

Memo

To Joyville Shapoorji Housing Private Limited
From DSK Legal
Date January 15, 2020
Subject Memo on title in respect of the properties situate
at Village Maan, Taluka Mulshi, District Pune.

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Tel: 022 6658 8000
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Upon your instructions we have investigated your rights, in respect of the portions of the properties bearing (i) Survey No. 98, Hissa No. 1 (part), (ii) Survey No. 98, Hissa No. 2, (iii) Survey No. 99, Hissa No. 1, (iv) Survey No. 101 Hissa No. 3, (v) Survey No. 99, Hissa No. 2, (vi) Survey No. 99, Hissa No. 3, (vii) Survey No. 99, Hissa No. 4, (viii) Survey No. 101, Hissa No. 2 (part), all situate at Village Maan, Taluka Mulshi, District Pune, more particularly described in this Memo based on the documents provided by the representatives of Joyville Shapoorji Housing Private Limited and have to state as follows:

For the purposes of this Memo:

- A. We have perused the copies of the title documents and have relied upon the mutation entries and the 7/12 extracts of the captioned properties.
- B. We have conducted searches in respect of the captioned properties mentioned hereinabove and have relied upon the Search and Title Investigation Report dated July 23, 2016 issued by Vikram Vaidya, Advocate, who has certified that there are no adverse entries found in the searches.
- 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 captioned properties nor have commented on the development aspects of the captioned properties.
- D. We have issued Public Notices for inviting any objections / claims in respect of the captioned properties in (i) in Economic Times (English daily) and Loksatta (Marathi daily newspaper) on 18 November, 2016 and we have received no objection; and (ii) in Economic Times (English daily) and Loksatta (Marathi daily newspaper) on June 5, 2017.
- E. Since verifying pending litigations in respect of properties becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief

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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 properties are subject matter of any litigation.

- F.** We have not conducted any investigation / enquired into the total holdings of the respective owners of the properties to ascertain whether they exceed the holding limit specified under The Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961, since there is no document that indicates the total holding of an individual in the State of Maharashtra.
- G.** The tenure of the captioned properties is "Non - Agricultural". We have been provided with a copy of the Non-Agricultural User Order.
- H.** The Pune Metropolitan Regional Development Authority has issued Commencement Certificate dated February 16, 2017, in respect of the captioned properties.
- I.** We have assumed that:
- the mutation entries 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 mutation entries and other revenue records, which are not available do not have any adverse effect on the title of the captioned properties;
 - 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.

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

First and Second Property:

Background

In the year 2011, property bearing Survey No. 98 admeasuring 5 Hectares 61 Arcs came to be sub-divided in Survey No. 98 Hissa No. 1 admeasuring 3 Hectares 21 Ares and Survey No. 98 Hissa No. 2 admeasuring 2 Hectares 40 Arcs, being the First and Second Property, respectively.

The devolution of title till the sub-division in 2011 for both the First Property and the Second Property is common, for the sake of convenience, we have dealt with the common devolution as under and have bifurcated the devolution post the sub-division later.

1. Mutation Entry No. 1129 dated February 24, 1948, records that Dagdu Laxman Mahar (Bhosale) died on October 12, 1946, leaving behind his legal heirs and representatives as follows:

Sons: Shankar Dagdu Mahar;
Vinayak Dagdu Mahar; and
Ganpat Dagdu Mahar.

It further records the name of Shankar Dagdu Mahar, Karta of HUF.

2. Mutation Entry No. 1312 does not pertain to the captioned property.
3. Mutation Entry No. 2421 dated August 24, 1966, records that pursuant to the order of Agricultural Land Authority (*Shetjamin Nyayadhikaran*) and Additional Mamledar, Mulshi, under the provisions of Section 32G of the Tenancy Laws, the names of Nanhu Bhika Bhosale and Babu Sakharan Bhosale came to be recorded as Tenants in the other rights column.
4. Mutation Entry No. 2696 dated December 2, 1970, 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.
5. Mutation Entry No. 3013 dated September 9, 1977, records that Babu Sakharan Bhosale died on April 24, 1974, leaving behind his legal heirs and representatives as follows:

Son: Pralhad Baburao Bhosale 

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Daughter: Subhadra Mahadeo Kamble; and
 Brother: Chintaman Sakharam Bhosale.

It further records that the name of Subhadra Mahadeo Kamble came to be recorded in other rights column.

Observation:

The names of Pralhad Baburao Bhosale (8 Aana i.e. 1/2 share) and Chintaman Sakharam Bhosale (8 Aana i.e. 1/2 share) came to be recorded in other rights column as Tenants.

6. Mutation Entry No. 3765 dated March 6, 1991, records that the tenant, Nanhu Bhika Bhosale died on March 31, 1986, leaving behind his widow Muktabai Nanhu Bhosale as his only legal heir and representative.
7. Mutation Entry No. 4722 dated November 15, 2000, records that, pursuant to the application of Ganpat Dagdu Bhosale, the names of Shankar Dagdu Bhosale (Mahar), as a Karta of HUF came to be deleted and the names of Shankar Dagdu Bhosale (Mahar); Vinayak Dagdu Bhosale (Mahar) and Ganpat Dagdu Bhosale (Mahar) came to be recorded in respect of the captioned property.
8. Mutation Entry No. 5750 dated April 10, 2006, records that pursuant to the order of Special Acquisition Officer, Pune, dated April 10, 2006, and Notification of the Maharashtra Government dated March 31, 2005, the remark in respect of 'Kasarasai Canal' for an area admeasuring 10 Ares in respect of the captioned property came to be recorded in other rights.

Observation:

Based on the TILR survey plan provided to us by the representatives of S.D. Suburban, we note that the same does not indicate any canal passing through the same.

9. Mutation Entry No. 6271 dated May 28, 2010, records that Muktabai Nanhu Bhosale died on January 22, 2001 and in accordance with the order of the Civil Judge, Senior Division, Pune dated April 23, 2010, the name of Balasaheb Namdeo Bhosale, came to be recorded in respect of the property bearing Survey No. 98.
10. Mutation Entry No. 6304 dated October 21, 2010, records that in accordance with the certificate under section 32 M of the Tenancy Laws, dated April 19, 2010, registered at Serial No. 5658 of 2010, the name of Pralhad Baburao Bhosale came to be recorded in respect of the portion of the

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captioned property admeasuring 2 Hectares 40 Ares. It further records that the aforesaid portion of the property shall not be sold, mortgaged, leased, sub-divide or transferred without obtaining prior permission of the Collector. The remark in respect of section 43 of Tenancy Law came to be recorded in other rights column.

Observation:

It appears that, the legal heirs of Shankar Dagdu Bhosale and others had challenged the tenancy proceedings, which was proceeded upto the Hon'ble Supreme Court of India by way of Civil Appeal No. 2882 of 2001.

11. Mutation Entry No. 6370 dated April 11, 2011, records that in accordance with letter of Tahsildar, Mulshi dated March 30, 2010/11, and pursuant to the *Falnilara*, made in accordance with the order of the Hon'ble Supreme Court of India, the property bearing Survey No. 98 totally admeasuring 5 Hectares 61 Ares came to be sub-divided as (i) Survey No. 98 Hissa No. 1, admeasuring 3 Hectares 21 Ares and (ii) Survey No. 98 Hissa No. 2, admeasuring 2 Hectares 40 Ares. Accordingly, the property bearing Survey No. 98, Hissa No. 1, admeasuring 3 Hectares 21 Ares came to be recorded in the name of Sudhakar Shankar Bhosale and 13 others and the property bearing Survey No. 98, Hissa No. 2 admeasuring 2 Hectares 40 Ares came to be recorded in the name of Pralhad Baburao Bhosale.

First Property:

Re: All that piece and parcel of land bearing Survey No. 98, Hissa No. 1, admeasuring 2 Hectares 12 Ares, out of total property admeasuring 3 Hectares 21 Ares, situate at Village Maan, Taluka Mulshi, District Pune.

Pursuant to the sub-division, the property bearing Survey No. 98 Hissa No. 1 came to be held by the legal heirs of Dagdu Laxman Mahar (Bhosale), i.e. (i) Shankar Dagdu Mahar (Bhosale); (ii) Vinayak Dagdu Mahar (Bhosale); and (iii) Ganpat Dagdu Mahar (Bhosale), equally i.e. 1 Hectare 7 Ares each.

Since S.D. Suburban and/or its nominee has acquired rights only from two legal heirs out of the three, we have dealt with the devolution of each legal heir separately as under:

Shankar Dagdu Mahar's (Bhosale) share (1 Hectare 7 Ares)

1. Mutation Entry No. 6044 dated May 17, 2008, records that Shankar Dagdu Bhosale died on October 13, 1986, leaving behind his legal heirs and representatives as follows:

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Son: Sudhakar Shankar Bhosale;
 Daughters: Suman Shamrao Choure;
 Vijaya Gorakshanath Ghodake;
 Asha Rajaram Sonavane;
 Grand Son: Nikin Madhukar Bhosale;
 Grand daughter-in laws: Nandini Sachin Bhosale;
 Harshada Manish Bhosale;
 Great Grand Son: Shashank Sachin Bhosale;
 Great Grand Daughters: Shrutika Manish Bhosale;
 Smruti Manish Bhosale (minor, represented through her mother and legal guardian Harshada Manish Bhosale).

