



# Sahil Shah

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

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing new Survey No. 6/7/9/10/6 (part) corresponding to old Survey Nos. 6/2 (part), 6/3(part), 6/4(part), 6/5(part), 6/6(part), 7/2/1(part) and 7/2/2(part) admeasuring 36,593 square meters or thereabouts equivalent to 9.04 acres or thereabouts from and out of the total area admeasuring 1,32,747.30 square meters equivalent to 32.80 acres or thereabouts situate, lying and being at Village Shevalewadi (old Village Fursungi), Taluka Haveli, District Pune.

1. I have investigated the title of the said Property (*as defined herein*) based on the request of **Joyville Shapoorji Housing Private Limited** ("JSHPL") and the following documents:

- 1.1 **Description of the Property:** Land bearing New Survey No. 6/7/9/10/6 (part) corresponding to old Survey Nos. 6/2(part), 6/3(part), 6/4(part), 6/5(part), 6/6(part), 7/2/1(part) and 7/2/2(part) admeasuring 36,593 square meters or thereabouts equivalent to 9.04 acres or thereabouts from and out of the total area admeasuring 1,32,747.30 square meters equivalent to 32.80 acres or thereabouts situate, lying and being at Village Shevalewadi (*old Village Fursungi*), Taluka Haveli, District Pune ("Property");
- 1.2 The title documents in respect of the Property are more particularly listed in the **First Schedule of Annexure A** hereunder;
- 1.3 7/12 extracts issued by Talathi dated 13<sup>th</sup> August 2022, in respect of New Survey No. 6/7/9/10/6.

1.4 (i) Search Reports dated 12<sup>th</sup> December, 2012, 9<sup>th</sup> October, 2014, 12<sup>th</sup> October, 2018, 25<sup>th</sup> February, 2020, 18<sup>th</sup> June, 2021 and 5<sup>th</sup> September, 2022, all issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of old Survey Nos. 6/2(part), 6/3(part), 6/4(part), 6/5(part), 6/6(part), 7/2/1(part) and 7/2/2(part) situate, lying and being at Village Shevalewadi (*old Village Fursungi*), Taluka Haveli, District Pune;

(ii) Search Report dated 17<sup>th</sup> September, 2022 issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of *inter alia* New Survey No. 6/7/9/10/6 situate, lying and being at Village Shevalewadi (*old Village Fursungi*), Taluka Haveli, District Pune;

(iii) Search Reports dated 5<sup>th</sup> September, 2022, and 9<sup>th</sup> September, 2022, as regards the searches conducted on the online portal of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of the Property;

(iv) Search Report dated 5<sup>th</sup> September, 2022, as regards the searches conducted on the online portal of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of (i) Manjri Horse Breeders Farm Private Limited and (ii) Joyville Shapoorji Housing Private Limited, issued by Simply Cersai;

(v) Search Report dated 1<sup>st</sup> September, 2022, as regards the searches conducted on the online portal of Ministry of Corporate Affairs in respect of the charges created by (i) Manjri Horse Breeders Farm Private Limited and (ii) Joyville Shapoorji Housing Private Limited, issued by Simply Cersai;

(vi) Search Report dated 8<sup>th</sup> September, 2022, as regards online litigation searches conducted in respect of the litigations filed by or against (i) Manjri Horse Breeders Farm Private Limited and (ii) Joyville Shapoorji Housing Private Limited, issued by Karza Technologies Private Limited.

2. On perusal of the documents listed in **First Schedule of Annexure A** and all other documents furnished to me in respect of the title of the Property, I am of the opinion that development rights of Joyville Shapoorji Housing Private Limited is clear, marketable and without encumbrances.

3. Owners of the said Property:

Manjri Horse Breeders Farm Private Limited : New Survey No. 6/7/9/10/6 (part)



4. Qualifying comments/remarks

4.1 Special Civil Suit No. 32 of 2009 has been filed before Hon'ble Civil Judge, Senior Division, Pune, by Jayashree Kank and Others against the Manjri Stud Farm Private Limited ("TMSFPL") and others, as detailed in the Litigation Section hereinbelow.

