

**TITLE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

Upon instructions of Adani Infrastructure and Developers Private Limited, we have investigated the ownership rights of Esteem Constructions Private Limited ("**ECPL**"), in respect of the subject property (more particularly described hereunder), based on the documents provided by the representatives of ECPL and have to state as follows:

For the purposes of this Certificate:

- A. We have perused copies of the title documents, mutation entries and 7/12 extract of the subject property, as set out in "**Annexure - A**", we have also inspected originals, a list whereof is also detailed in "Annexure – A".
- B. We have caused searches in respect of the subject property mentioned hereinabove and have relied upon the Search Report dated December 8, 2017 issued by Rajendra Jaigude, Advocate. Except for the *Lis Pendens* Nos. (i) 3279 of 2006; (ii) 3280 of 2006; (iii) 3281 of 2006; (iv) 3282 of 2006; (v) 3283 of 2006; (vi) 3284 of 2006; (vii) 3285 of 2006; (viii) 3286 of 2006; (ix) 3287 of 2006; (x) 3288 of 2006; (xi) 3289 of 2006, no other *Lis Pendens* mentioned in the aforesaid report. It appears that the litigations/proceedings for which the aforesaid *Lis Pendens* have been filed, are settled by the parties thereto.
- C. Since our scope of work does not include considering aspects within the domain of an architect and surveyor, we have not carried out any physical inspection of the subject property nor have commented on the zoning and development aspects etc. of the subject property. This aspect needs to be verified, independently.
- D. We have issued a Public Notice in The Times of India (English), and in Maharashtra Times (Marathi), both having circulation in Pune, dated December 15, 2017, for inviting objections / claims in respect of the subject property. Pursuant to the publication of the aforesaid notices, we have received objections and the detail of which are mentioned in "**Annexure – B**".
- E. Since verifying pending litigations in respect of subject property becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or (iii) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the subject property is a subject matter of any litigation. However, we have perused the papers and proceedings in respect of the various *Lis Pendens* that were registered and also the papers and proceedings which were referred to in the objections received by us pursuant to the public notice issued and note that there is no injunction / restriction on the title of ECPL to the subject Property.
- F. We have traced the title of the subject Property from the year 1971, thereby investigating the title of over 45 years, which is considered as a good root of title.
- G. The Competent Authority has passed an order dated November 30, 1994, stating that there is no surplus land held by the declarant and therefore the subject Property is not

affected by the provisions of Urban Land (Ceiling and Regulations) Act, 1976 and the Repeal Act, 2007.

- H. We have not conducted any investigation / enquired into the pending direct/indirect tax liability of the current owners (or their predecessors in title) and/or in respect of the Property. This aspect needs to be independently verified by Chartered Accountant or tax consultant.
- I. We have relied upon information in relation to:
- lineage, on the basis of revenue records and information;
  - copies of documents of title as listed in **Annexure "A"**; and
  - copies of property card and other revenue records.
- J. We have assumed that:
- the revenue records provided to us accurately reflect the transactions contained therein and have presumed the correctness of the contents thereof in accordance with Section 157 of the Maharashtra Land Revenue Code, 1966;
  - the revenue records, which are not available do not have any adverse effect on the title of the subject property;
  - the revenue records provided for our perusal are updated and have not been modified/revised;
  - the persons executing the documents have the necessary authority to execute the same;
  - all documents/records submitted to us as photocopies conform to the originals and all such originals are authentic and complete;
  - all signatures and seals on any documents/records submitted to us are genuine; and
  - the legal capacity of all natural persons are as they purport it to be.

