



Sahil Shah

BLS/LLB

Advocate High Court

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land bearing new Survey No. 6/7/9/10/6 (part) corresponding to old Survey Nos. 7/2/1(part) and 7/2/2(part) admeasuring 12,348 square meters or thereabouts equivalent to 3.05 acres or thereabouts from and out of the total area admeasuring 1,32,747.30 square meters equivalent to 32.80 acres or thereabouts situate, lying and being at Village Shevawadi (old Village Fursungi), Taluka Haveli, District Pune.

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

1.1. **Description of the Property ("said Property"):**

All that piece and parcel of land bearing new Survey No. 6/7/9/10/6 (part) corresponding to old Survey Nos. 7/2/1(part) and 7/2/2(part) admeasuring 12,348 square meters or thereabouts equivalent to 3.05 acres or thereabouts from and out of the total area admeasuring 1,32,747.30 square meters equivalent to 32.80 acres or thereabouts situate, lying and being at Village Shevawadi (*old Village Fursungi*), Taluka Haveli, District Pune.

1.2. The title documents in respect of the said Property are more particularly listed in the **First Schedule** of the **Annexure A** annexed hereto.

1.3. **7/12 extract:**

I have perused a copy of certified 7/12 extract dated 8th April 2024 issued by the Talathi, Revenue Department, in respect of New Survey No. 6/7/9/10/6.

1.4. **Search Reports:**

(i) Search Reports dated 12th December, 2012, 9th October, 2014, 12th October, 2018, 25th February, 2020, 18th June, 2021 and 5th September, 2022, all issued by Rajendra Jaigude, Advocate, Title



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Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of *inter alia* old Survey Nos. 7/2/2 situate, lying and being at Village Shevalewadi (old Village Fursungi), Taluka Haveli, District Pune;

- (ii) Search Reports dated 13th August 2021, and 5th September, 2022, both issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of *inter alia* old Survey Nos. 7/2/1 and situate, lying and being at Village Shevalewadi (old Village Fursungi), Taluka Haveli, District Pune;
- (iii) Search Reports dated 17th September, 2022, 19th July, 2023, and 8th March, 2024, all issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of *inter alia* New Survey No. 6/7/9/10/6 situate, lying and being at Village Shevalewadi (old Village Fursungi), Taluka Haveli, District Pune;
- (iv) 3 (three) Search Reports dated 12th March, 2024 issued by Kavita Shah & Associates, Company Secretary, as regards the searches conducted on the online portal of Central Registry of Securitization Asset Reconstruction and Security Interest of India ('CERSAI') in respect of (i) said Property, (ii) Manjri Horse Breeders Farm Private Limited, and (ii) JSHPL;
- (v) 2 (two) Search Reports dated 12th March, 2024 issued by Cubictree Technology Solutions Private Limited, as regards the searches conducted on the online portal of Ministry of Corporate Affairs in respect of the charges created by (i) Manjri Horse Breeders Farm Private Limited and (ii) JSHPL; and
- (vi) 2 (two) Search Reports dated 9th March, 2024 issued by Cubictree Technology Solutions Private Limited, as regards online litigation searches conducted in respect of the litigations filed by or against (i) Manjri Horse Breeders Farm Private Limited and (ii) JSHPL.

2. On perusal of the documents listed in **First Schedule** of **Annexure A** annexed hereto and all other documents furnished to me in respect of the title of the said Property, I am of the opinion that development rights of Joyville Shapoorji Housing Private Limited is clear and marketable.

3. Owners of the said Property:

Manjri Horse Breeders Farm Private Limited ("MHBFPL")

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4. Qualifying comments/remarks:

- 4.1. Tenancy Appeal No. 959 of 2018 filed before the Sub-Divisional Officer, Haveli, Sub-Division Haveli at Pune, by Ajit Mahadeo Korde against MHBFPL and others as detailed in the Litigation Section of the **Annexure 'A'** annexed hereto.
 - 4.2. Regular Civil Suit No. 185 of 2022, filed before the Hon'ble Court of Civil Judge, Senior Division, Pune, by Ajit Mahadeo Korde against MHBFPL and others as detailed in the Litigation Section of the **Annexure 'A'** annexed hereto.
5. The report reflecting the flow of title of Joyville Shapoorji Housing Private Limited in respect of the said Property, is hereto annexed as **Annexure 'A'**.

