



List of Documents perused

A. Documents for Gat No. 159 :-

1. Photocopies of 7/12 Extracts for the years 1970 to 2024.
2. Photocopies of Mutation Entry Nos.:- 1, 1225, 1371, 1477, 1555, 3406, 4463, 4546, 4631, 5295, 5485, 5603 and 6003.
3. Photocopy of Consolidation Extract for Gat No.159.
4. Photocopy of a Sale Deed dated 24 August 1987, registered with the Office of Sub-Registrar Haveli No.2, at Serial No.10757/1987, executed by Tukaram Sakharam Undre in favour of Indubai Dnyanoba Bhosale.
5. Photocopy of a Development Agreement dated 13 April 2007, registered with the Office of Sub-Registrar Haveli No.20, at Serial No.3675/2007, executed by Indubai Dnyanoba Bhosale in favour of Kumar Housing and Land Development Limited.
6. Photocopy of a Power of Attorney dated 13 April 2007, registered with the Office of Sub-Registrar Haveli No.20, at Serial No.3676/2007, executed by Indubai Dnyanoba Bhosale thereby appointing Kumar Housing and Land Development Limited.
7. Photocopy of a Power of Attorney dated 13 April 2007, registered with the Office of Sub-Registrar Haveli No.20, at Serial No.3677/2007, executed by Indubai Dnyanoba Bhosale thereby appointing Lalitkumar Kesarimal Jain and Anr.
8. Photocopy of Conveyance Deed dated 1 September 2012, registered with the Office of Sub-Registrar Haveli No.15, at Serial No.7908/2012, executed by Indubai Damodar Bhosale and Others in favour of KUL Developers Pvt. Ltd.

B. Documents for Gat No. 160:-

1. Photocopies of 7/12 Extracts for the years 1970 to 2024.
2. Photocopies of Mutation Entry Nos.:- 1, 2396, 3277, 3793, 3952, 3962, 4573, 5295 and 6003.
3. Photocopy of Consolidation Extract for Gat No.160.
4. Photocopy of Sale Deed dated 10 July 2003, registered with the Office of Sub-Registrar Haveli No.3, at Serial No.3060/2003, executed by Hiranman Eknath Kute in favour of Jayashree Bharat Jachak.
5. Photocopy of Development Agreement dated 25 April 2007, registered with the Office of Sub-Registrar Haveli No.7, at Serial No.3146/2007, executed by Anjanabai



Eknath Kute and Others in favour of Kumar Housing and Land Development Limited.

6. Photocopy of Power of Attorney dated 25 April 2007, registered with the Office of Sub-Registrar Haveli No.7, at Serial No.3147/2007, executed by Anjanabai Eknath Kute and Others thereby appointing Kumar Housing and Land Development Limited as their attorney.
7. Photocopy of Power of Attorney dated 25 April 2007, registered with the Office of Sub-Registrar Haveli No.7, at Serial No.3148/2007, executed by Anjanabai Eknath Kute and Others thereby appointing Lalitkumar Kesarimal Jain and Anr. as their attorney.
8. Photocopy of Development Agreement dated 6 June 2007, registered with the Office of Sub-Registrar Haveli No.9, at Serial No.4784/2007, executed by Anjanabai Eknath Kute and Others in favour of Kumar Housing and Land Development Limited.
9. Photocopy of Power of Attorney dated 6 June 2007, registered with the Office of Sub-Registrar Haveli No.9, at Serial No.4785/2007, executed by Anjanabai Eknath Kute and Others thereby appointing Kumar Housing and Land Development Limited as their attorney.
10. Photocopy of Power of Attorney dated 6 June 2007, registered with the Office of Sub-Registrar Haveli No.9, at Serial No.4786/2007, executed by Anjanabai Eknath Kute and Others thereby appointing Lalitkumar Kesarimal Jain and Anr. as their attorney.
11. Photocopy of Confirmation Deed dated 7 July 2007, registered with the Office of Sub-Registrar Haveli No.9, at Serial No.5761/2007, executed by Rupali Santosh Morein favour of Kumar Housing and Land Development Limited.
12. Photocopy of Deed of Conveyance dated 1 September 2012, registered with the Office of Sub-Registrar Haveli No.15, at Serial No.7908/2012, executed by Indubai Damodar Bhosale and Ors in favour of KUL Developers Private Limited.;

C. Common Documents

- a. Photocopy of Deed of Conveyance dated 1 February 2019 registered with the office of Sub-Registrar Haveli No. 11 at Sr. No. 9001/2019, made and entered into between Ashdan Developers Private Limited and Manjari Housing Projects LLP (formerly known as Godrej Avamark LLP).