Based on the aforesaid, we have to report as under:

**Property:**

- Re: All that piece and parcel of land bearing Old Survey No. 83/A/4/1 corresponding to New Survey No. 83A/4A admeasuring 1 Hectare 21 Ares equivalent to 12100 Square Meters as per 7/12 Extract situate, lying and being at Village Mundhwa, Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune and within jurisdiction of Sub-Registrar Haveli Pune ("**Property**").
1. Mutation Entry No. 3083 dated January 30, 1971 records the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act 1958 and Indian Coinage Act 1955.
  2. Mutation Entry No. 3381 dated March 29, 1975 records that Madhav Dwarkanath Kharadkar alongwith confirmation of (i) Dwarkanath Ravji Kharadkar; (ii) Chandrakant

Dwarkanath Kharadkar; (iii) Suresh Dwarkanath Kharadkar (iv) Anil Dwarkanath Kharadkar sold, transferred, conveyed and assigned all his right, title and interest in respect of the subject property bearing Survey No. 83A, Hissa No. 4 admeasuring 1 Acres 19 Guntha, in favour of (i) Yashvantrao Martrao Gaikwad; and (ii) Ramesh Gulabrao Gaikwad, for the consideration and on the terms and conditions contained therein. Accordingly, the name of Madhav Dwarkanath Kharadkar came to be recorded as the owner in respect of the property bearing Survey No. 83 Hissa No. 4/1 and names of (i) Yashvantrao Martrao Gaikwad; and (ii) Ramesh Gulabrao Gaikwad came to be recorded as the owners in respect of the property bearing Survey No. 83 Hissa No. 4/2.

3. Mutation Entry No. 3922 dated August 4, 1984 records that pursuant to the demise of Dwarkanath Ravji Kharadkar and in accordance with the Partition Deed July 30, 1971 registered at Serial No. 1842 of 1971 and the application filed by Madhav Dwarkanath Kharadkar, the property bearing Survey No. 83 Hissa No. 4/1 came to be recorded in the name of Madhav Dwarkanath Kharadkar. It further records that there is an area discrepancy in respect of the area of the property.
4. Mutation Entry No. 4345 dated January 1, 1991 records that Madhav Dwarkadas Kharadkar died on July 30, 1990, leaving behind his legal heirs and representatives as follows:

Daughter: Mrudula Madhav Kharadkar (minor represented through mother and natural guardian Mangala Madhav Kharadkar); and  
Widow: Mangala Madhav Kharadkar.

5. By and under separate unregistered Agreements all dated January 31, 1999, Mangala Madhav Kharadkar and Mrudula Mangesh Kulkarni executed 12 agreements, thereby creating third party rights in the Property, in favour of Pravin Raisonni, Deepak Bumb and their family members (aggregating to 12 people) more particularly listed below in respect of the 1/12<sup>th</sup> share in the property each:

Sr. No.	Name of the party
1.	Bipin Uttamchand Chopda
2.	Deepak Kachradas Bumb
3.	Rahul Uttamchand Chopda
4.	Asha Deepak Bumb
5.	Pradeep B. Raisonni
6.	Sunil B. Raisonni
7.	Bansilal B. Raisonni
8.	Madan Kachradas Bumb
9.	Rajendrakumar Bansilal Risonni
10.	Hemlata P. Raisonni
11.	Amit Vilaskumar Bumb
12.	Pravin Raisonni (copy of the agreement is not available for perusal)

6. Mutation Entry No. 8220 dated October 25, 2004 records that pursuant to the Order No. 1438/2004 dated October 21, 2004, Hissa Nos. of the properties came to be corrected and Survey No. 83A Hissa No. 4/1 came to be renumbered as Survey No. 83A Hissa No. 4A.
7. It appears that on account of failure to adhere to the agreed terms and conditions, Mangala Madhav Kharadkar and Mrudula Mangesh Kulkarni sent a notice of termination dated April 19, 2006, to Bipin Uttamchand Chopda and 11 others, terminating the aforesaid 12 Agreements dated January 31, 1999.

8. By and under a Memorandum of Understanding dated May 22, 2006 registered through a unilateral Declaration dated November 10, 2006 under Serial No. 8444 of 2006, Mangala Madhav Kharadkar and Mrudula Mangesh Kulkarni agreed to sell, transfer, convey and assign their right, title and interest in respect of the subject Property in favour of ECPL for the consideration and on the terms and conditions contained therein.
9. Pursuant to the termination of the aforesaid 12 Agreements, the Parties thereto filed 11 separate suits as mentioned hereinbelow and effect of filing such suits came to be given in the revenue record by registering *Lis Pendens* vide the following Mutation Entries:

<b>Sr. No.</b>	<b>Name of the party</b>	<b>Suit No.</b>	<b>Mutation Entry No.</b>	<b><i>Lis Pendens</i> registration No.</b>
1.	Bipin Uttamchand Chopda	710 of 2006	8749	3287 of 2006
2.	Deepak Kachradas Bumb	713 of 2006	8751	3228 of 2006
3.	Rahul Uttamchand and Chopda	711 of 2006	8753	3280 of 2006
4.	Asha Deepak Bumb	712 of 2006	8752	3279 of 2006
5.	Pradeep B. Raisoni	714 of 2006	8747	3284 of 2006
6.	Sunil B. Raisoni	707 of 2006	8746	3283 of 2006
7.	Bansilal B. Raisoni	709 of 2006	8748	3282 of 2006
8.	Madan Kachradas Bumb	717 of 2006	8750	3281 of 2006
9.	Rajendrakumar Bansilal Risoni	716 of 2006	8745	3286 of 2006
10.	Hemlata P. Raisoni	708 of 2006	8744	3289 of 2006
11.	Pravin Bansalilal Raisoni	715 of 2006	8743	3285 of 2006

10. ECPL filed Special Civil suit No. 2095 of 2006 before the Hon'ble Civil Judge Senior Division Pune, against (i) Mangal Madhav Kharadkar; (ii) Mrudula Mangesh Kulkarni; (iii) Sunil Bansilal Raisoni; (iv) Madan K. Bumb; (v) Bipin U. Chopda; (vi) Rahul U. Chopda; (vii) Amit V. Bumb; (viii) Hemlata P. Raisoni; (ix) Rajendrakumar B. Raisoni; (x) Deepak K. Bumb; (xi) Asha D. Bumb; (xii) Bansilal B. Raisoni; (xiii) Pradeep B. Raisoni; and (xiv) Pravin Raisoni on December 11, 2006.
11. The parties to the civil suit Nos. 707 to 717 arrived at a settlement and the Hon'ble Court has passed an Order dated August 14, 2008 allowing them to withdraw their respective suits and the effect of such withdrawal have been given in the revenue record vide following Mutation Entries:

<b>Sr. No.</b>	<b>Name of the party</b>	<b>Suit No.</b>	<b>Mutation Entry No.</b>
1.	Bipin Uttamchand Chopda	710 of 2006	10985
2.	Deepak Kachradas Bumb	713 of 2006	10987
3.	Rahul Uttamchand Chopda	711 of 2006	10989
4.	Asha Deepak Bumb	712 of 2006	10988
5.	Pradeep B. Raisoni	714 of 2006	10983
6.	Sunil B. Raisoni	707 of 2006	10982
7.	Bansilal B. Raisoni	709 of 2006	10984
8.	Madan Kachradas Bumb	717 of 2006	10986
9.	Rajendrakumar Bansilal Risoni	716 of 2006	10981
10.	Hemlata P. Raisoni	708 of 2006	10980
11.	Pravin Bansalilal Raisoni	715 of 2006	10979

12. In furtherance to the withdrawal of the aforesaid suits, ECPL alongwith all other defendants filed the consent terms in the above mentioned Civil Suit No. 2095 of 2006 and accordingly the same came to be disposed off.
13. By and under a Sale Deed dated October 6, 2008 registered at Serial No. 7932 of 2008 Mangala Madhav Kharadkar and Mrudula Mangesh Kulkarni sold, transferred, conveyed and assigned all their right, title and interest in respect of the subject property in favour of ECPL for the consideration and on the terms and conditions contained therein. Mutation Entry No. 10990 dated August 22, 2010 records the same.
14. Mutation Entry No. 13592 is not available.

**Tenants' Entitlement:**

From perusal of the documents, it appears that one Baburao Ganpat Hazare was the tenant of the subject Property.

1. Mutation Entry No. 2921 dated July 10, 1969 records that Baburao Ganpat Hazare died on October 23, 1962, leaving behind his legal heirs and representatives as follows:

Sons: Shivram Baburao Hazare;  
Devram Baburao Hazare;  
Sadashiv Baburao Hazare;  
Daughters: Geetabai Hari Ovhal;  
Chandrabhaga Genba Mande; and  
Yamunabai Narayan Pawar.

