Order dated 26.11.2007, passed in the RTS/2/APPEAL/431/2006. Vide order dated 04.05.2009 the revision application was dismissed and the Order dated 26.11.2007, passed in the RTS/2/APPEAL/431/2006 by Additional Collector Pune was



upheld and as such, the name of M/s. Jagdish Developers Private Limited represented by its Director Mr. Jagdish Prabhakar Deshpande was recorded for an area admeasuring about 3383.40 sq. mtrs. and the same was recorded vide Mutation Entry No. 17767, dated 30.09.2009.

The said order passed in RTS/REV/PUNE/43/2008 clearly states that in case (i) Ms. Rucha Satish Telang, (ii) Ms. Siddhi Satish Telang and (iii) Mrs. Varsha Satish Telang wanted to establish their right in the land, they were required to and free to approach the Hon'ble Civil Courts.

In the said proceedings under RTS/REV/PUNE/43/2008, under the Irrevocable Power of Attorney dated 14.07.2006, registered as serial no. 4591/2006, Mr. Santosh Suresh Jori has represented (i) Mrs. Varsha Satish Telang (ii) Ms. Rucha Satish Telang and (iii) Ms. Siddhi Satish Telang through natural guardian Mrs. Varsha Satish Telang. Therefore, Mr. Santosh Suresh Jori was fully aware of the proceedings under the RTS/APPEAL/275/2006, RTS/2/APPEAL/431/2006 and RTS/REV/PUNE/43/2008, as well as the orders passed thereunder.

- (12) Thereafter, Mrs. Varsha Satish Telang executed a Notarized Affidavit cum Indemnity Bond dated 14.06.2012, confirming the Will dated 09.07.1998, in favour of M/s Jagdish Developers Private Limited.
- (13) Simultaneously, Mr. Santosh Suresh Jori executed a Notarized Affidavit cum Indemnity Bond dated 14.06.2012, confirming the Will dated 09.07.1998, in favour of M/s Jagdish Developers Private Limited. Simultaneously, Mr. Santosh Suresh Jori also executed a Notarized Affidavit cum Indemnity Bond dated 14.06.2012, confirming that the earlier Power of Attorney stood cancelled.
- (14) Subsequently, a Deed of Confirmation dated 19.06.2013, registered as serial no. 4498/2013, at Sub-Registrar Haveli No. 13, Pune, in respect of the land admeasuring 3383.40 sq. mtrs., executed by (i) Ms. Ruby Ramananda Telang (Widow) and (ii) Mr. Ajay Ramanand Telang (Son) in favour of M/s. Jagdish Developers Private Limited represented by its Director Mr. Shirish Gangadhar Riswadkar.
- (15) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Ownership Rights, in respect of the land admeasuring 3383.40 sq. mtrs.
- xiv) Mr. Nagesh Narayan Kulkarni (1691.70 sq. mtrs.):
- (1) Agreement dated 18.10.1995, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Mr. Nagesh Narayan Kulkarni in favour of Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande;
 - (2) Notarized Irrevocable Power of Attorney dated 18.10.1995, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Mr. Nagesh Narayan Kulkarni in favour of Mr. Jagdish Prabhakar Deshpande;
 - (3) Deed of Confirmation dated 03.08.1999, registered as serial no. 4774/1999, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Mr. Nagesh Narayan Kulkarni represented by his Power of Attorney Mr.



Jagdish Prabhakar Deshpande in favour of M/s. Jagdish Developers Private Limited represented by its Director Mr. Shirish Gangadhar Riswadkar.

- (4) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 1691.70 sq. mtrs.
- xv) **Late Mr. Vaman Vitthal Ketkar (1691.70 sq. mtrs.):**
- (1) Mr. Vaman Vitthal Ketkar died on 14.09.1978, leaving behind his legal heirs (i) Mr. Narendra Vaman Ketkar, (ii) Mr. Amar Vaman Ketkar and (iii) Ms. Sadhana Subhash Purohit;
 - (2) Development Agreement dated 04.01.2003, registered as serial no. 117/2003, at Sub-Registrar Haveli No. 4, Pune, executed by (i) Mr. Narendra Vaman Ketkar, (ii) Mr. Amar Vaman Ketkar and (iii) Mrs. Sadhana Subhash Purohit in respect of their share land admeasuring 1691.70 sq. mtrs. along with Mrs. Vanita Ashok Shahane and Ms. Prabhavati Jagannath Inamdar, in favour of M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande;
 - (3) Irrevocable General Power of Attorney dated 07.01.2003, registered as serial no. 224/2003, at Sub-Registrar No. 8 Wandre (Mumbai), in respect of the land admeasuring 1691.70 sq. mtrs.; executed by (i) Mr. Amar Vaman Ketkar and (ii) Mrs. Sadhana Subhash Purohit in favour of Mr. Narendra Vaman Ketkar;
 - (4) Irrevocable General Power of Attorney dated 17.01.2003, registered as serial no. 521/2003, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 1691.70 sq. mtrs., executed by (i) Mr. Narendra Vaman Ketkar, (ii) Mr. Amar Vaman Ketkar represented by his Power of Attorney Mr. Narendra V. Ketkar and (iii) Mrs. Sadhana Subhash Purohit represented by her Power of Attorney Mr. N. V. Ketkar in favour of (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagdish Prabhakar Deshpande, in consequence of the Development Agreement dated 04.01.2003, registered as serial no. 117/2003.
 - (5) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 1691.70 sq. mtrs.
- xvi) **Late Mr. Prabhakar Madhav Shahane (1691.70 sq. mtrs.):**
- (1) Notarized Specific Power of Attorney dated 18.05.1990, executed by Mr. Prabhakar Madhav Shahane and 10 others comprising the erstwhile owners, in favour of Mr. Jagdish Prabhakar Deshpande;
 - (2) Notarized General Power of Attorney dated 23.01.1993, executed by Mr. Prabhakar Madhav Shahane in favour of Mr. Jagdish Prabhakar Deshpande;
 - (3) Agreement dated 05.03.1993, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Mr. Prabhakar Madhav Shahane represented by his Power of Attorney Mr. Jagdish Prabhakar Deshpande in favour of M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar;



- (4) Deed of Confirmation dated 03.08.1999, registered as serial no. 4772/1999, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Mr. Prabhakar Madhav Shahane represented by his Power of Attorney Mr. Jagadish Prabhakar Deshpande in favour of M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar;
- (5) Mr. Prabhakar Shahane died on 03.11.2002, leaving behind his legal heir Mrs. Vanita Ashok Shahane (Daughter-in-law);
- (6) Development Agreement dated 04.01.2003, registered as serial 117/2003, at Sub-Registrar Haveli No. 4, executed by Mrs. Vanita Ashok Shahane in respect of her share land admeasuring 1691.70 sq. mtrs. along with Ms. Prabhavati Jagannath Inamdar and a) Mr. Narendra Vaman Ketkar, himself and Power of Attorney of [b] Mr. Amar Vaman Ketkar and [c] Mrs. Sadhana Subhash Purohit, in favour of M/s. Jagadish Developers Private Limited, represented by its Managing Director Mr. Jagadish Prabhakar Deshpande;
- (7) Irrevocable General Power of Attorney dated 04.01.2003, registered as serial no. 118/2003, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Mrs. Vanita Ashok Shahane in favour of (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagdish Prabhakar Deshpande, in consequence of the Development Agreement dated 04.01.2003, registered as serial 117/2003.
- (8) By virtue of the above referred documents, M/s. Jagadish Developers Private Limited, represented by its Managing Director Mr. Jagadish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 1691.70 sq. mtrs.

xvii) Late Mr. Kamalakar Sadanand Salvi (3383.40 sq. mtrs.):