Observation:

It further appears, one of the son, of Shankar Dagdu Bhosale i.e. Madhukar Shankar Bhosale died on September 23, 2003 and his sons, Sachin Madhukar Bhosale and Manish Madhukar Bhosale died on December 5, 1998 and December 28, 2001, respectively, and therefore the names of their respective legal heirs came to be recorded in respect of the captioned property.

Accordingly, the total extent of Shankar Dagdu Bhosale's share of 1 Hectare and 7 Ares was divided equally amongst his sons and daughters, at 21.4 Ares each.

2. Mutation Entry No. 6499 dated May 2, 2012, records that Sudhakar Shankar Bhosale died on June 16, 2011, leaving behind his legal heirs and representatives as follows:

Sons: Amit Sudhakar Bhosale;
 Daughter: Archana Pradip Phulkar; and
 Widow: Vaishali Sudhakar Bhosale.

3. By and under an Sale Deed dated January 21, 2015, registered at Serial No. 274 of 2015, (i) Suman Shamrao Chaure (21.4 Ares); (ii) Vijaya Gorekhanath Ghodke (21.4 Ares); and (iii) Vijay Rajaram Sonavane; Sanjay Rajaram Sonavane; Ajay Rajaram Sonavane; and Sujata alias Sujaya Rajaram Sonavane (collectively admeasuring 21.4 Acres) sold, transferred, conveyed and assigned all their rights, title and interest in respect of the property bearing Survey No. 98, Hissa No. 1 (part), admeasuring 64.2 Ares, in favour of Parag Shripatrao Mate, represented through his constituted attorney Anay Bhaskar Shirgaonkar, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 6987 dated January 28, 2015, confirms the same.

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Observation:

It appears that, (i) Vijay Rajaram Sonavane; (ii) Sanjay Rajaram Sonavane; (iii) Ajay Rajaram Sonavane; and (iv) Sujata alias Sujaya Rajaram Sonavane are the legal heirs of Asha Rajaram Sonavane. We have not perused any mutation entry recording the same.

It appears that, the aforesaid Mutation Entry came to be cancelled. However, by and under order of Sub-Divisional officer, the aforesaid Mutation Entry came to be certified vide Mutation Entry No. 7489, recorded herein below.

4. By and under a Sale Deed, dated January 21, 2015, registered at Serial No. 281 of 2015, (i) Vaishali Sudhakar Bhosale; Amit Sudhakar Bhosale; Anushka Amit Bhosale; Kabir Amit Bhosale (minor, represented through her mother and legal representative Anuradha Amit Bhosale); Sanjali Amit Bhosale (minor, represented through her mother and legal representative Anuradha Amit Bhosale); and Archana Pradheep Phulkar (collectively admeasuring 21.4 Ares); and (ii) Nitin alias Mayur Madhukar Bhosale; Suvama Nitin Bhosale; Shalaka Nitin Bhosale; Shivani Nitin Bhosale; Riddhi Nitin Bhosale; Prarabdhia Nitin Bhosale; Harshada Manish Bhosale; Shrutika Manish Bhosale; Smruti alias Janavi Manish Bhosale; Nandini Sachin Bhosale; Shashank Sachin Bhosale; and Mangala Ashok Denane (collectively admeasuring 21.4 Ares) sold, transferred, conveyed and assigned all their right, title and interest in respect of the property bearing Survey No. 98, Hissa No. 1, admeasuring 42.8 Ares, in favour of Parag Shripatrao Mate represented through his constituted attorney Anay Bhaskar Shirgaonkar, for the consideration and on the terms and conditions contained therein. Mutation Entry No. 6989 dated January 28, 2015 confirms the same.

Observation:

It appears that, the aforesaid Mutation Entry came to be cancelled. However, by and under order of Sub-Divisional officer, the aforesaid Mutation Entry came to be certified vide Mutation Entry No. 7489, recorded herein below.

5. By and under a Gift Deed dated October 17, 2015, registered at Serial No. 4034 of 2015, Suman Shamrao Chaure gifted her respective share in the captioned property admeasuring 21.4 Ares alongwith the confirmation of Bharti Shamrao Chaure in favour of Lalita Rajendra Chaure.

Observation:



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It appears, Suman Shamrao Chaure had already sold her entire entitlement of 21.4 Ares by and under a Sale Deed dated January 21, 2015, in favour of Parag Mate. Therefore, she could not have executed the aforesaid Gift Deed in favour of Lalita Chaure. In any event, this does not affect the title acquired by Parag Mate.

6. By and under an Agreement for Sale Dated November 17, 2016, registered at Serial No. 10632 of 2016, Parag Shripatrao Mate agreed to sell, transfer, convey and assign all his right, title and title in respect of the property bearing Survey No. 98 Hissa No. 1 (part) admeasuring 107 Ares, in favour of S.D. Suburban, represented through its authorized representative Aditya Ashok Rao for the consideration and on the terms and conditions contained therein.
7. By and under a Power of Attorney Dated November 17, 2016, registered at Serial No. 10633 of 2016, Parag Shripatrao Mate appointed S.D. Suburban, represented through its authorized representative Aditya Ashok Rao as his constituted attorney in respect of the property bearing Survey No. 98 Hissa No. 1 (part) admeasuring 107 Ares.
8. Mutation Entry No. 7489 dated March 19, 2017, records that, in accordance with the order of Sub-Divisional Officer dated December 12, 2016, the Mutation Entry Nos. 6987 and 6989 came to be certified.
9. By and under a Sale Deed dated September 26, 2017 registered at Serial No. 12791 of 2017, Parag Shripatrao Mate represented through his constituted attorney S.D. Suburban through his authorized representative Aditya Rao sold, transferred, conveyed and assigned all his right, title and title in respect of the property bearing Survey No. 98 Hissa No. 1 (part) admeasuring 107 Ares, in favour of S.D. Suburban, represented through its authorized representative Sudhir Wakure for the consideration and on the terms and conditions contained therein.

Ganpat Dagdu Mahar's (Bhosale) share (1 Hectare 7 Ares)

1. Mutation Entry No. 6030 dated March 4, 2008, records that Ganpat Dagdu Bhosale died on December 13, 2007, leaving behind his legal heirs and representatives as follows:

Sons: Sanjay Ganpat Bhosale;
Pradeep Ganpat Bhosale;
Prashant Ganpat Bhosale;
Daughter: Praubha Ashok Gaikwad; and
Widow: Satyabhama Ganpat Bhosale



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2. By and under an Agreement for Sale, dated November 29, 2012, registered at Serial No. 6814 of 2012, (i) Satyabhama Ganpat Bhosale; (ii) Sanjay Ganpat Bhosale; (iii) Karuna Sanjay Bhosale (iv) Takshasheela Sanjay Bhosale; (v) Swateja Sanjay Bhosale (minor, represented through her father and legal representative Sanjay Ganpat Bhosale); (vi) Pradeep Ganpat Bhosale; (vii) Anita *alias* Pradnaya Pradeep Bhosale; (viii) Panchsheela Pradeep Bhosale; (ix) Prabuddha Pradeep Bhosale; (x) Prashant Ganpat Bhosale; (xi) Vandana Prashant Bhosale; (xii) Jeevika Prashant Bhosale (minor, represented through her father and legal representative Prashant Ganpat Bhosale); (xiii) Viyan Prashant Bhosale (minor, represented through her father and legal representative Prashant Ganpat Bhosale); (xiv) Pratibha Ashok Gaikwad (xv) Ashok Maruti Gaikwad; (xvi) Nayan Ashok Gaikwad; (xvii) Yogesh Ashok Gaikwad, along with the confirmation of (i) Yuvraj Ganpat Bhosale *alias* Yuvraj Vinayak Bhosale, (ii) Sarika Yuvraj Bhosale, and (iii) Maitrey Yuvraj Bhosale (minor, represented through his mother and legal representative Sarika Yuvraj Bhosale) agreed to sell, transfer, convey and assign all their rights, title and interest in respect of the properties bearing Survey No. 98, Hissa No. 1 (part), admeasuring 1 Hectare 5 Ares out of their entitlement in the total property admeasuring 3 Hectare 21 Ares, in favour of S.D. Suburban represented through its authorized signatory Aditya A. Rao for the consideration and on the terms and conditions contained therein.

Observation:

It records, Yuvraj Ganpat Bhosale alias Yuvraj Vinayak Bhosale, son of Ganpat Dagdu Bhosale was adopted by Vinayak Dagdu Bhosale (brother of Ganpat Dagdu Bhosale), by and under a Deed of Adoption dated January 5, 1987, registered at Serial No. 105 of 1987. Therefore, Yuvraj Ganpat Bhosale alias Yuvraj Vinayak Bhosale released his rights in the share of Ganpat Dagdu Bhosale and gave his confirmation to the aforesaid Agreement.