It further records that pursuant to the declaration of Devram Baburao Hazare the sole name of Shivram Baburao Hazare came to be recorded as the tenant in respect of the subject property.

2. By and under an Agreement dated April 5, 1985, Shivram Baburao Hazare along with his sons, Dashrath, Kanta and Rajendra agreed to purchase the Property from Madhav Kharadkar.
3. It appears that since Shivram Baburao Hazare and others failed to complete the transaction by paying balance consideration, Madhav Kharadkar filed a suit bearing Special Civil Suit No. 1172 of 1985. By and under Order dated February 27, 1989, the same came to be dismissed. Upon dismissal of the aforesaid Suit, Madhav Kharadkar preferred First Appeal bearing No. 853 of 1989 before the Hon'ble District Court, Pune, and the same was allowed. Being aggrieved by the Order allowing the First Appeal, Shivram Balkrushna Hazare and others filed Second Appeal No. 655 of 1998 before the Hon'ble High Court, Bombay collectively referred as ("**Proceedings**").
4. Subsequently, Shivram Balkrushna Hazare died leaving behind six daughters namely (i) Shashikala Bhorde; (ii) Shalan Satav; (iii) Urmila Khandave; (iv) Alka Harpale; (v) Shobha Landge; and (vi) Suvarna Kavade, who were admitted as parties in the pending Proceedings vide Civil Application No. 49 of 2009 in the Second Appeal No. 655 of 1998.
5. Mutation Entry No. 8152 dated July 6, 2004 records that pursuant to the Order No. 02/2003 dated June 30, 2004 passed by the Tahsildar, the name of Shivram Baburao Hazare came to be deleted from other rights column.

6. Mutation Entry No. 8464 dated August 29, 2005 records that pursuant to the Order No. RTS/Appeal/223 of 2004 dated July 22, 2005 passed by the Sub-divisional Officer, Pune, the name of Shivram Baburao Hazare came to be recorded in other rights column and Order No. Tenancy/Riv/02/03 dated June 30, 2004 passed by the Tahsildar came to be cancelled.
7. Mutation Entry No. 8824 dated July 15, 2006 records that pursuant to the Order passed by the Subdivisional Officer, Pune, in RTS/Appeal No. 187 of 2006 dated July 4, 2006 name of Baburao Ganpat Hazare came to be recorded in the other rights column and the name of Sadashiv Baburao Hazare came to be recorded as the legal heir of Baburao Ganpat Hazare. Furthermore, Sadashiv Baburao Hazare died on March 13, 1979 leaving behind his legal heirs and representatives as follows:  
  
Sons: Dilip Sadashiv Hazare;  
Raju Sadashiv Hazare;  
Manik Sadashiv Hazare; and  
Daughters: Rohini Vijay Jadhav.
8. Mutation Entry Nos. 10114 and 10115 are not available.
9. By and under an Agreement to Sale Deed dated February 1, 2008, (i) Ashok Shivram Haraje; (ii) Dashrath Shivram Hazare; (iii) Alaka Kanta Hazare; (iv) Rajendra Shivram Hazare; (v) Amit Ashok Hazare; (vi) Amol Ashok Hazare; (vii) Aniket Kanta Hazare; (viii) Snehal Dashrath Hazare; (ix) Kiran Dashrath Hazare; (x) Mohini Rajendra Hazare; (xi) Suraj Rajendra Hazare, sold, transferred, conveyed and assigned all their right, title and interest in respect of the property bearing Survey No.83A Hissa No. 4A, admeasuring 40.33 Ares out of the total property admeasuring 1 Hectares 21 Ares in favour of ECPL for the consideration and on the terms and conditions contained therein.
10. By and under an Agreement to Sale dated February 2, 2008, (i) Balasaheb Devram Hazare; (ii) Aarti Balasaheb Hazare and (iii) Jyoti Balasaheb Hazare, sold, transferred, conveyed and assigned all their right, title and interest in respect of the property bearing Survey No.83A Hissa No. 4A, admeasuring 40.33 Ares out of the total property admeasuring 1 Hectares 21 Ares in favour of ECPL for the consideration and on the terms and conditions contained therein.
11. By and under an Agreement to Sale Deed dated February 2, 2008, (i) Dilip Sadashiv Hazare; (ii) Ganesh Dilip Hazare; (iii) Manisha Dilip Hazare; (iv) Bholenath Dilip Hazare; (v) Raju Sadashiv Hazare; (vi) Sambhaji Raju Hazare; (vii) Manik Sadashiv Hazare; (viii) Umesh Manik Hazare; (ix) Dinesh Manik Hazare; (x) Rohini Vijay Jadhav; (xi) Ekata Vijay Jadhav; (xii) Kalyani Vijay Jadhav, sold, transferred, conveyed and assigned all their right, title and interest in respect of the property bearing Survey No.83A Hissa No. 4A, admeasuring 40.33 Ares out of the total property admeasuring 1 Hectares 21 Ares in favour of ECPL for the consideration and on the terms and conditions contained therein.
12. In light of the various Agreements to Sale Deed executed between the heirs of Baburao Ganpat Hazare, Consent Terms came to be filed on February 8, 2010 in the pending Proceedings i.e. Second Appeal No. 655 of 1998, which *inter alia* record the following:
  - Provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and the provisions regarding tenancy are not applicable to the subject Property.
  - Party of the Second part have released their rights in favour of ECPL.