- (1) Notarized Specific Power of Attorney dated 18.05.1990, executed by Ms. Neeta C. Salvi and 10 others comprising the erstwhile owners, in favour of Mr. Jagdish Prabhakar Deshpande;
- (2) Will dated 20.05.1983, executed by Mr. Kamalakar Sadanand Salvi in favour of Mrs. Neeta Chandrashekhar Salvi;
- (3) Mr. Kamalakar Sadanand Salvi died on 09.06.1983, leaving behind his legal heir Mrs. Neeta Chandrashekhar Salvi;
- (4) Notarized General Power of Attorney dated 23.01.1993, executed by Ms. Neeta Chandrashekhar Salvi in favour of Mr. Jagdish Prabhakar Deshpande;
- (5) Agreement dated 25.03.1993, in respect of the land admeasuring 3383.40 sq. mtrs., executed by Ms. Neeta Chandrashekhar Salvi represented by her Power of Attorney Holder Mr. Jagadish Prabhakar Deshpande in favour of M/s. Riswadkar Associates represented by its sole proprietor Mr. Shirish Gangadhar Riswadkar;
- (6) Probate was granted in respect of will dated 20.05.1983 executed by Late Mr. Kamalakar Sadanand Salvi, vide order dated 29.08.1996 passed in Petition no. 204/1992, by the Chief Justice High Court Judicature at Bombay, Testamentary and Intestate Jurisdiction;
- (7) Deed of Confirmation dated 03.08.1999, registered as serial no. 4771/1999, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 3383.40 sq. mtrs.,



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executed by Ms. Neeta Chandrashekhar Salvi represented by her Power of Attorney Mr. Jagdish Prabhakar Deshpande in favour of M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar;

- (8) Memorandum of Understanding dated 01.12.2000, executed by Ms. Neeta Chandrashekhar Salvi in favour of Mr. Jagdish Prabhakar Deshpande;
- (9) Development Agreement dated 27.06.2003, registered as serial no. 5378/2003, at Sub-Registrar Haveli No. 4, Pune, executed by Ms. Neeta Chandrashekhar Salvi, in respect of her share of land admeasuring 3383.40 sq. mtrs., along with Mr. Anand Digambar Lonkar and Ms. Vrinda Vyankatesh Kulkarni, in favour of M/s Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande;
- (10) Power of Attorney dated 27.06.2003, registered as serial no. 5380/2003, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 3383.40 sq. mtrs., executed by Mrs. Neeta Chandrashekar Savli in favour of and (i) Mr. Shirish Gangadhar Deshpande and (ii) Mr. Jagdish Prabhakar Deshpande, in consequence of the Development Agreement dated 27.06.2003, registered as serial no. 5378/2003;
- (11) By virtue of the above referred documents, M/s. Jagdish Developers Private Limited, represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 3383.40 sq. mtrs.

xviii) **Mr. Prabhakar Jagannath Gurjar (3383.40 sq. mtrs.):**

- (1) Notarized Specific Power of Attorney dated 18.05.1990, executed by Ms. Jayashree P. Gurjar and 10 others comprising the erstwhile owners, in favour of Mr. Jagdish Prabhakar Deshpande;
- (2) Power of Attorney dated 23.01.1993, executed by Mr. Prabhakar Jagannath Gurjar in favour of Mr. Jagdish Prabhakar Deshpande;
- (3) Agreement dated 22.03.1993, in respect of the land admeasuring 3383.40 sq. mtrs., executed by Mr. Prabhakar Jagannath Gurjar represented by his Power of Attorney Mr. Jagdish Prabhakar Deshpande in favour of M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar;
- (4) Deed of Possession/Confirmation dated 17.02.1997, registered as serial no. 1322/1997, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 3383.40 sq. mtrs., executed by Mr. Prabhakar Jagannath Gurjar in favour of M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar;
- (5) Power of Attorney dated 17.02.1997, registered as serial no. 1323/1997, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 3383.40 sq. mtrs., executed by Mr. Prabhakar Jagannath Gurjar in favour of (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagdish Prabhakar Deshpande, in consequence of the Deed of Possession/Confirmation dated 17.02.1997, registered as serial no. 1322/1997;
- (6) Will dated 17.02.1997, registered as serial no. 1324/1997 at Sub-Registrar Haveli No. 4, Pune, executed by Mr. Prabhakar Jagannath Gurjar in favour of (i) Mr. Shirish Gangadhar Riswadkar, (ii) Mr. Jagdish Prabhakar Deshpande and (iii) Mr. Milind V. Dixit.



- (7) By virtue of the above referred documents, M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 3383.40 sq. mtrs.
- xix) Ms. Prabhavati Jagannath Inamdar (1691.70 sq. mtrs.):
- (1) Notarized Specific Power of Attorney dated 18.05.1990, executed by Ms. Prabhavati J. Inamdar and 10 others comprising the erstwhile owners, in favour of Mr. Jagdish Prabhakar Deshpande;
 - (2) Notarized General Power of Attorney dated 23.01.1993, executed by Ms. Prabhavati Jagannath Inamdar in favour of Mr. Jagdish Prabhakar Deshpande;
 - (3) Agreement Dated 10.03.1993, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Ms. Prabhavati Jagannath Inamdar represented by her Power of Attorney Holder Mr. Jagdish Prabhakar Deshpande in favour of M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar;
 - (4) Deed of Confirmation dated 03.08.1999, registered as serial no. 4775/1999, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Ms. Prabhavati Jagannath Inamdar represented by her Power of Attorney Mr. Jagdish Prabhakar Deshpande in favour of M/s Riswadkar Associates, represented by its sole proprietor, Mr. Shirish Gangadhar Riswadkar;
 - (5) Memorandum of Understanding dated 09.10.2000, executed by Ms. Prabhavati Jagannath Inamdar in favour of Jagdish Developers Private Limited;
 - (6) Development Agreement dated 04.01.2003, registered as serial no. 117/2003, at Sub-Registrar Haveli No. 4, Pune, executed by Ms. Prabhavati Jagannath Inamdar in respect of her share land admeasuring 1691.70 sq. mtrs., along with Mrs. Vanita Ashok Shahane and a] Mr. Narendra Vaman Ketkar, himself and Power of Attorney of [b] Mr. Amar Vaman Ketkar and [c] Mr. Sadhana Subhash Purohit, in favour of M/s Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande;
 - (7) Irrevocable General Power of Attorney dated 04.01.2003, registered as serial no. 119/2003, at Sub-Registrar Haveli No. 4, Pune, in respect of the land admeasuring 1691.70 sq. mtrs., executed by Ms. Prabhavati Jagannath Inamdar in favour of (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagdish Prabhakar Deshpande, in consequence of the Development Agreement dated 04.01.2003, registered as serial no. 117/2003.
 - (8) By virtue of the above referred documents, M/s Jagdish Developers Private Limited represented by its Managing Director Mr. Jagdish Prabhakar Deshpande, has acquired the Development Rights and consequent Powers, in respect of the land admeasuring 1691.70 sq. mtrs.
- xx) Thereafter, M/s. Amit Enterprises represented by its partners, i.e. (i) Mr. Kishor Govind Pate, (ii) Mr. Rajendra Govind Pate and (iii) Mr. Sanjeev Govind Pate, including their personal capacity, have obtained the right to develop and the powers in the land admeasuring 42,119.70 sq.mtrs., vide various documents, executed as follows:
- (1) Development Agreement dated 06.03.2003, registered as serial no 1939/2003, at Sub-Registrar Haveli No.4, in respect of the land admeasuring 25,306.97 sq. mtrs., executed by M/s. Jagdish Developers Private Limited, represented by its Director Mr. Jagdish



