

FORMAT-A

Circular No. (28/2021)

To
Maha RERA,
Housefin Bhavan,
Plot No. C - 21,
Bandra Kurla Complex,
Bandra (East),
Mumbai 400051.

LEGAL TITLE REPORT

Sub.: Title Clearance Certificate with respect to ALL THAT piece land bearing Old Survey No. 1287/2P admeasuring 43933 sq.mtrs. or thereabout lying being and situate at Village Wagholi, Taluka Haveli and District Pune ("the said Land") forming part of land admeasuring 65900 sq.mtrs. or thereabout ("the said Larger Land").

1) I have investigated the title of said larger Property at the request of my client, Macrotech Developers Limited a company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at 412, Floor- 4, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001, as the Developer for the said purpose perused following documents i.e.:-

2) **Description of the Property**

ALL THAT piece land bearing Old Survey No. 1287/2P admeasuring 43933 sq.mtrs. or thereabout lying being and situate at Village Wagholi, Taluka Haveli and District Pune ("the said Land") forming part of land admeasuring 65900 sq.mtrs. or thereabout ("the said Larger Land")

3) **Documents of acquirement of said larger land**

i) Deed of Sale dated 08/09/1988, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-2-14471 of 1988 Yashoda Rambhau Satav & 21 others (Vendors) and Kanhaiyalal Motilal Talera & 2 others (Purchaser) for the said Larger Land.

ii) Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07- 1331 of 1994 Kanhaiyalal Motilal Talera & 2 others (Vendors) and Rajendra Sitaram Goel for portion of the said land bearing Gut No. 2273/2P area admeasuring 21,966 square metres or thereabout.

iii) Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07- 1332 of 1994 Kanhaiyalal Motilal Talera & 2 others (Vendors) and Umesh Sitaram Goel for portion of the



said land bearing Gut No. 2273/2P area admeasuring 21,967 square metres or thereabout.

- iv) Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07- 1333 of 1994 Kanhaiyalal Motilal Talera & 2 others (Vendors) and Subhash Sitaram Goel for portion of the said land bearing Gut No. 2273/2P area admeasuring 21,967 square metres or thereabout.
- v) Deed of Release dated 04/10/2018 executed and registered under Serial No. HVL-10-19670-2018 with Sub-Registrar of Haveli-10, by Meena Umesh Goel and Seema Anshul Garg ('Releasors') in favour of Annuj Umesh Goel and Ankit Umesh Goel ('Releasees') for said Larger Land.
- vi) Agreement for Sale dated 15/01/2020 executed and registered under Serial No. HVL6-545-2020 on 15/01/2020 with Sub-Registrar of Haveli-6, by Vajinath Arun Bhagat & others ('Vendor') in favour of Subhash Tukaram Botre ('Purchaser') for said land admeasuring 8000 sq.mtrs. or thereabout.
- vii) Cancellation Deed dated 08/01/2021 executed and registered under Serial No. HVL8-189-2021 on 08/01/2021 with Sub-Registrar of Haveli-8, by Vajinath Arun Bhagat & others ('Vendor') in favour of Subhash Tukaram Botre ('Purchaser') cancelled the Agreement for Sale dated 15/01/2020.
- viii) Deed of Conveyance dated 13/01/2021 executed and registered under Serial No. HVL26-541-2021 with Sub-Registrar of Thane-9, by Subhash Tukaram Botre & Others ('Vendor') in favour of Rajendra Sitaram Goel ('Purchaser') for the land admeasuring 13180 sq.mtrs. or thereabout.
- ix) Deed of Exchange dated 26/08/2022 executed and registered under Serial No. HVL10-22067-2022 with Sub-Registrar of Thane-9, by Kavita Sanjay Palesha and Annuj Umesh Goel, Ankit Umesh Goel, for the said Land.



- x) Deed of Exchange dated 29/08/2022 executed and registered under Serial No. HVL10-22173-2022 with Sub-Registrar of Thane-9, by Sanjay Maniklala Palesha and Annuj Umesh Goel, Ankit Umesh Goel, for the said Land.
- xi) Joint Declaration cum Indemnity dated 03/10/2022 executed by Rajendra Sitaram Goel and 5 others in respect of said land ("**said Declaration**").
- xii) Joint Development Agreement dated 01/11/2022 executed between Ankit Umesh Goel & 4 others and Macrotech Developers Limited for development of said land.
- xiii) Power of Attorney dated 01/11/2022 executed by Ankit Umesh Goel & 4 others in favour of representatives / Nominees of Macrotech Developers Limited for development of the said land.
- xiv) Letter dated 01/11/2022 by 1) Ankit Umesh Goel, 2) Annuj Umesh Goel, 3) Rajendra Sitaram Goel, 4) Sanjay Maniklala Palesha and 5) Kavita Sanjay Palesha addressed to Macrotech Developers Limited.

related said land.

4) **7/12 Extracts**

Online digital certified 7/12 Extracts (Record of Rights) for the year 2019-2020 uploaded on Portal of <https://bhulekh.mahabhumigov.in/> reflects name of Rajendra Sitaram Goel, Subhash Sitaram Goel, Ankit Umesh Goel and Anuj Umesh Goel in respect of said larger land in Wagholi Village as the Land Holder. Tenure of land is shown as Occupational Class-I.

5) **Search Report for 50 years from 1972 to 2022 (51 years)**

Land / Property Search Report dated 04/12/2021 issued by Mr. Rajendra Jaigude, Advocate of Search of Land Record in the Sub-Registrar of Assurances for the period 1972 to 2021 (50 years) of the said Property and same has been dealt in details as hereunder.

Further Land Record Search taken on Online Portal of IGR Website by the

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Company through its' department for the year 2002 to 2022.

ROC Search Report dated 03/11/2021 issued by Simply Cersai, Practising Company Secretary for Searches taken at Registrar of Companies on Macrotech Developers Limited.

ROC Search Report dated 21/09/2022 issued by Sharatkumar Shetty & Associates, Practising Company Secretary for Searches taken at Registrar of Companies on Macrotech Developers Limited.

CERSAI Search Report dated 29/10/2021 issued by Simply Cersai on the website of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of said Property.

- 6) On perusal of the above mentioned documents and all other relevant documents relating to title of the said larger land and relying on the same and also Joint Declaration cum Indemnity dated 03/10/2022 executed by Rajendra Sitaram Goel and 5 others (Owners), I am of the opinion that subject to subsisting mortgage mentioned in Annexure-A hereto and in view of what is set out in Annexure-A as stated therein, the title of Macrotech Developers Limited as the Promoter/Developer for development of the said land is clear, marketable and without any encumbrances and Macrotech Developers Limited well and sufficiently entitled to development rights in respect of the said land, pursuant to the Joint Development Agreement between Ankit Umesh Goel and 4 others (Owners) and Macrotech Developers Limited (Developer).

Owner/Developer of the said Land

- 1) the Owners of the said land bearing Cadastral Survey No. 1287/2P admeasuring 43933 sq.mtrs. or thereabout of Wagholi is Rajendra Sitaram Goel (21966 sq.mtrs.), Ankit Umesh Goel & Anuj Umesh Goel (15110.82 sq.mtrs.), Sanjay Maniklal Palesha (3428.09 sq.mtrs.) and Kavita Sanjay Palesha (3428.09 sq.mtrs.).
- 2) Qualifying comments/remarks : Subsisting mortgage as mentioned in detailed Flow of Title annexed as Annexure "A" hereto and this Report be read and constituted in conjunction with Annexure-A.

The report reflecting the flow of the title of Developer viz. Macrotech Developers Limited as Promoter/Developer to the said land and right of the Developer, is separately enclosed and annexed as **Annexure-"A"**.

Dated this 01st day of November, 2022.



(Pradip Garach)
Advocate High Court, Bombay

Encl.: Annexure "A" –Flow of Title

FORMAT-A

Circular No. (28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sub.: Title Clearance Certificate with respect to ALL THAT piece land bearing Old Survey No. 1287/2P admeasuring 43933 sq.mtrs. or thereabout lying being and situate at Village Wagholi, Taluka Haveli and District Pune ("the said Land") forming part of land admeasuring 65900 sq.mtrs. or thereabout ("the said Larger Land").

1. As per I have investigated the title of said larger land at the request of Macrotech Developers Limited a company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001 ("**Company**") and inter alia on the basis of perusal of the documents herein below, have to state as follows:

(A) The documents in relation to the pertaining to the said land in Village Wagholi forming part of the said larger land

I have perused following documents of title in respect of the all that said larger land in Village Wagholi.

- (i) Village Extract Form 7/12 (Record of Rights) in respect of the said larger land in Village Wagholi;
- (ii) Mutation Entry Nos. 1, 573, 574, 575, 707, 1257, 1884, 2174, 3611, 3612, 3613, 4391, 4769, 4992, 6539, 6542, 6558, 7200, 7252, 12970, 13507 and 18009 in respect of the said larger land;
- (iii) Deed of Sale dated 08/09/1988, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-2-14471 of 1988 Yashoda Rambhau Satav & 21 others (Vendors) and Kanhaiyalal Motilal Talera & 2 others (Purchaser) for the said Larger Land.
- (iv) Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07- 1331 of 1994 Kanhaiyalal Motilal Talera & 2 others (Vendors) and Rajendra Sitaram Goel for portion of the said land bearing Gut No. 2273/2P area admeasuring 21,966 square metres or thereabout.
- (v) Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07- 1332 of 1994 Kanhaiyalal Motilal Talera & 2 others (Vendors) and Umesh Sitaram Goel for portion of the said land bearing Gut No. 2273/2P area admeasuring 21,967 square metres or thereabout.
- (vi) Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07- 1333 of 1994 Kanhaiyalal Motilal Talera & 2 others (Vendors) and Subhash Sitaram Goel for portion of the said land bearing Gut No. 2273/2P area admeasuring 21,967 square metres or thereabout.
- (vii) Deed of Release dated 04/10/2018 executed and registered under Serial No. HVL-10-19670-2018 with Sub-Registrar of Haveli-10, by Meena Umesh Goel and Seema Anshul Garg ('Releasers') in favour of Annuj Umesh Goel and Ankit Umesh Goel ('Releasees') for said larger land.
- (viii) Agreement for Sale dated 15/01/2020 executed and registered under Serial No. HVL6-545-2020 on 15/01/2020 with Sub-Registrar of Haveli-6, by Vajinath Arun Bhagat & others ('Vendor') in favour of Subhash Tukaram Botre ('Purchaser') for said land admeasuring 8000 sq.mtrs. or thereabout.

