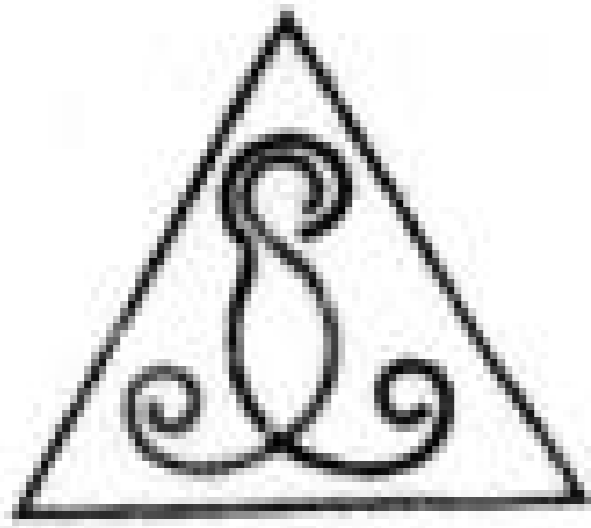


Valuation Report For SBI

Valuation of Flat No. 602, Wing T, Akruvi Country Woods, Kondhwa , Pune.

- 1.0 Purpose of Valuation : To asses fair market value for mortgage
- 2.0 Date of Site Visit : 20.04.2011
- 3.0 Name of the Owner : M/s. Akruvi Jay Developers
- 4.0 Party Interested : Hanumant Mahadeo Bhosale
- 5.0 Type of Property : 2 BHK flat on 6th Floor
- 6.0 Location of Property : S. No. 45/1/1
- 7.0 Nearby Landmark : Near Veskon Mandir
- 8.0 Brief Description Of Property
- a) Locality : Middle Class Residential Locality
- b) Tenure : Freehold
- c) Proximity to civic amenities like market, school, hospitals. : Within 1 KM area
- d) Means & proximity to surface communication by which the locality is served : All Types of Road Transport facility available within 1 KM distance.
- e) Potential Hazards : None.
- f) Property Boundaries : E : By Entrance
W : By Wing S
S : By Flat No. 601
N : By Open space
- 9.0 Details Of The Structure (As per specs, agreement and plan)
- a) Year Of Construction : Expected by October, 2012
- b) Construction Type : RCC Framed Structure
- c) Finishes : Internal Neeru Finish. External Sand Faced Plaster





FOR HANUMANT MAHADEO BHOSALE

VALUATION REPORT

FOR FLAT NO. 602, WING T,
AKRUTI COUNTRY WOODS, KONDHWA,
PUNE.

VALUATION OF THE PROPERTY IS RUPEES
THIRTY SEVEN LAC
ONLY. (RS. 37,00,000-)

PREPARED BY

SHASHI ENTERPRISES

M.G.BHAT
PANEL VALUER
STATE BANK OF INDIA

DATE : 21/04/2012



दस्तावेजाचा/पत्राचा अनुक्रमांक ४५८२/१२

दिनांक ८/५/१२ सन २०

दस्तावेजाचा प्रकार- शोध १९८३ ते २०१२ डि० वरील
सादर कारणाचे नाव-

मंड मिशाई रुई रुचू

खातेप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्कल फी (फोलिओ)
- पृष्ठांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा जापने (कलम ३४ ते ६७)
- शोध किंवा निरीक्षण
- वंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोलिओ)
- इतर फी (मागील पानावरील) बाब क.

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४५	
४००	
७५०	
एकूण	७५०

शिवातरी प्रमाणित
२०१२

दस्तऐवज
नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात देण्यात येईल.

दुर्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवली जाईल.
हवाली करावा.

सह. दुर्यम निबंधक (सादरकर्ता)
हवेली-१.

0428282

इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित तावा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
१४. विलेख ड. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास फी.
१६. भत्ता.

दस्तऐवज परत केला.

दुय्यम निबंधक

Advocate Mr. s. N. S. Ruikar

Resi. -

14/1 Anand Society,
Shankarseth Road,
Pune - 411 037.
TeleFax(020)26452495

Office no.14, 4th Floor, Shree Chambers,
53/54 Behind Shivaji Nagar Court,
Pune - 411 005.
Tel.(020) 2553 3353
Email: ss_pn@yahoo.com

Date 09/05/2012

To,
Assistant General Manager.
State Bank of India
RACPC,Pune.

1.	Name of the Branch / BU seeking opinion. State Bank of India, - State Bank of India, Pune.
2.	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded. STATE BANK OF INDIA, RA/138
3.	Name of the unit/ concern/ company/ person offering the property/(ies) as security. Name of the Borrower: Mr. Hanmant Mahadeo Bhosale
4.	Constitution of the unit/ concern / person / body / authority offering the property for creation of charge. As mentioned in Para 3. (Person)
5.	State as to under what capacity is security offered (whether as joint Applicant or borrower or as guarantor, etc.) Borrower
6.	Particulars of the documents scrutinized - serially and a) chronologically. i. 7/12 Extract. ii. Mutations orders. iii. Copy of Development Agreement dated 25/04/2006 entered into Mr. Sitaram A. Tilekar for self and Karta and manager of the Hindu Undivided family of Mr. Kaluram A. Tilaker for self and karta & others

- Vendors and M/s Jayraj Associates, the partners of Mr. Jayant H. Shah and Mr. Malav Jain Shah Purchases.
- iv. Copy of Index II dated 22/08/2006.
- v. Registration receipt dated 25/04/2006.
- vi. Copy of Sale Deed dated 24/10/2008 registered in the office of Sub-Registrar Haveli No. 1 at serial No. 9036 on 10/11/2008.
- vii. Copy of Sale deed dated 31/03/2008 Mr. . Sohli Dinku Chenoy & others and Ajruti Jay developers for the S. No. 43. ✓
- viii. Copy of Sale deed dated 31/03/2008 between Shri. Husseinali alias Hussain Noor Mahammed Somji and others and Akruti Jay Developers.
- ix. Copy of Sale deed dated 31/03/2008 between Mr. Subhash Chandra Giridharilal Desarda and others and M/s Akruti Jay Developers for the Survey No. 44.
- x. Copy Sale deed dated 06/06/2008 between Mr. s Renusingh Parmar & others and Akruti Jay Developers.
- xi. Copy of Sale Deed dated 31/03/2008 registered in the office of the Sub Registrar, Haveli No. 12 at Serial No. 3095 on 01/04/2008.
- xii. Copy of Sale Deed dated 12/05/2008 registered in the office of the Sub Registrar, Haveli No. 12 at Serial No. 4284 on 12/04/2008.
- xiii. Copy of Sale Deed dated 21/05/2008 registered in the office of the Sub Registrar, Haveli No. 12 at Serial No. 4590 on 21/05/2008.
- xiv. Copy of Sale Deed dated 18/06/2008 registered in the office of the Sub Registrar, Haveli No. 12 at