Prabhakar Deshpande as a Party of The First Part and M/s. Riswadkar Associates represented by its Proprietor Mr. Shirish Gangadhar Riswadkar as a Party of The Second Part and (i) Late Mr. Digambar Moreshwar Phatak through his legal heir Mr. Arun Digambar Phatak, (ii) Ms. Kamala Kesarimal Salgiya, (iii) Late Mr. Vasant Dhondo Pitkar through his legal heirs (a) Ms. Kunda Shivram Katdare, (b) Mrs. Vimal Vithal Bhagwat, (c) Ms. Sushila Waman Railkar and (d) Mr. Sharadchandra Dhondo Pitkar, (iv) Mr. Sitaram Shridhar Kale, (v) Mr. Navalchand Ratanchand Jhaveri, (vi) Mr. Arvind Bhimrao Kulkarni, (vii) Late Mr. Shivaji Wasudeo Shahane through legatee Mr. Shirish Gangadhar Riswadkar, (viii) Late Mr. Ramanand Kashinath Telang through legatee Mr. Jagadish Prabhakar Deshpande, (ix) Late Mr. Sharad Shridhar Shahane through his legal heirs (a) Ms. Mohini Sharad Shahane, (b) Mr. Gautam Sharad Shahane and (c) Mrs. Gayatri B. Singh, (x) Late Mrs. Padmavati Narayan Sovani through her legal heirs (a) Mr. Dhananjay Narayan Sovani, (b) Mrs. Jaee Chandrakant Apte and (c) Mrs. Urmila Madhav Mavlankar (xi) Mr. Nagesh Narayan Kulkarni, (xii) Mr. Prabhakar Jagannath Gurjar and (xiii) Mr. Sambhaji Kailaschandra Khandekar represented by their Power of Attorney Holder (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagadish Prabhakar Deshpande as the Confirming Party therein, in favour of M/s. Amit Enterprises represented by its partner Mr. Kishor Govind Pate as the Party of the Third Part;

- (2) Irrevocable General Power of Attorney dated 06.03.2003, registered as serial no 1940/2003, at Sub-Registrar Haveli No. 4, in respect of the land admeasuring 25306.97 sq. mtrs., executed by (i) Late Mr. Digambar Moreshwar Phatak through his legal heir Mr. Arun Digambar Phatak, (ii) Ms. Kamala Kesarimal Salgiya, (iii) Late Mr. Vasant Dhondo Pitkar through his legal heirs (a) Ms. Kunda Shivram Katdare, (b) Mrs. Vimal Vithal Bhagwat, (c) Ms. Sushila Waman Railkar and (d) Mr. Sharadchandra Dhondo Pitkar, (iv) Mr. Sitaram Shridhar Kale, (v) Mr. Navalchand Ratanchand Jhaveri, (vi) Mr. Arvind Bhimrao Kulkarni, (vii) Late Mr. Shivaji Wasudeo Shahane through legatee Mr. Shirish Gangadhar Riswadkar, (viii) Late Mr. Ramanand Kashinath Telang through legatee Mr. Jagadish Prabhakar Deshpande, (ix) Late Mr. Sharad Shridhar Shahane through his legal heirs (a) Ms. Mohini Sharad Shahane, (b) Mr. Gautam Sharad Shahane and (c) Mrs. Gayatri B. Singh, (x) Late Mrs. Padmavati Narayan Sovani through her legal heirs (a) Mr. Dhananjay Narayan Sovani, (b) Mrs. Jaee Chandrakant Apte and (c) Mrs. Urmila Madhav Mavlankar (xi) Mr. Nagesh Narayan Kulkarni, (xii) Mr. Prabhakar Jagannath Gurjar and (xiii) Mr. Sambhaji Kailaschandra Khandekar represented by their Power of Attorney Holders (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagadish Prabhakar Deshpande in favour of (i) Mr. Kishor Govind Pate, (ii) Mr. Rajendra Govind Pate and (iii) Mr. Sanjeev Govind Pate;
- (3) Development Agreement dated 07.05.2003, registered as serial no 3455/2003, at Sub-Registrar Haveli No. 4, in respect of the land admeasuring 9045.93 sq. mtrs., executed by M/s Jagadish Developers Private Limited, represented by its Director Mr. Jagadish Prabhakar Deshpande as a Party of The First Part, M/s. Riswadkar Associates represented by its Proprietor Mr. Shirish Gangadhar Riswadkar as a Party of The Second Part and (i) Late Mr. Digambar Moreshwar Phatak through his legal heir Mr. Arun Digambar Phatak,



(ii) Ms. Kamala Kesarimal Salgia, (iii) Late Mr. Vasant Dhondo Pitkar through his legal heirs (a) Ms. Kunda Shivram Katdare, (b) Mrs. Vimal Vithal Bhagwat, (c) Ms. Sushila Waman Railkar and (d) Mr. Sharadchandra Dhondo Pitkar, (iv) Mr. Sitaram Shridhar Kale, (v) Mr. Navalchand Ratanchand Jhaveri, (vi) Mr. Arvind Bhimrao Kulkarni, (vii) Late Shivaji Wasudeo Shahane through legatee Mr. Shirish Gangadhar Riswadkar, (viii) Late Mr. Ramanand Kashinath Telang through legatee Mr. Jagadish Prabhakar Deshpande, (ix) Late Mr. Sharad Shridhar Shahane through his legal heirs (a) Ms. Mohini Shridhar Shahane, (b) Mr. Gautam Sharad Shahane and (c) Mrs. Gayatri B. Singh, (x) Late Mrs. Padmavati Narayan Sovani through her legal heirs (a) Mr. Dhananjay Narayan Sovani, (b) Mrs. Jaee Chandrakant Apte and (c) Mrs. Urmila Madhav Mavlankar, (xi) Mr. Nagesh Narayan Kulkarni, (xii) Mr. Prabhakar Jagannath Gurjar, (xiii) Mr. Sambhaji Kailaschandra Khandekar represented by their Power of Attorney Holder (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagadish Prabhakar Deshpande as the Confirming Party No. 1 and (i) Mrs. Prabhavati Jagannath Inamdar, (ii) Mrs. Vanita Ashok Shahane and (iii) [a] Mr. Narendra Vaman Ketkar, [b] Mr. Amar Vaman Ketkar represented by his Power of Attorney Mr. Narendra V. Ketkar and [c] Ms. Sadhana Subhash Purohit represented by her Power of Attorney Holder Mr. Narendra V. Ketkar, represented by their Power of Attorney Holder Mr. Jagadish P. Deshpande as the Confirming Party No. 2 in favour of M/s. Amit Enterprises represented by its Partner Mr. Kishor Govind Pate as a Party of The Third Part;

- (4) Irrevocable General Power of Attorney dated 07.05.2003 registered as serial no 3456/2003, at Sub-Registrar Havell No. 4, in respect of the land admeasuring 9045.93 sq. mtrs., executed by (i) Late Mr. Digambar Moreshwar Phatak through his legal heir Mr. Arun Digambar Phatak, (ii) Ms. Kamala Kesarimal Salgiya, (iii) Late Mr. Vasant Dhondo Pitkar through his legal heirs (a) Ms. Kunda Shivram Katdare, (b) Mrs. Vimal Vithal Bhagwat, (c) Ms. Sushila Waman Railkar and (d) Mr. Sharadchandra Dhondo Pitkar, (iv) Mr. Sitaram Shridhar Kale, (v) Mr. Navalchand Ratanchand Jhaveri, (vi) Mr. Arvind Bhimrao Kulkarni, (vii) Late Mr. Shivaji Wasudeo Shahane through legatee Mr. Shirish Gangadhar Riswadkar, (viii) Late Mr. Ramanand Kashinath Telang through legatee Mr. Jagadish Prabhakar Deshpande, (ix) Late Mr. Sharad Shridhar Shahane through his legal heirs (a) Ms. Mohini Shridhar Shahane, (b) Mr. Gautam Sharad Shahane and (c) Mrs. Gayatri B. Singh, (x) Late Mrs. Padmavati Narayan Sovani through her legal heirs (a) Mr. Dhananjay Narayan Sovani, (b) Mrs. Jaee Chandrakant Apte and (c) Mrs. Urmila Madhav Mavlankar, (xi) Mr. Nagesh Narayan Kulkarni, (xii) Mr. Prabhakar Jagannath Gurjar, (xiii) Mr. Sambhaji Kailaschandra Khandekar, (xiv) Mrs. Prabhavati Jagannath Inamdar, (xv) Mrs. Vanita Ashok Shahane and (xvi) [a] Mr. Narendra Vaman Ketkar, [b] Mr. Amar Vaman Ketkar represented by his Power of Attorney Mr. Narendra V. Ketkar and [c] Mrs. Sadhana Subhash Purohit represented by her Power of Attorney Mr. Narendra V. Ketkar, represented by their Power of Attorney (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagadish Prabhakar Deshpande in favour of (i) Mr. Kishor Govind Pate, (ii) Mr. Rajendra Govind Pate and (iii) Mr. Sanjeev Govind Pate;