- (ix) Cancellation Deed dated 08/01/2021 executed and registered under Serial No. HVL8-189-2021 on 08/01/2021 with Sub-Registrar of Haveli-8, by Vajinath Arun Bhagat & others ('Vendor') in favour of Subhash Tukaram Botre ('Purchaser') cancelled the Agreement for Sale dated 15/01/2020 for said land admeasuring 8000 sq.mtrs. or thereabout.
- (x) Deed of Conveyance dated 13/01/2021 executed and registered under Serial No. HVL26-541-2021 with Sub-Registrar of Thane-9, by Subhash Tukaram Botre & Others ('Vendor') in favour of Rajendra Sitaram Goel ('Purchaser') for the land admeasuring 13180 sq.mtrs. or thereabout.
- (xi) Notice of Lis-Pendence dated 16/06/2022, registered with the Office of Sub-Registrar of Offences under serial No. 8922 of 2022 inter alia filed by Tushar Vilas Satav in respect of property bearing Gut No. 1287/2 for institution of Civil Suit No. 1042/2022.
- (xii) Deed of Exchange dated 26/08/2022 executed and registered under Serial No. HVL10-22067-2022 with Sub-Registrar of Thane-9, by Kavita Sanjay Palesha and Annuj Umesh Goel, Ankit Umesh Goel, in related to the land stated therein particularly Gut No. 1287/2 and 1282.
- (xiii) Deed of Exchange dated 29/08/2022 executed and registered under Serial No. HVL10-22173-2022 with Sub-Registrar of Thane-9, by Sanjay Maniklala Palesha and Annuj Umesh Goel, Ankit Umesh Goel, in related to the land stated therein particularly Gut No. 1287/2 and 1282.
- (xiv) Joint Declaration cum Indemnity dated 03/10/2022 executed by Rajendra Sitaram Goel and 5 others in respect of said land (**"said Declaration"**).
- (xv) Joint Development Agreement dated 01/11/2022 executed between Ankit Umesh Goel & 4 Others (Owners) and Macrotech Developers Limited (Developer) for development of said land.
- (xvi) Power of Attorney dated 01/11/2022 executed by Ankit Umesh Goel & 4 Others (Owners) in favour of representatives / Nominees of Macrotech Developers Limited (Developer) for development of said land.
- (xvii) Letter dated 01/11/2022 by 1) Ankit Umesh Goel, 2) Annuj Umesh Goel, 3) Rajendra Sitaram Goel, 4) Sanjay Maniklal Palesha and 5) Kavita Sanjay Palesha addressed to Macrotech Developers Limited.
- (xviii) Land / Property Search Report dated 04/12/2021 issued by Mr. Rajendra Jaigude, Advocate of Search of Land Record in the Sub-Registrar of Assurances for the period 1972 to 2021 (50 years) of the said land and same has been dealt in details as hereunder.
- (xix) ROC Search Report dated 03/11/2021 issued by Simply Cersai, Practising Company Secretary for Searches taken at Registrar of Companies on Macrotech Developers Limited.
- (xx) ROC Search Report dated 21/09/2022 issued by Sharatkumar Shetty & Associates, Practising Company Secretary for Searches taken at Registrar of Companies on Macrotech Developers Limited.
- (xxi) CERSAI Search Report dated 29/10/2021 issued by Simply Cersai on the website of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of said land.
- (xxii) Litigation Search Report dated 11/01/2022 in respect of Ankit Umesh Goel, Report dated 12/01/2022 in respect of Anuj Umesh Goel, Report dated 13/01/2022 in respect of



Rajendra Sitaram Goel and Report dated 17/01/2022 in respect of Subhash Sitaram Goel issued by Cubictree Technology Solutions Private Limited

- (xxiii) Dhaval Vussonji, Advocate & Solicitors has given Public Notice dated 29/01/2022 in the Economim Times (Pune Classified Edition) and Maharashtra Times (Pune Classified Edition) calling for third party claims for the said larger land.

(B) **Flow of Title of the said larger land**

- i) On perusal of the Deed of Conveyance dated 11/07/1994, I state that prior to the year 1960, one Ranchodgir Guru Shivbakas Gir Gosavi ("Ranchodgir") was seized and possessed of agricultural land admeasuring 32 Acres and 12 Gunthas equivalent to 1,30,713 square meters bearing Survey No. 263 situate, lying and being at Village Wagholi with the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat Wagholi ("entire land").
- ii) As per Mutation Entry No. 4391 dated 10/08/1948, it is recorded that the name of Durgadas Tejram Bakshi ("Durgadas") was recorded as a Protected Tenant of the entire land under Section 3A of the Bombay Tenancy and Agricultural Land Act, 1948.
- iii) As per Mutation Entry No. 4769 dated 01/01/1953, it is recorded that one Laxman Hari Sahastrabudhe made an Application bearing reference no. 100 of 1950 stating that name of Durgadas recorded as Protected Tenant is irrelevant and/or hollow entry and same shall be deleted, accordingly the name of Durgadas as the Protected Tenant of the entire land came to be deleted.
- iv) As per Mutation Entry No. 4992 dated 07/09/1955, it is recorded that as per the Bombay Tenancy and Agricultural Lands Act, 1948 the name of one Laxman Hari Sahasrabudhe ("Laxman") as Simple Tenant was entered in the "Other Rights" Column of 7/12 extract pertaining to the entire land.
- v) As per Mutation Entry No. 6539 dated 25/03/1962, it is recorded that Ranchodgir Guru Shivbakas Gir Gosavi died on 20/06/1960, leaving behind him (i) Sonabai Ranchodgir Gosavi ("Sonabai") (widow), (ii) Narendragir Guru Ranchodgir Gosavi ("Narendragir") (son), (iii) Prakashagir Ranchodgir Gosavi ("Prakashgir") (son) (minor), (iv) Champabai Omprakashgir Gosavi ("Champabai") (daughter) and (v) Kamalkishor Ranchodgir Gosavi ("Kamalkishor") (daughter) (minor) as his legal heirs. The name of said Sonabai was mutated as the Landholder in capacity as a Manger of Head of the Family and also as a mother and natural guardian of legal heirs, who were minors at that point in time, in the 7/12 extract of the entire land.
- vi) As per Mutation Entry No. 6542 dated 05/07/1962, it is recorded that on the basis of Order dated 04/07/1962 in Case No. ALT/36-62, passed by the Additional Mamlatdar and Agricultural Lands Tribunal, Haveli it was held that the Provisions of the said Act were not applicable to the Larger Property. Hence, name of Laxman Hari Sahastrbudhye as Protected Tenant ordered to be deleted.
- vii) As per Mutation Entry No. 6558 dated 19/11/1962, it is recorded that by and under a Sale Deed dated 15/06/1962 registered with the Office of Sub-Registrar of Assurances under serial no. 943 of 1962 (i) Sonabai as Manager of Hindu undivided Family, (ii) Narendragir, (iii) Champabai (iv) Prakashagir and (v) Kamalkishor, (iv) and (v) Minors represented through their natural guardian mother Sonabai (Vendors) sold and conveyed to and unto Bajirao Bapuji Satav ("Bajirao") and Rambhau Bala Satav ("Rambhau") (Purchasers), the said Property bearing Survey No. 263 for valuable consideration and in terms thereof.

- viii) On perusal of the Deed of Conveyance dated 11/07/1994, it appears that:
- a. Bajirao and Rambhau agreed at the time of purchasing the entire land that Bajirao would hold, use, occupy and enjoy the northern portion of the entire land thereof admeasuring 20 Acres equivalent to 80,937 square meters ("**Bajirao's Land**") while Rambhau would hold, use, occupy and enjoy the southern position of the entire land thereof admeasuring 12 acres and 12 gunthas equivalent to 49,776 square meters thereof ("**Rambhau's Land**"). The respective contributions of Bajirao and Rambhau towards the purchase price were made in proportion to their respective portions agreed to be held by them.
 - b. The aforesaid understanding arrived at by and between Bajirao and Rambhau regarding partition of said entire land and they continued to hold their respective portions of the said entire land.
- ix) Mutation Entry No. 7200 dated 25/12/1968 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957. Thus, the measurement of the said Property was shown in Decimal system (Metric system).
- x) As per Mutation Entry No. 7252 dated 04/02/1970 it is recorded that, on the death of Bajirao Bapuji Satav died on 10/09/1966, names of his legal heirs viz. (i) Tukaram Bajirao Satav ("Tukaram") (son), (ii) Gyanoba Bajirao Satav ("Gyanoba") (son), (iii) Sulochana Ramrao Chawat ("Sulochana") (daughter), (iv) Subhadra Daulatrao Chawat ("Subhadra") (daughter) and (v) Rewubai Tukaram Botre ("Rewubai") (daughter), were entered on 7/12 Extracts as Landholders in respect of the land bearing Survey No. 263.
- xi) On perusal of Deed of Conveyance dated 11/07/1994, it is recorded that all the lands within the limits of the Gram Panchayat Wagholi were assigned Gat Numbers in substitution of old Survey Numbers and accordingly Survey No. 263 forming part of land was assigned Gat No. 2273 Village Wagholi.
- xii) As per Mutation Entry No. 573 dated 22/06/1981, it is recorded that by and under Sale Deed dated 23/02/1981 executed between Tukaram Bajirao Satav & Others sold and conveyed to and unto Baburao Devchandra Shah ("Baburao Shah"), portion of Gat No. 2273 (part) admeasuring 3 Hectares and 24 Ares equivalent to 32,400 square meters at and for a valuable consideration and in terms thereof.
- xiii) As per Mutation Entry No. 574 dated 22/06/1981, it is recorded that by and under Sale Deed dated 23/02/1981 executed between Tukaram Bajirao Satav & Others sold and conveyed to and unto Baburao Devchandra Shah, portion of Gat No. 2273 (part) admeasuring 2 Hectares and 43 Ares equivalent to 24,300 square meters at and for a valuable consideration and in terms thereof.
- xiv) As per Mutation Entry No. 575 dated 22/06/1981 it is recorded that, by and under Sale Deed dated 23/02/1981 executed between Tukaram Bajirao Satav & Others sold and conveyed to and unto Parima Rohipan Kasad, ("Parima"), portion of Gat No. 2273 (part) admeasuring 81 Ares equivalent to 8,100 square meters at and a valuable consideration and in terms thereof.
- xv) As per Mutation Entry No. 707 dated 29/08/1982, it is recorded that Baburao Shah divided his portion of share admeasuring 5 Hectares and 67 Ares equivalent to 56,700 square meters in equal shares amongst (i) Harilal Devchandra Shah ("Harilal") (ii)



Jayantilal Devchandra Shah ("Jayantilal") (iii) Pramlal Devchandra Shah ("Pramlal") (iv) Subhashchandra Devchandra Shah ("Subhashchandra") (v) Sharad Shah ("Sharad") and (vi) Ashok Shah ("Ashok"), pursuant to the application and submission made in this behalf.