- Serial No. 5272 on 18/06/2008.
- xv. Copy of Sale Deed dated 26/06/2008 registered in the office of the Sub Registrar, Haveli No. 12 at Serial No. 5512 on 05/07/2008.
- xvi. Copy of Partnership deed dated 28/07/2005 and 07/09/2006. ✓
- xvii. Copy of Deed of deed of Admission and reconstitution of partnership dated 09/03/2007 between Mr. Jayant Shah as the first party and Mr. Malav Jain Shah as First party or continuing partner No. 2 and Mr. Jignesh G. Gopani as the third party or the continuing partner No. 3 and M/s Akruti Nirman Limited as the forth party or the incoming partner.
- xviii. Copy of deed of amendment dated 24/12/2007.
- xix. Copy of Commencement certificate dated 28/03/2006 issued by Pune Municipal Corporation.
- xx. Copy of approved plan.
- xxi. Copy of Search and Title clearance certificate of Nilesh Toshniwal.
- xxii. Arrangement Letter issued by State Bank of India.
- xxiii. Affidavit cum Declaration issued by M/s Akruti Jay Developers dated 26/02/2010.
- xxiv. Power of Attorney dated 22/12/2009 has been executed by Mayur Dhanvantrai Shah in favour of Mr. Santosh Waghmare. (changed on 04/11/2011)
- xxv. Mortgage Deed dated 15/04/2010
- xxvi. Mortgaged Deed dated 18/09/2010 has been executed between UCO Bank, Flagship Corporate Branch, Mumbai "THE MORTGAGEE" and M/S Ackruti Jay Developer "THE MORTGAGOR" for the amount of Rs. 4 Crows. The said Deed has been

- registered in the office of the Sub Registrar, Haveli No. 12 at Serial No. 8457/2010.
- xxvii. No Dues Certificate dated 01/09/2010 has been issued by State Bank of India in respect of land admeasuring app.61268. 00 Sq. Mtrs. bearing Survey No. 45(pt).
- xxviii. No Objection Certificate dated 19/10/2010 has been issued by UCO Bank to release the flats located in Ackruti Countrywoods.
- xxix. Revalidate Commencement Certificate dated 21/10/2011 bearing no. CC/2613/11.
- xxx. Release Letter dated 29/03/2012 for the said Flat No. 702 issued by UCO Bank subject to deposit the entire sale proceeds to Escrow Account No.19080210000823 in the name of M/S Ackruti Jay Developers.
- xxxi. NOC dated 24/03/2012 from Developer to SBI.
- xxxii. Mortgage Deed dated 15/04/2010 has been executed between M/S Akruti Jay Developers "THE MORTGAGOR" and State Bank of India "THE MORTGAGOR" registered in the office of the Sub Registrar, Haveli No. 12 at serial no. 123372/2010 for the amount 1500000000/-15/04/2010.
- xxxiii. Mortgage Deed dated 14/09/2010 has been executed between M/S Akruti Jay Developers "THE MORTGAGOR" and State Bank of India "THE MORTGAGOR" registered at serial no. 8457/2010 for the amount of RS. 40000000000/- dated 14/09/2010.
- xxxiv. Agreement for Sale dated 09/03/2012 has been executed between M/S Akruti Jay Developers, a Partnership Firm "THE DEVELOPER" and **Mr.**



	<p>Hanmant Mahadeo Bhosale "THE FLAT PURCHASER" for the Flat No. 602 on the Sixth Floor in T-Wing of the Scheme named as "AKRUTI-COUNTRYWOODS" situated at Village Kondhva Budruk for the consideration of Rs. 32,29,250/-. The said document has been registered in the office of the Sub Registrar, Haveli No. 12 at Serial No. 1659/2012.</p>
	<p>xxxv. No Objection Certificate dated 24/03/2012 has been issued by Ackruti Jay Developers in favour of Hanmant Mahadeo Bhosale.</p>
b)	<p>Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.</p> <p>Note: Only originals or certified extracts from the registering/ land / revenue/ other authorities be examined.</p> <p>Agreement for Sale dated 09/03/2012 was given to me for my perusal.</p>
7.	<p>Complete or full description of the immovable property/ies offered as security for creation of mortgage whether equitable / registered mortgage.</p> <p><u>DISCRIPTION OF PROPERTY:-</u></p> <p>ALL THAT piece or parcel of land hereditment admeasuring about 13090.54 Sq. yards equivalent to 11969.99 Sq. meters of thereabouts forming the part and parcel of land described herein under and situate lying and being at <u>Village Kondhva Budruk, Taluka Haveli, District Pune</u> and <u>within the limits of Pune Municipal Corporation.</u></p> <p>ALL THAT piece or parcel of land hereditaments admeasuring about 2607.51 Sq. yards equivalent to 2384.31 Sq. meters or thereabouts underneath the said Building "A" to "F" Wing" and forming the part and parcel of</p>



	the land described herein under and situate lying and being and being at Village Kondhva Budruk, Taluka - Haveli and District Pune and within the limits of Pune Municipal Corporation-Pune. <u>DESCRIPTION OF THE FLAT: -</u>
	Flat No. 602 on the 6 th Floor of the said Building known as "ACKRUTI COUNTRYWOODS T WING" carpet area admeasuring 61.80 Sq.Mtrs. i.e. 665 Sq.Ft & additional saleable Terrace area admeasuring 3.81 Sq.Mtrs. i.e.41 Sq. Ft.
i)	Land bearing no Survey No. 45(part) situate lying and being at Village Kondhva Budruk, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation
ii)	Door No. (in case of house property) Not applicable.
iii)	Extent/ area including plinth / built up area in case of house property: carpet area admeasuring 61.80 Sq.Mtrs. i.e. 665 Sq.Ft & additional saleable Terrace area admeasuring 3.81 Sq.Mtrs. i.e.41 Sq. Ft.
iv)	Locations like name of the place, village, city, registration, sub District etc.: Flat No. 602 on the 6 th Floor of the said Building known as "ACKRUTI COUNTRYWOODS T WING"
v)	Boundaries of the Flat: Not applicable

8. Flow of titles tracing out the title, of the intended mortgagor and his/ its predecessors in interest from the Mother Deed to the Latest Title Deed. And wherever Minor's interest or other clog on title is involved, for a further period, depending on the need for clearance of such clog on the Title.

(Separate sheets may be used)

1. That by Sale Deed dated 31/03/2008 which is duly registered in the office of Sub Registrar Office at Haveli No. 12 at Sr. No. 3095/2008 dated 04/04/2008 was purchased by M/s Akruti

Jay Developers with vacant and peaceful possession all that properties bearing S. No. 45/1/1 admeasuring area about 00 H 16 Ares. and S. No. 45/1/4/1 admeasuring area about 00 H 20 Ares and S. No. 45/2/1 admeasuring area about 00 H 47 Ares and S. No. 45/2/200 admeasuring area about 00 H 05 Ares and S. No. 45/3/2 admeasuring area about 00 H 09 R & S. No. 45/3/3 admeasuring 00 H 5 R & and S. No. 45/3/5 ~~admeasuring area about 00 H 12 Ares~~ and S. No. 45/13/6 admeasuring area about 00 H 17 Ares and S. No. 45/3/9 admeasuring area about 00 H 3 Ares and S. No. 45/3/11 admeasuring area about 00 H 18 Ares and S. No. 45/3/14 admeasuring area about 00 H 54 Ares and S. No. 45/3/16 admeasuring area about 00 H 2 Ares and S. No. 45/3/17 admeasuring area about 00 H 16 Ares and S. No. 45/3/18 admeasuring area about 00 H 33 Ares and S. No. 45/4/1 admeasuring area about 00 H 6 Ares and S. No. 45/4/2 admeasuring area about 1 H 28 Ares and S. No. 45/5/1 admeasuring area about 00 H 62 Ares and S. No. 45/5/2 admeasuring area about 00 H 21 Ares and S. No. 45/5/4 admeasuring area about 00 H 30 Ares and S. No. 45/5/5 admeasuring area about 00 H 93 Ares and S. No. 45/5/5/2 admeasuring area about 00 H 2Ares and S. No. 45/5/5/4 admeasuring area about 00 H 2Ares and S. No. 45/5/5/6 admeasuring area about 00 H 2 Ares and S. No. 45/5/5/1/8 admeasuring area about 00 H 01 Ares and S. No. 45/5/5/1/9 admeasuring area about 00 H 01 Ares and S. No. 45/5/5/1/10 admeasuring area about 00 H 02 Ares and S. No. 45/5/5/1/11 admeasuring area about 00 H 01.5 Ares and S. No. 45/5/5/1/13 admeasuring area about 00 H 2 Ares and S. No. 45/5/6 admeasuring area about 00 H 40 Ares and S. No. 45/5/7 admeasuring area about 00 H 17 Ares and S. No. 45/5/9 admeasuring area about 00 H 19 Ares and S. No. 45/5/13 admeasuring area about 00 H 86 Ares and S.