3. By and under a Power of Attorney, dated November 29, 2012, registered at Serial No. 6815 of 2012, (i) Satyabhama Ganpat Bhosale; (ii) Sanjay Ganpat Bhosale; (iii) Karuna Sanjay Bhosale (iv) Takshasheela Sanjay Bhosale; (v) Swateja Sanjay Bhosale (minor, represented through her father and legal representative Sanjay Ganpat Bhosale); (vi) Pradeep Ganpat Bhosale; (vii) Anita *alias* Pradnaya Pradeep Bhosale; (viii) Panchsheela Pradeep Bhosale; (ix) Prabuddha Pradeep Bhosale; (x) Prashant Ganpat Bhosale; (xi) Vandana Prashant Bhosale; (xii) Jeevika Prashant Bhosale (minor, represented through her father and legal representative Prashant Ganpat Bhosale); (xiii) Viyan Prashant Bhosale (minor, represented through her father and legal representative Prashant Ganpat Bhosale); (xiv) Pratibha Ashok Gaikwad (xv) Ashok Maruti Gaikwad; (xvi) Nayan Ashok Gaikwad; (xvii) Yogesh Ashok Gaikwad, appointed S. D. Suburban represented through its authorized signatory Aditya A. Rao as their constituted attorney in respect of the property bearing Survey No. 98, Hissa No. 1 (part), admeasuring 1 Hectare 5 Ares out of their entitlement in the total property admeasuring 3 Hectare 21 Ares.



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4. By and under a Sale Deed dated August 5, 2017, registered at Serial No. 12474 of 2017, (i) Satyabhama Ganpat Bhosale; (ii) Sanjay Ganpat Bhosale; (iii) Karuna Sanjay Bhosale (iv) Takshasheela Sanjay Bhosale; (v) Swateja Sanjay Bhosale (minor, represented through her father and legal representative Sanjay Ganpat Bhosale); (vi) Pradeep Ganpat Bhosale; (vii) Anika alias Pradnaya Pradeep Bhosale; (viii) Panchsheela Pradeep Bhosale; (ix) Prabuddha Pradeep Bhosale; (x) Prashant Ganpat Bhosale; (xi) Vandana Prashant Bhosale; (xii) Jeevika Prashant Bhosale (minor, represented through her father and legal representative Prashant Ganpat Bhosale); (xiii) Viyan Prashant Bhosale (minor, represented through her father and legal representative Prashant Ganpat Bhosale); (xiv) Pratibha Ashok Gaikwad (xv) Ashok Maruti Gaikwad; (xvi) Nayan Ashok Gaikwad; and (xvii) Yogesh Ashok Gaikwad represented through their constituted attorney S. D. Suburban represented through its authorized signatory Aditya A. Rao sold, transfered, conveyed and assigned all their rights, title and interest in respect of the property bearing Survey No. 98, Hissa No. 1 (part), admeasuring 1 Hectare 5 Ares out of their entitlement in the total property admeasuring 3 Hectare 21 Ares, in favour of S.D. Suburban represented through its authorized signatory Sudhir Wakure for the consideration and on the terms and conditions contained therein.

View:

Subject to the aforesaid, S.D. Suburban has a clear and marketable title in respect of the First Property admeasuring 2 Hectare 12 Ares.

Second Property:

Re: All that piece and parcel of land bearing Survey No. 98 Hissa No. 2, admeasuring 2 Hectares 40 Ares, situate at Village Maan, Taluka Mulshi, District Pune.

1. By and under an Agreement for Sale, dated July 12, 2012, registered at Serial No. 3470 of 2012, (i) Pralhad Baburao Bhosale; (ii) Pushpa Pralhad Bhosale; (iii) Jitendra Pralhad Bhosale; (iv) Sandhya Jitendra Bhosale; (v) Rajendra Pralhad Bhosale; (vi) Shubhangi Rajendra Bhosale; (vii) Jayashree Devichand Sadavarte; (viii) Sujata Anil Gaikwad ; (ix) Surekha Sunil Shinde; (x) Rekha Deepak Kamble; (xi) Ashok Chintamani Bhosale; (xii) Prashant Ashok Bhosale; (xiii) Pramod Ashok Bhosale; (xiv) Pramila Santosh Dolas alias Arati Santosh Dolas; (xv) Suman Kailash Bhosale; (xvi) Vishal Kailash Bhosale; (xvii) Vijay Kailash Bhosale; (xviii) Vikas Kailash Bhosale; (xix) Vaishali Subhas Nikalaje; (xx) Siddharth Chintamani Bhosale; (xxi) Shobha Siddharth Bhosale; (xxii) Shantabai Chintaman Bhosale; (xxiii) Shalan Ashok Bhosale; (xxiv) Supriya Prashant Bhosale; (xxv) Swati Pramod Bhosale; (xxvi) Maya Vishal Bhosale; (xxvii) Madhuri Vijay

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Bhosale; and (xxxviii) Subhadra Mahadev Kamble along with the confirmation of S.D. Corporation Private Limited represented through its director, Raymond Dastur through his constituted attorney Sayaji Gunvantrao Shingare and Parag Shripatrao Mate agreed to sell, transfer, convey and assign all their rights, title and interest in respect of the property bearing Survey No. 98, Hissa No. 2 admeasuring 2 Hectares 40 Ares, in favour of S.D. Suburban, through its director Amit D. Thakkar, represented through his constituted attorney Aditya A. Rao, for the consideration and on the terms and conditions contained therein.

2. By and under a Power of Attorney dated July 12, 2012, registered at Serial No. 3471 of 2012, (i) Pralhad Baburao Bhosale; (ii) Pushpa Pralhad Bhosale; (iii) Jitendra Pralhad Bhosale; (iv) Sandhya Jitendra Bhosale; (v) Rajendra Pralhad Bhosale; (vi) Shubhangi Rajendra Bhosale; (vii) Jayashree Devichand Sadavarte; (viii) Sujata Anil Gaikwad ; (ix) Surekha Sunil Shinde; (x) Rekha Deepak Kamble; (xi) Ashok Chintamani Bhosale; (xii) Prashant Ashok Bhosale; (xiii) Pramod Ashok Bhosale; (xiv) Pramila Santosh Dolas alias Arati Santosh Dolas; (xv) Suman Kailash Bhosale; (xvi) Vishal Kailash Bhosale; (xvii) Vijay Kailash Bhosale; (xviii) Vikas Kailash Bhosale; (xix) Vaishali Subhas Nikalaje; (xx) Siddharth Chintamani Bhosale; (xxi) Shobha Siddharth Bhosale; (xxii) Shantabai Chintaman Bhosale; (xxiii) Shalan Ashok Bhosale; (xxiv) Supriya Prashant Bhosale; (xxv) Swati Pramod Bhosale; (xxvi) Maya Vishal Bhosale; (xxvii) Madhuri Vijay Bhosale; and (xxxviii) Subhadra Mahadev Kamble appointed S.D. Suburban, through its director Amit D. Thakkar, represented through his constituted attorney Aditya A. Rao, as their constituted attorney in respect of the property bearing Survey No. 98, Hissa No. 2 admeasuring 2 Hectares 40 Ares.
3. By and under a Sale Deed dated August 5, 2017, registered at Serial No. 12475 of 2017, (i) Pralhad Baburao Bhosale; (ii) Pushpa Pralhad Bhosale; (iii) Jitendra Pralhad Bhosale; (iv) Sandhya Jitendra Bhosale; (v) Rajendra Pralhad Bhosale; (vi) Shubhangi Rajendra Bhosale; (vii) Jayashree Devichand Sadavarte; (viii) Sujata Anil Gaikwad ; (ix) Surekha Sunil Shinde; (x) Rekha Deepak Kamble; (xi) Ashok Chintamani Bhosale; (xii) Prashant Ashok Bhosale; (xiii) Pramod Ashok Bhosale; (xiv) Pramila Santosh Dolas alias Arati Santosh Dolas; (xv) Suman Kailash Bhosale; (xvi) Vishal Kailash Bhosale; (xvii) Vijay Kailash Bhosale; (xviii) Vikas Kailash Bhosale; (xix) Vaishali Subhas Nikalaje; (xx) Siddharth Chintamani Bhosale; (xxi) Shobha Siddharth Bhosale; (xxii) Shantabai Chintaman Bhosale; (xxiii) Shalan Ashok Bhosale; (xxiv) Supriya Prashant Bhosale; (xxv) Swati Pramod Bhosale; (xxvi) Maya Vishal Bhosale; (xxvii) Madhuri Vijay Bhosale; and (xxxviii) Subhadra Mahadev Kamble represented through its constituted attorney S.D. Suburban, through its authorized representative Aditya Rao sold, transferred, conveyed and assigned all their rights, title and interest in respect of the property bearing Survey No. 98, Hissa No. 2 admeasuring 2 Hectares 40 Ares, in favour of S.D. Suburban, through its authorized representative Sudhir Wakure for the consideration and on the terms and conditions contained therein.

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View:

Subject to the aforesaid, S.D. Suburban has a clear and marketable title in respect of the Second Property.