4.2 Writ Petition No. 1311 of 2019 has been filed before the Hon'ble High Court of Bombay by Vishranti Ramdas Mane and Others against TMSFPL and others as detailed in the Litigation Section hereinbelow.

5. The report reflecting the flow of title of Joyville Shapoorji Housing Private Limited in respect of the Property, is hereto annexed as **Annexure 'A'** hereto.

Dated this 27<sup>th</sup> September, 2022.



Advocate Sahil Shah

**SAHIL SHAH**  
ADVOCATE HIGH COURT  
154, Raj Chambers, Alibhai Premji Marg,  
Grant Road, Mumbai - 400 007.

Encl.: Annexure

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

**Re:** New Survey No. 6/7/9/10/6 (part) corresponding to old Survey Nos. 6/2 (part), 6/3(part), 6/4(part), 6/5(part), 6/6(part), 7/2/1(part) and 7/2/2(part) admeasuring 36,593 square meters or thereabouts equivalent to 9.04 acres or thereabouts from and out of the total area admeasuring 1,32,747.30 square meters equivalent to 32.80 acres or thereabouts situate, lying and being at Village Shevlewadi (old Village Fursungi), Taluka Haveli, District Pune.

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1. By various means and assigns and under diverse documents as set out in **First Schedule** hereunder written, Manjri Horse Breeders Farm Private Limited ("MHBFPPL") acquired the properties at Village Shevalwadi, Taluka Haveli, District Pune more particularly described in the **Second Schedule** hereunder written.
2. By and under a Development Agreement dated 13<sup>th</sup> May, 2022, and registered with the office of Sub-Registrar of Assurances under Serial No. HVL-11-10750-2022, MHBFPPL granted development rights in respect of *inter-alia* the Property alongwith the benefit of the right of way as detailed therein and alongwith the development potential in respect thereof, in favour of JSHPL for the consideration and on the terms and conditions contained therein. Under the aforesaid Development Agreement, MHBFPPL has permitted JSHPL to develop the properties contained therein including mortgaging the same.
3. By and under a Power of Attorney dated 13<sup>th</sup> May, 2022, and registered with the office of Sub-Registrar of Assurances under Serial No. HVL-11-10752 of 2022, MHBFPPL appointed, nominated and constituted JSHPL as its constituted attorney in respect of *inter-alia* the Property as more particularly contained therein.
4. On perusal of ME No. 2370 dated 12<sup>th</sup> August, 2022, it appears that pursuant to Non Agricultural K.J.P letter dated 23<sup>rd</sup> June, 2022, bearing reference nos. S.R. 141/2022 and 765, issued by Deputy Superintendent of Land Records, Haveli, District Pune and an Order dated 5<sup>th</sup> July, 2022, bearing reference no. Jamabandhi/Ka.Vi./155/2022/2022, passed by the competent authority, Tehsildar Haveli, District Pune, various old survey numbers of Village Shevalwadi (old village Fursungi), Taluka Haveli District Pune including old Survey Nos. 6/2, 6/3, 6/4, 6/5, 6/6, 7/2/1 and 7/2/2 were amalgamated to form *inter-alia*, New Survey no. 6/7/9/10/6 and accordingly, the 7/12 extracts of the old survey numbers recorded therein were closed and new 7/12 extracts were issued in respect of *inter-alia* new survey no. 6/7/9/10/6. I have been furnished with the copy of the aforesaid Non Agricultural K.J.P letter dated 23<sup>rd</sup> June, 2022, and the Order dated 5<sup>th</sup> July, 2022, bearing reference no. Jamabandhi/Ka.Vi./155/2022/2022, passed by the Tehsildar Haveli, District Pune.