2. No. 45/5/15 admeasuring area about 00 H 34 Ares and S. No. 45/5/16 admeasuring area about 00 H 53 Ares and S. No. 45/6/1 admeasuring area about 00 H 3.66 Ares and S. No. 45/6/2 admeasuring area about 00 H 4 Ares and S. No. 45/6/3 admeasuring area about 00 H 6 Ares and S. No. 45/6/6 admeasuring area about 00 H 01 Ares and S. No. 45/7/2 admeasuring area about 00 H 12 Ares and S. No. 45/7/3 ~~admeasuring area about 00 H 37 Ares and S. No. 45/7/4~~ admeasuring area about 00 H 62 Ares and S. No. 45/7/6 admeasuring area about 00 H 18.33 Ares and S. No. 45/7/7 admeasuring area about 00 H 20 Ares and S. No. 45/7/8 admeasuring area about 00 H 41 Ares and S. No. 45/7/8/2 admeasuring area about 00 H 18.5 Ares and S. No. 45/7/9 admeasuring area about 00 H 20.5 Ares and S. No. 45/7/9/2 admeasuring area about 00 H 0.5 Ares and S. No. 45/3/4 admeasuring area about 00 H 6.33 Ares and S. No. 45/3/4 admeasuring area about 00 H 0.5 Ares and S. No. 45/3/7 admeasuring area about 00 H 0.5 Ares and S. No. 45/3/8 admeasuring area about 00 H 7 Ares and S. No. 45/3/10 admeasuring area about 00 H 0.6 Ares and S. No. 45/3/12 admeasuring area about 00 H 06 Ares and S. No. 45/3/13 admeasuring area about 00 H 08 Ares and totally admeasuring area 00 H 38 R and S. No. 45/3/19 admeasuring area about 00 H 04 Ares and S. No. 45/3/20 admeasuring area about 00 H 21 Ares and S. No. 45/5/3 admeasuring area about 00 H 63 Ares and S. No. 45/5/8 admeasuring area about 00 H 10 Ares and S. No. 45/5/10 admeasuring area about 00 H 23 Ares and S. No. 45/5/14 admeasuring area about 00 H 48 Ares and S. No. 45/6/4/4 admeasuring area about 00 H 02 Ares and S. No. 45/6/5 admeasuring area about 00 H 01 Ares and S. No. 45/7/1 admeasuring area about 00 H 16 Ares and S. No. 45/7/8/3/1 admeasuring area about 00 H 10Ares and S. No. 45/7/8/3/3 admeasuring area about 00 H 10 Ares and S. No.



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 45/5/11 admeasuring area about 00 H 9.5 Ares and S. No.
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 45/7/8/1/2 admeasuring area about 00 H 0.9 Ares and S. No.
 45/7/8/1/2/2 admeasuring area about 00 H 04 Ares and S.
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 No. 45/7/8/3/8 admeasuring area about 00 H 04 Ares and S.
 No. 45/1/2 admeasuring area about 00 H 05 Ares
 admeasuring area about 00 H 15 R, area adm. 00 H 10. 34 R
 out of No. 45/1/3 admeasuring area about 00 H 31 Ares total
 admeasuring area about 17 H 12.6736 area i.e. 1,71,267.36 sq.
 mtrs. Situated at village Kondhwa Budrukha out of said land
 from Mr. Madhav L. Thike, Mrs. Vaidhavi V. Kulkarni. Mr.
 Vishwas M. Mandalekar, Mrs. Vaishali V. Mandalekar, Mr.
 Umesh V. Mhadik, Mr. Aditya U. Mahadik, Ms. Amruti U.
 Mahadik, Mrs. Usha M. Deshmukh, Me. Rajni S. Gangale, Mr.
 Dilip V. Awale, Ms. Manik A. Kukkalni, Mr. Dilipkumar V.

Matse, Mr. Sunil R. Kale. Mr. Rajendra P. Tanu, Mrs. Sangita K. Nagpure, Mr. Kedar R. Nagpure, Mr. Bhaushankar Kamble, Mr. Dilip B. Pawar, Mr. Balkrishna S. Ranade, Mr. Ramesh K. Raut, Mrs. Vanmale G. Rao, Mr. Laxmikant M. Kulkarni, Mrs. Vasuda c. Deshpande, Mr. . Murlidhar J. Deshpande, Mr. Vijandra M. Urankar, Ms. Pratiba V. Urankar, Mr. Anil Satteluu, Mrs. Asha I. Badade, Mr. Avinash L. Badade, Mr. Nilesh L. Badade, Mr. Narayan k. Rajne, ~~Mr. Prakash b. Joshi~~, Mrs. Jayashree M Despande, Mr. Mahaveer P. Kshirsagar, Mr. Vilas S. Lomnte, Mr. Nandkishore Varsikar, Mr. . Arvind A. Fadake, Mr. s. Uma Bandoipadedhayay, Mr. Shahikant P. Paigude, Mrs. Noopur S. Paugude, Mr. Shashikant Pagude, Mr. Iswar B. Nagle, Mr. Gururaj J. Rao alias Shrupali, Mr. Milind S. Pandit, Mrs. Anuradha A Kulkarni, Mrs. Sulabha S. Kulkarni, Mr. Suresh J. Takur, Mr. Giridhar A Dikonda, Mrs. Sadhana G. Dikonda, Mr. . Brahmanand A. Digonda, Mrs. Vandana B Dikonda, Mr. Raju P. Auti, Mr. Vishnu T. Kamble, Mr. Sunil C. Dugad, Mrs. Madhubala S. Dugad, Mrs. Pranjal S. Dugad, Master Paresh S. Dugad, Mr. Manedra S. Mehta, Mr. Harshad C. Mehta, Mr. Sanjaykumar A Lodha, Mr. BhahutmalS. Jain, Mrs. Suvarna S. Lodha, Master Subham S, Lodha, Mrs. Sundaryabai B. Jain, M/s Sai Welfare Hosing Pvt. Ltd., Mr. Milind M. Gaikwad, Ms. Sangita M. Gaikwad, Master Rutwik M. Gaikwad, Tanishka M. Gaikwad, Mr. Suresh L. Gaikwad, Ms. Rutuja I. Gaikwad, Mr. Sitaram A. Tilakar, Mr. Kaluram A. Tilaker, Mr. Shankar S. Tilaker, Mrs. Megha S. Tilekar, Master Rohit S. Tilekar, Mrs. Rutuja S. Tilekar, Mrs. Alka R. Kuddele, Mrs. Suman R. Chipale, Mrs. Suman S. Tilekar, Mrs. Kantabai K Tilekar, Mrs. Shivaji K. Tilekar, Mrs. Jayshree S. Tilekar, Master Avinash S. Tilekar, Master Tejas S. Tilekar, Mr. Dashrath K Tilekar, Mrs. Anjana S. ilekar, Master Pawan D. Tilekar, Master Sunny D. Tilekar, Mr. s. Sangeeta alias Sanjana S. Pise, Mrs. Drupada B. Bhujbal, Mr. S. Savitribai N. Gholap, Mrs. Shahu alias Shewanta B