Third Property:

Re: All that piece and parcel of land bearing Survey No. 99, Hissa No. 1, admeasuring 2 Hectares 58 Ares (including 12 Ares *pot kharab*), situate at Village Maan, Taluka Mulshi, District Pune.

1. Mutation Entry No. 1844 does not pertain to the captioned property.
2. Mutation Entry No. 1879 dated March 20, 1957, records that the name of Shivram Vithu Parkhi came to be recorded as the Tenant in respect of the captioned property.
3. Mutation Entry No. 2402 August 24, 1966, records that since the owner of the property died and hence the Tiller's Day for the purposes of proceedings under Section 32G of the Tenancy Law came to be postponed. The remark in respect of the same came to be recorded in other rights column.
4. Mutation Entry No. 2668 dated April 14, 1970, records that, pursuant to the application of Baban Damu Parkhi and in accordance with the partition of the properties, the captioned property came to be recorded in the name of (i) Gangubai Kashinath Khadtarkar (8 Aana i.e. $\frac{1}{2}$ share); (ii) Tukaram Tatyaba Parkhi (1 Aana 8 Pai i.e. $\frac{1}{10}$ share); (iii) Laxman Tatyaba Parkhi (1 Aana 7 Pai i.e. $\frac{1}{10}$ share); (iv) Eknath Maruti Parkhi (1 Aana 7 Pai i.e. $\frac{1}{10}$ share); (v) Baban Damu Parkhi (1 Aana 7 Pai i.e. $\frac{1}{10}$ share) and (vi) Shivram Vithoba Parkhi (1 Aana 7 Pai i.e. $\frac{1}{10}$ share).
5. Mutation Entry No. 2696 dated December 2, 1970, 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.
6. Mutation Entry No. 2756 does not pertain to the captioned property.
7. Mutation Entry No. 2776 dated January 12, 1973, records that pursuant to the order of Agricultural Land Authority (*Shetjain Nyayadhikaran*) and Additional Mamledar, Mulshi, under the provisions of Section 32G of the Tenancy Laws, the names of Shivram Vithoba Parkhi and 5 others came to be recorded as occupants/holders in respect of the share of Gangubai Kashinath

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Khadtarkar (i.e. 8 Aana share) and encumbrance in respect of purchase price came to be recorded in other rights column.

8. Mutation Entry No. 3357 dated May 15, 1983, records that pursuant to the payment of the agreed purchase price, by the tenants (i) Shivram Vithoba Parkhi; (ii) Baban Damu Parkhi; (iii) Eknath Maruti Parkhi; (iv) Laxman Tatyaba Parkhi; (v) Tukaram Tatyaba Parkhi, and in accordance with certificate under section 32M of Tenancy Law, the name of the Owner in respect of the captioned property came to be deleted.

Observation:

In view of the aforesaid, (i) Shivram Vithoba Parkhi; (ii) Baban Damu Parkhi; (iii) Eknath Maruti Parkhi; (iv) Laxman Tatyaba Parkhi; (v) Tukaram Tatyaba Parkhi became entitled, in respect of the subject property equally i.e. 51.6 Ares, each.

For the sake of convenience, we have set out the title of their respective portions of the property, separately, herein below:

Shivram Vithoba Parkhi's share (51.6 Ares)

1. Mutation Entry No. 3485 dated September 27, 1985, records that Shivram Vithoba Parkhi died on December 7, 1984, leaving behind his legal heirs and representatives as follows:

Sons:	Sitaram Shivram Parkhi; Gulab Shivram Parkhi; Shantaram Shivram Parkhi; Prabhakar Shivram Parkhi;
Daughters:	Gangubai Sadashiv More; Janabai Nathuram Shinde; Changubai Maruti Shitole; Bebi Atmaram Ghate; Padminibai Pandharinath Ghate, Laxmibai Ankush Shinde;
Brother:	Rajaram Vithoba Parkhi; and
Widow:	Shalubai Shivram Parkhi.

It further records that pursuant to the application, the names of daughters was not recorded on 7/12 extra

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2. Mutation Entry No. 3555 dated May 12, 1987, records that Shalubai Shivram Parkhi; Sitaram Shivram Parkhi; Gulab Shivram Parkhi; Prabhakar Shivram Parkhi and Rajaram Vithoba Parkhi obtained a loan from the Maharashtra State Land Development Bank Limited for an amount of Rs.8,000/- (Rupees Eight Thousand only) and hence an encumbrance of the Bank came to be recorded in respect of the captioned property. It further records that pursuant to the aforesaid the name of the Bank came to be recorded as holder/occupant and the name of Shalubai Shivram Parkhi; Sitaram Shivram Parkhi; Gulab Shivram Parkhi; Prabhakar Shivram Parkhi and Rajaram Vithoba Parkhi came to be recorded in other rights column of the captioned property.

Observation:

The aforesaid encumbrance is not appearing on the latest 7/12 extract of the captioned property. However, we haven't perused any Mutation Entry deleting the said encumbrance.

3. Mutation Entry No. 4855 dated April 18, 2001, records that Rajaram Vithoba Parkhi died on December 24, 1999, and leaving behind his legal heirs and representatives as follows:

Sons: Mahadeo Rajaram Parkhi;
Kailash Rajaram Parkhi;
Daughters: Kamalabai Dattatray Sakhare;
Savitribai Chaburao Ghate;
Laxmibai Narayan Ghate;
Subhadra Baban Karanjavne;
Nanda Deepak Shinde; and
Widow: Anusuya Rajaram Parkhi (since deceased).

4. Mutation Entry No. 4947 dated September 13, 2009, records that Anusuya alias Rajaram Parkhi died on October 28, 2000, leaving behind his legal heirs and representatives as follows:

Sons: Mahadeo Rajaram Parkhi;
Kailash Rajaram Parkhi;
Daughters: Kamalabai Dattatray Sakhare;
Savitribai Chaburao Ghate;
Laxmibai Narayan Ghate;
Subhadra Baban Karanjavne; and
Nanda Deepak Shinde.

5. Mutation Entry No. 5486 dated October 18, 2004, records that Gulab Shivram Parkhi obtained a loan from Maan Group Multipurpose Co-operative Society for an amount of Rs.2,00,000/-

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(Rupees Two Lac only) and hence an encumbrance of the Society came to be recorded in respect of the captioned property.

Observation:

It appears that, the aforesaid loan has been repaid and accordingly, Maan Group Multipurpose Co-operative Society has issued No Dues Certificate dated April 3, 2017.

6. Mutation Entry No. 7613 dated June 9, 2017, records the deletion of an encumbrance created in favour of Maan Group Multipurpose Co-operative Society vide Mutation Entry No. 5486.
7. Mutation Entry No. 5754 dated April 21, 2006, records that Gulab Shivram Parkhi died on April 1, 2006, leaving behind his legal heirs and representatives as follows:

Sons: Prashant Gulab Parkhi;
Sandeep Gulab Parkhi;
Daughters: Rajashree Sund Mengade;
Surekha Gulab Parkhi; and
Widow: Hirabai Gulab Parkhi.

Ekmath Maruti Parkhi's Share (51.6 Ares)

1. Mutation Entry No. 3557 dated May 12, 1987, records that Ekmath Maruti Parkhi obtained a loan from the Maharashtra State Land Development Bank Limited for an amount of Rs.8,000/- (Rupees Eight Thousand only) and hence an encumbrance of the Bank came to be recorded in respect of the captioned property. It further records that pursuant to the aforesaid the name of the Bank came to be recorded as holder/occupant and the name of Ekmath Maruti Parkhi came to be recorded in other rights column of the captioned property.

Observation:

The aforesaid encumbrance is not appearing on the latest 7/12 extract of the captioned property. However, we haven't perused any Mutation Entry deleting the said encumbrance.

Collective share of Shivram Vithoba Parkhi and Ekmath Maruti Parkhi:

1. By and under an Agreement for Sale dated January 5, 2007, registered at Serial No. 102 of 2007, (i) Ekmath Maruti Parkhi; (ii) Kalu Maruti Parkhi; (iii) Balu Maruti Parkhi; (iv) Alka Yashwant Shitole; (v) Mangal Sahebrao Ranavde; (vi) Shalan Balu Yadav; (vii) Sumitra Dattatray Yadav; (i)

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to (vii) represented through their constituted attorney Sayyad Mohammad Javed); (viii) Mahadeo Rajaram Parkhi; (ix) Kailas Rajaram Parkhi; (x) Kamlabai Rajaram Sakhare; (xi) Savitrabai Chabu Ghare; (xii) Laxmi Narayan Ghare; (xiii) Subhadra Baban Karanjavne; (xiv) Nanda Deepak Shinde; (xv) Prabhakar Shivram Parkhi (for himself and as a Karta of HUF); (xvi) Vimal Sitaram Parkhi; (xvii) Chandrakant Sitaram Parkhi; (xviii) Manda Sitaram Parkhi; (xix) Jayashree Dnyanoba Dhumal; (xx) Hirabai Gulab Parkhi ((ix) to (xx) represented through their constituted attorney Sayyad Mohammad Javed); (xxi) Prashant Gulab Parkhi (for himself and as a Karta of HUF); (xxii) Sandeep Gulab Parkhi; (xxiii) Surekha Gulab Parkhi; (xxiv) Rajashree Sunil Mengale; (xxv) Alka Shantaram Parkhi; (xxvi) Suryakant Shantaram Parkhi; (xxvii) Shankar Shantaram Parkhi; and (xxviii) Sarika Kailash Shitole ((xxi) to (xxviii) represented through their constituted attorney Sayyad Mohammad Javed) alongwith the confirmation of (i) Sunil Balu Parkhi; (ii) Suresh Balu Parkhi and (iii) Shrikisan Premchand Agarwal agreed to sell, transfer, convey and assign all their rights, title and interest in respect of the following properties, in favour of Dilip R. Thakkar represented through his constituted attorney Sayyad Mohammad Javed for the consideration and on the terms and conditions contained therein:

Property	Area
101/1	74 Ares (37 Ares owned by Shivram and others and 37 Ares owned by Eknath and others)
101/3	58 Ares (29 Ares owned by Shivram and others and 29 Ares owned by Eknath and others)
99/1	1 Hectare 3.2 Ares
99/6	24.4 Ares

Observation:

We have been informed that one of the legal heir of Shivram Vithoba Parkhi, i.e. Sitaram Shivram Parkhi had died leaving behind his legal heirs viz. Vimal Sitaram Parkhi; Alka Shantaram Parkhi; Suryakant Shantaram Parkhi; Shankar Shantaram Parkhi; and Sarika Kailash Shitole, however, we have not perused any mutation entry confirming the same.

- By and under a Power of Attorney dated January 5, 2007, registered at Scnl No. 103 of 2007, (i) Eknath Maruti Parkhi; (ii) Kalu Maruti Parkhi; (iii) Balu Maruti Parkhi; (iv) Alka Yashwant Shitole; (v) Mangal Sahebrao Ranavde; (vi) Shalan Balu Yadav; (vii) Sumitra Dattatray Yadav; (viii) Mahadeo Rajaram Parkhi (for himself and as a Karta of HUF); (ix) Kailas Rajaram Parkhi; (x) Kamlabai Rajaram Sakhare; (xi) Savitrabai Chabu Ghare; (xii) Laxmi Narayan Ghare; (xiii) Subhadra Baban Karanjavne; (xiv) Nanda Deepak Shinde; (xv) Prabhakar Shivram Parkhi (for

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himself and as a Karta of HUF); (xvi) Vimal Sitaram Parkhi; (xvii) Chandrakant Sitaram Parkhi; (xviii) Manda Sitaram Parkhi; (xix) Jayashree Dnyanoba Dhumal; (xx) Hirabai Gulab Parkhi; (xxi) Prashant Gulab Parkhi (for himself and as a Karta of HUF); (xxii) Sandeep Gulab Parkhi; (xxiii) Surekha Gulab Parkhi; (xxiv) Rajashree Sunil Mengale; (xxv) Alka Shantaram Parkhi; (xxvi) Suryakant Shantaram Parkhi; (xxvii) Shankar Shantaram Parkhi; and (xxviii) Sarika Kailash Shitole (xxix) Sunil Balu Parkhi; (xxx) Suresh Balu Parkhi and (xxxi) Shrikisan Premchand Agarwal appointed Dilip R. Thakkar represented through his constituted attorney Sayyad Mohammad Javed as their constituted attorney, in respect of the following properties:

Property	Area
101/1	74 Ares (37 Ares owned by Shivram and others and 37 Ares owned by Eknath and others)
101/3	58 Ares (29 Ares owned by Shivram and others and 29 Ares owned by Eknath and others)
99/1	1 Hectare 3.2 Ares
99/6	24.4 Ares

3. By and under a Sale Deed dated September 17, 2007, registered at Serial No. 6449 of 2007, (i) Eknath Maruti Parkhi; (ii) Kalu Maruti Parkhi; (iii) Balu Maruti Parkhi; (iv) Alka Yashwant Shitole; (v) Mangal Sahebrao Ranavde; (vi) Shalan Balu Yadav; (vii) Sumitra Dattatray Yadav; ((i) to (vii) represented through their constituted attorney Sayyad Mohammad Javed); (viii) Mahadeo Rajaram Parkhi; (ix) Kailas Rajaram Parkhi; (x) Kamlabai Rajaram Sakhare; (xi) Savitrabai Chabu Ghare; (xii) Laxmi Narayan Ghare; (xiii) Subhadra Baban Karanjavne; (xiv) Nanda Deepak Shinde; (xv) Prabhakar Shivram Parkhi (for himself and as a Karta of HUF); (xvi) Vimal Sitaram Parkhi; (xvii) Chandrakant Sitaram Parkhi; (xviii) Manda Sitaram Parkhi; (xix) Jayashree Dnyanoba Dhumal; (xx) Hirabai Gulab Parkhi ((ix) to (xx) represented through their constituted attorney Sayyad Mohammad Javed); (xxi) Prashant Gulab Parkhi (for himself and as a Karta of HUF); (xxii) Sandeep Gulab Parkhi; (xxiii) Surekha Gulab Parkhi; (xxiv) Rajashree Sunil Mengale; (xxv) Alka Shantaram Parkhi; (xxvi) Suryakant Shantaram Parkhi; (xxvii) Shankar Shantaram Parkhi; and (xxviii) Sarika Kailash Shitole ((xxi) to (xxviii) represented through their constituted attorney Sayyad Mohammad Javed) alongwith the confirmation of (i) Sunil Balu Parkhi; (ii) Suresh Balu Parkhi and (iii) Shrikisan Premchand Agarwal sold, transferred, conveyed and assigned all their rights, title and interest in respect of the following properties in favour of Dilip R. Thakkar represented through his constituted attorney Sayyad Mohammad Javed for the consideration and on the terms and conditions contained therein:

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101/1	37 Ares (Share of Shivram and others)
101/3	58 Ares (29 Ares owned by owned by Shivram and others and 29 Ares owned by Eknath and others)
99/1	1 Hectare 3.2 Ares
99/6	24.4 Ares

Mutation Entry No. 6256 dated April 28, 2010, confirms the same.

Observation:

It further records that requisite permission of Sub-divisional officer, Maval was obtained for transfer of the property and the aforesaid mutation entry came to be recorded in other rights column.

4. Mutation Entry No. 7618 dated June 20, 2017, records that, In accordance with the section 155 of Maharashtra Land Revenue Code, 1966, the clerical error in the Mutation Entry No. 6256, recording the area of the property acquired by Dilip R. Thakkar came to be corrected.
5. By and under a Sale Deed dated September 26, 2017, registered at Serial No. 12774 of 2017, Dilip Ramanlal Thakkar represented through his constituted attorney S.D. Suburban through his authorized representative Aditya Rao sold, transferred, conveyed and assigned all his rights, title and interest in respect of the following properties in favour of S.D. Suburban represented through its authorized representative Sudhir Wakure for the consideration and on the terms and conditions contained therein:

Property	Area
101/3 (Old 101/1)	161 Ares (Acquired from Eknath, Baban and others)
99/1	154.8 Ares (Acquired from Eknath, Baban and others)

Baban Damu Parkhi's share (51.6 Ares)

1. Mutation Entry No. 3556 dated May 12, 1987, records that Baban Damu Parkhi obtained a loan from the Maharashtra State Land Development Bank Limited for an amount of Rs.8,000/- (Rupees Eight Thousand only) and hence an encumbrance of the Bank came to be recorded in respect of the captioned property. It further records that pursuant to the aforesaid the name of

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the Bank came to be recorded as holder/occupant and the name of Baban Damu Parkhi came to be recorded in other rights column of the captioned property.

2. Mutation Entry No. 3591 dated June 26, 1987, records that Babanrao Damu Parkhi obtained a loan from Maan Multipurpose Co-operative Society for an amount of Rs.7,000/- (Rupees Seven Thousand only) and hence an encumbrance of the Society came to be recorded in respect of the captioned property.

Observation:

The aforesaid encumbrance is not appearing on the latest 7/12 extract of the captioned property. However, we haven't perused any Mutation Entry deleting the said encumbrance.