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- (5) Development Agreement dated 10.07.2003, registered as serial no 5851/2003, at Sub-Registrar Haveli No. 4, in respect of the land admeasuring 6766.80 sq. mtrs., executed by M/s. Jagadish Developers Private Limited, represented by its Director Mr. Jagadish Prabhakar Deshpande as the Party of The First Part and (i) Ms. Vrinda Vyankatesh Kulkarni, (ii) Mr. Anand Digambar Lonkar represented by his Power of Attorney Mr. Nitin Vyanktesh Kulkarni and (iii) Ms. Neeta Chandrashekhar Salvi, represented by their Power of Attorney Mr. Jagadish Prabhakar Deshpande as the Consenting Party therein in favour of M/s. Amit Enterprises represented by its partner Mr. Kishor Govind Pate as the Party of The Second Part;
- (6) Irrevocable General Power of Attorney dated 10.07.2003, registered as serial no 5852/2003, at Sub-Registrar Haveli No. 4, in respect of the land admeasuring 6766.80 sq. mtrs., executed by (i) Ms. Vrinda Vyankatesh Kulkarni, (ii) Mr. Anand Digambar Lonkar represented by his Power of Attorney Holder Mr. Nitin Vyanktesh Kulkarni and (iii) Ms. Neeta Chandrashekhar Salvi represented by their Power of Attorney Holder Mr. Jagadish Prabhakar Deshpande in favour of (i) Mr. Kishor Govind Pate, (ii) Mr. Rajendra Govind Pate and (iii) Mr. Sanjeev Govind Pate. The area is not mentioned in the said Power of Attorney;
- (7) Agreement of Development dated 16.03.2006, registered as serial no 1661/2006, at Sub-Registrar Haveli No. 20, in respect of the land admeasuring 1000 sq. mtrs., executed by (i) Mr. Sambhaji K Khandekar and (ii) Mr. Milind Sambhaji Khandekar in favour of M/s. Amit Enterprises represented by its Partner Mr. Kishor Govind Pate;
- (8) Irrevocable General Power of Attorney dated 16.03.2006, registered as serial no 1662/2006, at Sub-Registrar Haveli No. 20, in respect of the land admeasuring 1000 sq. mtrs., executed by (i) Mr. Sambhaji K. Khandekar and (ii) Mr. Milind Sambhaji Khandekar in favour of (i) Mr. Kishor Govind Pate, (ii) Mr. Rajendra Govind Pate and (iii) Mr. Sanjeev Govind Pate.
- (9) Thereafter, a Deed of Declaration dated 28.06.2007, registered as serial no. 6169/2007 at Sub-Registrar Haveli No. 20, in respect of the land admeasuring 23,273 sq. mtrs., was executed by M/s. Amit Enterprises represented by its partner Mr. Kishor Govind Pate and Mr. Sanjeev Govind Pate along with land owners Late Mr. Digambar Moreshwar Phatak through his legal heir Mr. Arun Digambar Phatak and 15 others in respect of an area about 23,273 sq. mtrs., comprised in the land admeasuring about 42,119.70 sq. mtrs., bearing Survey No. 77/1 (Part), situated at Village -Kothrud, Taluka - Haveli.
- xxi) Thereafter, **M/s Vrishali Construction Company** has acquired the right to develop the land admeasuring about 10,270 sq. mtrs., bearing Survey No. 77/1 (Part), situated at Village - Kothrud, Taluka - Haveli, as per the documents, executed as follows:
- (1) Development Agreement dated 07.05.2003, registered as serial no 3457/2003, at Sub-Registrar Haveli No. 4, in respect of the land admeasuring 10,270 sq. mtrs., executed by M/s. Jagadish Developers Private Limited, represented by its Director Mr. Jagadish Prabhakar Deshpande as a Party of The First Part and M/s. Riswadkar Associates represented by its Proprietor Mr. Shirish Gangadhar Riswadkar as a Party of The Second



Part and (i) Late Mr. Digambar Moreswar Phatak through his legal heir Mr. Arun Digambar Phatak, (ii) Ms. Kamala Kesarimal Salgia, (iii) Late Mr. Vasant Dhondo Pitkar through his legal heirs (a) Ms. Kunda Shivram Katdare, (b) Mrs. Vimal Vithal Bhagwat, (c) Ms. Sushila Waman Railkar and (d) Mr. Sharadchandra Dhondo Pitkar (iv) Mr. Sitaram Shridhar Kale, (v) Mr. Navalchand Ratanchand Jhaveri, (vi) Mr. Arvind Bhimrao Kulkarni, (vii) Late Mr. Shivaji Wasudeo Shahane through legatee Mr. Shirish Gangadhar Riswadkar, (viii) Late Mr. Ramanand Kashinath Telang through legatee Mr. Jagadish Prabhakar Deshpande (ix) Late Mr. Sharad Shridhar Shahane through his legal heirs (a) Ms. Mohini Shridhar Shahane, (b) Mr. Gautam Sharad Shahane and (c) Mrs. Gayatri B. Singh, (x) Late Mrs. Padmavati Narayan Sovani through her legal heirs (a) Mr. Dhananjay Narayan Sovani, (b) Mrs. Jaee Chandrakant Apte and (c) Mrs. Urmila Madhav Mavlinkar, (xi) Mr. Nagesh Narayan Kulkarni, (xii) Mr. Prabhakar Jagannath Gurjar, (xiii) Mr. Sambhaji Kailaschandra Khandekar represented by their Power of Attorney Holder (i) Mr. Shirish Gangadhar Riswadkar and (ii) Mr. Jagadish Prabhakar Deshpande as the Consenting Party therein, in favour of Vrishali Construction Co. represented by its Partner Mrs. Vaijayanti Shirish Riswadkar as a Party of The Third Part;

xxii) (i) Mrs. Vaijayanti Shirish Riswadkar, (ii) Mr. Shirish Gangadhar Riswadkar, (iii) Mr. Jagadish Prabhakar Deshpande and (iv) Mrs. Vrishali Jagadish Deshpande have purchased the land admeasuring about 10,270 sq. mtrs., bearing Survey No. 77/1 (Part), situated at Village - Kothrud, Taluka - Haveli as follows:

- (1) Sale Deed dated 29.04.2011, registered as serial no 3762/2011, at Sub-Registrar Haveli No. 4 in respect of the land admeasuring 10,270 sq. mtrs., executed by (i) Mr. Arun Digambar Phatak, (ii) Mr. Shirish Gangadhar Riswadkar and (iii) Ms. Kunda Shivram Katdare, represented by her Power of Attorney Holder Mr. Jagadish Prabhakar Deshpande and (iv) (a) Ms. Aruna Arvind Kulkarni, (b) Mr. Rajendra Arvind Kulkarni, (c) Ms. Anjali Rajendra Dixit and (d) Ms. Ranjana Girish Choundankar represented by their Power of Attorney Mr. Jagadish Prabhakar Deshpande (v) (a) Ms. Mohini Shridhar Shahane, (b) Mr. Gautam Sharad Shahane, and (c) Ms. Gayatri B. Singh represented by their Power of Attorney Mr. Shirish Gangadhar Riswadkar, (vi) (a) Mr. Dhananjay Narayan Sovani, (b) Mrs. Jaee Chandrakant Apte and (c) Mrs. Urmila Madhav Mavlinkar represented by their Power of Attorney Mr. Jagadish Prabhakar Deshpande, (vii) Mr. Nagesh Narayan Kulkarni represented by his Power of Attorney Mr. Jagadish Prabhakar Deshpande, (viii) Mr. Sambhaji Kailaschandra Khandekar, (ix) Ms. Kamala Kesarimal Salgiya represented by their Power of Attorney Mr. Shirish Gangadhar Riswadkar as the Owners/Vendors alongwith (i) M/s. Vrishali Construction Company represented by its Partner Mrs. Vaijayanti Shirish Riswadkar, (ii) M/s Jagadish Developers Private Limited, represented by its Director Mr. Jagadish Prabhakar Deshpande (iii) M/s Riswadkar Associates represented by its sole proprietor Mr. Shirish Gangadhar Riswadkar as the Consenting Party therein, in favour of (i) Mrs. Vaijayanti Shirish Riswadkar, (ii) Mr. Shirish Gangadhar Riswadkar, (iii) Mr. Jagadish Prabhakar Deshpande and (iv) Mrs. Vrishali Jagadish Deshpande.

xxiii) The Mutation Entry no. 2948 dated 28.01.1968 does not pertain to the 'Subject Land'.