- xvi) As per Mutation Entry No. 1257 dated 24/10/1986, it is recorded that on the death of Rambhau Bala Satav died on 20/11/1984, names of his legal heirs viz. (i) Yashoda Rambhau Satav ("Yashoda") (widow), (ii) Baban Rambhau Satav ("Baban") (son), (iii) Kailas Rambhau Satav ("Kailas") (son), (iv) Vilas Rambhau Satav ("Vilas") (son), (v) Vimal Popat Hargude ("Vimal") (daughter) and (vi) Kamal Kaluram Gade ("Kamal") (daughter) were entered on 7/12 extract as Landholder in respect of land bearing Gut No. 2273/P. It is further recorded that Vimal Popat Hargude and Kamal Kaluram Gade executed affidavit and made submission to released and relinquished their respective undivided rights in respect of Gut No. 2273 (part). Hence, names of Vimal Popat Hargude and Kamal Kaluram Gade were deleted in the 7/12 extracts in respect of Gut No. 2273 (part).
- xvii) On perusal of the Sale Deed dated 15/01/2020, it is recorded that, on the death of Rewubai died on 09/10/1982, names of her legal heirs viz. (i) Subhash Tukaram Botre ("Subhash Botre") (ii) Manda Uttam Gaikwad ("Manda") and (iii) Vaishali Kaluram Pawar ("Vaishali") were entered on 7/12 extract as Landholder in respect of land bearing Gut No. 2273/P.
- xviii) As per Mutation Entry No. 1884 dated 27/09/1990, it is recorded that by and under a Deed of Sale dated 08/09/1988, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-2-14471 of 1988, (i) Yashoda Rambhau Satav, (ii) Baban Rambhau Satav, (iii) Saraswati Baban Satav, (iv) Kailas Rambhau Satav, (v) Parvati Kailas Satav, (vi) Vilas Rambhau Satav, (vii) Kantabai Vilas Satav, (viii) Tukaram Bajirao Satav, (ix) Dwarkabai Tukaram Satav, (x) Bapusaheb Tukaram Satav, (xi) Manikrao Tukaram Satav, (xii) Gyanoba Bajirao Satav, (xiii) Subhadra Gyanoba Satav, (xiv) Dattatraya Gyanoba Satav, (xv) Ramchandra Gyanoba Satav, (xvi) Vinod Gyanoba Satav (minor, represented through his father and natural guardian Gyanoba), (xvii) Sunil Gyanoba Satav (minor, represented by father and natural guardian Gyanoba Bajirao Satav), (xviii) Vimal Popat Hargude, (xix) Kamal Kaluram Gade, (xx) Sulochana Ramchandra Chavat and (xxii) Subhadrabai Daulat Chavat ('Vendors') sold and conveyed to and unto (i) Kanhaiyalal Motilal Talera ("Kanhaiyal") (ii) Prafull Kanhaiyalal Talera ("Praful") and (iii) Pramod Kanhaiyalal Talera ("Pramod") ("Purchasers") half portion of land bearing Gut No. 2273 admeasuring 6 hectares and 59 ares equivalent to 65,900 square metres out of land admeasuring 1,30,713 sq.mtrs. or thereabout for valuable consideration and on such terms, covenants and conditions stated therein, being referred as said larger land herein.
- xix) As per Mutation Entry No. 2174 dated 12/11/1990, it is recorded that pursuant to application made by Kanhaiyalal Motilal Talera stating that he purchased Gut No. 2273 of Village Wagholi and same was recorded under Mutation Entry No. 1884 dated 27/09/1989. However, there is additional area of 11 Ares acquired under the said transaction. By reason whereof, land comprising Gut No. 2273 admeasuring 130713 sq.mtrs. or thereabout. In consequence thereof, the land comprising Gut no. 2273 came to be sub-divided into Gut No. 2273 Hissa No. 1 admeasuring 6 hectares 48 Ares equivalent to 64,800 square meters and Gut No. 2273 Hissa No. 2 admeasuring 6 hectares and 59 Ares equivalent to 65,900 square meters. I note that Gut No. 2273/1 admeasuring 64,800 square meters was purchased by Babulal Devchand Shah (56700 sq.mtrs.) and Parima Rohipan Kasad (8100 sq.mtrs.) under Sale Deed both dated 23/02/1981 and Gut No. 2273/2 admeasuring 65,900 square meters ("said larger land") was purchased by (i) Kanhaiyalal Motilal Talera (ii) Prafull



Kanhaiyalal Talera and (iii) Pramod Kanhaiyalal Talera under Deed of Sale dated 08/09/1988, registered with the Office of Sub-Registrar of Assurances under Serial no. 14471 of 1988.

- xx) As per Mutation Entry No. 3611 dated 01/08/1994, it is recorded that by and under a Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07- 1331 of 1994 and executed between (i) Kanhaiyalal Motilal Talera, (ii) Prafull Kanhaiyalal Talera and (iii) Pramod Kanhaiyalal Talera ('Vendors') and Rajendra Sitaram Goel ("Rajendra") ('Purchaser'), whereby the Vendors sold and conveyed to and unto Rajendra Sitaram Goel ("Rajendra") ('Purchaser'), portion of the land bearing Gut No. 2273/2P area admeasuring 21,966 square metres ("**Rajendra's Land**") for valuable consideration and on such terms, covenants and conditions stated therein.
- xxi) As per Mutation Entry No. 3612 dated 01/08/1994, it is recorded that by and under a Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07-1332 of 1994 and executed between (i) Kanhaiyalal Motilal Talera, (ii) Prafull Kanhaiyalal Talera and (iii) Pramod Kanhaiyalal Talera ('Vendors') and Umesh Sitaram Goel ("Umesh") ('Purchaser'), whereby the Vendors sold and conveyed to and unto Umesh Sitaram Goel ("Umesh") ('Purchaser') portion of the land bearing Gut No. 2273/2P area admeasuring 21,967 square metres ("**Umesh's Land**") for valuable consideration and on such terms, covenants and conditions stated therein.
- xxii) As per Mutation Entry No. 3613 dated 01/08/1994, it is recorded that by and under a Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07-1333 of 1994 and executed between (i) Kanhaiyalal Motilal Talera, (ii) Prafull Kanhaiyalal Talera and (iii) Pramod Kanhaiyalal Talera ('Vendors') and Subhash Sitaram Goel ("Subhash") ('Purchaser'), whereby the Vendors sold and conveyed to and unto Subhash Sitaram Goel ("Subhash") ('Purchaser') portion of the land bearing Gut No. 2273/2P area admeasuring 21,967 square metres ("**Subhash's Land**") for valuable consideration and on such terms, covenants and conditions stated therein.
- xxiii) As per Mutation Entry No. 1 dated 07/02/2002 it appears that, pursuant to Letter bearing No. Bhumpam/Wadi/Subdivision/Aakarband/97 dated 29/10/1997 issued by Supritendant of Land Record, Taluka Haveli read with Order bearing No. 863 of 1997 dated 12/11/1997 issued by Tahsildar, Haveli, it was informed that land in Village Wagholi (Avalwadi) became independently /separately assess for Revenue. Hence, there was configuration of the Gut Numbers, map and assessment of Land Record of the said Village. By reason whereof, the Gut No. 2273 was renumbered and identified Gut No. 1287. However, there was no changing in Hissa Number of Gut No. 2273. Thus, land comprising Gut No. 2273/2 was assigned New Gut No. 1287/2.
- xxiv) As per Mutation Entry No. 12970 dated 02/07/2018, it is recorded that on the death of Umesh Sitaram Goel died on 20/08/2016, names of his legal heirs viz. (i) Annuj Umesh Goel ("Annuj"), (ii) Ankit Umesh Goel ("Ankit") (son), (iii) Meena Umesh Goel ("Meena") (widow) and (iv) Seema Anshul Garg ("Seema Garg") (daughter), were entered on 7/12 Extracts as Landholders in respect of New Gat No. 1287/2.
- xxv) As per Mutation Entry No. 13507 dated 15/01/2019, it is recorded that by and under a Release Deed dated 04/10/2018 registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-10-19670 of 2018 and executed between (i) Meena Umesh Goel and (ii) Seema Anshul Garg (Releasors) released and relinquished their respective undivided rights in respect of Umesh's Land forming part of said larger

land in favour of (i) Anuj Umesh Goel and (ii) Ankit Umesh Goel (Releasees) as stated therein.

- xxvi) As per Mutation Entry No. 18009 dated 07/07/2022, it is recorded that on the basis of Order bearing No. RTS155/SR/262/2022 dated 13/06/2022 Leraned Talathi Haveli, Pune, wherein rectification of land comprising 1287/2 as follows:
- (i) Rajendra Sitaram Goel area 21966 sq.mtrs. or thereabout pursuant to Conveyance Deed No. 1331/1994;
 - (ii) Umesh Sitaram Goel through his legal heirs viz. Anuj Umesh Goel and Ankit Umesh Goel area 21967 sq.mtrs. or thereabout pursuant to Conveyance Deed No. 1332/1994;
 - (iii) Subhash Sitaram Goel area 21967 sq.mtrs. or thereabout pursuant to Conveyance Deed No. 1333/1994;
- xxvii) By and under Agreement for Sale dated 15/01/2020, registered with the Office of Sub-registrar of Assurances under serial no. HVL-06-545 of 2020 and executed between Subhash Botre ('Vendor') and (i) Vajjnaath Arun Bhagat ('Vajjnaath'), (ii) Navnaath Baban Jagtaap ('Navnaath') and (iii) Sachin Subhash Botre ('Sachin') ('Purchasers') wherein Vendor has agreed to sale to Purchaser portion of the land bearing Gat No. 1287/2(Part) admeasuring 80 Ares equivalent to 8000 square meters for valuable consideration and on terms, covenants and conditions stated therein.
- xxviii) By and under a Sale Deed dated 31/12/2020 executed and registered with the Office of Sub-Registrar of Offences under serial no. HVL-26-541 of 2021 dated 13/01/2021 between (i) Subhash Tukaram Botre, (ii) Manda Uttam Gaikwad and (iii) Vaishali Kaluram Pawar ('Vendors') with confirmation of (i) Sachin Subhash Botre, (ii) Anush Sachin Botre, (iii) Atharva Sachin Botre, (iv) Reshma Sachin Botre, (v) Madhukar Subhash Botre, (vi) Anagha Madhukar Botre, (vii) Arohi Madhukar Botre, (viii) Swati Madhukar Botre, (ix) Pravin Subhash Botre, (x) Shreya Pravin Botre and (xi) Usha Subhash Botre (Confirming Parties No.1) and Dattatray Baburao Jagtaap (Confirming Party No.2) and (i) Rajendra Sitaram Goel, (ii) Subhash Sitaram Goel, (iii) Annuj Umesh Goel and (iv) Ankit Umesh Goel ('Purchasers'), the Vendors sold and conveyed to and unto the Purchasers land bearing Survey No. 1287/2 (Part) (Original Survey No. 263 and Old Gut No. 2273/2) admeasuring 1 hectare and 31.80 Ares equivalent to 13,180 square meters out of land admeasuring 6 hectare and 59 Ares equivalent to 65900 sq.mtrs. or thereabout for valuable consideration and on such terms, covenants and conditions stated therein.
- xxix) By and under a Cancellation Deed dated 08/01/2021, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-08-189 of 2021 and executed between Subhash Botre (therein referred to Party of First Part) of One Part and (i) Vajjnath, (ii) Navnath, and (iii) Sachin (therein referred to as party of Second Part) of the Other Part, Subhash Botre along with Vajjnath, Navnath and Sachin terminated the Sale Deed dated 15/01/2020 registered with the Office of Sub-Registrar of Assurances under serial no. HVL-06- 545 of 2020 on terms and conditions mentioned therein.
- xxx) By Deed of Exchange dated 26/08/2022 executed and registered with the Office of Sub-Registrar of Assurances, Haveli under serial No. HVL-10-22067 of 2022 between Kavita Sanjay Palesha ('Kavita') and Ankit Umesh Goel & Annuj Umesh Goel ('Goels'), wherein Goels have conveyed to Kavita by way of exchange their land bearing Gut no. 1287/2 admeasuring 3428.09 sq.mtrs. or thereabout (out of 21967 sq.mtrs.) against Kavita has conveyed her land bearing Gut No. 1282



admeasuring 3428.09 sq.mtrs. or thereabout on terms and condition stated therein.

- xxxi) Deed of Exchange dated 29/08/2022 executed and registered with the Office of Sub-Registrar of Assurances, Haveli under serial No. HVL-10-22173 of 2022 between Sanjay Maniklal Palesha ("Sanjay") and Ankit Umesh Goel & Annuj Umesh Goel ("Goel"), wherein Goel have conveyed to Sanjay by way of exchange their land bearing Gut no. 1287/2 admeasuring 3428.09 sq.mtrs. or thereabout (out of 21967 sq.mtrs.) against Sanjay has conveyed his land bearing Gut No. 1282 admeasuring 3428.09 sq.mtrs. or thereabout on terms and condition stated therein.
- xxxii) In premise aforesaid, I note that (i) Rajendra Sitaram Goel, (ii) Subhash Sitaram Goel, (iii) Annuj Umesh Goel and (iv) Ankit Umesh Goel ("Owners") became entitled to their respective portion of the said land collectively referred herein as said land forming part of the said larger land.