3. Mutation Entry No. 4155 dated February 22, 1996, records the deletion of the encumbrance created by Baban Damu Parkhi in favour of Maharashtra State Land Development Bank Limited in respect of the captioned property.
4. By and under an Agreement for Sale dated January 10, 2007, registered at Serial No. 223 of 2007, (i) Baban Damu Parkhi (for himself and as a Karta of HUF); (ii) Arun Baban Parkhi; (iii) Nanda Arun Parkhi; (iv) Akshay Arun Parkhi (minor, represented through his mother and natural guardian Nanda Arun Parkhi); (v) Bharat Baban Parkhi; (vi) Chitra Bharat Parkhi; (vii) Mayur Bharat Parkhi; (viii) Mahesh Bharat Parkhi; (ix) Gauri Bharat Parkhi ((vii), (viii) and (ix), minors, represented through his mother and natural guardian Chitra Bharat Parkhi); (x) Muktabai Daadram Ranavde; (xi) Malubai Ramdas Shinde; (xii) Shantabai Mahadeo Shinde; (xiii) Shakuntala Ankush Sable; (xiv) Pushpa Uttam Ranavde; and (xv) Bhama Ashok Phadke agreed to sell, transfer, convey and assign all their right, title and interest in respect of the following properties in favour of Dilip R. Thakkar represented through his constituted attorney Sayyad Mohammad Javed for the consideration and on the terms and conditions contained therein:

Property	Area
101/3	29 Ares
99/1	51.6 Ares
101/1	37 Ares

5. By and under a Power of Attorney dated January 10, 2007, registered at Serial No. 224 of 2007, (i) Baban Damu Parkhi (for himself and as a Karta of HUF); (ii) Arun Baban Parkhi; (iii) Nanda Arun Parkhi; (iv) Akshay Arun Parkhi (minor, represented through his mother and natural guardian Nanda Arun Parkhi); (v) Bharat Baban Parkhi; (vi) Chitra Bharat Parkhi; (vii) Mayur Bharat Parkhi; (viii) Mahesh Bharat Parkhi; (ix) Gauri Bharat Parkhi ((vii), (viii) and (ix), minors,

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represented through his mother and natural guardian Chitra Bharat Parkhi); (x) Muktabai Dadaram Ranavde; (xi) Malubai Ramdas Shinde; (xii) Shantabai Mahadeo Shinde; (xiii) Shakuntala Ankush Sable; (xiv) Pushpa Uttam Ranavde; and (xv) Bhama Ashok Phadke appointed Dilip R. Thakkar represented through his constituted attorney Sayyad Mohammad Javed as their constituted attorney in respect of the following properties:

Property	Area
101/3	29 Ares
99/1	51.6 Ares
101/1	37 Ares

6. By and under a Sale Deed dated October 30, 2007, registered at Serial No. 7427 of 2007, (i) Baban Damu Parkhi (for himself and as a Karta of HUF); (ii) Arun Baban Parkhi; (iii) Nanda Arun Parkhi; (iv) Akshay Arun Parkhi (minor, represented through his mother and natural guardian Nanda Arun Parkhi); (v) Bharat Baban Parkhi; (vi) Chitra Bharat Parkhi; (vii) Mayur Bharat Parkhi; (viii) Mahesh Bharat Parkhi; (ix) Gauri Bharat Parkhi ((vii), (viii) and (ix), minors, represented through his mother and natural guardian Chitra Bharat Parkhi); (x) Muktabai Dadaram Ranavde; (xi) Malubai Ramdas Shinde; (xii) Shantabai Mahadeo Shinde; (xiii) Shakuntala Ankush Sable; (xiv) Pushpa Uttam Ranavde; and (xv) Bhama Ashok Phadke sold, transferred, conveyed and assigned all their right, title and interest in respect of the following properties in favour of Dilip R. Thakkar represented through his constituted attorney Sayyad Mohammad Javed for the consideration and on the terms and conditions contained therein:

Property	Area
101/3	29 Ares
99/1	51.6 Ares

Mutation Entry No. 6257 dated April 28, 2010, confirms the same.

7. By and under an Agreement for Sale, dated January 22, 2013, registered at Serial No. 594 of 2013, Dilip Ramanlal Thakkar along with the confirmation of S.D. Corporation Private Limited sold, transferred, conveyed and assigned all his rights, title and interest in respect of the following properties in favour of S.D. Suburban, represented through its authorized representative Aditya A. Rao for the consideration and on the terms and conditions contained therein:

Property	Area
101/3	58 Ares

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99/1	1 Hectare 3.2 Ares (collective share of Shivram and Eknath)
101/3	29 Ares
99/1	51.60 Ares (share of Baban)
99/6	24.40 Ares
101/1	37 Ares

8. By and under a Power of Attorney dated January 22, 2013, registered at Serial No. 595 of 2013, Dilip Ramanlal Thakkar appointed S.D. Suburban, represented through its authorized representative Sudhir B. Wakure and Aditya A. Rao as his constituted attorney in respect of the following properties:

Property	Area
101/3	58 Ares
99/1	1 Hectare 3.2 Ares (collective share of Shivram and Eknath)
101/3	29 Ares
99/1	51.6 Ares (share of Baban)
99/6	24.40 Ares
101/1	37 Ares

9. By and under a Sale Deed dated September 26, 2017, registered at Serial No. 17774 of 2017, Dilip Ramanlal Thakkar represented through his constituted attorney S.D. Suburban through his authorized representative Aditya Rao sold, transferred, conveyed and assigned all his rights, title and interest in respect of the following properties in favour of S.D. Suburban represented through its authorized representative Sudhir Wakure for the consideration and on the terms and conditions contained therein:

Property	Area
101/3 (Old 101/1)	161 Ares (Acquired from Eknath, Baban and others)
99/1	154.8 Ares (Acquired from Eknath, Baban and others)

Tukaram Tatyaba Parkhi's Share (51.6 Ares)

1. Mutation Entry No. 2767 dated November 18, 1972, records that Tukaram Tatyaba Parkhi died on September 30, 1972 and his legal heirs as follows:

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Daughters: Sakhubai Vithoba Dhumal;
Housabai Namdeo Shinde; and
Widow: Thakubai Tukaram Parkhi.

It further records the name of Hausabai Namdeo Shinde as a Karta and Manager of HUF.

2. Mutation Entry No. 3518 dated July 29, 1986, records that Tukaram Tatyaba Parkhi died on September 30, 1978 and his legal heir Hausabai Namdeo Shinde (Karta and Manager of HUF) came to be recorded vide Mutation Entry No. 2767 dated November 18, 1972. However, the properties bearing Survey No. 99 Hissa No. 1, Survey No. 99 Hissa No. 6, Survey No. 101 Hissa No. 1, and Survey No. 101 Hissa No. 3, were not reflected in the Mutation Entry No. 2767 and therefore the same came to be added.
3. Mutation Entry No. 3554 dated May 12, 1987, records that Hausabai Namdeo Shinde obtained a loan from the Maharashtra State Land Development Bank Limited for an amount of Rs.8,900/- (Rupees Eight Thousand Nine Hundred only) and hence an encumbrance of the Bank came to be recorded in respect of the captioned property. It further records that pursuant to the aforesaid the name of the Bank came to be recorded as holder/occupant and the name of Hausabai Namdeo Shinde came to be recorded in other rights column of the captioned property.

Observation:

The aforesaid encumbrance is not appearing on the latest 7/12 extract of the captioned property. However, we haven't perused any Mutation Entry deleting the said encumbrance.

4. Mutation Entry No. 4077 dated March 26, 1995, records that the names of (i) Sakhubai Vithoba Dhumal; (ii) Hausabai Namdeo Shinde; (iii) Thakubai Tukaram Parkhi were recorded vide mutation entry no. 2767 and the name of Hausabai Namdeo Shinde came to be recorded as Karta of HUF. It further records that pursuant to application of Sakhubai Vithoba Dhumal, her name came to be recorded in respect of the captioned property and as Thakubai Tukaram Parkhi died on October 28, 1973, her name came to be deleted in respect of the captioned property.
5. Mutation Entry No. 5000 dated January 11, 2002, records that Hausabai Namdeo Shinde obtained a loan from Maan Group Multipurpose Co-operative Society for an amount of Rs.2,00,000/- (Rupees Two Lacks only) and hence an encumbrance of the Society came to be recorded in respect of the captioned property.

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6. Mutation Entry No. 7576 dated May 3, 2017, records the deletion of an encumbrance created in favour of Maan Group Multipurpose Co-operative Society in respect of the property bearing Survey No. 99 Hissa No. 1 vide Mutation Entry No. 5000.
7. By and under an Agreement for Sale dated April 16, 2009, registered at Serial No. 2258 of 2009, Hausabai Namdeo Shinde agreed to sell, transfer, convey and assign all her right, title and interest in respect of the following properties in favour Parag Shripatrao Mate for the consideration and on the terms and conditions contained therein:

Property	Area
99/1	51.6 Ares
99/6	12.2 Ares
101/3	66 Ares

Observation:

Pursuant to the order dated October 12, 2000 in Special Civil Suit No. 1888 of 1998, the captioned property came to be recorded in the name of Hausabai Namdeo Shinde and hence she has executed the Agreement for Sale in respect of the entire extent of 51.6 Ares.

8. By and under a Power of Attorney dated April 16, 2009, registered at Serial No. 2259 of 2009, Hausabai Namdeo Shinde appointed Parag Shripatrao Mate as her constituted attorney in respect of the following properties:

Property	Area
99/1	51.6 Ares
99/6	12.2 Ares
101/3	66 Ares

9. By and under a Sale Deed dated February 18, 2010, registered at Serial No. 1042 of 2010, (i) Hausabai Namdeo Shinde and (ii) Ankush Namdeo Shinde alongwith the confirmation of Nikhil Anand Garg sold, transferred, conveyed and assigned all their right, title and interest in the following properties in favour Parag Shripatrao Mate for the consideration and on the terms and conditions contained therein:

Property	Area
99/1	51.6 Ares
99/6	12.20 Ares

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101/3	66 Ares
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Mutation Entry No. 6248 dated March 15, 2010, confirms the same.