(Handwritten signature)

- xxiv) Thereafter, **Sobha Limited (formerly known as Sobha Developers Ltd.)** has acquired the right to develop the land admeasuring about **27,499 sq. Mtrs.**, (inclusive of Plot No 1 admeasuring 17,706 sq. mtrs., Fire Brigade Reservation admeasuring 4,493 sq. mtrs. and proposed Paud Road Widening area admeasuring 5,300 sq. mtrs. he) situated at S. No 77/1 (Part), Village- Kothrud, Taluka- Haveli, within the limits of Pune Municipal Corporation, as per the documents, executed as follows:
- (1) Vide Development Agreement cum Deed of Assignment dated 21.05.2014 registered as serial no. 4167/2014 at Sub-Registrar Haveli No. 23 executed by (1) Amit Enterprises Housing Limited (2)(i) Mr. Shirish Gangadhar Riswadkar, (ii) Mr. Jagdish Prabhakar Deshpande, (iii) Mrs. Vaijayanti Shirish Riswadkar, (iv) Mrs. Vrishali Jagadish Deshpande in consent with . (3)-(i) M/s. Riswadkar Associates M/s, (ii) Jagdish Developers Private Limited, (iii) Mr. Milind V. Dixit (iv) Mr. Kishor Govind Pate, (v) M/s Vrishali Construction Company, (vi) Mr. Rajendra Govind Pate and (vii) Mr. Sanjeev Govind Pate have transferred, sold, assigned and granted the Development Rights, absolute authority and powers, as well as handed over vacant, peaceful and actual physical possession in favour of of Sobha Developers Ltd.w.r.t. land admeasuring about **27,499 sq. Mtrs.**, (inclusive of Plot No 1 admeasuring 17,915 sq. mtrs., Fire Brigade Reservation admeasuring 4,284 sq. mtrs. and proposed Paud Road Widening area admeasuring 5,300 sq. mtrs.) situated at S. No 77/1 (Part), Village- Kothrud, Taluka- Haveli, within the limits of Pune Municipal Corporation
 - (2) Consequently 1) Amit Enterprises Housing Limited, 2) Mr. Jagdish Prabhakar Deshpande, 3) Mr. Shirish Gangadhar Riswadkar, 4) Mrs. Vaijayanti Shirish Riswadkar, 5) Mrs. Vrishali Jagadish Deshpande, 6) M/s. Riswadkar Associates, 7) M/s. Jagdish Developers Private Limited, 8) Mr. Milind V. Dixit, 9) Mr. Kishor Govind Pate, 10) M/s Vrishali Construction Company, 11) Mr. Rajendra Govind Pate and 12) Mr. Sanjeev Govind Pate assigned their powers vide Irrevocable General Power of Attorney dated 21.05.2014, registered as serial no 4168/2014, at Sub-Registrar Haveli No. 23, in respect of the aforesaid 27499 sq. mts. in favour of Sobha Developers Ltd. granting unconditional and irrevocable power, as stated therein.
 - (3) Thereafter, the name of 'Sobha Developers Limited' has been changed to 'Sobha Limited' [as per Rule 29 of the Companies (Incorporation) Rules, 2014] in pursuance of which, a fresh Certificate of Incorporation dated 18.08.2014 has been issued by the Registrar of Companies, reflecting the change in name.
 - (4) Vide a Deed of Correction dated 30.10.2014, registered as serial no 10225/2014, at Sub-Registrar Haveli No. 19, executed by (I)-Amit Enterprises Housing Limited-Party of the First Part (Development Right Holder), (II)-(1) Mr. Shirish Gangadhar Riswadkar, (2) Mr. Jagdish Prabhakar Deshpande, (3) Mrs. Vaijayanti Shirish Riswadkar, (4) Mrs. Vrishali Jagadish Deshpande, (5) Mr. Arun Digambar Phatak, (6) Ms. Kamala Kesarimal Salgia, (7) Mrs. Kunda Shivram Katdare, (8) Ms. Sushila Waman Railkar, (9) Mr. Sharadchandra Dhondo Pitkar, (10) Mr. Navalchand Ratanchand Jhaveri, (11) Mr. Rajendra Arvind Kulkarni, (12) Mrs. Anjali Rajendra Dixit, (13) Mrs. Ranjana Girish Chaundankar, (14) Mrs. Aruna Arvind Kulkarni, (15) Mrs. Mohini Sharad Shahane, (16) Mr. Gautam Sharad



Shahane, (17) Mrs. Gayatri B. Singh, (18) Mr. Dhananjay Narayan Sowani, (19) Mrs. Jaee Chandrakant Apte, (20) Mrs. Urmila Madhav Mavlankar, (21) Mr. Sambhaji K. Khandekar, (22) Mr. Milind Sambhaji Khandekar, (23) Ms. Vrinda Vyankatesh Kulkarni, (24) Mr. Anand Digamber Lonkar, (25) Mr. Nagesh Narayan Kulkarni, (26) Mr. Prabhakar Jagannath Gurjar, (27) Ms. Neeta Chandrashekhar Salvi, (28) Ms. Prabhavati Jagannath Inamdar, (29) Mrs. Vanita Ashok Shahane, (30) Mr. Narendra Vaman Ketkar, (31) Mr. Amar Vaman Ketkar, (32) Mrs. Sadhana Subhash Purohit, (33) Mr. Jagdish Prabhakar Deshpande as a Legatee of Late Mrs. Vimal Vitthal Bhagwat, (34) Jagdish Developers Private Limited through Managing Director Mr. Jagdish Prabhakar Deshpande as a Legatee of (a) Late Mr. Sitaram Sridhar Kale, (b) Late Mr. Ramanand Kashinath Telang, (35) Mr. Shirish Gangadhar Riswadkar as a Legatee of (a) Late Mr. Shivaji Vasudeo Shahane- Party of the Second Part (Owners) represented by Power of Attorney Holder (i) Mr. Kishor Govind Pate, (ii) Mr. Rajendra Govind Pate and (iii) Mr. Sanjeev Govind Pate, (iii)-(i) M/s. Riswadkar Associates M/s, (ii) Jagdish Developers Private Limited, (iii) Mr. Milind V. Dixit (iv) Mr. Kishor Govind Pate, (v) M/s Vrishali Construction Company, (vi) Mr. Rajendra Govind Pate and (vii) Mr. Sanjeev Govind Pate- Party of Third Part(Consenting Parties), the errors in the Development Agreement cum Deed of Assignment dated 21.05.2014 registered as serial no. 4167/2014 are rectified and corrected:

- (a) The Owner No. (5) to (35) are added by this Correction Deed.
- (b) The Area of Plot No.1 mentioned in said Development Agreement cum Deed of Assignment as 17,915 Sq. mtrs is rectified and correctly mentioned as 17,706 Sq. mtrs.
- (c) The Area reserved for Fire Brigade, mentioned in said Development Agreement cum Deed of Assignment as 4,284 Sq.mtrs is rectified and is correctly mentioned as 4,493 Sq.Mtrs.