D. General documents pertaining to the said Property: -





D. General documents pertaining to the said Property: -

a. List of Mortgage Deeds:

1. Photocopy of Deed of Mortgage dated 28 May 2018, registered with the Office of Sub-Registrar Haveli No.15, at Serial No. 6971/2018, made and entered into between Ashdan Developer Pvt. Ltd. and Indiabulls Housing Finance Ltd. as the Lender therein
2. Photocopy of Indenture of Mortgage dated 28 May 2018, registered with the Office of Sub-Registrar Haveli No.23, at Serial No. 6972/2018, made and entered into between Ashdan Developer Pvt. Ltd. and Indiabulls Housing Finance Ltd.
3. Deed of Mortgage dated 28 May 2018, registered with the Office of Sub-Registrar Haveli No.15, at Serial No. 6973/2018, made and entered into between Ashdan Developer Pvt. Ltd. and Indiabulls Housing Finance Ltd.
4. Deed of Mortgage dated 25 September 2018, registered with the Office of the Sub-Registrar, Haveli No. 15, at Serial No. 13313/2018, made and entered into between Ashdan Developers Private Limited and M/s. Indiabulls Housing Finance Limited;
5. Photocopy of Deed of Mortgage dated 29 September 2018, registered with the Office of the Sub-Registrar, Haveli No. 15, at Serial No. 13544/2018, made and entered into between M/S. Ashdan Developers Private Limited and M/S. Indiabulls Housing Finance Limited.
6. Deed of Mortgage dated 29 September 2018, registered with the Office of the Sub-Registrar, Haveli No. 15, at Serial No. 13545/2018, made and entered into between M/s. Ashdan Developers Private Limited as the Mortgagors therein and M/s. Indiabulls Housing Finance Limited;
7. Photocopy of Rectification Deed dated 19 October 2019 registered with the Office of Sub-Registrar Haveli No.15, at Serial No. 17913/2018, made and entered into between Ashdan Developer Pvt. Ltd. and Indiabulls Housing Finance Ltd.;
8. Rectification Deed dated 19 October 2019 registered with the Office of Sub-Registrar Haveli No.15, at Serial No. 17913/2018, made and entered into between Ashdan Developer Pvt. Ltd. and Indiabulls Housing Finance Ltd.;
9. Photocopy of Release Deed dated 15 July 2021, registered with the office of Sub-Registrar of Assurances at Haveli No. 15 under Serial No. 11003/2021, made and entered into between, Indiabulls Housing Finance Limited and Ashdan Developers Private Limited;

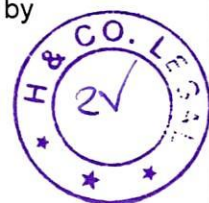


10. Photocopy of Release Deed dated 2 September 2021, registered with the office of Sub-Registrar of Assurances at Haveli No. 15 under Serial No. 13832/2021, made and entered into between, Indiabulls Housing Finance Limited and Ashdan Developers Private Limited;
11. Photocopy of Deed of Mortgage dated 2 March 2022, registered with the office of Sub-Registrar of Assurances at Haveli No. 14 under Serial No. 2385/2022, made and entered into between Manjari Housing Projects LLP and ICICI Bank Limited;

b. Permissions and Approvals:-

Special Township Related:

1. Photocopy of NOC dated 8th March, 2010, issued by Archeological and Museum Directorate to L.K. Developers Private Limited.
2. Photocopy of Environmental Clearance dated 7th September, 2010 bearing File No. SEAC-2010/CR-287/TC-2, issued by Government of Maharashtra (State Level Environment Assessment Committee) to L.K. Developers Private Limited.
3. Photocopy of Forest Clearance dated 16th October, 2010, issued by Zone Officer, Pune to L.K. Developers Private Limited.
4. Photocopy of Water NOC dated 16th October, 2010, issued by Executive Engineer, Khadakvasla Division, to L.K. Developers Private Limited.
5. Photocopy of Consent letter based on provisions of Air Act, Water Act and HW Rules dated 8th April, 2011 bearing Consent No. BO/RO(HQ)/ Pune/ CE/ CC-44, issued by Maharashtra Pollution Control Board to M/s. KUL Developers Private Limited.
6. Photocopy of Acknowledgement on ECMPCB Portal issued by Government of Maharashtra (State Level Environment Assessment Committee) to M/s. KUL Developers Private Limited.
7. Photocopy of Sanction of Master Plan issued by The Collector Pune, (Revenue Branch) to M/s. KUL Developers Private Limited.
8. Provisional NOC for various buildings in Manjari Khurd issued by the Directorate of Maharashtra Fire Services to M/s. KUL Developers Private Limited.
9. Photocopy of NOC for construction of buildings at Manjari Khurd issued by the Air Headquarters to M/s. KUL Developers Private Limited.
10. Photocopy of NOC for construction of buildings at Manjari Khurd issued by Ministry of Defense to M/s. KUL Developers Private Limited.