Observation:

It further records that requisite permission of Sub-divisional officer, Maval was obtained for transfer of the property. It records the property has been subdivided by oral partition between the co-owners.

10. By and under a Confirmation Deed dated March 3, 2010, registered at Serial No. 1284 of 2010, (I) Ramdas Namdeo Shinde, (II) Lahu Namdeo Shinde, (III) Sameer Moreswar Masulkar, gave their confirmation to the (i) Agreement for Sale dated April 16, 2009, registered at Serial No. 2258 of 2009, and (ii) Sale Deed dated February 18, 2010, registered at Serial No. 1042 of 2010, executed by Hausabai Namdeo Shinde in favour of Parag Shripatrao Mate, for the consideration and on the terms and conditions contained therein.
11. By and under an Agreement for Sale Dated February 16, 2013, registered at Serial No. 1345 of 2013, Parag Shripatrao Mate alongwith the confirmation of S.D. Corporation Private Limited represented through its Director Raymond Dastur, represented through his constituted attorney Sayaji Shingare agreed to sell, transfer, convey and assign all his right, title and title in respect of the following properties, in favour of S.D. Suburban, represented through its authorized representative Aditya Ashok Rao for the consideration and on the terms and conditions contained therein:

Property	Area
99/1	51.6 Ares
99/6	12.12 Ares
101/3	66 Ares
101/2	1 Hectare 6 Ares

12. By and under a Power of Attorney Dated February 16, 2013, registered at Serial No. 1346 of 2013, Parag Shripatrao Mate appointed S.D. Suburban, represented through its authorized representative Aditya Ashok Rao as his constituted attorney in respect of the following properties:

Property	Area
99/1	51.6 Ares
99/6	12.12 Ares

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101/3	66 Ares
101/2	1 Hectare 6 Ares

13. By and under a Sale Deed dated September 26, 2017, registered at Serial No. 12777 of 2017, Parag Shripatrao Mate represented through his constituted attorney S.D. Suburban through his authorized representative Aditya Rao sold, transferred, conveyed and assigned all his right, title and title in respect of the following properties, in favour of S.D. Suburban, represented through its authorized representative Sudhir Wakure for the consideration and on the terms and conditions contained therein:

Property	Area
99/1	51.6 Ares
101/3	66 Ares

Laxman Tatyaba Parkhi's share (51.6 Ares)

1. Mutation Entry No. 2846 dated July 20, 1974, records that Laxman Tatyaba Parkhi died on May 16, 1973, leaving behind his following behind his legal heirs and representatives as follows:

Sons: Haribhau Laxman Parkhi;
Kisan Laxman Parkhi;
Daughters: Dagdabai Genu Ranavde;
Anjanabai Nandaram Karanjavne;
Manjulabai Dhondabai Ranavde; and
Widow: Sundarabai Laxman Parkhi.

It further records the name of Haribhau Laxman Parkhi came to be recorded as Karta of HUF.

2. Mutation Entry No. 3517 dated July 29, 1986, records that Laxman Tatyaba Parkhi died on May 16, 1973 which is recorded vide Mutation Entry No. 2846 dated July 20, 1974 and the name of Haribhau Laxman Parkhi came to be recorded as Karta. It further records that though the aforesaid mutation entry pertains to the properties bearing Survey No. 99 Hissa No. 1, Survey No. 99 Hissa No. 6, Survey No. 101 Hissa No. 1, and Survey No. 101 Hissa No. 3, the same was not reflected in the Mutation Entry No. 2846.
3. Mutation Entry No. 3553 dated May 12, 1987, records that Haribhau Laxman Parkhi obtained a loan from Maharashtra State Land Development Bank Limited for an amount of Rs.8,000/- (Eight Thousand only) and hence an encumbrance of the Bank came to be recorded in respect of the

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captioned property. It further records that pursuant to the aforesaid the name of the Bank came to be recorded as holder/occupant and the name of Haribhau Laxman Parkhi came to be recorded in other rights column of the captioned property.

Observation:

The aforesaid encumbrance is not appearing on the latest 7/12 extract of the captioned property. However, we haven't perused any Mutation Entry deleting the said encumbrance.

4. Mutation Entry No. 3996 dated January 13, 1994, records that pursuant to the application of Kisan Laxman Parkhi, the name of Haribhau Laxman Parkhi came to be deleted as a Karta and Manager of HUF and the names of Kisan Laxman Parkhi came to be recorded alongwith Haribhau Laxman Parkhi.
5. Mutation Entry No. 4116 dated September 18, 1995, records that Sakhubai Nivruti Parkhi made an application stating therein, her father in law Laxman Tatyaba Parkhi died in the year 1973 and at the relevant time her husband had expired, hence the names of her two sons and three daughters came to be recorded as the legal heirs of Laxman Tatyaba Parkhi. However Laxman Tatyaba Parkhi died leaving him legal heirs and representatives as follows:

Grand Sons:	Haribhau Laxman Parkhi; Kisan Laxman Parkhi;
Grand Daughters:	Dagdabai Genu Ranavde; Anjanabai Nandarn Karanjavne; Manjulabai Dhondiba Ranavde; and
Daughter in Law:	Sakhubai Nivruti Parkhi.

6. Mutation Entry No. 6516 dated July 9, 2012, records that Radhabai *a/k/a*s Dagdabai Genba Ranavade died on November 11, 2005, leaving behind her legal heirs and representatives as follows:

Daughters:	Kamal Dinkar Karanjavne; Bhagubai Dagdu Jagtap; Narmada <i>alias</i> Nilima Hanumant Balkavde;
Son:	Suresh Genba Ranavde;
Daughter in law:	Sumitra <i>alias</i> Samindra Sarjerao Ranavde;
Grand Sons:	Mohan Sarjerao Ranavde; Hiraman Sarjerao Ranavde; Kiran Sarjerao Ranavde; and

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Grand Daughter: Sugandha *alias* Sunanda Subhash Dhaywar.

7. By and under a Release Deed dated July 16, 2012, registered at Serial No. 3544 of 2012, (i) Anjanabai Nandaram Karanjavne; (ii) Manjulabal Dhondiba Ranavde; (iii) Dagadabal *alias* Radhabai Genu Ranavde died through her legal heirs (iv) Kamal Dinkar Karanjavne; (v) Bhagubai Dagdu Jagtap; (vi) Nilma *alias* Narmada Hanumant Balkavde; (vii) Suresh Genba Ranavde; (viii) Sarjerao Genba Ranavde died through her legal heirs (ix) Sumitra *alias* Samindra Sarjerao Ranavde; (x) Mohan Sarjerao Ranavde; (xi) Hiranman Sarjerao Ranavde; (xii) Kiran Sarjerao Ranavde; and (xiii) Sugandha *alias* Sunanda Subhash Dhaywar released their respective rights in respect of the captioned property in favour of Haribhau Laxman Parkhi and Kisan Laxman Parkhi on the terms and conditions contained therein. Mutation Entry No. 6522 dated July 17, 2012, confirms the same.
8. Mutation Entry No. 6872 dated April 11, 2014, records that Kisan Laxman Parkhi obtained a loan from Maan Group Multipurpose Co-operative Society for an amount of Rs.5,00,000/- (Rupees Five Lacks only) and hence an encumbrance of the Society came to be recorded in respect of the captioned property.
9. Mutation Entry No. 7613 dated June 9, 2017, records the deletion of an encumbrance created in favour of Maan Group Multipurpose Co-operative Society vide Mutation Entry No. 6872.
10. Mutation Entry No. 6941 does not pertain to the captioned property.
11. Mutation Entry No. 7086 dated October 23, 2015, records that pursuant to the order of Tahsildar dated September 7, 2015, the remark of section 43 of Tenancy Laws in respect of the captioned property came to be deleted.
12. By and under an Exchange Deed dated March 30, 2016, registered at Serial No. 3539 of 2016, executed by and between (A)(i) Parag Shripatrao Mate, and (ii) Sayyad Mohammad Javed and (B) (i) Haribhau Laxman Parkhi, for himself and as a Karta and manager of HUF and 13 others, (ii) Kisan *alias* Krushna Laxman Parkhi, for himself and as a Karta and manager of HUF and 12 others, and (C) S.D. Suburban, the property bearing Survey No. 101 Hissa No. 2, admeasuring 1 Hectare 29.8 Acres owned by (i) Parag Shripatrao Mate, and (ii) Sayyad Mohammad Javed and the properties bearing (i) Survey No. 99 Hissa No. 1 admeasuring 51.6 Acres, (ii) Survey No. 99 Hissa No. 6 admeasuring 12.2 Acres, and (iii) Survey No. 101 Hissa No. 3 admeasuring 66 Acres, owned by (i) Haribhau Laxman Parkhi, and 13 others, (ii) Kisan *alias* Krushna Laxman Parkhi and 12 others, were exchanged. Mutation Entry No. 7205 dated May 31, 2016 confirms the same.