5. I have been furnished with a copy of the Letter dated 20<sup>th</sup> September, 2022 issued by Mr. Niitn Waghmare, Architect of Fourth Dimensions Private Limited, recording that the New Survey No. 6/7/9/10/6 (part) admeasuring 36,593 square meters or thereabouts equivalent to 9.04 acres on which 'Hadapsar Phase II' is being developed corresponds to old Survey Nos. 6/2(part), 6/3(part), 6/4(part) metres, 6/5(part), 6/6(part), 7/2/1(part) and 7/2/2(part).

### **REVENUE RECORDS:**

6. I, have been furnished with copies of the following 7/12 extract in respect of the said Property and on perusal thereof, I note as under:

<b>Survey No.</b>	<b>Date of 7/12 extract</b>	<b>Area (in square meters)</b>	<b>Holders</b>	<b>Other Rights Column</b>	<b>Tenure</b>
6/7/9/10/6	13 <sup>th</sup> August, 2022	1,32,747.30	Manjri Horse Breeders' Farm Private Limited	Sector Plot	Occupancy Class-I

### **PUBLIC NOTICE:**

7. I, have not instructed public notice in respect of the Property however I have been furnished with a copy of the Public Notice published on 10<sup>th</sup> November, 2021, in The Financial Express (English Edition) and Dainik Prabhat (Marathi Edition) by Dhaval Vussonji & Associates, Advocates and Solicitors, inviting claims / objections in respect of *inter alia* old Survey Nos. 6/2, 6/3, 6/4, 6/5, 6/6, 7/2/1 and 7/2/2 of which the said Property forms part of and I have been informed that that no claims and objections have been received in respect thereof, till date.

### **SEARCHES CONDUCTED IN THE OFFICE OF THE SUB-REGISTRAR OF ASSURANCES**

8. I have not independently causes searches to be conducted in the office of the concerned Sub-Registrar of Assurances, however, I have been furnished with copies of the Search Reports dated 12th December, 2012 for the period 1983 to 2012, 9th October, 2014 for the period 2012 to 2014, 12<sup>th</sup> October, 2018 for the period 2014 to 2018, 25<sup>th</sup> February, 2020 for the period 2018 to 2020, 18<sup>th</sup> June, 2021 for the period 2020 to 2021 and 5<sup>th</sup> September, 2022 for the period 2021 to 2022 all issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of the Old Survey Nos. 6/2(part), 6/3(part), 6/4(part) metres, 6/5(part), 6/6(part), 7/2/1(part) and 7/2/2(part) and on perusal thereof I note that save and except the documents recorded herein, no other additional documents are reflected therein affecting the rights of Joyville Shapoorji Housing Private Limited to the Property.

9. I have also been furnished with a copy of the Search Report dated 17<sup>th</sup> September, 2022, issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of *inter-alia* New Survey No. 6/7/9/10/6 and on perusal thereof I note that, no documents are reflected therein.

#### **SEARCHES CONDUCTED ON THE WEBSITE OF CENTRAL REGISTRY OF SECURITIZATION ASSET RECONSTRUCTION AND SECURITY INTEREST OF INDIA:**

10. I have been furnished with a copy of the Report dated 9<sup>th</sup> September, 2022, issued by Simply CERSAI in respect of the searches conducted on the website of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of the said Property and on perusal thereof, I note that there are no charges reflected thereon in respect of the said Property.

11. I have been furnished with a copy of the Report dated 5<sup>th</sup> September, 2022 issued by Simply CERSAI in respect of the searches conducted on the website of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of Manjri Horse Breeders Farm Private Limited and on perusal thereof, I note that the following charges are reflected therein:

- a) Charge created vide the Amended and Restated Mortgage Deed dated 3<sup>rd</sup> July, 2020 bearing registration no. HVL-21-7706 of 2020, executed between (i) Mrunmai Properties Limited therein referred to as 'Mortgagor No.1' and (ii) MHBPL therein referred to as 'Mortgager No.2' and (iii) IDBI Trusteeship Services Limited therein referred to as 'Devine Debenture Trustee' and (iv) IDBI Trusteeship Services Limited therein referred to as 'Common Debenture Trustee' read with (a) Deed of Correction dated 15<sup>th</sup> September, 2020 bearing registration no. HVL-21-8140 of 2020 and (b) Amended Deed of Mortgage dated 18<sup>th</sup> February, 2022 bearing registration no. HVL-11-4520-2022, on the said Property ("**IDBI mortgage**"). However, I have been furnished with a Deed of Reconveyance dated 2<sup>nd</sup> June, 2022 bearing registration no. HVL-10-14270-2022 executed between IDBI Trusteeship Services Limited, therein referred to as the 'Devine Debenture Trustee', IDBI Trusteeship Services Limited, therein referred to as the 'Common Debenture Trustee' and MHBPL, therein referred to as the 'Mortgagor' ("**Reconveyance Deed**").
- b) Charges created on 19<sup>th</sup> August, 2019, 26<sup>th</sup> November, 2020 and 26<sup>th</sup> November, 2020 by Shapoorji Pallonji and Company Private Limited (Borrower), MHBPL in favour of ICICI Bank Limited (Charge Holder) in respect properties other than said Property. However, I have been furnished with a copy of the aforesaid Unilateral Deed of Release and Reconveyance of Mortgage Property 12<sup>th</sup> May, 2022 executed by ICICI Bank Limited in favour of MHBPL bearing registration no. HVL-10-12563 of 2022 wherein

ICICI reconveyed *inter-alia* the property stated therein (properties other than said Property) in favour of MHBPL.

- c) I have been informed that the charges recorded therein are not in respect of the said Property.
- 12. I have been furnished with a copy of the Report dated 5<sup>th</sup> September, 2022 issued by Simply CERSAI in respect of the searches conducted on the website of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of Joyville Shapoorji Housing Private Limited and on perusal thereof, I note that save and except the IDBI mortgage, no other charge is reflected therein in respect of the said Property, however, I have been furnished with the Reconveyance Deed as detailed hereinabove.

#### **SEARCHES CONDUCTED ON THE WEBSITE OF MINISTRY OF CORPORATE AFFAIRS:**

- 13. I have been furnished with a copy of Report dated 1<sup>st</sup> September, 2022 issued by Simply CERSAI in respect of the searches carried out on the online portal of the Ministry of Corporate Affairs with respect to the charges created by Manjri Horse Breeders Farm Private Limited and on perusal thereof I note that no other charge is recorded therein in respect of the said Property or any part thereof;
- 14. I have been furnished with a copy of Report dated 1<sup>st</sup> September, 2022, issued by Simply CERSAI in respect of the searches carried out on the online portal of the Ministry of Corporate Affairs with respect to the charges created by Joyville Shapoorji Housing Private Limited and on perusal thereof I note that no other charge is recorded therein in respect of the said Property or any part thereof.

#### **ONLINE LITIGATION SEARCHES:**

- 15. I have been furnished with a copy of Report dated 8<sup>th</sup> September, 2022 issued by Karza Technologies Private Limited in respect of the online searches conducted in respect of the litigations filed by or against Manjri Horse Breeders Farm Private Limited and on perusal thereof I note that there are 3 pending litigations recorded therein. I have been informed that save and except the litigations recorded hereinbelow, no other pending litigations affect the right, title, and/or interest of JSHPL in respect of the said Property or any part thereof.
- 16. I have been furnished with a copy of Report dated 8<sup>th</sup> September, 2022 issued by Karza Technologies Private Limited in respect of the online searches conducted in respect of the litigations filed by or against Joyville Shapoorji Housing Private Limited and on perusal thereof I note that there are 13 pending litigations are recorded therein. I have been informed that save and except the litigation recorded hereinbelow, there are no other pending litigations in respect of the said Property.