Dated this 9th, August, 2024.

Encl.: **Annexure**




Sahil Shah
Advocate High Court

Annexure 'A'
Flow of title in respect of the said Property

Re: All that piece and parcel of land bearing new Survey No. 6/7/9/10/6 (part) corresponding to *inter alia* old Survey Nos. 7/2/1(part) and 7/2/2(part) admeasuring 12,348 square meters or thereabouts equivalent to 3.05 acres or thereabouts from and out of the total area admeasuring 1,32,747.30 square meters equivalent to 32.80 acres or thereabouts situate, lying and being at Village Shevawadi (old Village Fursungi), Taluka Haveli, District Pune.

1. By various means and assigns and under diverse documents as set out in **First Schedule** hereunder written, Manjri Horse Breeders Farm Private Limited ("MHBFP") acquired the properties situate at Village Shevawadi, Taluka Haveli, District Pune and as more particularly described in the **Second Schedule** hereunder written ("**Larger Property**").
2. I have been furnished with a copy of the Development Agreement dated 8th August, 2019 registered with the Office of Sub-Registrar of Assurances under Serial No. HVL-11-14388 of 2019 executed between MHBFP therein referred to as 'Landowner' of the One Part and JSHPL therein referred to as 'Developer' of the Other Part, whereby MHBFP granted development rights in respect of *inter-alia* land bearing Survey Nos. 6/1, 9/1, 9/2, 9/5 to 9/20, 9/23 to 9/41, 10/1 to 10/8, 10/10 to 10/16 admeasuring in the aggregate 83,805 square metres or thereabouts all situate lying and being at Village Shevawadi (*old Village Fursungi*), Taluka Haveli, District Pune; to be developed with the development potential as mentioned therein and alongwith the benefit of the right of way as detailed therein, in favour of JSHPL for the consideration and on the terms and conditions contained therein. The aforesaid Development Agreement further records that MHBFP permitted JSHPL to carry out development of proportionate EWS area admeasuring 22,176 square metres on land admeasuring 8,595 square meters or thereabouts ("**EWS Land 1**") demarcated on the plan annexed thereto for economically weaker section of the society ("**EWS**"). I have been informed that the said EWS Land 1 forms part of the Larger Property.
3. By and under a Power of Attorney dated 8th August, 2019 and registered with the Office of Sub-Registrar of Assurances under Serial No. HVL-11-14390 of 2019, MHBFP appointed, nominated and constituted JSHPL as its constituted attorney, to do all acts, deeds, matters and things in respect of *inter-alia* EWS Land 1 as more particularly contained therein.
4. By and under a Development Agreement dated 13th May, 2022, and registered with the office of Sub-Registrar of Assurances under Serial No. HVL-11-10750-2022, executed between MHBFP therein referred to as 'Landowner' of the One Part and JSHPL therein referred to as 'Developer' of the Other Part, MHBFP granted development rights in respect of *inter-alia* land bearing Survey No. 6/2,



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6/3, 6/4, 6/5, 6/6, 7/2/1(part) and 7/2/2(part) admeasuring in the aggregate 36,593 square metres or thereabouts all situate lying and being at Village Shevalewadi (old Village Fursungi), Taluka Haveli, District Pune; to be developed with the development potential as mentioned therein alongwith the benefit of the right of way as detailed therein, in favour of JSHPL for the consideration and on the terms and conditions contained therein. The aforesaid Development Agreement further records that MHBFPPL permitted JSHPL to carry out development of proportionate EWS area admeasuring 9,683 square metres on land admeasuring 3,753 square meters or thereabouts ("EWS Land 2") demarcated on the plan annexed thereto for economically weaker section of the society. I have been informed that the said EWS Land 2 forms part of the Larger Property.