Bagade, Mr. Panurang V. Tilekar, Mr. Sopan V. Tilekar, Mr. Bhagwan V. Tilekar, Mrs. Rukmini P. Tilekar, Mr. Haresh P. Tilekar, Mr. S. Ranjana P. Tilekar, Yogesh p. Tilekar, Mr. S. Sandya y. Tilekar, Master Yashraj Y. Tilekar, Master Viray Y. Tilerkar, Mr. Pravin P. Tilekar, Mr. S. Swati P. Tilekar, Master Pruthiviraj P. Tilekar, Mr. Rahul P. Tilekar, Mr. Chetan P. Tilekar, Mr. S. Housabai S. Tilekar, Ratan Tilekar, Mr. S. Sunita R. Tilekar, ~~Master Mahesh R. Tilekar~~, Master Omkar Tilekar, Mr. Uttam R. Tilekar, Mr. S. Bebi U Tilekar, Ms. Shraddha U. Tilekar, Master Tejas U. Tilekar, Mr. Ram S. Tiolekar, Mrs. Savita R. Tilekar, Ms. Harshada R. Tilekar, Master Kunal R. Tilekar, Mr. Laxman S. Tilekar, Mrs. Depali L. Tilekar, Ms. Sonali L Tilekar, Ms. Monali L. Tilekar, Master Prajawal L. Tilekar, Mr. S. Kamala B Tilekar, Mrs. Kaveta B Tilekar, Master Pravin B Tilekar, Ms. Pranali B Tilekar, Mr. . Mangesh B Tilekar, Mr. S. Kaveri M. Tilekar, Master Prathamesh M. Tilekar, Ms. Shravani M. Tilekar, Mr. Dhanesh B Tilekar, Mr. S. Sapana D Tilekar, Master Meghraj B Tilekar, Mahendra H Dugad, Mr. S. Suwarna M. Dugad, Ms. Mayuri M. Dugad, Ms. Srutika M. Dugad, Ms. Amruta M. Dugad, Mr. Dattatray V. Shere, Mr. S. Sunita D. Shere, Mr. Nitin B. Shere, Master Pankaj D. Shere, Mr. Ram B. Gosavi, Mr. S. Vandana R. Gosavi, Mr. Pravin R. Gosavi, Ms. Preti R. Gosavi, Mr. Ganesh R. Gosavi, Mr. Shantaram G. Gosavi, Mr. S. Subangi S. Gosavi, Master Mahendra S. Gosavi, Ms. Mrunal S. Gosavi, Mr. . Shriram G. Khedkar, Mrs. Kamal S. Khedkar, Mr. Sandeep S. Khedkar, Mr. Pradeep S. Khedkar, Mr. Pramod S. Khedkar, Mrs. Sakubai A. Markand, Ms. Swarna A. Markand, Ms. Pallavi A. Markand, Master Rahul A. Markand, Mr. Manohar D. Shedge, Mrs. Maya M. Shedge, Ms. Depakli M. Shedge, Master Pandu M. Shedge, Master Mangesh M. Shedge, Mr. Tanaji P. Taur, Mrs. Mayadevi T. Taur, Mr. Deepak T. Taur, Master Pradeep T. Taur, Mr. Bhaurao D. Devadkar, Mrs. Lata V.

Devadhkar, Ms. Aswini B. Devadhkar, Master Nilesh B. Devadhkar, Master Sachin B. Devadhkar, Mr. Vishwanath Mr. Nalawde, Mrs. Kanubai V. Nalavde, Mr. Pandurang V. Nalavde, Mr. Parmeshwar V. Nalavde, Mr. Amesh V. Shinde, Mrs. Gauri R. Shinde, Master Tusar Shinde Mr. Kirti Dugad, Mrs. Maduri K. Dugad Ms. Namarata K Dugad, Ms. Ekta K. Dugad, Master Prem K. Dugad, Mr. Vijay G. Kalantri, Mr. Vishal V. Kalantri, ~~Mr. Vikas V. Kalantri~~, Mr. Vinay V. Kalantri, Mr. Poopat B. Mulay, Mr. Pramod V. Dugad, Mrs. Ujjawala P. Dugad, Mrs. Poonam A. Barmecha (Modi), Master Gaurav P. Dugad, Ms. Harshada P. Dugad, Mr. Sakharam A. Gadghe, Mr. Manikchand N. Dugad, Mr. Pravinj M. Dugad, Mrs. Pramila P. Dugaad, Ms Pooja P. Dugad, Ms. Payal P. Dugad, Master Tejas P. Dugad, Mr. Prakash M. dugad, Mr. s Anita P. Dugad, Ms Pranita P. Dugad, Ms. Ankita P. Dugad, Master Akash P. Dugad, Mr. Vasant B. Kamble, Mrs. Premlata B. Kamble Mr. Sachin B. Kamble, Mrs. Rupali S. Pardeshi, Mr. s Sangita V. Kamble, Ms. Dipali V. Kamble, Master Sagar V. Kamble, Mrs. Ratnaprbha M. Tilekar, Mr. Somnath M. Tilekar, Ms. Shital M. Tilekar, Mr. Vedhprasad H. Vyays, Ms. Sarmishta A. Tiroltkar, Mr. Gopal Y. Gunjal, Mr. Rajesh G. Ringe, Ms Mdgha G. Shetty, Mr. Sanjay R. Petnekar, Mr. Rohit V. Parte, Mr. Satish V. Jawale, Mr. Harsham M. Gholap, Mr. Sharad O. Vyas, Mr. Hiralal D. Shah, Mr. Rohit M. Nagare, Mr. Madhukar R. Nagare Mr. Mithilesh R. Toshinwal, Mrs Vaishali B. Toshiwal, Mr. Laxman B. Sharma, Mr. Jagdish B. Sharma, Mr. Sudakar S. Korde, Mr. Nandkumar E. Gore, Mr. Santosh K. Edake, Mrs. Rajshree S. Dhotre, Mr. Shrihari G. Dhotre, Mr. Abijit G. Dhotre, Ms Harshada S. Dhotre, Mr. Dhondiba N. Tilekar, Mr. Sudam M. Tilekar, Mr. Hanumant S. Tilekar, Mr. Mohan S. Tilekar, Mrs. Baby S. Tilekar, Mrs. Pushpa S. Tilekar, Mrs Vaijanti R..Tilekar, Master Kishoar R. Tilekar, Ms Gitnajali R. Tilekar, Master Ketan R. Tilekar, Mrs. Alka D. Jagtap, Mrs.