#### **OTHER RELEVANT INFORMATION:**

17. By and under Notification dated 11<sup>th</sup> June, 2013, bearing reference No. TNC-2013 /C.R.142/J-1, issued by the Revenue and Forest Department published in the Official Gazette for the State of Maharashtra (“**MTAL Notification**”), issued in terms of Section 88(1)(b) of the Maharashtra Tenancy and Agricultural Lands Act, 1948 (“**MTAL Act**”) read with the Order dated 15<sup>th</sup> September, 2015, passed by the Revenue Minister in Application No. ICH- 2015/Pr.Kr.92/L-7 (“**Order of Revenue Minister**”), I, note that *inter alia* old Survey Nos. 6/2, 6/3, 6/4, 6/5, and 6/6(part) forming part of Larger Property held by MHBPL, have been reserved for non-agricultural use on the terms and conditions contained therein.
18. By and under an Order dated 5<sup>th</sup> October, 2013, bearing reference No. PMH/NA/SR/408/011, passed by the Collector, Pune, permission was granted for residential use and construction of a grain godown on *inter alia* a portion of the said Property being land bearing Survey Nos. 6/2, 6/3, 6/4 and 6/6, in the manner and on the terms and conditions contained therein.
19. By and under an Order dated 18<sup>th</sup> December, 2013, the State Government directed that the lands held by MHBPL be exempt from the provisions of Section 47(2)(C) of the Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961 (“**Ceiling Act**”). Pursuant to the Order dated 18<sup>th</sup> December, 2013, a notification bearing no. ICH-2013/C.R-105/L-7 has been issued by the Revenue and Forest Department on 5<sup>th</sup> February, 2014 and the same has been published in the Official Gazette for the State of Maharashtra on 6<sup>th</sup> February, 2014 and a Corrigendum Order dated 15<sup>th</sup> September, 2015 was also passed in respect thereof. On perusal of the aforesaid Notification read with the Corrigendum Order, it was directed that the lands being Survey nos. 7/2/1 and 7/2/2 be notified under section 88(1)(b) of MTAL Act as being reserved for non-agricultural purposes subject to the conditions therein. I have been informed that the Corrigendum Order dated 15<sup>th</sup> September, 2015 is in force and the same has not been withdrawn till date.
20. By and under an Order dated 10<sup>th</sup> April, 2019, bearing reference No. PRH/ PMRDA/NA/SR/09/2019, passed by the Collector, Pune, permission regarding development for residential & commercial use on the lands bearing *inter alia* the said Property was granted, in the manner and on the terms and conditions contained therein.
21. I have been furnished with a Zone Certificate dated 8<sup>th</sup> July, 2019, bearing reference no. PMRDA/Shewalwadi(Fursungi)/Haveli/Pune/Gut No. Old Survey No. 230/38713 issued by PMRDA, Pune, in respect of Old Survey No. 230 corresponding to Survey No. 6 and on perusal thereof, I note that the same falls under residential zone.
22. I have been furnished with a Zone Certificate dated 8<sup>th</sup> July, 2019, bearing reference no. PMRDA/Shewalwadi(Fursungi)/Haveli/Pune/Gut No. Old Survey No. 189/38713 issued by PMRDA, Pune, in respect of Old Survey No.189

corresponding to new Survey No. 7 and on perusal thereof, I note that the same falls under 'agricultural and no development zone'. However, By a Notification bearing reference No. R.P.Pune/Mouje Shewalwadi/Tal Haveli/ S. No. 7/1, 7/2/1(Part), 7/2/2/Section 20(4)/JDTP/386 dated 16th February, 2020, the allocation of land bearing Survey no. 7/2/1(part) and 7/2/2 was changed to residential zone.