5. By and under a Power of Attorney dated 13th May, 2022, and registered with the office of Sub-Registrar of Assurances under Serial No. HVL-11-10752 of 2022, MHBFPPL appointed, nominated and constituted JSHPL as its constituted attorney in respect of *inter-alia* the EWS Land 2 as more particularly contained therein.
6. On perusal of ME No. 2370 dated 12th August, 2022, it appears that pursuant to Non Agricultural K.J.P letter dated 23rd June, 2022, bearing reference nos. S.R. 141/2022 and 765, issued by Deputy Superintendent of Land Records, Haveli, District Pune and an Order dated 5th July, 2022, bearing reference no. Jamabandhi/Ka.Vi./155/2022/2022, passed by the competent authority, Tehsildar Haveli, District Pune, various old survey numbers of Village Shevalwadi (old village Fursungi), Taluka Haveli District Pune *inter alia* Survey Nos. 7/2/1(part) and 7/2/2(part) were amalgamated to form *inter-alia* New Survey no. 6/7/9/10/6 and accordingly, the 7/12 extracts of the old survey numbers recorded therein were closed and new 7/12 extract were issued in respect of *inter-alia* new survey no. 6/7/9/10/6. I have been furnished with the copy of the aforesaid Non Agricultural K.J.P. letter dated 23rd June, 2022, and the Order dated 5th July, 2022, bearing reference no. Jamabandhi/Ka.Vi./155/2022/2022, passed by the Tehsildar Haveli, District Pune.
7. I have been furnished with a copy of the Letter dated 9th August 2024, issued by Mr. Nitin Waghmare, Architect of Fourth Dimension Architects Private Limited, recording that the new Survey No. 6/7/9/10/6 (part) admeasuring 12,348 square meters or thereabouts equivalent to 3.05 acres on which development for economically weaker section is being undertaken corresponds to old Survey Nos. 7/2/1(part) and 7/2/2(part).
8. For the purposes of the Title Report, the said EWS Land 1 and EWS Land 2 on which the development for economically weaker section of the society is being undertaken i.e., all that piece and parcel of land bearing new Survey No. 6/7/9/10/6 (part) corresponding to old Survey Nos. 7/2/1(part) and 7/2/2(part) admeasuring 12,348 square meters or thereabouts equivalent to 3.05 acres or thereabouts from and out of the total area admeasuring 1,32,747.30 square meters



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equivalent to 32.80 acres or thereabouts situate, lying and being at Village Shevawadi (old Village Fursungi), Taluka Haveli, District Pune, is hereinafter referred to as the "said Property".

REVENUE RECORDS:

9. I, have been furnished with the copy of a certified 7/12 extract dated 8th April, 2024, in respect of New Survey No. 6/7/9/10/6 (of which the said Property form part of) and on perusal thereof, I note as under:

Survey No.	Area (in square meters)	Holders	Other Rights Column	Tenure
6/7/9/10/6	1,32,747.30	Manjri Horse Breeders' Farm Private Limited	Sector Plot	Occupancy Class-I

10. I have also been furnished with a copy of a Village Form 8A dated 22nd May, 2024, in respect of Khata No. 185 and on perusal thereof, I note that the name of Manjri Horse Breeders' Farm Private Limited is reflected therein in respect of *inter alia* Survey No. 6/7/9/10/6.

PUBLIC NOTICE:

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

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

12. I have not independently caused searches to be conducted in the office of the concerned Sub-Registrar of Assurances, however, I have been furnished with copies of the Search Reports dated 12th December, 2012 for the period 1983 to 2012, 9th October, 2014 for the period 2012 to 2014, 12th October, 2018 for the period 2014 to 2018, 25th February, 2020 for the period 2018 to 2020, 18th June, 2021 for the period 2020 to 2021 and 5th September, 2022 for the period 2020 to 2022 all issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of the *inter alia* Old Survey No. 7/2/2 and on perusal thereof, I note that save and except the documents recorded herein, no other additional documents are reflected therein affecting the rights of JSHP to the said Property.