Manda A. Bankar, Mrs. Smita H. Tilekar, Master Varad H. Tilekar, Ms. Vaishnavi h Tilekar, Mrs. Ranjana M Tilekar Master Rohit M Tilekar, Master Swapnil M. Tilekar, Ms Shivani M Tilekar, Ms Sunanda G Rode, Master Ganesh A. Tilekar, Ms Rupali A Tilekar, Master Prakash A Tilekar, Mrs. Archana E Dhole Mr. s Kavita E Mhatre, Ms Kalpana G Motaware, Ms Aruna L Tilekar, Master Mauli M Tilekar, Master Kiran L Tilekar, ~~Mrs. Viny kunvar B Mandot~~, Mr. Nivriti T Tilekar, Mr. Namdeo T. Tilekar, Mr. s Laxmbai T Tilekar, Ms Shubhadra L Chougule, ms Anjali Shankar Raut, Mr. Pravin J Irani, Mr. Keki J Irani, Mr. Kaihan J Irani, Mr. Shyanand J Irani, Mr. Kaizad S Irani, Mr. Maharooq S Irani, Mr. Sohil D Shinoy, Mr. Kasturi R Shirin, Mrs. Minal G Rajguru, Mr. Dashrath B Pawar, Mr. Satyawan P. Atkar, Mr. Mukta B Tilekar, Mr. Dyaneshwar A Tilekar, Mrs. Vaishali D Tilekar, Mrs. Saili D Tilekar, Master Rohan D Tilekar, Mr. Vinod A Tilekar, Mrs. Kajal V Tilekar, Master Ganesh V Tilekar, Mr. Rajendra A Tilekar, Ms Sangita R Tilekar, Masdter Bhanudas R Tilekar, Ms Komal R Tilekar, Mr. Ashok A Tilekar, Mrs. Sunina A Tilekar, Master Akash A Tilekar, Master Adesh A Tilekar, Mr. Shashikant A Tilekar, Ms Rupali S Tilekar, Ms Kalyani S Tilekar, Mr. Vijay A Tilekar, Mrs. Manju V Tilekar, Ms Pooja V Tilekar, Ms Rakshada V Tilekar, Master Omkar V Tilekar, Mrs. Lata F Kumbhar, Ms Asha A shindee, Ms Manda D Vajekar, Mrs. Jyoti S Basundwar, Mrs. Nanda U Athawale, Mrs. Parubai S Mali (Tilekar), MR. Hanumanta S Mali (Tilekar), Mr. Tushar S Bhosle, Mrs. Sunita T Topasvi Mr. Sadhashiv V Topasvi, being Vendors and M/s Sai Welfare Housing Pvt. Ltd., Major Mohanlal C Bajaj, Mr. Rajkumar K. Lodha Mr. Mahaverer K. Lodha, Mrs. Kamlabai. Lodha, M/s Shivsai Properties, Mr. Sachin J Agarwal, Mr. Mahendra H. Dugad being Assignors at or for consideration as started therein, Accordingly by Mutation Entry No. 23771 of Village Kondhava Budruk certified on

26/05/2008 name of the said firm is recorded in revenue record for the aforesaid purchased properties as owner and possessor.

3. That Sale Deed dated 12/05/2008 which is duly registered in the office of Sub-Registrar Office, at Sr. No. 4284 on 12/05/2008 the said firm has purchased with vacant and peaceful possession all that properties bearing S. No. 45/5/5/3 admeasuring 0 H 5 R at Village Kondhawa Budruk.
4. That By Sale Deed dated 21/05/2008 which is duly registered in the office of the Sub_Registraer, at Haveli No. 12 at Serial no. 4590 on 21/05/2008. The said Firm has purchase with vacant and peaceful Possession. All that property bearing survey No. 45/5/5/1/14 admeasuring 0 H 2 R at Village Kondhawa Burdruk.
5. That by Sale Deed dated 18/06/2008, which is duly registered in the office of the Sub Registrar, Haveli No. 12, at Serial no. 527 on 18/06/2008. The said Firm has purchase with vacant & peaceful possession. All that property bearing S. No. 45/5/5/8 admeasuring 0 H 3 R at village Kondhawa Budruk.
6. That by sale Deed dated 26/06/2008, which is duly registered in the Office of the Sub-Registrar, at Haveli No. 12 serial No. 5512 on 05/07/2008. The said firm has purchase with vacant & peaceful possession. All that are admeasuring 24.50 Sq. Mtrs. out of the property bearing S. No. 45/7/8/1 admeasuring 0 H 39R at village Kondhawa Budruk.
7. That by sale Deed dated 26/08/2008, which is duly registered in the Office of the Sub-Registrar, at Haveli no. 12 serial No. 7084 on 01/09/2008. The said firm has purchase with vacant & peaceful possession. All that property e property bearing S. No. 45/1/4/8A admeasuring 0 H 0.4 R i. e 50 Sq. Meters at village Kondhawa Budruk.
8. That by sale Deed dated 24/10/2008, which is duly registered in the Office of the Sub-Registrar, at Haveli No. 1 serial No.

9036 on 10/11/2008. The said firm has purchase with vacant & peaceful possession. All that property e property bearing S. No. 45/1/4 admeasuring 0 H 1.7 R & Survey No. 45/6/4 admeasuring 0 H 2 R at village Kondhawa Budruk.

9. That by sale Deed dated 31/03/2008, which is duly registered in the Office of the Sub-Registrar, at Haveli no. 12 serial No. 3095 on 01/04/2008. The said firm Akruti Jay Developers has ~~purchased all the properties~~ bearing Survey No. 45/1/1 and others Total admeasuring area about 17 Hector 12.6736 ares i.e. 1,71, 267.36 Sq. Mtrs. situated at Village Kondhva Budruk.
10. That by Sale Deed dated 12/05/2008, which is duly, registered in the Office of the Sub-Registrar, at Haveli No. 12 serial No. 4284 on 12/05/2008. The said firm Akruti Jay Developers has purchased all the properties bearing Survey No. 45/5/5/3 admeasuring area about 00 Hector 05 assessments Rs. 00.10 Village Kondhwa Budruk.
11. That by sale Deed dated 21/05/2008, which is duly registered in the Office of the Sub-Registrar, at Haveli no. 12 serial No. 4590 on 21/05/2008. The said firm has purchase with vacant & peaceful possession all that property bearing S. No. 45/5/5/1/14 admeasuring 00 H 02 Ares at village Kondhawa Budruk.
12. That by sale Deed dated 18/06/2008, which is duly registered in the Office of the Sub-Registrar, at Haveli no. 12 serial no. 5272 on 18/06/2008. The said firm has purchase with vacant & peaceful possession all that area admeasuring 24.50 Sq. Mtrs. out of the property bearing S. No. 45/5/5/8 admeasuring 00 Hector 03 Ares at village Kondhawa Budruk.
13. That by Sale Deed dated 26/06/2008, which is duly registered in the Office of the Sub-Registrar, at Haveli no. 12 serial no. 5512 on 05/07/2008. The said firm has purchase with vacant & peaceful possession all that area admeasuring 24.50 Sq. Mtrs. out of the property bearing S. No. 45/7/8/1



admeasuring 00 Hector 0.9 Ares assessment Rs. 00.01 village Kondhawa Budruk.