- ECPL shall be entitled to issue public notice inviting objections of whatsoever nature in respect of the subject property.
13. Mutation Entry No. 11132 dated January 5, 2011 records that the names of (i) Balasaheb Devram Hazare; (ii) Manjula Devram Hazare; (iii) Dilip Sadashiv Hazare; (iv) Raju Sadashiv Hazare; (v) Manik Sadashiv Hazare; (vi) Rohini Vijay Jadhav; and (vii) Kamalabai Dashrath Hazare were recorded as legal heirs of Shivram Baburao Hazare and Devram Baburao Hazare in respect of the subject property. Pursuant to the letter No. 2683/10 dated December 31, 2010 issued by the Tehsildar, Pune, it was recorded that the names of (i) Balasaheb Devram Hazare; (ii) Manjula Devram Hazare; (iii) Dilip Sadashiv Hazare; (iv) Raju Sadashiv Hazare; (v) Manik Sadashiv Hazare; (vi) Rohini Vijay Jadhav; and (vii) Kamalabai Dashrath Hazare as legal heirs of Shivram Baburao Hazare and Devram Baburao Hazare came to be deleted.
  14. Mutation Entry No. 11138 dated January 10, 2011 records that pursuant to the orders passed in various proceeding including Civil Application No.49 of 2009 and Second Appeal No. 655 of 1998 and the Order dated February 8, 2010 alongwith settlement Agreement submitted thereunder, names of legal heirs of Shivram Hazare came to be deleted from other rights column.
  15. The legal heirs of one Yamunabai Narayan Pawar (i) Mandakini Suryakant Falke; (ii) Shalini Rangnath Shiwale; (iii) Shobha Gawli; and (iii) Mina Devkar filed R.T.S. Appeal 756/2010 against (i) Mangala Madhav Kharadkar; (ii) Mrudula Madhav Kharadkar; (iii) ECPL; and (iv) Kamlabai Dashrath Hazare and 15 others, before Deputy Collector, claiming their right in subject property as a legal heir of Shivram Baburao Hajarzare and challenging the Mutation Entry Nos. 4085, 4941, 8824, 10115 and 10990. However, the same has been rejected by an order dated October 15, 2012.
  16. Kamlabai Shivram Hazare filed an application to enter her name in the revenue record and the same was allowed. Being aggrieved thereby ECPL filed an appeal No. SR/149/2009 before the Sub Divisional Officer, challenging the same. It appears that the aforesaid proceedings was withdrawn pursuant to the compromise arrived between the parties.