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Accordingly, the property bearing Survey No. 101, Hissa No. 7, admeasuring 1 Hectare 29.8 Ares came to be recorded in the name of (i) Haribhau Laxman Parkhi, and 13 others, (ii) Kisan alias Krushna Laxman Parkhi and 12 others and the properties bearing (i) Survey No. 99, Hissa No. 1 admeasuring 51.6 Ares, (ii) Survey No. 99, Hissa No. 6 admeasuring 12.2 Ares, and (iii) Survey No. 101, Hissa No. 3, admeasuring 66 Ares came to be recorded in the name of (i) Parag Shripatrao Mate, and (ii) Sayyad Mohammad Javed.

13. By and under an Agreement for Sale Dated November 17, 2016, registered at Serial No. 10630 of 2016, Parag Shripatrao Mate and Sayyad Mohammad Javed agreed to sell, transfer, convey and assign all his right, title and title in respect of the following properties, in favour of S.D. Suburban, represented through its authorized representative Aditya Ashok Rao for the consideration and on the terms and conditions contained therein:

Property	Area
99/1	51.6 Ares
99/6	12.12 Ares
101/3	66 Ares

14. By and under a Power of Attorney Dated November 17, 2016, registered at Serial No. 10631 of 2016, Parag Shripatrao Mate and Sayyad Mohammad Javed appointed S.D. Suburban, represented through its authorized representative Aditya Ashok Rao as their constituted attorney in respect of the following properties:

Property	Area
99/1	51.6 Ares
99/6	12.12 Ares
101/3	66 Ares

15. The Mutation Entry No. 7407 dated March 5, 2017, records that, the erroneous recording in respect of the Mutation Entry Nos. appearing on 7/12 extract came to be modified/corrected. However, even the said modifications/rectifications appears to be erroneous and the same needs to be corrected.
16. By and under a Sale Deed dated August 5, 2017, registered at Serial No. 12478 of 2017, Parag Shripatrao Mate and Sayyad Mohammad Javed represented through their constituted attorney S.D. Suburban through his authorized representative Aditya Rao sold, transferred, conveyed and assigned all their right, title and title in respect of the following properties, in favour of S.D.

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Suburban, represented through its authorized representative Sudhir Wakure for the consideration and on the terms and conditions contained therein:

Property	Area
99/1	51.6 Ares
101/3	66 Ares

View:

Subject to the aforesaid and the various outstanding loans, S.D. Suburban has a clear and marketable right in respect of Third Property.

Fourth Property

Re: All that piece and parcel of land bearing Survey No. 101 Hissa No. 3 admeasuring 3 Hectares 30 Ares (including 14 Ares *pot kharab*) comprising of (i) Old Survey No. 101 Hissa No. 1 admeasuring 1 Hectare 85 Ares; and (ii) Old Survey No. 101 Hissa No. 3 admeasuring 1 Hectare 45 Ares, situate at Village Maan, Taluka Mulshi, District Pune

1. Mutation Entry No. 1173 dated May 11, 1950, records that the name of Sonabai Damu Parkhi came to be recorded as protected tenant in respect of the share of Gangubai Kashinath Khadtarkar and Sadashiv Janardhan Ghode.
2. Mutation Entry No. 1881 dated March 20, 1957, records that, the names of Tukaram Tatyaba Parkhi, Eknath Maruti Parkhi, and Laxman Tatyaba Parkhi came to be recorded as tenant in respect of the share of Sadashiv Janardhan Ghode.
3. Mutation Entry No. 2402 dated August 24, 1966, records that since the owner of the property died and hence the Tiller's Day for the purposes of proceedings under Section 32G of the Tenancy Law came to be postponed. The remark in respect of the same came to be recorded in other rights column.
4. Mutation Entry No. 2668 dated April 14, 1970, records that, pursuant to the application of Baban Damu Parkhi and in accordance with the partition of the properties, the captioned property came to be recorded in the name of (i) Gangubai Kashinath Khadtarkar (8 Aana i.e. $\frac{1}{2}$ share); (ii) Tukaram Tatyaba Parkhi (1 Aana 8 Pai i.e. $\frac{1}{10}$ share); (iii) Laxman Tatyaba Parkhi (1 Aana 7 Pai i.e. $\frac{1}{10}$ share); (iv) Eknath Maruti Parkhi (1 Aana 7 Pai i.e. $\frac{1}{10}$ share); (v) Baban Damu Parkhi (1 Aana 7 Pai i.e. $\frac{1}{10}$ share) and (vi) Shivram Vithoba Parkhi (1 Aana 7 Pai i.e. $\frac{1}{10}$ share).

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5. Mutation Entry No. 2696 dated dated December 2, 1970, 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.
6. Mutation Entry No. 2776 dated January 12, 1973, records that pursuant to the order of Agricultural Land Authority (*Shejiamin Nyayadhikaran*) and Additional Mamledar, Mulshi, under the provisions of Section 32G of the Tenancy Laws, the names of Shivrarn Vithoba Parkhi and 5 others came to be recorded as occupants/holders in respect of the share of Gangubai Kashinath Khadtarkar (i.e. 8 Aana share) and encumbrance in respect of purchase price came to be recorded in other rights column.
7. Mutation Entry No. 2991 does not pertain to the captioned property.
8. Mutation Entry No. 3357 dated May 15, 1983, records that pursuant to the payment of the agreed purchase price by the tenants (i) Shivrarn Vithoba Parkhi; (ii) Baban Damu Parkhi; (iii) Eknath Maruti Parkhi; (iv) Laxman Tatyaba Parkhi; (v) Tukaram Tatyaba Parkhi and in accordance with certificate under section 32M of Tenancy Law the encumbrance of the Owner in respect of the captioned property came to be deleted.
9. Mutation Entry No. 3657 does not pertain to the captioned property.

Observation:

In the year 2004, pursuant to the Order of the Taluka Inspector of Land Records dated September 19, 2004 and the Order of the Tehsildar, properties bearing (i) Survey No. 101 Hissa No. 1, (ii) Survey No. 101 Hissa No. 2, and (iii) Survey No. 101 Hissa No. 3, came to be amalgamated and subsequently sub-divided. On perusal of the old 7/12 extract it appears that Survey No. 101 Hissa No. 1 admeasuring 1 Hectare 85 Ares and Survey No. 101 Hissa No. 3 admeasuring 1 Hectare 45 Ares stood in the name of Shivrarn Vithoba Parkhi, Baban Damu Parkhi and others. Accordingly, at the time of amalgamation and sub-division of the properties as aforesaid, the erstwhile Survey No. 101 Hissa No. 1 and Survey No. 101 Hissa No. 3 were amalgamated together as Survey No. 101 Hissa No. 3 admeasuring 3 Hectares 30 Ares, since the owners were the same and Survey No. 101 Hissa No. 2/2 admeasuring 1 Hectare 60 Ares came to be re-numbered as Survey No. 101 Hissa No. 1.

The revised holdings of the 3 properties was recorded in the following manner:

Sr. No.	Survey No.	Area	Name of the owners
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1.	Survey No. 101 Hissa No. 1	1 Hectare 60 Ares (including 6 Ares <i>potkharab</i>)	(i) Vipradas Chandrakant Menkar; (ii) Narendra Krushnadas Menkar; (iii) Jitendra Vijaykumar Menkar; (iv) Yogendra Vijaykumar Menkar; (v) Milind Chandrakant Menkar.
2.	Survey No. 101 Hissa No. 2	2 Hectare 11 Ares (including 9 Ares <i>potkharab</i>)	(i) Amruta Vithu Bhoir; (ii) Namdeo Genu Dala; (iii) Nathu Laxman Sawant; (iv) Dattu Laxman Sawant; (v) Baban Haribhau Sawant; (vi) Uttam Haribhau Sawant; (vii) Taibai Haribhau Sawant; (viii) Changubai Narayan Matere; (ix) Barkabai Nivruti Kale; (x) Kisan Damu Sawant; (xi) Raghunath Damu Sawant; (xii) Vitthal Damu Sawant; (xiii) Tanaji Damu Sawant; (xiv) Tukaram Damu Sawant; (xv) Gangubai Mahadu Bhoir; and (xvi) Draupada bai Ananta Mazire.
3.	Survey No. 101 Hissa No. 3	3 Hectare 30 Ares (including 14 Ares <i>potkharab</i>)	(i) Hari Laxman Parkhi; (ii) Hausabai Namdeo Shinde; (iii) Shanubai Shivram Parkhi; (iv) Sitaram Shivram Parkhi; (v) Gulab Shivram Parkhi; (vi) Shantaram Shivram Parkhi; (vii) Prabhakar Shivram Parkhi; (viii) Baban Damu Parkhi; (ix) Eknath Maruti Parkhi; (x) Kisan Laxman Parkhi; (xi) Dagdabai Genu Parkhi; (xii) Anjanabai Anandram Karanjawane; (xiii) Manjulabai Dhondiba Ranawade; (xiv) Sakhubai Vithoba Dhumal; (xv) Sakhubai Nivruti Parkhi; (xvi) Mahadeo Rajaram Parkhi;