## **LITIGATION:**

23. I have been informed that the following proceedings are pending in respect of the Property:

### **Special Civil Suit bearing no. 32 of 2009**

24. A Special Civil Suit bearing no. 32 of 2009 has been filed by (i) Jayshree Dattatray Kank, (ii) Vishranti Ramdas Mane and (iii) Shobha Sambhaji Kalbhor, Plaintiffs therein against (i) Manjri Stud Farm Private Limited, (ii) Dnyanoba Dagdu Harpale, (iii) Tulsabai Dnyanoba Harpale, (iv) Bhausaheb Dnyanoba Harpale, (v) Pushpalata Kailas Undre, (vi) Hemlata Suresh Jagtap; and (vii) MHBPL, Defendants therein, before the Hon'ble Civil Judge, Senior Division, Pune ("SCS") claiming therein inter-alia that the various lands recorded therein including Survey No. 6/5 were ancestral properties and the plaintiffs being the married daughters of Dnyanoba Dagdu Harpale and Tulsabai Dnyanoba Harpale, have undivided share in inter-alia Survey No. 6/5 and that the acquisition of inter-alia Survey No. 6/5 is in the violation of Fragmentation and Consolidation Act and also that an agricultural land bearing interalia Survey No. 6/5 has been acquired by a non-agriculturist being MSFPL and on the basis thereof, praying therein inter alia that (i) the Sale Deed dated 26<sup>th</sup> June, 2007 executed in favour of MSFPL be declared null and void to the extent of the Plaintiffs' share in the property, (ii) MHBPL should be restrained from creating any third-party rights in *inter alia* Survey No. 6/5, (iii) Survey No. 6/5 be partitioned and divided between the Plaintiffs and Defendants No. 2 to 7, (iv) until the partition of inter-alia Survey No. 6/5, the returns accrued in respect of inter-alia Survey No. 6/5 be shared with the Plaintiffs. On perusal of the e-courts website, it appears that the Special Civil Suit bearing no. 32 of 2009 is presently at the stage of 'Evidence Part Heard' and the next hearing date is 22<sup>nd</sup> September, 2022. I have been informed that there are no orders have been passed in Special Civil Suit No. 32 of 2009 adversely affecting the right, title or interest of MHBPL and or JSHPL in Survey No.6/5 and/or development thereof.

25. It appears that the Plaintiffs in Special Civil Suit No. 32 of 2009 filed an application in Special Civil Suit No. 32 of 2009 contending therein *inter alia* that the sale deed in favour of MSFPL was in contravention of the provisions of MTAL and Ceiling Act and praying therein *inter alia* that the opinion of the Revenue Authority may be called to decide whether Sale Deed dated 26<sup>th</sup> June, 2007, is illegal or otherwise. By and under an Order dated 6<sup>th</sup> October, 2018, passed by the Hon'ble Civil Judge, Senior Division, Pune ("SCS Order") the aforesaid application was rejected.

26. A civil writ petition being Civil Writ Petition No. 1311 of 2019 has been filed by Vishranti Ramdas Mane, being the Petitioner in Special Civil Suit No. 32 of 2009 against MSFPL and others, before the Hon'ble Bombay High Court, challenging the said SCS Order and praying therein *inter-alia* for (a) an appropriate writ, order or direction, quashing and setting aside the said SCS Order and direction that the issue 'whether MSFPL is agriculturist or not' be referred to Tehsildar, Haveli; and that (b) during the pendency until the hearing and final disposal of the aforesaid Writ Petition, to stay the proceedings of Special Civil Suit No. 32 of 2009. On perusal of the website of the Hon'ble Bombay High Court, it appears that the aforesaid suit is presently at 'Pre-admission' and the next hearing date is not updated therein. I have been informed that there are no orders passed in Civil Writ Petition No. 1311 of 2019 adversely affecting the right, title or interest of MHBPL in Survey No.6/5 and/or development thereof.

27. This Legal Title Report is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as I understand them to be. My understanding is based upon and limited to the information provided to me. Any variance of facts or of law may cause a corresponding change in this Legal Title Report.