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13. I have also been furnished with a copies of the Search Reports dated 13th August 2021 for the period 1984 to 2021 (*both inclusive*), and 5th September, 2022 for the period 2020 to 2022, both issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of *inter-alia* Old Survey No. 7/2/1 and on perusal thereof I note that, I note that save and except the documents recorded herein, no other additional documents are reflected therein affecting the rights of JSHPL to the said Property.
14. I have also been furnished with a copy of the Search Reports dated 17th September, 2022, for the year 2022 and 19th July, 2023 for the period from 2022 to 2023 both issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of *inter-alia* New Survey No. 6/7/9/10/6 and on perusal thereof I note that, no documents are reflected therein which affect the New Survey No. 6/7/9/10/6.
15. I have also been furnished with a copy of the Search Report dated 8th March, 2024, for the period from 2022 to 2024 issued by Rajendra Jaigude, Advocate, Title Investigator as regards to the searches conducted in the concerned offices of Sub-Registrar of Assurances in respect of *inter-alia* New Survey No. 6/7/9/10/6 and on perusal thereof I note that, no documents are reflected therein which affect the New Survey No. 6/7/9/10/6.

**SEARCHES CONDUCTED ON THE WEBSITE OF CENTRAL
REGISTRY OF SECURITIZATION ASSET RECONSTRUCTION AND
SECURITY INTEREST OF INDIA ("CERSAI"):**

16. I have been furnished with a copy of the Report dated 12th March, 2024, issued by Kavita Shah & Associates, Company Secretary, as regards to the searches conducted on the website of CERSAI in respect of the said Property and on perusal thereof, I note that no charges are reflected therein in respect of the said Property.
17. I have been furnished with a copy of the Report dated 12th March, 2024 issued by Kavita Shah & Associates, Company Secretary, as regards to the searches conducted on the website of CERSAI in respect of MHBFPPL and on perusal thereof, I note that the a charge created on 3rd July, 2020 is reflected in favor of IDBI Trusteeship Services Limited. However, I have been informed that the same does not pertain to the said Property.
18. I have been furnished with a copy of the Report dated 12th March, 2024 issued by Kavita Shah & Associates, Company Secretary, in respect of the searches conducted on the website of CERSAI in respect of JSHPL and on perusal thereof, I note that 2 (two) charges are reflected therein as being created on 22nd



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November, 2022 and 5th July, 2022 in favour of IDBI Trusteeship Services Limited. However, I have been informed that the same do not pertain to the said Property.

19. I have been informed by JSHPL that there are no charges/mortgages created on the said Property or any part thereof.

SEARCHES CONDUCTED ON THE WEBSITE OF MINISTRY OF CORPORATE AFFAIRS:

20. I have been furnished with a copy of Report dated 12th March, 2024, issued by Cubictree Technology Solutions Private Limited as regards to the searches carried out on the online portal of the Ministry of Corporate Affairs with respect to the charges created by MHBFPPL and on perusal thereof, I note that *inter alia* 2 (two) open charges are reflected therein is the name of MHBFPPL. However, I have been informed that the same do not pertain to the said Property or any part thereof.
21. I have been furnished with a copy of Report dated 12th March, 2024, issued by Cubictree Technology Solutions Private Limited as regards to the searches carried out on the online portal of the Ministry of Corporate Affairs with respect to the charges created by JSHPL and on perusal thereof, I note that no charge is recorded therein in respect of the said Property or any part thereof.

ONLINE LITIGATION SEARCHES:

22. I have been furnished with a copy of Legal Audit Report dated 9th March, 2024 issued by Cubictree Technology Solutions Private Limited in respect of the online searches conducted as regards to the litigations filed by or against Manjri Horse Breeders Farm Private Limited and on perusal thereof, I note that there are 5 pending litigations recorded therein. I have been informed by JSHPL that save and except the litigations recorded hereinbelow in the Litigation Section, no other pending litigations affect the right, title, and/or interest of MHBFPPL and/or JSHPL in respect of the said Property or any part thereof.
23. I have been furnished with a copy of Legal Audit Report dated 9th March, 2024, issued by Cubictree Technology Solutions Private Limited in respect of the online searches conducted as regards to the litigations filed by or against JSHPL and on perusal thereof, I note that that there are 9 pending litigations recorded therein. I have been informed by JSHPL that save and except the litigation recorded hereinbelow in the Litigation Section, there are no other pending litigations in respect of the said Property or any part thereof.