- (5) Consequently, (1) Mr. Arun Digambar Phatak, (2) Ms. Kamala Kesarimal Salgia, (3) Mrs. Kunda Shivram Katdare, (4) Ms. Sushila Waman Railkar, (5) Mr. Sharadchandra Dhondo Pitkar, (6) Mr. Navalchand Ratanchand Jhaveri, (7) Mr. Rajendra Arvind Kulkarni, (8) Mrs. Anjali Rajendra Dixit, (9) Mrs. Ranjana Girish Chaundankar, (10) Mrs. Aruna Arvind Kulkarni, (11) Mrs. Mohini Sharad Shahane, (12) Mr. Gautam Sharad Shahane, (13) Mrs. Gayatri B. Singh, (14) Mr. Dhananjay Narayan Sowani, (15) Mrs. Jaee Chandrakant Apte, (16) Mrs. Urmila Madhav Mavlankar, (17) Mr. Sambhaji K. Khandekar, (18) Mr. Milind Sambhaji Khandekar, (19) Ms. Vrinda Vyankatesh Kulkarni, (20) Mr. Anand Digamber Lonkar, (21) Mr. Nagesh Narayan Kulkarni, (22) Mr. Prabhakar Jagannath Gurjar, (23) Ms. Neeta Chandrashekhar Salvi, (24) Ms. Prabhavati Jagannath Inamdar, (25) Mrs. Vanita Ashok Shahane, (26) Mr. Narendra Vaman Ketkar, (27) Mr. Amar Vaman Ketkar, (28) Mrs. Sadhana Subhash Purohit, (29) Mr. Jagdish Prabhakar Deshpande as a Legatee of Late Mrs. Vimal Vitthal Bhagwat, (30) Jagdish Developers Private Limited through Managing Director Mr. Jagdish Prabhakar Deshpande as a Legatee of (a) Late Mr. Sitaram Sridhar Kale, (b) Late Mr. Ramanand Kashinath Telang, (31) Mr. Shirish Gangadhar Riswadkar as a Legatee of (a) Late Mr. Shivaji Vasudeo Shahane represented by Power of Attorney Holder (i) Mr. Kishor Govind Pate, (ii) Mr. Rajendra Govind Pate and (iii) Mr. Sanjeev



Govind Pate, assigned their powers vide an Irrevocable General Power of Attorney dated 30.10.2014, registered as serial no 10226/2014, at Sub-Registrar Haveli No. 19, granting unconditional and irrevocable power in respect of the land admeasuring about **27,499 sq. Mtrs.**, (inclusive of Plot No 1 admeasuring 17,706 sq. mtrs., Fire Brigade Reservation admeasuring 4,493 sq. mtrs. and proposed Paud Road Widening area admeasuring 5,300 sq. mtrs.) situated at S. No 77/1 (Part), Village- Kothrud, Taluka- Haveli, within the limits of Pune Municipal Corporation , as stated therein.

- xxv) Vide Mutation Entry 19414, dated 24.04.2014, as per the order of 'The Joint District Registrar, Class-I and Stamps Collector, Pune', bearing No. JaKra. Sajini /Notice /Male-1997 /Pari-4 /DaKra-1319-1997/2814-2815, dated 22.04.2014, the charge of Rs. 63,007/- recorded in the other rights column of the Survey No. 77/1 Village – Kothrud, Taluka – Haveli, District- Pune by Mutation Entry No. 17387, has been deleted and bracketed.
- xxvi) Thereafter, an area admeasuring 5,300 Sq. Mtrs. was transferred in favour of the **Pune Municipal Corporation**, towards the 36 Mtr. D.P. Road, as per the document executed as follows:

Transfer Deed dated 23/06/2017, registered as Serial No. 6300/2017, at Sub-Registrar Haveli No. 23, executed by (1) Mr. Jagdish Prabhakar Deshpande, (2) Mr. Shirish Gangadhar Riswadkar, (3) Mrs. Vajjayanti Shirish Riswadkar, (4) Mrs. Vrushali Jagadish Deshpande, (5) Mr. Arun Digambar Phatak, (6) Ms. Kamala Kesarimal Salgia, (7) Mrs. Kunda Shivram Katdare, (8) Ms. Sushila Waman Railkar, (9) Mr. Sharadchandra Dhondo Pitkar, (10) Mr. Navalchand Ratanchand Jhaveri, (11) Mr. Rajendra Arvind Kulkarni, (12) Mrs. Anjali Rajendra Dixit, (13) Mrs. Ranjana Girish Chaundankar, (14) Mrs. Aruna Arvind Kulkarni, (15) Mrs. Mohini Sharad Shahane, (16) Mr. Gautam Sharad Shahane, (17) Mrs. Gayatri B. Singh, (18) Mr. Dhananjay Narayan Sowani, (19) Mrs. Jaee Chandrakant Apte, (20) Mrs. Urmila Madhav Malvankar, (21) Mr. Sambhaji K. Khandekar, (22) Ms. Vrinda Vyankatesh Kulkarni, (23) Late Charushila Digamber Lonkar through Legal Heirs and for himself Mr. Anand Digamber Lonkar, (24) Mr. Nagesh Narayan Kulkarni, (25) Mr. Jagdish Prabhakar Deshpande, (26) Jagdish Developers Private Limited through Managing Director Mr. Jagdish Prabhakar Deshpande, (27) Mr. Shirish Gangadhar Riswadker, all Nos. (1) to (27) through their Power of Attorney Sobha Limited through Mr. Atul Padmakar Aagharkar/ Ms. Rinku Vishan Makhijani to and in favour of the Pune Municipal Corporation, through its Deputy Commissioner, Mr. Satish Panditrao Kulkarni, in respect of an area admeasuring 5,300 Sq. Mtrs. for 36 Mtr. D.P. Road and the same was recorded in the 7/12 extract vide Mutation Entry no. 20525 dated 11.12.2017. The said area was carved out of the land admeasuring about **27,499 sq. Mtrs.**, (inclusive of Plot No 1 admeasuring 17,706 sq. mtrs., Fire Brigade Reservation admeasuring 4,493 sq. mtrs. and proposed Paud Road Widening area admeasuring 5,300 sq. mtrs.) situated at S. No 77/1 (Part), Village- Kothrud, Taluka- Haveli, within the limits of Pune Municipal Corporation.



4) OBSERVATIONS ON THE ULC ORDERS:

- a) As per the various orders passed under section 8 (4) of Urban Land Ceiling Act, 1976, an area admeasuring about 11,886.68 sq. mtrs. owned by the erstwhile owners and comprised in the land admeasuring about 54,390 sq. mtrs., bearing Survey No. 77/1 (Part), situated at Village - Kothrud, Taluka - Haveli was declared as surplus land.
- b) Thereafter, vide Letter dated 09.10.2006, bearing no. ULC/K-3/64 I & Other/2006, issued by Upper District Collector and Competent Authority, Pune Urban Agglomeration and addressed to Mr. Jagdish P. Deshpande, a demand was raised for payment of an amount of Rs. 8,54,052/- towards exemption of land declared as surplus as per orders passed under section 8(4).
- c) Subsequently Mr. Jagdish P. Deshpande paid an amount of Rs. 8,54,052/- towards exemption of the land declared as surplus, as per orders passed under section 8(4), vide a Challan dated 10.10.2006 bearing no. 36 issued by State Bank of India, Treasury Branch, to the Pune Urban Agglomeration, Pune.
- d) Thereafter, with effect from 29.11.2007, the Urban Land (Ceiling and Regulation) Act, 1976 was repealed in the State of Maharashtra. As per the documents available on record, no notice of acquisition of excess vacant land u/s 10 of the said Urban Land (Ceiling and Regulation) Act, 1976, has been received by the owners of the lands, prior to 29.11.2007.
- e) We have also verified the Register of schemes approved under section 20 and 21 of the Urban Land (Ceiling and Regulation) Act, 1976, which sets out the details of the excess vacant lands, in respect of which the notices of acquisition of excess vacant land u/s 10 of the said Urban Land (Ceiling and Regulation) Act, 1976 have been issued for various lands in Pune District. From the said register, it is revealed that an area of 1,201.58 sq. mtrs., which is proposed to be acquired under the Urban Land (Ceiling and Regulation) Act, 1976, out of the holding of Mr. Navalchand Ratanchand Jhaveri.
- f) As per Government Resolution No. ULC 2211/Pra.No. 138/ULCH-2, if possession under section 10(3) and 10(5) of the Urban Land (Ceiling and Regulation) Act, 1976 has not been obtained by the concerned Government Department, the concerned lands shall be free from acquisition under the Urban Land (Ceiling and Regulation) Act.
- g) The 'Subject Land' is in actual physical possession of 'Sobha Limited' and is free from acquisition under the Urban Land (Ceiling and Regulation) Act, 1976.