(C) **TRANSACTION DOCUMENTS**

1. By and under a Joint Development Agreement dated 01/11/2022, ("**JDA**"), executed between 1) Ankit Umesh Goel, 2) Annuj Umesh Goel, 3) Rajendra Sitaram Goel, 4) Sanjay Maniklal Palesha and 5) Kavita Sanjay Palesha ("**Owners**") and Macrotech Developers Limited ("**Macrotech/Developer**"), whereunder Ankit Umesh Goel and others inter alia irrevocably granted assigned and transferred unto Developers the absolute and unencumbered rights to develop the said Property admeasuring 43933 square meters or thereabouts more particularly described in Part B of the First Schedule thereunder written together with exploiting, utilizing and consuming the whole of the Development Potential by whatever name called of/arising from the said land on terms and conditions stated therein.
2. Pursuant thereto, by Irrevocable Powers of Attorney dated 01/11/2022 executed by 1) Ankit Umesh Goel, 2) Annuj Umesh Goel, 3) Rajendra Sitaram Goel, 4) Sanjay Maniklal Palesha and 5) Kavita Sanjay Palesha ("**Owners**") in favour of representatives / nominees of Macrotech Developers Limited ("**Developer**") whereby the Owner has appointed the Developer as a true and lawful Attorney and conferred upon the Developer powers and authorities to do and carry out all and any acts, deeds, matters and things for and its behalf and in its name for development of the said land as stated therein in terms of Joint Development Agreement.
3. Simultaneously, by and under Letter dated 01/11/2022 by 1) Ankit Umesh Goel, 2) Annuj Umesh Goel, 3) Rajendra Sitaram Goel, 4) Sanjay Maniklal Palesha and 5) Kavita Sanjay Palesha addressed to Macrotech Developers Limited wherein the said Ankit Umesh Goel & 4 others have inter alia undertaken that they shall released and redeemed Indenture of Mortgage dated 24/08/2019 registered with the Office of Sub Registrar of Assurances under serial no. HVL-23-17483 of 2019 executed between (1) Meenamani Ganga Builders (therein referred to as Borrower) of First Part, (2) Annuj Goel (therein referred to as the 'Obligor 1') of the Second Part, (3) Ankit Goel (therein referred to as the 'Obligor 2') of the Third Part, (4) GGLB Estates (therein referred to as the 'Obligor 3') of Fourth Part (all herein collectively referred to as Mortgagors) and Piramal Trusteeship Services Limited (therein referred to as 'Security Trustee/Mortgagee' of the Other Part, ("Piramal Mortgage Deed") by 30th November, 2022.

(D) MORTGAGE

4. By and under Indenture of Mortgage dated 24/08/2019 registered with the Office of Sub Registrar of Assurances under serial no. HVL-23-17483 of 2019 executed between (1) Meenamani Ganga Builders (therein referred to as Borrower) of First Part, (2) Annuj Goel (therein referred to as the 'Obligor 1') of the Second Part, (3) Ankit Goel (therein referred to as the 'Obligor 2') of the Third Part, (4) GGLB Estates (therein referred to as the 'Obligor 3') of Fourth Part (all herein collectively referred to as Mortgagors) and Piramal Trusteeship Services Limited (therein referred to as 'Security Trustee/Mortgagee') of the Other Part, ("Piramal Mortgage Deed") Mortgagors thereby created security interest over mortgaged property inter alia the portion of the said larger land as First ranking exclusive charge in favor of the Mortgagee.
5. I note that by and under Letter dated 01/11/2022 by 1) Ankit Umesh Goel, 2) Annuj Umesh Goel, 3) Rajendra Sitaram Goel, 4) Sanjay Maniklal Palesha and 5) Kavita Sanjay Palesha addressed to Macrotech Developers Limited wherein the said Ankit Umesh Goel & 4 others have undertaken that they shall released and redeemed the aforesaid mortgage by 30th November, 2022.

(E) SEARCHES:

i) **SEARCH OF LAND RECORD IN THE OFFICE OF CONCERNED SUB REGISTRAR**

6. I have seen Search Report dated 04/12/2021 issued by Mr. Rajendra Jaigude, Advocate of searches of Land Record caused by Dhaval Vussonji, Advocates & Solicitors for the records maintained by the Office of the Sub-Registrar of Assurances in respect of the said larger land for the period from the year 1972 to 2021 (i.e. 50 years). On perusal thereof I note that, in addition to the documents recorded hereinabove and the following additional document, no other documents/entries, have been found during the course of search.

- 4.1 Agreement dated 04/05/2021 registered with the Office of Sub-Registrar of Assurances under serial No. 10970 of 2021 and executed between Ramkrushna Hemchandra Satav (as Consenting Party), Satyavan Hemchandra Satav (as Consenting Party), Rajendra Sitaram Goel through Power of Attorney holder Danial Kadam; Anuj Umesh Goel and Ankit Umesh Goel through their Power of Attorney holder Shailendra Ghadi; and Subhash Sitaram Goel through its Power of Attorney holder Ashok Gade with Hemchandra Dashrath Satav.

I have not been furnished with the copy of the aforesaid Agreement dated 04/05/2021. By and under said Declaration, Owners declared and confirmed that the aforesaid Agreement dated 04/05/2021 does not (i) pertain to the said Property; and/or (ii) affect the rights, title and interest of Owners in respect of the land bearing Gut No 1287/2.

- 5.1 Deed of Sale dated 08/09/1988 registered with the Office of Sub-Registrar of Assurances under serial No. 14471 of 1988.

- 5.2 Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under serial No. 1331 of 1994.

- 5.3 Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under serial No. 1332 of 1994.

- 5.4 Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under serial No. 1333 of 1994.



5.5 Release Deed dated 09/10/2018, registered with the Office of Sub-Registrar of Assurances under serial No. 19670 of 2018.

5.6 Sale Deed dated 31/12/2020, registered with the Office of Sub-Registrar of Offences under serial No. 541 of 2020.

5.7 Notice of Lis-Pendence dated 16/06/2022, registered with the Office of Sub-Registrar of Offences under serial No. 8922 of 2022 inter alia filed by Tushar Vilas Satav in respect of land bearing Gut No. 1287/2 for institution of Civil Suit No. 1042/2022.

5.8 Deed of Exchange dated 26/08/2022, registered with the Office of Sub-Registrar of Assurances under serial No. 22067 of 2022 between Kavita Sanjay Palesha ("Kavita") and Ankit Umesh Goel & Annuj Umesh Goel ("Goel"), wherein Goel have conveyed to Kavita by way of exchange their land bearing Gut no. 1287/2 admeasuring 3428.09 sq.mtrs. or thereabout (out of 21967 sq.mtrs.) against Kavita has conveyed his land bearing Gut No. 1282 admeasuring 3428.09 sq.mtrs. or thereabout as stated therein.

5.9 Deed of Exchange dated 29/08/2022, registered with the Office of Sub-Registrar of Assurances under serial No. 22173 of 2022 between Sanjay Maniklal Palesha ("Sanjay") and Ankit Umesh Goel & Annuj Umesh Goel ("Goel"), wherein Goel have conveyed to Sanjay by way of exchange their land bearing Gut no. 1287/2 admeasuring 3428.09 sq.mtrs. or thereabout (out of 21967 sq.mtrs.) against Sanjay has conveyed his land bearing Gut No. 1282 admeasuring 3428.09 sq.mtrs. or thereabout as stated therein.

Further Land Record Search taken on Online Portal of IGR Website by the Company through its' department for the year 2002 to 2022.

ii) **ROC Search Report:**

7. I have seen Search Report dated 03/11/2021 issued by Simply Cersai related to searches caused by Dhaval Vussonji, Advocates & Solicitors being carried out on the Online Portal of Ministry of Corporate Affairs for Meenamani Ganga Builders LLP. On perusal thereof, I note that, following charges have been found in respect of the said larger land.

Sr. No.	Date of Charge Creation	Charge ID No.	Property details	Charge Holder
1.	23/08/2019	100287805	All that piece and parcel of land admeasuring 2 Hecter 68.794 Acres out of which part 2 is a portion admeasuring 1 Hecter 15.984 Acer of Gat No. 1287/2 (Old Gat No. 2273/2) of Village Wagholi.	Piramal Trusteeship Services Private Limited

8. I have relied upon ROC Search Report dated 21/09/2022, issued by Sharatkumar Shetty & Associates (Company Secretaries). Upon perusal of the Search Report I note that the Search Report does not reveal any adverse entry/ies in respect of the said larger land.

iii) **CERSAI Search Report:**

9. I have seen Search Report dated 29/10/2021 by Simply Cersai related to searches caused by Dhaval Vussonji, Advocates & Solicitors on the website of



Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of said larger land. On perusal of aforesaid Search Report, I note that no charges have been found in respect of the said larger land.

iv) **Litigation Search Report:**

10. Dhaval Vussonji, Advocates & Solicitors have caused searches to be conducted online in relation to pending suits filed by or against the Goel Group before various Courts in India; and have been provided with the Report dated 11/01/2022 in respect of Ankit Umesh Goel, Report dated 12/01/2022 in respect of Anuj Umesh Goel, Report dated 13/01/2022 in respect of Rajendra Sitaram Goel and Report dated 17/01/2022 in respect of Subhash Sitaram Goel issued by Cubictree Technology Solutions Private Limited. Based on the said Reports, the litigations and/or proceedings that were and are filed by and/or against (i) Mr. Subhash Sitaram Goel, (ii) Mr. Rajendra Sitaram Goel, (iii) Mr. Annuj Umesh Goel and (iv) Mr. Ankit Umesh Goel are set out in Part A, Part B, Part C and Part D respectively of the Second Schedule hereunder written. I have not been furnished with any documents/papers/orders pertaining to the litigations and/or proceedings. By and under said Declaration dated 03/10/2022, Owners confirmed and declared that none of the disposed/pending litigations and/or proceedings (i) pertain to the said larger land; and/or (ii) affect the rights, title and interest of Mr. Subhash Sitaram Goel, Mr. Rajendra Sitaram Goel, Mr. Annuj Umesh Goel and Mr. Ankit Umesh Goel in respect of the said larger land; and/or (iii) no adverse order/s has/have passed in any of the disposed/pending litigations and/or proceedings thereby affecting/impacting the rights, title and interest of Mr. Subhash Sitaram Goel, Mr. Rajendra Sitaram Goel, Mr. Annuj Umesh Goel and Mr. Ankit Umesh Goel in respect of the said larger land and/or affecting the sale, transfer and/or development of the larger land.
11. I note that in Land Record Search the online portal of Inspector General of Registration (IGR) Website for the year 2002 to 2022. In the said search, I came across Notice of Lis-Pendence dated 16/06/2022, registered with the Office of Sub-Registrar of Offences under serial No. 8922 of 2022 inter alia filed by Tushar Vilas Satav in respect of land bearing Gut No. 1287/2 for institution of Civil Suit No. 1042/2022. The said Suit filed by Suresh Baban Satav and 4 others against Prafull Kanhaiyalal Talera and 49 others before Civil Court Senior Division Pune. In this suit, Rajendra Sitaram Goel, Ankit Umesh Goel, Annuj Umesh Goel and Subhash Sitaram Goel are made party Defendant No. 3, 4, 5 and 6 respectively. I note that there is no adverse order passed in respect of the said larger land in the said Suit and same is pending.