OTHER RELEVANT INFORMATION:

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24. By and under an Order dated 18th December, 2013, the State Government directed that the lands held by MHBFPPL be exempt from the provisions of Section 47(2)(C) of the Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961 ("Ceiling Act"). Pursuant to the Order dated 18th December, 2013, a notification bearing no. ICH-2013/C.R-105/L-7 has been issued by the Revenue and Forest Department on 5th February, 2014 and the same has been published in the Official Gazette for the State of Maharashtra on 6th February, 2014 and a Corrigendum Order dated 15th September, 2015 was also passed in respect thereof. On perusal of the aforesaid Notification read with the Corrigendum Order, it was directed that the lands being Survey nos. 7/2/1 and 7/2/2 be notified under section 88(1)(b) of MTAL Act as being reserved for non-agricultural purposes subject to the conditions therein. I have been informed that the Notification dated 5th February, 2014 and the Corrigendum Order dated 15th September, 2015 are subsisting and are in force till date.
25. By and under an Order dated 10th April, 2019, bearing reference No. PRH/PMRDA/NA/SR/09/2019, passed by the Collector, Pune, permission regarding development for residential & commercial use on the lands bearing *inter alia* the said Property was granted, in the manner and on the terms and conditions contained therein.
26. I have been furnished with a copy of the Zone Certificate dated 8th July, 2019, bearing reference no. PMRDA/Shewalwadi(Fursungi)/Haveli/Pune/Gut No. Old Survey No. 189/38713 issued by PMRDA, Pune, in respect of Old Survey No.189 corresponding to new Survey No. 7 and on perusal thereof, I note that the same falls under 'agricultural and no development zone'. However, by a Notification dated 16th February, 2020, bearing reference No. R.P.Pune/Mouje Shewalwadi/Tal Haveli/ S. No. 7/1, 7/2/1(Part), 7/2/2/Section 20(4)/JDTP/386, the allocation of land bearing Survey no. 7/2/1(part) and 7/2/2 was changed to residential zone.
27. By and under Development Permission and Commencement Certificate dated 25th June 2024 bearing reference no. BHA/Mauje Shevalwadi/ S.No. 6/7/9/10/1 and Others/Pra.Kra.754/24-25/2278 issued by PMRDA, Pune, permission to develop *inter alia* the said Property was granted in the manner and on the terms and conditions contained therein.
28. I have been furnished with certain paper and proceedings in respect of a Revision Application No. P/VIII/5/2022 filed before the Maharashtra Revenue Tribunal Pune at Pune by one Ashok Mahadev Korde therein referred as the 'Applicant' against MHBFPPL and others, therein referred as the 'Respondents' under the provisions of section 76 of MTAL in respect of land bearing Survey No. 7/2/1 admeasuring 3 hectares 21 ares *inter-alia* challenging the Order dated 22nd March 2018 passed by the Sub Divisional Officer, Pune which allowed the Tenancy Appeal No. 37 of 2018 in respect of Survey No. 7/2/1 and the Applicant has prayed *inter alia* that (i) Revision be allowed; and (ii) Order dated 22nd March

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

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

A Tenancy Appeal No. 959 of 2018 has been filed before the Sub-Divisional Officer, Haveli, Sub-Division Haveli at Pune, by Ajit Mahadeo Korde therein referred as the 'Appellant' against MHBFPL and others, therein referred as the 'Respondents' in respect of land bearing Survey No. 7/2/1, *inter alia* challenging the Order dated 8th May, 2014, passed by Tehsildar, Haveli in No. THK/KAVI/92/2014, in respect of suit property and being aggrieved the Appellant prayed *inter alia* that (i) the record and proceedings be called and the appeal be allowed; (ii) the Order dated 8th May, 2014, passed by Tahsildar, Haveli in the Tenancy Application No. 92 of 2014 be quashed and set aside; (iii) the application dated 11th February, 2014, filed by Respondents therein be rejected and the sale transactions executed by landlord Shri Deshpande are against provisions of Sections 64 and 84-C of the MTAL Act; and (iv) the sale transactions be cancelled and possession of the Leased Land be restored to the Appellant.