11. Photocopy of Location clearance dated 29th July, 2013 issued by The Collector Pune, (Revenue Branch) to M/s. KUL Developers Private Limited.
12. Photocopy of Sanction of PLU dated 5th May, 2018 bearing No. PRH/ TSSR/ 07/2013, issued by PMRDA, Pune to M/s. KUL Developers Private Limited and Solitaire Metropolis Pvt Ltd.
13. Photocopy of Letter of Intent dated 7 June 2018, bearing No. PMH/KAVI/1287/2008, issued by the Collector Pune, (Revenue Branch) to Lalitkumar Jain, Chairman, L. K. Developers Private Limited.
14. Photocopy of Grant of provisional NOC for STP Manjari Khurd dated 10th July, 2018 bearing no MFS/51/2018/472 issued by the Government of Maharashtra, Directorate of Maharashtra Fire Services to M/s. KUL Developers Private Limited and Solitaire Metropolis Pvt Ltd.

Development Related:-

15. Order dated 15 April 2013 bearing No. PMH/TS/SR/07/2013 issued by the Collector, Pune sanctioning amalgamation and granting approval to Master Plan.
16. Order dated 27 September 2013 bearing No. PMH/JS/SR/23/2013 issued by the Collector, Pune sanctioning construction in R-2.
17. Order dated 17 May 2014 bearing No. PMH/TPS/SR/07/2014 issued by the Collector, Pune sanctioning 1st Revised Lay- Out.
18. Order dated 21 July 2016 bearing No. PMH/TS/SR/08/2016 issued by the Collector, Pune revised development permission in respect of R-2 Units more than 40 sq. mtrs.
19. Order dated 14 May 2019 bearing No. BHA/Mov. Manjari Kh/S. No. 124 & O/Pr. Kr. 146/ 18-19 PMH/TS/SR/08/2016 issued by PMRDA granting Development Permission and Commencement Certificate in respect of area admeasuring 404497.00 sq. mtrs.
20. Order dated 21 November 2019 bearing No. BHA/ Mov. Manjari Kh/ S. No. 124 & Ors/ Pr. Kr. 328/19-20 issued by PMRDA granting Development Permission and Commencement Certificate in respect of area admeasuring 404497.00 sq. mtrs.;
21. Development Permission and Commencement Certificate bearing No. BHA / Mov. Manjari Kh & Wagholi/ G.No. 124 & Ors. 1255 (P) and Ors./ Sector R9/ Pr. Kr. 1008/21-22 dated 6 December 2022 issued by PMRDA;



22. Development Permission and Commencement Certificate bearing No. BHA/Vill. Manjari Kh. & Wagholi/layout plan/Pr. Kr. 920/23-24 dated 31 August 2023 issued by PMRDA;

c. General:-

23. Photocopy of Fresh Certificate of Incorporation dated 21 May 2018 for the change of name of KUL Developers Private Limited to Ashdan Developers Private Limited issued by the Registrar of Companies, Ministry of Corporate Affairs.
24. Original Public Notice dated 2 January 2019 published in newspapers "Times of India" edition dated 3 January 2019 and "Maharashtra Times" edition dated 3 January 2019.
25. Demand Notice dated 20 September 2019, issued by the Talathi, Kharadi;
26. Digital Challan bearing GRN No. MH00008688603201920M dated 25 November 2019 issued by the Revenue Department;
27. Original Search Reports both dated 20 December 2019 issued by Kailash Thorat, Advocate.
28. Original Search Reports both all dated 11 February 2020 issued by Kailash Thorat, Advocate;
29. Original Search Reports both all dated 16 October 2020 issued by Kailash Thorat, Advocate;
30. Letter dated May 2024 and 20 June 2024, issued by Manjari Housing Projects LLP to H & Co. Legal, Advocates and Attorneys;