**FIRST SCHEDULE**  
(List of Title Documents)

<b>Sr. No.</b>	<b>Survey No.</b>	<b>List of Documents</b>
1.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 6/2)	Sale Deed dated 6 <sup>th</sup> February, 2007 registered in the Office of Sub-Registrar of Assurances under Serial No.HVL-3-951 of 2007
2.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 6/3)	Sale Deed dated 28 <sup>th</sup> February, 2007 registered in the Office of Sub-Registrar of Assurances under Serial No.HVL-3-1641 of 2007
3.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 6/4)	Sale Deed dated 6 <sup>th</sup> March, 2007 registered with the office of Sub-Registrar of Assurances under serial no. HVL-3-1761 of 2007
4.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 6/5)	Sale Deed dated 26 <sup>th</sup> June, 2007 registered with the office of Sub-Registrar of Assurances under serial no. HVL-3-4877 of 2007
5.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 6/6)	Sale Deed dated 6 <sup>th</sup> February, 2008 registered with Sub-Registrar of Assurances at Haveli bearing Registration No. HVL-3-952 of 2008,

		Deed of Exchange dated 30 <sup>th</sup> June, 2021 registered with office of Sub-Registrar of Assurance under serial No. HVL-12-7285 of 2021
6.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 7/2/1 (part))	<p>Deed of Conveyance dated 7<sup>th</sup> August, 2012 registered with office of Sub-Registrar of Assurance under serial No. UHN-3-HVL-9320 of 2012</p> <p>Deed of Conveyance dated 8<sup>th</sup> August, 2014 registered with office of Sub-Registrar of Assurance under serial No. UHN-3-HVL-7159 of 2014</p> <p>Deed of Conveyance dated 30<sup>th</sup> August, 2015 registered with office of Sub-Registrar of Assurance under serial No. UHN-3-HVL-9801 of 2015</p>
7.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 7/2/2)	Sale Deed dated 18 <sup>th</sup> November, 2011 registered with office of Sub-Registrar of Assurance under serial No. HVL-10-13375 of 2011
8.	New Survey No. 6/7/9/10/6 (part) (Old Survey Nos. 6/2, 6/3, 6/4, 6/5 and 6/6 (Part))	Deed of Transfer Confirmation dated 29th June, 2009 registered with the office of Sub-Registrar of Assurances under Serial No. PRD-2347 of 2009
9.	New Survey No. 6/7/9/10/6 (part) (inter alia old Survey Nos. 6/2, 6/3, 6/4, 6/5, 6/6, 7/2/1(Part) and 7/2/2(Part))	Development Agreement dated 13 <sup>th</sup> May, 2022, and registered with the office of Sub-Registrar of Assurances under Serial No. HVL-11-10750-2022; and
10.	New Survey No. 6/7/9/10/6 (part) (inter alia old Survey Nos. 6/2, 6/3, 6/4, 6/5, 6/6, 7/2/1(Part) and 7/2/2(Part))	Power of Attorney dated 13 <sup>th</sup> May, 2022, and registered with the office of Sub-Registrar of Assurances under Serial No. HVL-11-10752 of 2022.

**SECOND SCHEDULE**  
*(Description of Larger Property)*

All those pieces and parcels of land admeasuring in the aggregate 69,714.12 square meters square meters or thereabouts equivalent 17.23 acres or thereabouts, situate lying and being at Villages Shevalwadi (previously forming part of Village Fursungi), Taluka Haveli and District Pune:

<b>Sr. No.</b>	<b>Survey No.</b>	<b>Area as per 7/12 extract (in square metres)</b>	<b>Area handed over to PMRDA (in square metres)</b>	<b>Area for which title is being given (in square meters)</b>	<b>Area for which title is being given (in Acres)</b>
1	6/2	4,300	0	4,300	1.06
2	6/3	4,800	0	4,800	1.18
3	6/4	4,900	0	4,900	1.21
4	6/5	1,100	0	1,100	0.27
5	6/6	800	0	800	0.14
6	7/2/1 (part)	51,700	11,585.88	53,814.12	13.30
7	7/2/2	14,100			
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	<b>Total</b>	<b>81,700</b>	<b>11,585.00</b>	<b>69,714.12</b>	<b>17.23</b>

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