We have been furnished with certain papers in respect of a Regular Civil Suit No. 185 of 2022, filed before the Hon'ble Court of Civil Judge, Senior Division, Pune, by Ajit Mahadeo Korde therein referred to as 'Plaintiff' against MHBFP and



others therein referred to as 'Defendants' in respect of land bearing Survey No. 7/2/1 praying *inter alia* that, (i) the Commencement Certificate dated 27th February, 2020, bearing reference no. DP/BHA/Mou.Shewalwadi/S. Nos. 6/1 and others/PRA KRA 219/19-20, and the sanctioned layout and sanctioned permission building layout issued in favour of MHBFPPL and JSHPL by PMRDA be declared null and void; (ii) PMRDA, MHBFPPL and JSHPL, by an order of permanent injunction be restrained from carrying out any construction activities over the aforesaid suit property; and (iii) PMRDA, MHBFPPL and JSHPL, by an order to temporary injunction may kindly be restrained from carrying out any construction activities as per the said sanctioned plan till disposal of the present suit.

FIRST SCHEDULE HEREINABOVE REFERRED TO

(List of Title Documents)

Sr. No.	Survey No.	List of Documents
1.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 7/2/1 (part))	Deed of Conveyance dated 7 th August, 2012 registered with office of Sub-Registrar of Assurance under serial No. UHN-3-HVL-9320 of 2012 Deed of Conveyance dated 8 th August, 2014 registered with office of Sub-Registrar of Assurance under serial No. UHN-3-HVL-7159 of 2014 Deed of Conveyance dated 30 th August, 2015 registered with office of Sub-Registrar of Assurance under serial No. UHN-3-HVL-9801 of 2015
2.	New Survey No. 6/7/9/10/6 (part) (Old Survey No. 7/2/2 (part))	Sale Deed dated 18 th November, 2011 registered with office of Sub-Registrar of Assurance under serial No. HVL-10-13375 of 2011
3.	New Survey No. 6/7/9/10/6 (part) (Old Survey Nos. 7/2/1(part) and 7/2/2(part))	Development Agreement dated 8 th August, 2019 registered with the Office of Sub-Registrar of Assurances under Serial No. HVL-11-14388 of 2019.
4.	New Survey No. 6/7/9/10/6 (part) (Old Survey Nos. 7/2/1(part) and 7/2/2(part))	Power of Attorney dated 8 th August, 2019 executed by MHBFPPL in favour of JSHPL and registered with the Office of Sub-Registrar of Assurances under Serial No. HVL-11-14390 of 2019.

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5.	New Survey No. 6/7/9/10/6 (part) (Old Survey Nos. 7/2/1(part) and 7/2/2(part))	Development Agreement dated 13 th May, 2022, and registered with the office of Sub-Registrar of Assurances under Serial No. HVL-11-10750-2022;
6.	New Survey No. 6/7/9/10/6 (part) (Old Survey Nos. 7/2/1(part) and 7/2/2(part))	Power of Attorney dated 13 th May, 2022, and registered with the office of Sub-Registrar of Assurances under Serial No. HVL-11-10752 of 2022.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO
(Description of Larger Property)

All those pieces and parcels of land bearing following old survey numbers admeasuring in the aggregate 65,400 square meters or thereabouts equivalent 16.16 acres or thereabouts, situate lying and being at Village Shevalwadi (previously forming part of Village Fursungi), Taluka Haveli and District Pune:

Sr. No.	Old Survey No.	Area acquired by MHBFP (in square metres)
1.	7/2/1 (part)	51,500
2.	7/2/2(part)	13,900
	Total	65,400



/s/