14. That by Sale Deed dated 26/08/2008, which is duly registered in the Office of the Sub-Registrar, at Haveli no. 12 serial no. 7084 on 01/09/2008. The said firm has purchase with vacant & peaceful possession all that area admeasuring 24.50 Sq. Mtrs. out of the property bearing S. No. 45/1/4/8A ~~admeasuring 00 Heeter 0.5 Ares i.e. 50 Sq. Meters~~ assessment Rs. 00.01 village Kondhawa Budruk.
15. That by sale Deed dated 24/10/2008, which is duly registered in the Office of the Sub-Registrar, at Haveli no. 1 serial No. 9036 on 10/11/2008. The said firm has purchase with vacant & peaceful possession all that property e property bearing S. No. 45/1/4 admeasuring 0 H 1.75 Ares assessment Rs. 00.02 and Survey No. 45/6/4 admeasuring 00 Hector 02 Ares assmessment Rs. 00.02, Village Kondhwa Budruk.
16. As stated in Clause 1 to 7 hereinabove written the said firm ie M/S Ackruti Jay Developers became absolute owner and possessor of the said land.
17. That the said land was within the periphery of Competent Authority, Pune Urban Agglomeration, Pune under the provision of urban Land Act, of India by passing Urban Land the Govt, of India by passing Urban Land Act, 1999 and as per the provision therein both the houses of State of Maharashtra by passing resolution of State of Maharashtra by passing resolution on 29/11/2007 have adopted the aforesaid Repeal Act.
18. That as per the provision of Repeal Act, Competent Authority, Pune Urban Agglomeration, Pune has prepared the list of properties for surplus vacant land on which actions under Section 10(3) and 10(5) have been taken and on which exemption schemes under section 20 and 21 have been scrutinized.



19. That Pune Municipal Corporation vide Commencement Certificate dated 26/03/2007 has sanctioned plot layout plan for the area admeasuring 169399Sq. Mtrs. , out of the said land, in which the aforesaid area is shown as Plot No. 1 to Plot No. 6 area under D. P. Road, , land under differed Development area under open space, area under amenity space-and area under internal road. After sanction of plot layout plan, the Pune Municipal Corporation vide Commencement Certificate dated 28/03/2007 has sanctioned Building, plans for plot No. 1 out of aforesaid sanctioned layout vide Commencement Certificate dated 28/03/2007 has sanctioned building, layout and Building, plans will be revised or renewed as per discretion of the said firm. Further the said Firm has to get sanctioned Building, plans from the Pune Municipal Corporation Pune for the are admeasuring 3317.86 Sq. Mtrs. , out of the said land.
20. That the said Collector revenue Branch Pune granted the non-agricultural Permission vide order dated 18/06/2005 for area admeasuring 16 hector 50.1040 areas i.e. 165010.40 q. meters, out of the said land. The said Firm has to obtain non-agricultural Permission for the remaining area out of the said land.
21. That the said Mr. Sitaram Aabaji Tilekar & Others were absolutely seized and possessed of and well and sufficiently entitled to all that piece or parcel of agricultural land admeasuring about 00 Hector-16-R area of thereabouts bearing Old S. no. 80 and New S. No. 45 Hissa No. 3/16, situate at Village Mouje Kondhwa Budruk, Pune Tal Haveli Regn., Dist- and sub-registrar, Haveli Pune Municipal Corporation (hereinafter refereed to as the said "Property")
22. That by Development Agreement dated 25th April 2006 (duly executed on Stamp Duty of Rs. 6600/- under the provision of Bombay Stamp Act, 1958 and duly registered in the Sub Registrar's Office at Haveli-20under Sr. No.



HVL/20/02667/2006 on 25/04/2008 by paying Registration Fees of Rs. 7260/- entered into between 1) Mr. Sitaram A. Tilekar for self and as Karta & Manager of Hindu Undivided 2) Mr. Kaluram A. Tilekar for self and as karta & Manager of Hindu Undivided 3) Mrs. Sulochana S. Tilekar 4) Mr. Shankar S. Tilekar 5) Mrs. Megha S. Tilekar 6) Kum. Rohit S. Tilekar 7) Kum. Rujuta S. Tilekar 8) Mr. s. Alka r. Kudale through his Constituted Attorney Mr. Aabaso K Tahakik 9) Kum. Suman S. Tilekar (now married) marital name Mrs. Suamn R. Dhipade 10) Mrs. Kantabaik S. Tilekar 11) Mr. Shivaji S. Tilekar 12) Mrs. Jayashree S. Tilekar 13) Kum. Ashish S. Tilekar 14) Kum. Tejas S. Tilekar 15) Mr. Dashrath K Tilekar 16) Mrs. Anjn D. Tilekar 17) Kum. Pavan D. Tilekar 18) Kum. Sani D. Tilekar 19) Mrs. Sangeeta alis Sanjana S. Pise 20) Mrs. Dropada K. Bhujbal 21) Mr. s. Savitribai N. Gholap 22) Mrs. Shalu alias SHEVANTA V. BAGADE through her Constituted Attorney Mr. Aabaso K. Tahakik as "the Vendors" of the One Part AND M/S JAYRAJ ASSOCIATES an the Partners of Mr. . Jayant H. Shah & Mr. Malav Jayant Shah thereafter referred to as " the Purchaser" of the other Part, the Vendors thereby have agreed to Development right to the all that piece and parcel of agricultural land admeasuring about 00 hector-16-R area of thereabouts bearing Old. S. No. 80 and New S. No. 45, Hissa No. 3/16, situate at Village Mouje Kondhawa Budruk, Pune Tal-Haveli, Pune Municipal Corporation (hereinafter referred to as the said land) for the aggregate price of Rs. 6,60,000/- only and on the terms and conditions more particularly contained therein.

In respect of Survey No. 43

23. That by sale Deed dated 31/03/2008 which is duly registered in the office of Sub registrar, Haveli No. 12 at Serial No. 3093 on 01/04/2008 the said firm has purchased with



vacant and peaceful possession all that property being well carved out plot of land admeasuring area about 00 Hector, 80 Ares being eastern portion out of Survey No. 43/1B admeasuring 02 Hector 41 Ares Assessment R. 02.47 Village Kondhva Budruk.

24. That by sale Deed dated 31/03/2008 which is duly registered in the office of Sub registrar, Haveli No. 12 at Serial No. 3092 on 01/04/2008 ~~the said firm has purchased~~ with vacant and peaceful possession all that property being well carved out plot of land admeasuring area about 05 Hector, 40.5 Ares being Western portion out of Survey No. 43/1B admeasuring 02 Hector 41 Ares Assessment R. 02.47 Village Kondhva Budruk.

In respect of Survey no. 44

25. That by Sale Deed dated 31/03/2008 which is duly registered in the office of Sub-Registrar, Haveli No. 12, at Serial No. 3091 on 03/0/2008, the said firm has purchased with vaant and peaceful possession all that properties bearing Plot No. 1 to 6 and Plot No. 9 to 12(as per private layout) admeasuring 00 hector 24 Ares corresponding Survey No. 4/2/1 admeasuring area about 00 hector 24 Ares (as per 7/12 Extract 00 hector 31 Ares), Plot No 7(as per private layout) having corresponding Survey No. 44/2/1/2 admeasuring area about 00 Hector 02.5 Ares, Plot No. 23 & 24 (as per Private layout) having corresponding Survey No. 44/2/2/4A admeasuring area about 00 Hector 37 Ares, Village Kondhva Budruk.
26. That by Sale Deed dated 06/06/2008, which is duly registered, Haveli No. 12 at Serial no. 5016 on 07/06/2008, the said firm has purchased with vacant and peaceful possession all that area admeasuring 00 hector 06 Ares out of Property

bearing Survey No. 44/3/3 admeasuring area about 00 Hector 07 Ares Village Kondhva Budruk.