### **Area Discrepancy**

It appears that though the area of the Property was 1 Hectare 21 Ares, upon actual survey undertaken by M/s Spacecape Architects and interior designers, it was realized that the area of the Property was 1 Hectare 41.33 Ares. It is pertinent to note that the City Survey department has also carried out the survey of the Property on June 30, 2009 and vide their letter dated November 9, 2009 confirmed that the area of the Property is in excess of the area recorded in revenue records. Accordingly, an application dated November 5, 2012 has been made to the Superintendent of the Land Record for rectification of the survey records, and the same is pending as on date.

### **Conversion to CTS Nos.**

It appears that pursuant to the town-planning scheme, the subject Property has been allotted CTS. Nos, however, we have not been provided with a copy of any document indicating the correlation between the Survey Nos. and the CTS. Nos. Further the Property Register Cards provided indicates that the tenure is "F"

## **Litigation**

### **Application No. 494 of 2014 filed by Hanumant Haribhau Avhale and Others Vs. Tehsildar**

- It appears that Hanumant Haribhau Avhale and Others had filed an application with the office of the Talathi, to record their names as the heirs of Geetabai Hari Avhale (the daughter of Baburao Hazare). By letter dated March 7, 2014 the Talathi, rejected the application on the ground that as per the 7/12 extract the holder of the property was ECPL and therefore, the applicants need to obtain necessary orders from the competent civil court. Accordingly, Hanumant Haribhau Avhale and others challenged this order / letter dated March 7, 2014 passed by the Talathi.
- On perusal of the mutation entry no. 2921 dated July 10, 1969, which records the demise of the original tenant Baburao Hazare, it appears that pursuant to a declaration given by Devram Baburao Hazare (one of the sons of Baburao Hazare), the sole name of Shivram Baburao Hazare was recorded as the tenant pursuant to the death of Baburao Hazare. Subsequently, the names of the heirs of Shivram Baburao Hazare as tenants of the property came to be deleted vide Mutation Entry No. 11138 dated January 10, 2011.

### **Regular Civil Suit No. 508 of 2013 filed by Dattoba Genba Mande Vs. Ashok Shivram Hazare and Others**

- The Suit has been filed by Dattoba Genba Mande as the heirs of Chandrabhaga Genba Mande (the daughter of Baburao Hazare). Further the Suit is in respect of property bearing Survey No. 83A Hissa No. 4 (including the subject property i.e. Survey No 83A Hissa No. 4A), wherein Baburao Hazare was a tenant. Vide the Suit, the plaintiffs are claiming a declaration that all the transfers made by avoiding them (as heirs of the tenant) are void.
- Firstly, assuming the claim of the plaintiffs is to be admitted, their claim is limited only to tenancy rights. No proceedings under Section 32G of the Maharashtra Tenancy and Agricultural Lands Act was ever carried out, whereunder the tenant would be the holder / owner of the property. Therefore, they can never claim ownership rights in the property.
- Secondly, on perusal of the mutation entry no. 2921 dated July 10, 1969, which records the demise of the original tenant Baburao Hazare, it appears that pursuant to a declaration given by Devram Baburao Hazare (one of the sons of Baburao Hazare), the sole name of Shivram Baburao Hazare was recorded as the tenant pursuant to the death of Baburao Hazare. Subsequently, the names of the heirs of Shivram Baburao Hazare as tenants of the property came to be deleted vide Mutation Entry No. 11138 dated January 10, 2011.

### **Special Civil Suit No. 445 of 2016 filed by ECPL against the Pune Municipal Corporation**

- ECPL has filed a Special Civil Suit No. 445 of 2016 before the Hon'ble Civil Judge Senior Division, Pune, against Pune Municipal Corporation, challenging the competency of Pune Municipal Corporation to levy property tax on the subject property as the same being agricultural land.
- The application filed for Temporary Injunction has been rejected by the Order dated February 20, 2017. Being aggrieved by the aforesaid order, ECPL has filed Misc. Civil Appeal No. 102 of 2017. The aforesaid Appeal has been allowed by the Order dated October 11, 2017 passed by Hon'ble R. B. Agarwal, J. However, we have not perused copies of all the proceedings related to Special Civil Suit No. 445 of 2016 and appeal/applications arising out of the same.

**Conclusion:**

Subject to the aforesaid, we certify that ECPL has a clear and marketable title to the subject Property.