(F) **Development Plan and Remarks (DP Plan & Remarks)**

12. I have not been furnished with any DP Plan and Remarks issued by Pune Municipal Corporation / Pune Metropolitan Region Development Authority for the said larger land. I recommend technical diligence in this regard.

(G) **Public Notice**

13. Dhaval Vussonji, Advocate & Solicitors has given Public notice on 29/01/2022 in the Economic Times (Pune Classified Edition) and Maharashtra Times (Pune Classified Edition) calling for third party claims, if any, to the said larger land and I have not received claims/objections pursuant thereto.

(H) **Other Observations**

14. I have not been furnished with any Non-agricultural Taxes ("NA Taxes") Assessment Bills and the payment receipts thereof in respect of the said larger land. By and under the said Declaration, Owners confirmed and declared that



the NA Taxes for the period upto 31/03/2022 have been paid for the said larger land and that there are no arrears in respect thereof.

15. I have been furnished with a Zone Certificate dated 18/03/2019 bearing No. Ja.kra. PMRD/Village Wagholi/Old Gat No. 2273/36061 issued by Pune Metropolitan Region Development Authority stating that the said larger land come in the and falling into the category of Agricultural Zone.
16. I have been furnished us with a Notification dated 27/05/2019 bearing No. TPA-1814/655/Pra.kra 212 and 213/14/Niv-13 issued by the Government of Maharashtra, Urban Development Department, Mantralaya, Mumbai (" said Notification") whereby the catagorization of land inter alia bearing Gat no. 1287 was changed from Agricultural/No development Zone to Residential Zone subject to interalia terms and conditions mentioned below:
 - 14.1 To get the layout of the land approved from Pune Metropolitan Region Development Authority as per sanctioned Development Control Regulation.
 - 14.2 Landowner/developer shall develop internal roads, open spaces, amenities spaces at its own cost. It shall be necessary to provide compound wall around open spaces and amenities spaces.
 - 14.3 All the necessary basic infrastructure for civic amenities such as potable and sufficient water supply, sewerage system, solid waste management, waste water treatment plant etc. required for the development of the land shall be made available by the landowner/developer at his own cost.
 - 14.4 In the amenity space, development/construction of amenity shall be made available by the Land Owner/Developer as suggested by the Pune Metropolitan Region Development Authority.
 - 14.5 If the lands under modification are proposed to be developed by way of plotted layout, then sale of plots under such layout shall be monitored by the Pune Metropolitan Region Development Authority in relation to development of civic amenities as per the stages given therein. If Group Housing scheme is proposed in the layout then the stages of development of civic amenities and permissible sale of tenements shall be as mentioned therein and Occupation Certificate shall not be given unless civic amenities specified by the Pune Metropolitan Region Development Authority are fully developed. In case of non-compliance, Layout and Non-Agricultural permission shall be liable to be cancelled.
 - 14.6 Development shall not be permissible on any land having slope equal to or steeper than 1:5 and on such land shall be considered for development not shall the FSI of such land be permissible.
 - 14.7 It shall be binding on the Landowner/Developer to provide approach road of requisite width as per the Regulations at his own cost.
 - 14.8 Land Owner/Developer shall not construct the compound wall on the boundary of nala without obtaining the building permission from the Competent Authority after finalization of the boundaries of the Lands as per the N.A. Order.
 - 14.9 If the requisite fee and premium is not deposited by the concerned landowners (including the owner of the subject property) up to 06/03/2019 then such lands are deemed to be deleted from the process

of modification and considered to be included in the Agricultural and No development zone.

- 14.10 If the conditions as laid down in the Notification dated 27/05/2019 are not fulfilled by the Owners, then the land bearing Gat No. 1278/2 along with other Gat Nos. will get deleted from the process of modification from Agricultural/No development Zone to Residential Zone and they shall be included in the Agricultural and No development zone.

By and under said Declaration, Owners confirmed and declared that all aforesaid terms and conditions mentioned in the said Notification has been fully complied.

17. I have not been furnished with any Property Tax Assessment Bills and the payment receipts thereof. By and under the said Declaration, Owners confirmed and declared that the Property Tax for the period up to 31st March, 2022 have been paid and that there are no arrears in respect thereof.

(I) Revenue Records

18. Online digital certified 7/12 Extracts (Record of Rights) for the year 2021 uploaded on Portal of <https://bhulekh.mahabhumi.gov.in/> reflects name of Rajendra Sitaram Goel, Subhash Sitaram Goel, Ankit Umesh Goel and Anuj Umesh Goel in respect of said larger land in Wagholi Village as the Land Holder. Tenure of land is shown as Occupational Class-I.

(J) Miscellaneous / Other Observation

19. By and under the Declaration dated 03/10/2022, 1) Rajendra Sitaram Goel, 2) Ankit Umesh Goel, 3) Annuj Umesh Goel, 4) Sanjay Maniklal Palesha and 5) Kavita Sanjay Palesha, have inter alia declared and confirmed that:

- 17.1 Owners are the sole and absolute Owner of and is well and sufficiently entitled to the said land.
- 17.2 The title of Owners in respect of said land is free, clear and marketable free from all encumbrances of whatsoever nature.
- 17.3 Owners have duly paid the entire consideration under the title deeds/documents by and under which the said land was purchased by it from its predecessors-in-title and such title deeds/documents are valid, subsisting and binding and the same have neither been cancelled nor revoked.
- 17.4 The Owners is in the sole, exclusive and uninterrupted use, occupation and lawful possession of the said land.
- 17.5 No other person or party has any share, right, title, interest, claim or demand into over or upon the said land or any part thereof either by way of sale, assignment, development rights, exchange, charge, mortgage, gift, trust, bequest, tenancy, possession, inheritance, caretaker, leave and license, lien or otherwise howsoever and further, there are no persons claiming rights to the said land or any part thereof as lessees, licensees or otherwise howsoever.
- 17.6 Save and except for the charges/mortgages created by and under the Piramal Mortgage Deed there is no other mortgages/charges have been created on the said land or any part thereof.
- 17.7 There are no suit/s or any proceeding/s or litigations including but not limited to legal, quasi-legal, administrative, arbitration, mediation,



conciliation or other proceedings, any lis pendens, claims, actions or governmental investigations of any nature pending or, threatened against or with respect to the said land or any part thereof.

- 17.8 No prohibitory orders, impediment, restraint or injunction passed by any Court of Law or by any Revenue Body or Authority or Tribunal restraining Owners from holding and/or developing the said land.
- 17.9 The said land has sufficient motor able access from a public road.
- 17.10 The said land is demarcated and surveyed and there is no dispute as to the boundaries of the said Property.
- 17.11 There are no letters/orders/notices issued in respect of the said land or any portion thereof under the provisions of the Urban Lands (Ceilings and Regulation) Act, 1976.
- 17.12 Neither the said land nor any part thereof is subject to any easementary rights or right of way or any restrictive covenants or otherwise.
- 17.13 Neither the said land nor any portion thereof is subject to any acquisition proceeding by the State Government or any other Government Authority.
- 17.14 There is/are no religious structure/s on the said land.
- 17.15 There are no electricity sub-stations, underground pipes etc. running through the said land or any portion thereof.
- 17.16 Neither the said land nor any part thereof falls within 100 meters of heritage buildings and/or within a heritage precinct.
- 17.17 Neither the said land nor any part thereof is affected by forest reservation.
- 17.18 Neither the said land is abutting any defence area.
- 17.19 All taxes including charges, premiums (for transfer or otherwise), rents, demands, claims, revenue, cesses, penalties and all other dues and outstanding towards any municipal authority, the government and/or any other entity including but not limited to water, electricity, municipal charges, etc. in respect of the said land and its development thereof have been paid in full as on the date hereof and there are no arrears in respect thereof.
- 17.20 There are no contingent liabilities in the books of Owners which may attach to the said land.
20. This Opinion on Title is limited to only to the extent of said land bearing Survey No. 1287/2P admeasuring 43933 sq.mtrs. or thereabout forming a part of the said larger land.
21. Since my scope of work does not includes considering aspects within a domain of an Architect and Surveyor, I have not carried out inspection of the said larger land nor have commented on zoning and development aspects thereof etc.
22. My Legal Title Report is based on provisions of applicable laws, prevailing at the present time and the facts of the matter, as I understand them to be my understanding is based upon and limited to information provided to me. Any variance of the facts or of law may caused corresponding change in my Legal Title Report.



THE FIRST SCHEDULE ABOVE REFERRED TO

Part A

Description of the said Larger Land

All that piece or parcel of land or ground admeasuring 65,900 square meters (*as per revenue records*) bearing New Gat No. 1287/2 (Old Gat No. 2273 and Old Survey No. 263) situate, lying and being at Village Wagholi, Taluka Haveli and District Pune.

Part B

Description of the said Land

All that piece or parcel of land or ground admeasuring 43933 square meters *forming part of the said Larger Land* being New Gat No. 1287/2P (Old Gat No. 2273 and Old Survey No. 263) situate, lying and being at Village Wagholi, Taluka Haveli and District Pune.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Findings of the Litigation Searches)

Part A

(Litigation Search Findings of Mr. Subhash Sitaram Goel)

1. Case No. S.L.P CC No.001138 of 2014 filed before Supreme Court of India by Subhash Sitaram Goel against Kanhaiyalal Motilal Talera.
2. Case No. WP/6365 filed before Bombay High Court by Subhash Sitaram Gole against Competent Authority and Deputy Registrar Co-operatives Societies Pune and Others.
3. Case No. WP/1440 of 2021 filed before Bombay High Court by Subhash Sitaram Goel against Kamal Deepak.
4. Case No. WP/99243 of 2020 (Stamp) filed before Bombay High Court by Subhash Sitaram Goel against Siddharth Ganga Tower Co-operative Housing Limited.
5. Case No. ARP/98714 of 2020 (Stamp) filed before Bombay High Court by M/S Kimberly Clark Hygiene Products Private Limited against Subhash Sitaram Goel Partner M/S Goel Avishkar Logistics.
6. Case No. IA/2500 of 2019 filed before Bombay High Court by Subhash Sitaram Goel against M/S Kimberly Clark Hygiene Products Private Limited.
7. Case No. ARA/33 of 2019 filed before Bombay High Court by Subhash Sitaram Goel against M/S Kohinoor Tissue Converting Company.
8. Case No. ARA/7 of 2020 filed before Bombay High Court by Subhash Sitaram Goel against M/S Kimberly Clark Hygiene Products Private Limited.
9. Case No. IA/2501 of 2019 filed before Bombay High Court by Subhash Sitaram Goel against M/S Kohinoor Tissue Converting Company.
10. Case No. WP/6361 of 2019 filed before Bombay High Court by Subhash Sitaram Goel against SMT Kamal Deepak.
11. Case No. WP/5248 of 2019 filed before Bombay High Court by Balasheb Arjun against Subhash Sitaram Goel and Others.