27. That by Sale Deed dated 06/06/2008, which is duly registered in the office of the Sub-Registrar, Haveli No. 12 at Serial No. 5015 on 07/06/2008 the said firm has purchased with vacant and peaceful possession all that property Survey No. 44/3/29 admeasuring area about 02 Ars, Survey No. 44/3/38 admeasuring area about 01 Ares, Survey No. 44/3/47 admeasuring area about 03 Ares, Survey No. 44/3/30 admeasuring 04 Ares, Survey No. 44/3/9 admeasuring are about 01 Ares, Survey No. 44/ 1/11 admeasuring area about 01 Ares and area admeasuring 00 Hector 11.5 Ares out of property bearing Survey No. 44/3/3 admeasuring area about 00 hector 11.5 Ares out of property bearing Survey No. 44/3/3 admeasuring area about 00 Hectore 60 Ares , Vllage Kondhva Budruk.
28. That by Sale Deed dated 01/07/2008, which is registered in the office of Sub-Registrar, Haveli No. 12 at Serial No. 5549 on 05/07/2008, Shri. Jayant Hiralal Shah has purchased with vacant and peaceful possession all that property bearing Surey No. 44 Hissa No. 1/1 admeasuring 00 hector 03 Ares, from Shri. Abhijit Jaywant Aadi at or for consideration as stated therein. Accordingly by Mutation Entry No. 24247 of Village Kindhva Budruk.
29. That by Sale Deed dated 31/07/2008, which is duly registered in the office of Sub-Registrar, Haveli No. 7208 on 01/09/2008, the said firm has purchased with vacant and peaceful possession all that property bearing Survey No. 44 Hissa No. 2/1/1 admeasuring 00 Hector 02.5 Ares, from Shri. Dhanraj Malchand Rathi at or for consideration as stated therein. Accordingly Mutation Entry to that effect is yet to be certified.



30. That by Sale Deed 01/07/2008 which is duly registered in the office of the Sub-Registrar, Haveli No. 2 at Serial No. 1579 on 05/07/2008 Shri. Jayant Hiralal Shah has purchased with vacant and peaceful possession all that property bearing Survey No. 44 Hissa No. 3/46 admeasuring 00 Hector 03 Ares, From Mr. . Anirudha Manohar Kulkarni and Mr. s. Kshama Manohar Kulkarni ~~at or for consideration as stated therein.~~
31. That by Sale Deed 01/07/2008 which is duly registered in the office of the Sub-Registrar, Haveli No. 2 at Serial No. 1580 on 05/07/2008 Shri. Jayant Hiralal Shah has purchased with vacant and peaceful possession all that property bearing Survey No. 44 Hissa No. 3/26 admeasuring 00 Hector 02 Ares, from Meenal Madhav Ayachi at or for consideration.
32. That by Sale Deed 01/07/2008 which is duly registered in the office of the Sub-Registrar, Haveli No. 2 at Serial No. 1581 on 05/07/2008 Shri. Jayant Hiralal Shah has purchased with vacant and peaceful possession all that property bearing Survey No. 44 Hissa No. 3/25 admeasuring 00 Hector 03 Ares, From Mr. s. Anita Chandrakant Kulkarni at or for consideration.
33. That by Sale Deed 01/07/2008 which is duly registered in the office of the Sub-Registrar, Haveli No. 2 at Serial No. 1583 on 05/07/2008 Shri. Jayant Hiralal Shah has purchased with vacant and peaceful possession all that property bearing Survey No. 44 Hissa No. 3/19 admeasuring 00 Hector 03 Ares, From Mohan Vasudeo Phadake at or for consideration.
34. That by Sale Deed 01/07/2008 which is duly registered in the office of the Sub-Registrar, Haveli No. 2 at Serial No. 1584 on 05/07/2008 Shri. Jayant Hiralal Shah has purchased with vacant and peaceful possession all that property bearing Survey No. 44 Hissa No. 3/24 admeasuring 00 Hector 02 Ares, From Pushpa Balkrishna Ayachit at or for consideration as



stated therein. Accordingly by Mutation Entry No. 24246 of Village Kondhva Budruk.

35. That by Sale Deed 01/07/2008 which is duly registered in the office of the Sub-Registrar, Haveli No. 2 at Serial No. 1585 on 05/07/2008 Shri. Jayant Hiralal Shah has purchased with vacant and peaceful possession all that property bearing Survey No. 44 Hissa No. 3/18 admeasuring 00 Hector 03 Ares, From Mr. Vasudeo Shridhar Sahasrabuddhe at or for consideration as stated therein. Accordingly by Mutation Entry No. 24243 of Village Kondhva Budruk.
36. That by Sale Deed 17/10/2008 which is duly registered in the office of the Sub-Registrar, Haveli No. 12 at Serial No. 8116 on 17/10/2008 the said firm has purchased with vacant and peaceful possession all that property bearing Survey No. 44 Hissa No. 3/50 admeasuring 00 Hector 04 Ares, from Mr. Sachin Suresh Prabhune, Mr. Shekhar Jnardhan Taware and Mr. Shamkant Ravindra Khole at or for consideration.
37. That the said Akruiti City Limited was incorporated as Partners in the said Partnership Firm And thereafter the said Partnership Firm was named as M/S Akruiti Jay Developers as per Partnership Deed dated 28th July 2005, Partnership Deed dated 07/09/2006 and Deed of Admission and Reconstruction of Partnership dated 09/03/2007 and further Deed of Amendment dated 24/12/2007
38. That by Deed of Admission Cum Retirement dated 2nd April 2009 executed between Akruiti City Limited, Hazal Erectors Pvt. Ltd. and Shri. Vyomesh M Shah as a Continuing Partners and Incoming Partners on one part and Shri. Jignesh G. Gopani, Shri. Jayant Hiralal Shah and Shri. Malav J. Shah on the First Part, the said Party to the First Part has retired from the said Partnership Firm.
39. That the said M/s Akruiti Jay Developers has given the plan for sanction and the Pune Municipal Corporation has



issued the commencement certificate bearing No. BPC/PLU/7/0000/00237 dated 18/05/2009.

40. That the said M/s Jay Akruti Developers have taken project finance from the State Bank of India Mumbai for the scheme and Akruti Country Woods and the said M/s Jay Akruti Developers have mortgaged the above said property with State Bank of India for the project Finance. That the said Mortgage deed was made and executed in the office of Sub-Registrar Haveli No. 12 bearing registration No. 3372/2010 dated 31/03/2010 executed on 15/04/2010.
41. That Power of Attorney dated 22/12/2009 has been executed by Mayur Dhanvantrai Shah the authorized signatory of Of M/S Ackruti Jay Developers, a Partnership Firm in favour of Mr. Nagnath Yeshwant Walekar
42. That Mortgaged Deed dated 18/09/2010 has been executed between UCO Bank, Flagship Corporate Branch, Mumbai "THE MORTGAGEE" and M/S Ackruti Jay Developer "THE MORTGAGOR" for the amount of Rs. 4 Crores. The said Deed has been registered in the office of the Sub Registrar, Haveli No. 12 at Serial No. 8457/2010.
43. That State Bank of India has been release the charge on the said Project hence No Dues Certificate dated 01/09/2010 has been issued by State Bank of India in respect of land admeasuring app.61268. 00 Sq. Mtrs. bearing Survey No. 45(pt).
44. That No Objection Certificate dated 19/10/2010 has been issued by UCO, Flagship Co-operate Branch, and Mumbai to release the flats located in Ackruti Countrywoods.
45. That M/S Akruti Jay Developers revalidate the Commencement Certificate dated 21/10/2011 bearing no.CC/2613/11.
46. That Release Letter dated 29/03/2012 for the said Flat No. 702 issued by UCO Bank subject to deposit the entire sale



proceeds to Escrow Account No.19080210000823 in the name of M/S Ackruti Jay Developers.