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

Dated this 6<sup>th</sup> day of March, 2018.



Sagal Kadam  
Partner  
DSK Legal

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**Annexure "A"**  
**List of Documents**

1. Memorandum of Understanding dated May 22, 2006 registered through a unilateral Declaration dated November 10, 2006 under Serial No. 8444 of 2006;
2. Original Sale Deed dated October 6, 2008 registered at Serial No. 7932 of 2008;
3. Original Receipts dated May 26, 2008 evidencing settlement with Pradeep Rasoni and 11 others;
4. Notarised copy of Agreement to Sale Deed dated February 1, 2008;
5. Notarised copy of Agreement to Sale dated February 2, 2008;
6. Notarised copy of Agreement to Sale Deed dated February 2, 2008;
7. Notarised copy of Settlement Agreement dated February 8, 2010;
8. Certified copy of Consent Terms came to be filed on February 8, 2010 in the pending Proceedings i.e. Second Appeal No. 655 of 1998; and
9. Photocopies of 12 Unregistered Agreements dated January 31, 1999.

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**Annexure "B"**

Pursuant to the issuance of the public notice, we have received the following 2 objections, the summary of both the objections are as follows:

**Objection No. 1**

1. Date of the Objection: December 1, 2018
2. Date of Receipt of Objection: December 8, 2018
3. Name of the Objectors:
  - i. Sunita Kishor Satkar;
  - ii. Hema Vijay Galande; and
  - iii. Jaya Dadasaheb Thite

4. Details of Objection:

It has been alleged that Baburao Ganpati Hazare was a protected tenant in respect of the subject property. Subsequently, Shivram Baburao Hazare became entitled to the 1/3rd share of the subject property i.e. 40.33 Ares. Thereafter, (i) Ashok Shivram Hazare; (ii) Dashrath Shivram Hazare; (iii) Rajendra Shivram Hazare were in possession of the aforesaid property. The Objectors are claiming to be the daughters of Ashok Shivram Hazare. It has been claimed that Esteem Construction Private Limited does not have any right, title and interest in respect of the subject property and the objectors have rights in the subject property and are in possession thereof.

It has been alleged that the consent of the objectors have not been obtained by their father and brothers as well as uncles when they dealt with the subject property. Being aggrieved by this conduct as well as the transfer of rights in favour of Esteem without their consent, the Objectors have informed us that they shall be instituting appropriate proceedings before Civil Judge, Pune.

5. List of documents annexed:

No documents

**Objection No. 2**

1. Date of the Objection: December 22, 2017.
2. Date of Receipt of Objection: December 28, 2017.
3. Name of the Objector: Sanjay Hazare (constituted attorney of the legal heirs of Geetabai Avhale, Chandrabhaga Mande and Yamunabai Pawar (names unclear))
4. Details of Objection:

It has been alleged that Baburao Ganpati Hazare was a protected tenant in respect of the subject property. Pursuant to his demise his three daughters Geetabai Avhale, Chandrabhaga Mande and Yamunabai Pawar, alongwith three sons became entitled to his rights in respect of the subject property.



It has been claimed that Esteem Construction Private Limited does not have any right, title and interest in respect of the subject property and the objectors are entitled for the rights in the subject property and are in possession thereof.

It has been alleged that the purported rights of the objectors have not been obtained by Esteem and being aggrieved thereby, the Objectors have informed us that they have filed RTS Appeal No. 494 of 2014 challenging the Mutation Entry No. 2921 recording legal heirs of Baburao Hazare and have also filed a Regular Civil Suit No. 508 of 2013 before Civil Judge Senior Division, Pune, which has been dealt in detail in our Title Certificate.

5. List of documents annexed:

- i. 7/12 extract of the subject property;
- ii. Mutation Entry No. 2921;
- iii. First page of ADM/494/2014;
- iv. First Page of summons in Regular Civil Suit No. 508 of 2013;
- v. First page of Power of Attorney dated May 3, 2012 registered at serial No. 5046 of 2012; and
- vi. First page Power of Attorney dated September 30, 2010 registered at serial No. 8603 of 2010.



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