5) OTHER OBSERVATIONS:

- a) Zone Certificate dated 10.04.2014, bearing identification no. 3/125, issued by Pune Municipal Corporation, in respect of Survey no. 77, reveals the following:
 - i) The said 'Zone Certificate' is issued as the the proposed Development Plan.
 - ii) The land bearing Survey no. 77 partly falls within the 'Residential Zone' and partly falls within the 'Hill Top Hill Slope Zone';
 - iii) Out of Survey no. 77, the following roads are existent/ proposed to be established:
 - (1) Two roads of 12.00 mtrs. width each;
 - (2) One road of 36.00 mtrs. width; and
 - (3) One Development Plan road of 60.00 mtrs. width.



- b) Letter dated 26.03.2018, bearing no. NA.SR/63/2016, issued by the Tahsildar, Haveli, Pune to Gao Kamgar, Talathi, Kothrud, Pune in respect of the 'Subject Land', reveals that, vide a Challan bearing no. GRN MH 012299183201718-P, dated 23.03.2018, Sobha Limited has deposited the Non Agricultural Tax of Rs. 71,850/- in the Government Treasury, after the change of use of the 'Subject Land' to 'Residential and Commercial use'.
- c) Order dated 22.06.2018 passed in RTS/Appeal/90/2018 filed by Sobha Limited, through Mr. Atul Aagharkar and others against Tahasildar, Haveli and others, before the Hon'ble Sub Divisional Officer, Haveli, Pune, reveals that Mutation Entry No. 20605 dated 02.03.2018, recording the Order dated 02.11.2017 bearing no. GaunKhanij/SR/20/2017 passed by the Tahsildar, Haveli, Pune, levying a penalty of Rs.71,23,402/- under Section 48 (7) of the Maharashtra Land Revenue Code 1966, was cancelled as per the Order dated 22.06.2018 passed in RTS/Appeal/90/2018, by the Hon'ble Sub Divisional Officer, Haveli, Pune.
- d) An area admeasuring 32,818.16 sq. mtrs. comprised in the land admeasuring about 54,390 sq. mtrs., bearing Survey No. 77/1 (Part), situated at Village - Kothrud, Taluka - Haveli, was permitted to be used for Non Agricultural purpose, as per the following orders:
- Order dated 07.04.2002, bearing no. PRH/NA/SR/647/III/2002, issued by Additional Collector, Pune, in respect of the land admeasuring 22,392.93 sq. mtrs.;
 - Order dated 03.09.2005, bearing no. PRH/NA/SR/188/2005, issued by Collector, Pune, in respect of the land admeasuring 10,425.23 sq. mtrs.
 - Letter dated 26.03.2018, bearing no. NA.SR/63/2016, issued by the Tahsildar, Haveli, Pune to Gao Kamgar, Talathi, Kothrud, Pune in respect of the 'Subject Land', reveals that, vide a Challan bearing no. GRN MH 012299183201718-P, dated 23.03.2018, Sobha Limited has deposited the Non Agricultural Tax of Rs. 71,850/- in the Government Treasury, after the change of use of the 'Subject Land' to 'Residential and Commercial use'.
- e) Building Sanctions:
- Pursuant to Commencement Certificate bearing no. CC/2926/2015 (2534) dated 15.12.2015 issued by Building Inspector, Deputy Engineer and Executive Engineer, building development department, Pune Municipal Corporation ('PMC') it appears that as per proposal filed by Sobha Limited on 09.01.2014, that the PMC had allowed the sub division and layout plan with respect 'Subject Land'.
 - It appears upon perusal Commencement Certificate bearing no. CC/2926/2015 (5748) dated 15.12.2015 issued by Building Inspector and Deputy Engineer, building development department, PMC, that in pursuance to the notice of intention to erect building/s submitted by Sobha Limited on 09.01.2014, PMC has allowed the construction of buildings for Residential + Commercial use, on the 'Subject Land' in accordance to the terms and conditions as mentioned in the said Commencement certificate and accordingly sanctioned the building plans.
 - Sobha Limited has further revised the sanctioned plans and procured Commencement Certificate bearing no. CC/0334/18 dated 08.05.2018 issued by Building Inspector and Deputy Engineer, building development department, PMC and PMC has allowed the construction of buildings for Residential + Commercial use, on the 'Subject Land' in



accordance to the terms and conditions as mentioned in the said Commencement certificate and accordingly sanctioned the building plans.

6) INDEX II SEARCH:

a) A detailed 'Search Report', dated 09.04.2014, by Advocate Kallash Thorat, in respect of the various Index II registers maintained by the concerned Sub-Registrar Offices, is already issued. During the Search, the following additional documents were identified, during the Search:

- i) Agreement dated 14/7/2006 registered at Sr. No. 4591/2006, in Sub Registrar Haveli No. 4, Pune executed by Mrs. Varsha Satish Telang for herself and as natural guardian of Mrs. Rucha Satish Telang, Ms. Riddhi Satish Telang in favour of Mr. Vijay Nathu Mirkute.
- ii) Power of Attorney dated 14/7/2006 registered at Sr. No. 4592/2006, in Sub Registrar Haveli No. 4 Pune, executed by Mrs. Varsha Satish Telang for herself and as natural guardian of Mrs. Rucha Satish Telang, Ms. Riddhi Satish Telang in favour of Mr. Vijay Nathu Mirkute and Mr. Santosh Suresh Jori.
- iii) Agreement dated 17/9/2007 registered at Sr. No. 5105/2007, in Sub Registrar Haveli No. 20 Pune, executed by, a) Late Arvind Bhimrao Kulkarni through legal heirs and for himself through Mr. Jagdish Prabhakar Deshpande, b) Late Arvind Bhimrao Kulkarni through legal heirs and for himself Mr. Shirish Gangadhar Riswadkar and c) M/s. Riswadkar Associates through its Partner Mr. Shirish Gandhar Riswadkar, in favour of a) Mr. Sunil Fulchand Agarwal and b) Mr. Vinod Fulchand Agarwal.
- iv) Power of Attorney dated 17/9/2007, registered at Sr. No. 5106/2007, in Sub Registrar Haveli No. 20 Pune executed by Jagdish Developers Pvt. Ltd. through Director Mr. Jagdish Prabhakar Deshpande in favour of a) Mr. Sunil Fulchand Agarwal, b) Mr. Vinod Fulchand Agarwal.

Copies of the above documents are received. After studying the said documents, we find that the above documents mentioned in sub-clauses (iii) and (iv) do not pertain to the 'Subject Land'. Our observations on the documents mentioned in sub-clauses (i) and (ii), are mentioned in detail in the Devolution above.

- b) Subsequently, an Index II Search was conducted at the Sub-Registrar's Office, Haveli No. 4 Pune and an Online Index II Search was also conducted at IGR Maharashtra website, for the period 10.04.2014 till 20.11.2014, on payment of Government fees for which a Receipt bearing no. 34378 of 2014, dated 20.11.2014, issued by Sub-Registrar Haveli No. 10, Pune ('Search Receipt dated 20.11.2014') and original receipt of which is annexed herewith. We have not found any additional documents or adverse entries in respect of 'Subject Land' during the search.
- c) Subsequently, an Index II Search was conducted at the Sub-Registrar's Office, Haveli No. 4 Pune and an Online Index II Search was also conducted at IGR Maharashtra website, for the period 21.11.2014 till 16.01.2016 on payment of Government fees for which a GRN Challan bearing no. MH006542081201516E, dated 16.01.2016, is issued by Inspector General of Registration ('Search Receipt dated 16.01.2016') and original receipt of which is annexed herewith. We have not found any additional documents or adverse entries in respect of 'Subject Land' during the search.
- d) Subsequently, an on-line Index II Search was conducted at the IGR Maharashtra website, for the period 17.01.2016 till 29.08.2018, on payment of Government fees, for which a GRN Challan



bearing no. MH005548947201819E, dated 29/08/2018, is annexed herewith. During the Search, the following additional documents were identified, during the Search:

- i) Development Agreement dated 30.06.2017, registered as Serial No. 6064/2017, at Sub-Registrar Havell No. 13, in respect of area admeasuring 6919.329 sq. mtrs. out of the plot No. 2 out of the land holding by M/s Amit Enterprises Housing Limited admeasuring 42,120 sq. mtrs. executed by 1) M/s Amit Enterprises Housing Limited through Director Mr. Govind Pate through Power of Attorney Mr. Sanjay Pandurang Chaudhari, 2) late Digamber Moreshwar Phatak through his legal heir Mr. Arun Digamber Phatak, 2) Ms. Kamala Kesarimal Salgia, 3) Late Vasant Dhondu Pitkar, through his legal heir (a) Mrs. Kunda Shivram Katdare, (b) Mrs. Vimal Vitthal Bhagwat, (c) Ms. Sushila Waman Railkar, (d) Mr. Sharadchandra Dhondo Pitkar, (4) Mr. Sitaram Shridhar Kale, (5) Mr. Navalchand Ratanchand Jhaveri, (6) Mr. Arvind Bhimrao Kulkarni, (7) Late Shivaji Vasudev Shahane through Mr. Shirish Gangadhar Riswadkar, as per his Will, (8) Late Ramanand Kashinath Telang through Mr. Jagdish Prabhakar Deshpande, as per his Will, (9) Late Sharad Shridhar Shahane through his legal heir (a) Mrs. Mohini Sharad Shahane, (b) Mr. Gautam Sharad Shahane, (c) Mrs. Gayatri B. Singh, (10) Late Padmavati Narayan Sovani through her legal heirs (a) Mr. Dhananjay Narayan Sovani, (b) Mrs. Jae Chandrakant Apte, (c) Mrs. Urmila Madhav Mavankar, (11) Mr. Nagesh Narayan Kulkarni, (12) Mr. Prabhakar Jagannath Gurjer, (13) Mr. Sambhaji K. Khandekar, (14) Smt. Prabhavati Jagannath Inamdar, (15) Mrs. Vanita Ashok Shahane, (16a) Mr. Narendra Waman Ketkar, (16b) Amar Waman Ketkar, (16c) Smt. Sadhana Subhash Purohit, (17) Smt. Vrunda Vyankatesh Kulkarni, (18) Mr. Anand Digamber Lonkar through his Power of Attorney Mr. Nitin Vyankatesh Kulkarni, (19) Smt. Neeta Chandrashekar Salvi, all nos. (1) to (19) through their Power of Attorney (a) Mr. Shirish Gangadhar Riswadkar, (b) Mr. Jagdish Prabhakar Deshpande, (20a) Mr. Sambhaji K. Khandekar, (20b) Mr. Milind Sambhaji Khandekar, Nos. (20a) and (20b) through their special Power of Attorney Holder Mr. Kishore Govind Pate through Power of Attorney Mr. Sanjay Pandurang Chaudhari. And (1) Jagdish Developers Private Limited through Director Mr. Jagdish Prabhakar Deshpande through his special Power of Attorney Holder Mr. Kishore Govind Pate through his Power of Attorney Mr. Sanjay Pandurang Chaudhari, being the Consenting Party to and in favour of 1) Rohan Pate Group of Constructions LLP through partner Mr. Rohan Kishor Pate through his Power of Attorney Mr. Sanjay Pandurang Chaudhari, (2) Rohan Pate Group of Constructions LLP through partner Mr. Kishor Govind Pate through his Power of Attorney Mr. Sanjay Pandurang Chaudhari.

After studying the Index II in respect of the said transaction, we find that the said transaction does not pertain to the 'Subject Land'.

- e) Subsequently, an On-line Index II Search was conducted at the IGR Maharashtra website, for the period 29.08.2018 till 15.01.2019, on payment of Government fees, for which a GRN Challan bearing no. MH010640273201819E, dated 15.01.2019 and Search Receipt bearing no. 1111465642, dated 15.01.2019, are issued by the Inspector General of Registration which are annexed herewith. We have not found any additional documents or adverse entries in respect of 'Subject Land' during our Search.



7) DETAILS OF CHARGE CREATED BY SOBHA LTD.:

M/s Sobha Limited has acquired a loan from RBL Bank Limited, details of which are as follows:

- a) RBL Bank Limited has granted /agreed to grant /lend credit facilities to M/s Sobha Limited of an amount of Rs. 253,30,46,682/- (Rupees Two Hundred Fifty Three Crores Thirty Lakhs Forty Six Thousand Six Hundred Eighty Two Only), vide a Supplemental Facility and Hypothecation Deed dated 10.07.2018, in pursuance of the earlier Sanction Letter bearing reference No. CAD/BNG/0065/2018-19, dated 28.06.2018.
- b) Accordingly, M/s Sobha Limited being the Mortgagor, through its Authorized Signatory, Ms. Rinhu Makhijani, has created an equitable mortgage by deposit of Title Deeds, vide the Memorandum of Deposit of Title Deeds for Creation of Equitable Mortgage, dated 28.12.2018, on the land admeasuring 15,387.84 sq. mtrs., comprised in the land bearing Survey No. 77/1 (Part), being part of the 'Subject Land' and also a Declaration Cum Undertaking dated 28.12.2018 has been executed by RBL Bank Limited, being the Mortgagee, through its Authorised Signatory, Ms. Payal Jain, thereby acknowledging deposit of title deeds by Sobha Limited for the said purpose.

8) PUBLIC NOTICE:

Public Notices were issued on 31.03.2014, in the 'Dainik Prabhat' and 'The Times of India' Newspapers, thereby calling for any objections, if any, within a period of 15 days thereof, in respect of the 'Subject Land'. No objections have been received to the said Public Notices, till the date of issuance of this 'Title Certificate'.

9) ASSUMPTIONS/ NOTES:

- a) This Certificate is based on the documents submitted for our verification, as referred above.
- b) This Certificate is restricted to the 'Subject Land' only.
- c) We assume that the photocopies of documents submitted are proper copies of the originals.
- d) This Certificate is issued only for the use of Sobha Limited and cannot be further assigned.

10) CONCLUSION:

Based on the documents referred above and the documents already perused under the 'Title Certificate' dated 06.09.2018, we hereby certify that, subject to creation of the charge as stated above, Sobha Limited (formerly known as Sobha Developers Ltd.) has a clear and marketable Title as well as, exclusive Development Rights in respect of the 'Subject Land' and Sobha Limited is entitled to develop and to deal with the "Subject Land" in any manner as it may deem fit.

For CNS Juris


Murtaza Chherawala
Partner



Date: 15/01/2019

MHD10640273201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Jan 2019	Receipt	Receipt no.: 1111465642
	Name of the Applicant :	shrutika rajendra deshmkh
	Details of property of which document has to be searched :	Dist :Pune Village :Kothrud S.No/CTS No/G.No. : 77
	Period of search :	From :2018 To :2019
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no. :MH010640273201819E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frnSearchChallanWithOutReg.php'		

Dhherasab





CHALLAN
MTR Form Number-6



GRN	MH010640273201819E	BARCODE			Date	15/01/2019-16:38:53	Form ID		
Department				Inspector: General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		shrutika rajendra deshmukh			
PND1_JT DISTT REGISTRAR PUNE URBAN									
Location				Flat/Block No.					
PUNE				Premises/Building					
Year				Road/Street					
2018-2019 One Time				Area/Locality					
Account Head Details		Amount In Rs.		Town/City/District					
0030072201 SEARCH FEE		300.00		PIN					
				Remarks (If Any)					
Total				Amount In		Three Hundred Rupees Only			
				Words					
Payment Details				CORPORATION BANK					
				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref. No		03602302019011500383	RS150120193551431
Cheque/DD No.				Bank Date		RBI Date		15/01/2019-16:43:53	Not Verified with RBI
Name of Bank				Bank-Branch		CORPORATION BANK			
Name of Branch				Scroll No., Date		Not Verified with Scroll			

Department ID : 444605532

Mobile No. : Not Available

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

एवम यच्च "एवम अर्थक वेतन" अर्थात् नगद कारणावस्थेन नगद अर्थात् - एवम कारणावस्थेन नगद अर्थात् न कस्यपयस्य दस्तावेजादी नगद अर्थात् -

@shrutika