12. Case No. AO/697 of 2019 filed before Bombay High Court by SMT Malan Maruti Sagar and ORS against Subhash Sitaram Goel.
13. Case No. CRA/630 of 2019 filed before Bombay High Court by M/S Kalpa Construction and ORS against Subhash Sitaram Goel.
14. Case No. FA/992 of 2018 filed before Bombay High Court by Ms. Subhash Sitaram Goel and ORS against MR. Manik Nivrutti Kodre and Others.
15. Case No. WP/14762 of 2018 filed before Bombay High Court by Satish Gajanan Mulik against Subhash Sitaram Goel and Others.
16. Case No. WP/8398 of 2017 filed before Bombay High Court by Subhash Itaram goel against SMT Sarubai Narayan Mulik and Others.
17. Case No. CAS/477 of 2016 filed before Bombay High Court by Malan Pralhad Satav against Subhash Sitaram Goyal.
18. Case No. SA/258 of 2016 filed before Bombay High Court by Malan Pralhad Satav against Subhash Sitaram Goyal.
19. Case No. FA/ 2052 of 2005 filed before Bombay High Court by Subhash Sitaram Goel against Trimbak Vishnu Laddkar and Another.
20. Case No. CAS/41429 of 2003 (stamp) filed before Bombay High Court by Kamlabai S. Shirodkar against Subhash Sitaram Goel.
21. Case No. MCA/100014/2014 filed before District and Session Court by Ashok Shivram Hajare against Subhash Sitaram Goel.
22. Case No. R.C.S/200662 of 2008 filed before Civil Court Senior Division by Alim Abubkar Chagala against Subhash Sitaram Goel.
23. Case No. SPL C.S/200609 of 2010 filed before Civil Court Senior Division by Subhash Sitaram Goel against Yamunabai Bhiku Wanjale.
24. Case No. SPL CS/200378 of 2011 filed before Civil Court Senior Division by Subhash Sitaram Goel against Prakash Mahadeo Nikalaje.
25. Case No. M.C.A/100368 of 2012 filed before District Sessions Court, Pune by Subhash Sitaram Goel against Rajendra Vishnu Jog.
26. Case No. M.C.A/100367 of 2012 filed before District Sessions Court, Pune by Subhash Sitaram Goel against Rajendra Vishnu Jog.
27. Case No. SPL. CS/200408 of 2012 filed before Civil Court Senior Division, Pune by Gulab Gabaji Pawar against Subhash Sitaram Goel.
28. Case No. SPL C.S/200720 of 2013 filed before Civil Court Senior Division, Pune by Subhash Goel against Ramdas Trimbak Gote.
29. Case No. Civil M.A/100138 of 2015 filed before District and Session Court, Pune by Subhash Sitaram Goel against Shirish Chahpal Karia.
30. Case No. R.C.S/201674 of 2015 filed before Civil Court Senior Division, Pune by Subhash Sitaram Goel against State of Maharashtra.
31. Case No. R.C.S/ 201617 of 2015 filed before Civil Court Senior Division, Pune by Subhash Sitaram Goel against Bharat V. Jain.

32. Case No. R.C.S/ 201616 of 2015 filed before Civil Court Senior Division, Pune by Subhash Sitaram Goel against Sheetal Uday Chownde.
33. Case No. SPL C.S/200604 of 2015 filed before Civil Court Senior Division, Pune by Pravin Khivraj Bhandari against Subhash Sitaram Goel.
34. Case No. M.C.A/488 of 2016 filed before District Session Court, Pune by Subhash Sitaram Goel against Divya Kishor Sankala.
35. Case No. SPL CS/1187 of 2016 filed before Civil Court Senior Division, Pune by M/s. Citrine Homes LLP through Subhash Sitaram Goel against Whitestone Livespaces Private Limited.
36. Case No. SPL C.S/1093 of 2016 filed before Subhash Sitaram Goel against Mahendra Ramkarandas Agarwal.
37. Case No. Civil M.A/184 of 2021 filed before Civil Court Senior Division, Pune by M/s Suryakant Kakade and Associates- Soul Space Projects Limited against Subhash Sitaram Goel.
38. Case No. SPL CS/722 of 2021 filed before Civil Court Senior Division, Pune by Ganga Housing Private Limited through Subhash Rajendra Goel against Oceanic Estates Private Limited.
39. Case No. Commercial Suit/24 of 2021 filed before District and Sessions Court, Pune by Marvel Realtors and Developers Limited against Subhash Sitaram Goel.
40. Case No. R.C.S/1244 of 2021 filed before Civil Court Senior Division, Pune by Ganga Aria Bland B2 Co-op Housing Society.
41. Case No. SPL CS/1386 of 2021 filed before Civil Court Senior Division, Pune by Ganga Preet Co-operative Society Limited against M/s Goel Constructions through Subhash Sitaram Goel.
42. Case No. SPL CS/790 of 2017 filed before Civil Court Senior Division, Pune by Rajiv Krishnadev Chawla against Subhash Sitaram Goel.
43. Case No. Reg.Sum.Suit/240 of 2017 filed before Civil Court Senior Division, Pune by Rajiv Krishnadev Chawla against Grand Realty Private Limited through Subhash Sitaram Goel.
44. Case No. Misc Appln MPID/100388 of 2016 filed before City Sessions Court, Mumbai by Citrine Homes LLP through Subhash Sitaram Goel against Sai Prasad Properties Ltd and others.
45. Case No. SPL C.S/578 of 2021 filed before Civil Court Senior Division, Pune by M/S Suryakant Kakade and Associates against Subhash Sitaram Goel.
46. Case No. Crim.M.A/2051 of 2021 filed before Civil Court Senior Division, Pune by Bhojraj Pilajirao Jadhavrao against Subhash Sitaram Goel.
47. Case No. M.C.A/79 of 2020 filed before District and Sessions Court, Pune by M/s Deep Ganga Associates against Sanjay Ramchandra Kodre.
48. Case No. SPL C.S/ 680 of 2020 filed before Civil Court Senior Division, Pune by Subhash Sitaram Goel against Shalutai Tukaram Buddhiwant.
49. Case No. SPL C.S/ 961 of 2020 filed before Civil Court Senior Division, Pune by Vithaldas Mathuradas Company and V.M. Associates through Divya Amlani against Subhash Goel.



50. Case No. SPL C.S/280 of 2020 filed before Civil Court Senior Division, Pune by M/S Goel Estate Partnership Firm through Subhash Sitaram Goel against Rohidas Sopanrao Pawar.
51. Case No. R.C.S/1549 of 2021 filed before District and Sessions Court, Pune by Prashant Kisan Shelke against Mahanagar Constructions through Subhash Sitaram Goel.
52. Case No. R.C.C/3394 of 2020 filed before Chief Judicial Magistrate, Pune by Abhijit Sabbanwar against Subhash Sitaram Goel.
53. Case No. SPL C.S/ 785 of 2019 filed before Civil Court Senior Division, Pune by Subhash Sitaram Goel against Marvel Land Private Limited.
54. Case No. Civil M.A/30 of 2019 filed before Civil Court Senior Division, Pune by Malan Maruti Sasar against M/S Ganraj Homes Private Limited.
55. Case No. SPL C.S/3 of 2019 filed before Civil Court Senior Division, Pune by Malan Maruti Sasar against M/S Ganraj Homes Private Limited through Subhash Sitaram Goel.
56. Case No. R.C.A/69 of 2018 filed before District and Session Court, Pune by Satishchandra Bhajanlal Dube against Subhash Sitaram Goel.
57. Case No. R.C.S/200526 of 2017 filed before Civil Court, PMC Civil by Subhash Sitaram Goel against PMC.
58. Case No. MCA/16 of 2018 filed before District and Sessions Court , Pune by Subhash Sitaram Goel against Namdeo Damu Gote.
59. Case No. R.C.S/1358 of 2018 filed before Civil Court Senior Division, Pune by M/S Mahanagar Constructions through Subhash Sitaram Goel against Hariganga Co-op Housing Society Limited.
60. Case No. SPL C.S/ 1051 of 2018 filed before Civil Court Senior Division by Subhash Sitaram Goel against Range Forest Officer.
61. Case No. Reg Dkst/135 of 2018 filed before Subhash Sitaram Goel against Namdeo Ganpat Jadhav.
62. Case No. R.C.S/ 201720 of 2004 filed before Civil Court, PMC Civil by Trimbak Vishnu Ladkat against Subhash Sitaram Goel.
63. Case No. A.17/1131 filed before State Consumer Disputes Redressal Forum by Subhash Sitaram Goel against M/S Orbitz Corporate & Lesiure Travels Private Limited.
64. Case No. ITA/1532/PUN of 2017 filed before ITAT by Deputy Commissioner of Income Tax, Pune against Subhash Sitaram Goel.
65. Case No. CC005000000022970 filed before RERA by Mr. Mahesh Gaitam Mandlecha against Shri Subhash Sitaram Goel.
66. Case No. CC005000000023072 filed before RERA by Mr. Wincy Dominic Savio D'souza against Subhash Sitaram Goel.
67. Case No. CC005000000095709 filed before RERA by Mr. Chellythody Puthanvidu Mohandas against Subhash Sitaram Goel



Part B

(Litigation Search Findings of Mr. Rajendra Sitaram Goel)

1. Case No. 28 of 2018 filed before Bombay High Court by Mr. Subhash Sitaram Goel and ORS against Mr. Manik Nivrutti Kodre and Others.
2. Case No. 1 of 2019 filed before Bombay High Court by Mr. Mr. Subhash Sitaram Goel and ORS against Mr. Manik Nivrutti Kodre and Others.
3. Case No. 753 of 2016 filed before Bombay High Court by M/s Kalpa Construction against Rajendra Sitaram Goel.
4. Case No. 96 of 2016 filed before High Court by Shri Bajrang Power and Ispat Limited, Rajendra Goel against State of Chhattisgarh.
5. Case No. 916 of 2017 filed before High Court by M/s Shri Bajrang Power and Ispat Limited against Chhattisgarh Environment Conservation Board.
6. Case No. 1585 of 2018 filed before High Court by Commissioner of Income Tax, Pune against Rajendra Sitaram Goel.
7. Case No.862 of 2013 filed before Bombay High Court by Sunil Eknath Kole and Others against The State of Maharashtra through Urban Development and Others.
8. Case No. WP/20215 of 2021 (stamp) filed before High Court by Rajendra Sitaram Goel and Another against Jai Enterprises and Associates and Others.
9. Case No. WP/11190 of 2021 (stamp) filed before High Court by Rajendra Sitaram Goel against The State of Maharashtra.
10. Case No. 200526 of 2014 filed before Civil Court Pune by Balaji Associates against PMC.
11. Case No. 200720 of 2013 filed before Civil Court Pune by Rajendra Sitaram Goel against Ramdas Trimbak Gote.
12. Case No. 135 of 2018 filed before Civil Court Pune by Leelabai Sitaram Bhadale, Jaiprakash Sitaram Goel, Subhash Sitaram Goel, Rajendra Sitaram Goel against Namdeo Ganpat Jadhav and Others.
13. Case No. 64 of 2017 filed before District and Sessions Judge by Rajendra Goel against Tehsildar Singh and Others.
14. Case No. 492 of 2010 filed before City Civil and Sessions Judge by Theresa Fernandes against Munikrishnaappa G A and Rajendra Goel.
15. Case No. 69 of 2018 filed before District and Sessions Court Pune by Satishchandra Bhajanlal Dube and Nilam Satishchandra Dube against Kaluram Eknath Galande and Others.
16. Case No. 201160 of 2012 filed before Civil Court Pune by Motibai Baban Nivangune against Kashinath Bhiku Gaikwad and Others.
17. Case No. 790 of 2017 filed before Civil Court Pune by Rajiv Krishnadev Chawla and Priti Rajiv Chawla against Rajendra Sitaram Goel and Others.
18. Case No. 201417 of 2012 filed before Civil Court Pune by MS Mahanagar Developers, Bharat Mithala Nagori, Chetan Purushottambhai Patel, Kesrimal Motilal Mutha against Meharsingh Harnamsing Panshtia and Others.



19. Case No. Original Suit/473 of 2019 Civil Judge Senior Division UP by Rajendra Goel against Rajesh Goel.
20. Case No. SPL C.S/200609 of 2010 filed before Civil Court Senior Division by rajendra Sitaram Goel against Yamunabai Bhiku Wanjale.
21. Case No. Civil Suit/733 of 2021 filed before Civil Judge Junior Division by Rajendra Goel against Babu Singh.
22. Case No. SPL C.S/200200 of 2011 filed before Civil Court Senior Division, Pune by Rajendra Sitaram Goel against Jay Enterprises Associates.
23. Case No. 13438 of 2013 filed before Chief Judicial Magistrate by Rajendra Goel against Pursottam.
24. Case No. Crim Misc/ 1146 of 2019 filed before District and Session Judge, Uttar Pradesh by Rajendra Goel against State of UP.
25. Case No. 2617 of 2016 filed before Chief Judicial Magistrate UP by Praveen Kumar Agrawal against Rajendra Goel.
26. Case No. 100751 of 2012 filed before District and Sessions Court Pune by Rajendra Sitaram Goel against State of Maharashtra.
27. Case No. 419874 of 2015 filed before JMFC Court Pune by Raminder Singh Hora SO Balbir Singh Hora against Rajinder Goel and Anita Rajendra Goel.
28. Case No. MCA 16 of 2018 filed before District by Rajendra Goel against Namdeo Damu Gote.
29. Case No. Misc Criminal 232 of 2021 filed before Hardiwar Chief Judicial Magistrate by Rajendra Goel against None.
30. Case No. RCC/4642 of 2017 filed before Chief Judicial Magistrate by Rajendra Goel against Rahibhai Sitaram Chavan.
31. Case No. Commercial Suit/24 of 2012 filed before District by Marvel Realtors and Developers Limited against M/S Shree Balaji Associates Pune LLP through Rajesh Sitaram Goel.
32. Case No. Civil M.A/184 of 2021 filed before District by M/s Suryakant Kakade and Associates against Rajendra Sitaram Goel.
33. Case No. SPL C.S/578 of 2021 filed before District by M/s Suryakant Kakade and Associates against Rajendra Sitaram Goel.
34. Case No. Civil M.A/30 of 2019 filed before District by Jaiprakash Sitaram Goel against Rajendra Sitaram Goel.
35. Case No. SPL C.S/1051 of 2018 filed before District by Rajendra Sitaram Goel against Range Forest Officer.
36. Case No. M.C.A/488 of 2016 field before District by Rajendra Sitaram Goel against Hemant Bagareddy Motado.
37. Case No. R.C.S/201674 of 2015 filed before District by Rajendra Sitaram Goel against Jeetendra Ganeshmal Sanghvi.
38. Case No. R.C.S/201616 of 2015 filed before District by Rajendra Sitaram Goel against Sheetal Uday Chownde.

39. Case No. SPL C.S/200604 of 2015 filed before District by Pravin Khivraj Bhandari against Rajendra Sitaram Goel.
40. Case No. SPL C.S/200720 of 2013 filed before District by Rajendra Sitaram Goel against Ramdas Trimbak Gote.
41. Case No. SPL C.S/201662 of 2013 filed before District by Rajendra Sitaram Goel against Kailash Ganpat Borate.
42. Case No. SPL C.S/201417 of 2012 filed before District by Ms Mahanagar Developers against Rajendra Sitaram Goel.
43. Case No. CC/16.139 of 2016 filed before Consumer Court by Mr Rajendra Sitaram Goel against M/S Ajmera Housing Corporation.
44. Case No. A/17/1130 of 2017 filed before Consumer Court by Mr Amul Rajendra Goel against M/S Orbitz Corporate and Leisure Travels.
45. Case No. CC/13/467 of 2013 filed before Consumer Court by Mrs. Sunny Chandna and Mrs. Harshada Sunny Chandna against M/s Goel Properties through its Partner Rajendra Sitaram Goel.
46. Case No. CC/14/50 of 2014 filed before Consumer Court by Mrs. Vaishali Avinash Kenjale against M/S Goel properties through its Partner Rajendra Sitaram Goel.
47. Case No. CC/09/26 filed before Consumer Court by SMT Vanessa D'souza and Others against Rajendra Sitaram Goel.
48. Case No. EA/12 of 2018 filed before District Consumer Disputes Redressal Forum by Rajendra Goel against The General Manager, Appolo Munich Health Insurance Company Limited.
49. Case No. 535 of 2018 filed before ITAT by Rajendra Sitaram Goel against Deputy Commissioner of Income Tax, Circle-7.

Part C

(Litigation Search Findings of Mr. Annuj Umesh Goel)

1. Case No. MA 97/PUN of 2021 filed before ITAT by Deputy Commissioner of Income Tax against Annuj Goel.
2. Case No. Civil M.A/289 of 2021 filed before District by Shree Enterprises Through Proprietor Swati Tanaji Patil against Anuj Umesh Goel.
3. Case No. CRI.Rev.App/385 of 2021 filed before District by Meenamani Ganga Builder LLP Through Annuj Umesh Goel against Shree Enterprises Through Swati Tanaji Patil etc.
4. Case No. SPL. Dkst/3 of 2021 filed before District by Annuj Umesh Goel against Akshay Tanaji Bhote.
5. Case No. S.C.C/ 12374 of 2021 filed before District by Shree Enterprises through Swati Tanaji Patil against Annuj Umesh Goel.
6. Case No. Civil M.A/572 of 2020 filed before District by M/S Goel Siddhi Ventures against M/S B.K Construction Thirugh Partner Navaz Faji Khan.

7. Case No. M.C.A/16 of 2018 filed before District by Anuj Umesh Goel against Hanumant Damu Goel.
8. Case No. Civil M.A/791 of 2018 filed before District by Annuj Umesh Goel against Nil.
9. Case No. R.C. S/1358 of 2018 filed before District by Annuj Umesh Goel against Haruganga Co-op Housing Society Limited.
10. Case No. SPL C.S/1051 of 2018 filed before District by Annuj Umesh Goel against Range Forest Officer.
11. Case No. SPL. C.S/ 729 of 2018 filed before District by M/S Goel Siddhi Ventures against Ashish Manik Dangat.
12. Case No. Cri.M.A/4726 of 2018 filed before District by Annuj Umesh Goel against The State.
13. Case No. R.C.S/ 781 of 2017 filed before District by Nikon Builders Private Limited against Minamani Ganga Builders LLP.
14. Case No. SPL C.S/ 225 of 2016 filed before District by Annuj Umesh Goel against Radhabai Vitthalrao kawade.
15. Case no. Civil M.A/100653 of 2014 filed before District by Annuj Umesh Goel against Prakash Devram Gofane.
16. Case No. S.C.C/1331 of 2016 filed before District by M/S Meenamani Ganga Buiders LLP against Anil Bhaurao Chalke.
17. Case No. IA/2863 of 2021 filed before High Court by Meenamani Ganga Builders LLP, Annuj Umesh Goel against Shree Enterprises through Proprietor Mrs. Swati Tanaji Patil.
18. Case No. ARA/18463 of 2021 (stamp) filed before High Court Meenamani Ganga Builders Ganga Builders, Annuj Umesh Goel against Shree Enterprises through Proprietor Mrs. Swati Tanaji Patil.
19. Case No.ARP/21487 of 2021 (stamp) filed before High Court by M/S Shree Enterprises against Anuj Umesh Goel.
20. Case no.WP/1440 of 2021 filed before High Court by Late Umesh Sitaram Goel against Kamal Deepak, Dilip Ubale and Others.
21. Case No. WP/6361 of 2019 filed before High Court by Anuj Umesh Goel against SMT, Kamal Deepak.
22. Case No. AO/236 of 2021 filed before High Court by Shree Siddhivinayak Developers against Bhalchandra Rajaram Dhone and Others.
23. Case no. IA/3361 filed before High Court by Shree Siddhivinayak Developers against Bhalchandra Rajaram Dhone and Others.
24. Case No. APL/205 of 2019 filed before High Court by M/s Ecostar Goel Properties against M/S Amit Nigade and Associates.
25. Case No. APL/204 of 2019 filed before High Court by M/S Siddhivinayak Developers against M/S Amit Nigade and Associates.

26. Case No. CRA/575 of 2019 filed before High Court by Annuj Umesh Goel against M/S D.S Argade.
27. Case No. WP/3507 of 2017 filed before High Court by M/S Peninsula Properties against Annuj Umesh Goel.

Part D

(Litigation Search Findings of Mr. Ankit Umesh Goel)

1. Case No. T.P.(C) No. 000001 of 2019 filed before Supreme Court of India filed by Smriti Goel against Ankit Goel.
2. C.A. No. 011183 - 011184 /SLP(C) No. 023215 – 023216 of 2017 filed before Supreme Court of India by Commissioner of Central Excise Delhi & others against Mr Ankit Goel.
3. Case No. 28 of 2018 filed before Bombay High Court by Mr. Subhash Sitaram Goel and ORS against Mr Manik Nivrutti Korde and Others.
4. Case No. 1 of 2019 filed before Bombay High Court by Mr Sitram Goel and ORS against Mr Manik Nirutti Kodre and Others.
5. Case No. 2 of 2019 filed before Bombay High Court filed by Mr Bharat Mithalal Nagori against Mr Manik Nirutti Kodre and Others.
6. Case No. 23 of 2018 filed before Bombay High Court by Mr. Bharat Mithalal Nagori against Mr Manik Nirutti Kodre and Others.
7. Case No. 8910 of 2018 filed before Delhi High Court by Ankit Goel and Another against Union of India and Another.
8. Case No. 406 of 2018 filed before Uttarakhand High Court by M/S Rama Agro Food Products and others against O.P. Kala.
9. Case No. 420 of 2018 filed before Bombay High Court by The Supreme Industries Limited against Aniket Goel Trading as Goel Trading Goel Trading Company.
10. Case No. 319 of 2019 filed before Bombay High Court by The Supreme Industries Limited against Aniket Goel Trading as Goel Trading Goel Trading Company.
11. Case No. ARP/21487 of 2021(stamp) filed before High Court by M/S Shree Enterprises against Ankit Umesh Goel.
12. Case No. COMS/18403 of 2021 filed before High Court by IDBI Trusteeship Services Limited against Ankit Umesh Goel.
13. Case No. [●] filed before High Court by Ankit Umesh Goel against Kamal Deepak, Dilip Ubale and Others.
14. Case No. WP/6361 filed before High Court by Shri Ankit Umesh Goel against SMT. Kamal Deepak, Dilip Ubale and Others.
15. Case no. 46 of 2019 filed before MUNSIFF Establishment by SMT Sarita Devi Agrawal and Others against Gulab Goel, Amit Goel, Sumit Goel and 20 others.
16. Case No. 602 of 2020 filed before Civil Court by M/S Himalayan Industries Thri Ankit Goel against Jogesh Kumar.
17. Case No. 2805 of 2021 filed before Civil Court Gurugram by Ankit Goel against Industries Development Bank of India.

18. Case No. 2 of 2017 filed before Civil Judge Cum JMJC, TC Kandaghat by Smriti Goel against Ankit Goel.
19. Case No. 58367 of 2016 filed before Senior Civil Judge cum RC, North- West, RHC by Anil Kumar Goel against Ankit Goel.
20. Case No. PROB/2 of 2021 filed before Civil Judge Senior Division, Taluka Court, Bahadurgarh by Ankit Goel through his Father Vipin Goel against General Public.
21. Case No. Cs/1249 of 2020 filed before Civil Judge Senior Division, Ambala by Ankit Goel against Pawan Kumar Goel.
22. Case No. Cs/2663 of 2020 filed before Civil Judge Senior Division, Yamunanagar by Ankit Goel against Pawan Kumar Goel.
23. Case No. CS/179 of 2019 filed before Civil Judge Senior Division buy Tarun Kumar S/O Ashok Kumar against Ankit Goel S/O Sudarshan Goel.
24. Case No. CS/ 2678 of 2021 field before Civil Judge Senior Division, Faridabad by Vidya Devi against Ankit Goel.
25. Case No. 36 of 2018 filed before Chief Judicial Magistrate Sonipat by Ankit Goel against Anish Kumar.
26. Case No. 65 of 2018 filed before District and Sessions Court by Ankit Goel against Smriti Goel.
27. Case No. 32 of 2018 filed before District and Sessions Court by Ankit Goel against Smriti Goel.
28. Case No. 569 of 2018 filed before Chief Judicial Magistrate Punjab by M/S Hem Coal Depot against Maa Chintpurni Papers Private Limited, Amit Jain, Ankit Goel.
29. Case No. 23588 of 2017 filed before Chief Metropolitan Magistrate by Axis Bank Limited against Ankit Goel.
30. Case No. COMI/71 of 2015 filed before Criminal Courts Samana by Shivani Goel against Ankit Goel.
31. Case No. BA/5696 of 2018 filed before District and Sessions Court, Patiala, Punjab, Criminal Causelist by Ankit Goel against State of Punjab.
32. Case No. BA/409 of 2019 filed before District and Sessions Court, Patiala, Punjab, Criminal Causelist by Ankit Goel against State of Punjab.
33. Case No. BA/1257 of 2019 filed before District and Sessions Court, Patalia, Punjab Criminal Causelist by Ankit Goel against State of Punjab.
34. Case No. Misc Criminal Case/16 of 2020 filed before District and Sessions Judge, Uttar Pradesh, Criminal Causelist by The State against Ankit Goel.
35. Case No. Coma/30 of 2019 filed before District, Haryana, Criminal Causelist by Yukti against Ankit Goel.
36. Case No. CC NI Act/85 of 2020 filed before District, Delhi, Criminal Causelist by Unique Alloys Private Limited against Ankit Goel.
37. Case No. Cr.Reg.Case/44064 of 2019 filed before CMM Jaipur Metro HQ, Rajasthan, Criminal Causelist by Tata Capital Financial Services Limited against Ankit Goel.



38. Case No. Criminal Case/2501421 of 2016 filed before Chief Judicial Magistrate, Uttar Pradesh, Criminal Causelist by Seeways Agry Seeds against Ankit Goel.
39. Case No. Warrant or Summons Criminal Case/31905 of 2020 filed before Chief Judicial Magistrate, Uttar Pradesh, Criminal Causelist by State of UP against Ankit Goel.
40. Case No. Cr.Reg.Case/452656 of 2019 filed before CMM Jaipur Metro HQ, Rajasthan, Criminal Causelist by Tata Capital Financial Services Limited against Ankit Goel.
41. Case No. Warrant or Summons Criminal Case/2670 of 2020 filed before Chief Judicial Magistrate, Uttar Pradesh, Criminal Causelist by State of UP against Ankit Goel.
42. Case No. Cr. Case/2398 of 2021 filed before Delhi, Criminal Causelist by The State against Ankit Goel.
43. Case No. Ct Cases/10470 of 2020 filed before Delhi, Criminal Causelist by M/s Blue Jay Finlease against Ankit Goel.
44. Case No. NACT/2055 of 2021 filed before Punjab, Criminal Causelist by Axis Bank Limited against Ankit Goel.
45. Case No. Cr Cases/6638 of 2019 filed before Delhi, Criminal Causelist by The State against Ankit Goel.
46. Case No. Ct Cases/10222 of 2019 filed before Delhi, Criminal Causelist by Standard Chartered Bank against Ankit Goel.
47. Case No. Cr Case/3227 of 2018 filed before Delhi, Criminal Causelist by The State against Ankit Goel.
48. Case No. 14269 of 2018 filed before Chief Metropolitan Magistrate by Ankit Goel against Lal Chand.
49. Case No. 105 of 2018 filed before District Sessions Court by Ankit Goel against Smriti Goel.
50. Case No. 104 of 2018 filed before District Sessions Court by Ankit Goel, Bala Goel, Satish Goel against Smriti Goel.
51. Case No. 6068 of 2017 filed before Chief Metropolitan Magistrate by State against Ankit Goel, Bharat Bhushan Goel, Sushma Goel and Karan.
52. Case No. 14136 of 2017 filed before CMM ACMM MM Jaipur by Tata Capital Financial Services Limited against Ankit Goel.
53. Case No. 35987 of 2017 filed before Cr. Reg. Case by Tata Capital Services Limited against Ankit Goel.
54. Case no. 1593 of 2018 filed before Chief Metropolitan Magistrate, North RHC by Tanvi Goel against Ankit Goel.
55. Case No. 9490 of 2014 filed before MM Court, Kolkata by M/S Vision Industries Private Limited against MS Goel Home Products Private Limited.
56. Case No. 18063 of 2016 filed before Chief Metropolitan Magistrate, North-West, RHC by Neha Goel against Ankit Goel.
57. Case No. 4225 of 2019 filed before Chief Metropolitan Magistrate by Prerna Goel against Ankit Goel and Others.



58. Case No. 5114 of 2020 filed before Chief Metropolitan Magistrate by Vikas Jain against Ankit Goel.
59. Case No. 6098 of 2019 filed before Chief Metropolitan Magistrate, Central, THC by Karnika against Ankit Goel and Others, Surrender Aggarawal, Sunita Agarwal, Rupak Garg, Manali Garg.
60. Case No. 35987 of 2017 filed before CMM ACMM Jaipur Metro HQ II by TATA Capital Services Limited against Ankit Goel.
61. Case No. 44064 of 2019 filed before CMM ACMM Jaipur Metro HQ II by Tata Capital Financial Services Limited against Ankit Goel.
62. Case No. Criminal Case/879 of 2019 filed before Roorkee Additional Chief Judicial Magistrate by Ankit Goel against Raees.
63. Case No. Complaint Cases/3304112 of 2018 filed before Chief Judicial Magistrate by Ankit Goel against M/s Ratan.
64. Case No. Ct. Cases/21860 of 2019 filed before Chief Metropolitan Magistrate by Ankit Goel against Abhishek Srivastava.
65. Case No. CS (COMM)/168 of 2019 filed before District and Sessions Judge, Central THC by Ankit Umesh Goel against Satish Arora (Since Deceased) Through his LRS and Others.
66. Case No. Hindu Marriage Act/3 of 2021 filed before District and Sessions Court, TC Kandaghat by Ankit Goel against Smriti Goel.
67. Case No. Ex Criminal/21 of 2018 filed before Chief Judicial Magistrate, North-West, Delhi by Neha Goel against Ankit Goel.
68. Case No. Warrant or Summons Criminal Case/4967 of 2021 filed before Chief Judicial Magistrate, Uttar Pradesh by Bhawana Gupta against Ankit Goel.
69. Case No. Ct Cases/10270 of 2019 filed before Chief Metropolitan Magistrate, New Delhi by Blue Jay Finlease against Ankit Goel.
70. Case No. Cr Case/12142 of 2021 filed before Chief Metropolitan Magistrate, South-West DWK by The State against Ankit Goel.
71. Case No. Ct Case/8457 of 2019 filed before Chief Metropolitan Magistrate, New Delhi, PHC by Standard Chartered Bank against Ankit Goel.
72. Case No. Criminal Case/856 of 2020 filed before Chief Judicial Magistrate, Udham Singh Nagar by Kishan Chandra Goel against Ankit Goel.
73. Case No. Criminal Case/857 of 2020 filed before Chief Judicial Magistrate, Udham Singh Nagar by Kishan Chandra Goel against Ankit Goel.
74. Case No. Cr. Case/1319 of 2018 filed before Chief Metropolitan Magistrate, Central, THC by State against Ankit Goel.
75. Case No. CC NI Act/13738 of 2021 filed before Chief Metropolitan Magistrate, South-West DWK by M/S HDFC against Ankit Goel.
76. Case No. CS(COMM)/395 of 2020 filed before District and Sessions Judge, KKD by The Supreme Industries Limited against Ankit Goel as Goel Trading Company

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Advocate

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77. Case No. Cr.Case/78 of 2019 filed before Chief Metropolitan Magistrate, North-West RHC by The State against Ankit Goel.
78. Case No. Ui/489 of 2017 filed before ACJM Court, Rourkela by The State of Odisha against Ankit Goel.
79. Case No. Comp.D.V. Act/6 of 2017 filed before Chief Judicial Magistrate, TC Kandaghat by Samriti Goel against Ankit Goel.
80. Case No. Civil M.A/746 of 2021 filed before District and Sessions Court, Pune by Shree Enterprises through Swati Tanaji Patil against Meenamani Ganga Builders LLP through Ankit Umesh Goel.
81. Case No. 16 filed before District and Sessions Court, Pune by Ankit Umesh Goel against Namdeo Damu Gote.
82. Case No. Civil M.A./791 of 2018 filed before Civil Court Senior Division, Pune by Ankit Umesh Goel against Ankit Umesh Goel.
83. Case No. SPL.C.S 1051 of 2018 filed before Civil Court Senior Division, Pune by Ankit Umesh Goel against Range Forest Officer.
84. Case No. SPL.DKST/3 of 2021 filed before Civil Court Senior Division, Pune by Ankit Umesh Goel against Akshay Tanaji Bhote.
85. Case No. SCC/12374 filed before Chief Judicial Magistrate, Pune by Shree Enterprises through Swati Tanaji Patil against Ankit Umesh Goel.
86. Case No. Civil M.A/289 filed before District and Sessions Court, Pune by Shree Enterprises against Meenamani Ganga Builder LLP.
87. Case No. 525 filed before DRT, Dehradun by Punjab National Bank against Shri Sahuil Garg S/O Shri Ishwar Chand Garg and Others.
88. Case No. 329 filed before DRT, Delhi by ICICI Bank Limited against Rajendra Goyal and ORS. And Ankit Goel.
89. Case No. 1049 filed before DRT, Chandigarh against Axis Bank against M/S Geekay Engineering Industries, Ankit Goel, Ankur Goel, Mrs. Madhu Goel, Vishwa Mitter Goel.
90. Case No. 1078 filed before DRT, Chandigarh by Axis Bank against M/S Geekay International, Vishwa Mitter Goel, Ankit Giel Ankur Goel, Madhu Goel and Vishwa Mitter Goel.
91. Case No. 1050 filed before DRT, Chandigarh by Axis Bank against M/S AVM Enterprises, Ankur Goel, Vishwa Mitter Goel, Ankit Goel and Madhu Goel.

Dated this 01st day of November, 2022.

(Pradip Garach)
Advocate, High Court Bombay