47. That after taking Search, following Mortgage Deed has been found. The said Mortgage Deed is not get release hence no Dues Letter from SBI is required to be obtained or if loan is cleared by Developer than release deed is required to be executed in following Mortgage Deed.

48. That Mortgage Deed dated 15/04/2010 has been executed between M/S Akruti Jay Developers "THE MORTGAGOR" and State Bank of India "THE MORTGAGOR" registered in the office of the Sub Registrar, Haveli No. 12 at serial no. 123372/2010 for the amount 1500000000/-15/04/201.

49. That Mortgage Deed dated 14/09/2010 has been executed between M/S Akruti Jay Developers "THE MORTGAGOR" and State Bank of India "THE MORTGAGOR" registered at serial no. 8457/2010 for the amount of RS. 40000000000/- dated 14/09/2010.

50. That Agreement for Sale dated 09/03/2012 has been executed between M/S Akruti Jay Developers, a Partnership Firm "THE DEVELOPER" and **Mr. Hanmant Mahadeo Bhosale** "THE FLAT PURCHASER" for the Flat No. 602 on the Sixth Floor in T-Wing of the Scheme named as "AKRUTI-COUNTRYWOODS" situated at Village Kondhva Budruk for the consideration of Rs. 32,29,250/-. The said document has been registered in the office of the Sub Registrar, Haveli No. 12 at Serial No. 1659/2012.

9.	<p>Nature of Title of the intended Mortgagor over the property (whether full ownership rights, leasehold rights, occupancy/ possessory rights or Inam Holder or Government Grantee/ Allottee etc.).</p> <p>Occupancy rights over Flat No. 602 on the 6th Floor of the said Building known as "ACKRUTI COUNTRYWOODS T</p>
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	WING" carpet area admeasuring 61.80 Sq.Mtrs. i.e. 665 Sq.Ft & additional saleable Terrace area admeasuring 3.81 Sq.Mtrs. i.e.41 Sq. Ft.
10(a)	Encumbrances, attachments, and/ or claims whether of Government, Central or State or other Local authorities or third Party claims, Liens etc. and details thereof. If yes, give the details thereof. <ul style="list-style-type: none"> I have not found any encumbrances on the said Flat except the charge of UCO, Flagship Corporate Branch, Mumbai. No Objection Certificate from Builder is required to be obtained. In case of above discussed Two Mortgage Deed, No Dues Letter from SBI is required to be obtained or if loan is cleared by Developer than release deed is required to be executed.
b)	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any. <p>I have taken the search of records of Registrars' Office(s) from Inspection Book No. (I) and Index No. (II) and other relevant records, for last 30 years by paying the necessary search fee of Rs. 750/- paid vide receipt No 0428282 Dated 8/5/12 Haveli No. 81. The original search fee receipts are enclosed herewith. I have taken search in the office of Joint -Sub-Registrar.</p>
11.	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy? <p>The project is not yet complete and the flat is not assessed for tax.</p>
12.	Details of RTC extracts/ mutation extracts/ Katha extracts



	<p>pertaining to the property in question. (NOT APPLICABLE)</p>
13.	<p>Any bar/ restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payments of proper stamp duty etc. That M/S Ackruti Jay Developers have entered into the agreement for the sale with Mr. Hanmant Mahadeo Bhosale of the above mentioned flat the said agreement is registered as per section 4 of the Maharashtra flats ownership (Regulation of Promotion of Construction, Sale, Management and Transfer) Act 1963 read with section 17 of registration Act, 1908 and Mr. Hanmant Mahadeo Bhosale have paid appropriate stamp duty as per Article 25 (d) of the Bombay Stamp Act.</p>
14.	<p>In case of absence of original title deeds, details of legal and other requirements for creation of a proper valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard. Agreement for Sale dated 09/03/2012, Registration Receipt and Index II</p>
15.	<p>The specific persons who are required to create mortgage / to deposit documents creating mortgage. Mr. Hanmant Mahadeo Bhosale</p>

CERTIFICATE OF TITLE

I have examined the **Copy of Title Deeds** intended to be deposited relating to the schedule property/ ies and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and interest and that if the said registered Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:



1. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure C and the other relevant factors.

1A. I confirm having made a search in the office of Sub-Registrar. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable / responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

1B. Following scrutiny of Land Records/ Revenue Records and relative/ Title Deeds, suspicious or doubts if any, has been clarified by making necessary enquiries.

2A. There are no prior Mortgage / Charges / encumbrances whatsoever, as could be seen from the Search for the period from 1983 to 2012 pertaining to the Immovable property / ies covered by above said Title Deeds. The property is free from encumbrances except the charge of UCO Bank as mentioned herein above.

3. Minor(s) and his/ their interest in the property/ies is to the extent of _____ (Para Not applicable).

4. The Mortgage if created will be available to the Bank for the Liability of the prospective individual flat purchaser.

5. I certify that **Mr. Hanmant Mahadeo Bhosale** will get clear and marketable title over the Schedule property/ies subject to the full and final payment and possession and completion of the project by the developer. I further certify that a valid mortgage can be created and the said Mortgage would be enforceable. I certify that the above



title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable

In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

1. Agreement for Sale dated 09/03/2012 registered at Sub Registrar Haveli No.12 at Sr. No. 1659/2012 alongwith Registration Receipt and Index II.

2. No objection by the developer

3. Blue Print

4. Release Letter from UCO Bank.

5. True Copy of Approved Building Plan

6. All necessary affidavits/deeds in the format of the Bank.

There are no legal impediments for creation of the Mortgage under any applicable law / rules in force.

DESCRIPTION OF THE FLAT: -

Flat No. 602 on the 6th Floor of the said Building known as "ACKRUTI COUNTRYWOODS T WING" carpet area admeasuring 61.80 Sq.Mtrs. i.e. 665 Sq.Ft & additional saleable Terrace area admeasuring 3.81 Sq.Mtrs. i.e.41 Sq. Ft.

All the papers are return herewith.

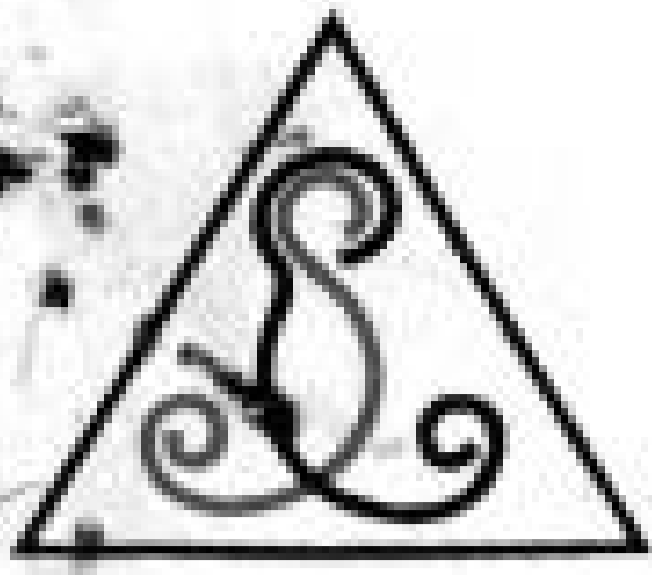
Place: Pune

Date: 09/05/2012

Nisha S. Ruikar

**MRS. NISHA S. RUIKAR
ADVOCATE**





SHASHI ENTERPRISES
Valuer & Chartered Engineer



FOR HANUMANT MAHADEO BHOSALE

VALUATION REPORT

FOR FLAT NO. 602, WING T,
AKRUTI COUNTRY WOODS, KONDHWA,
PUNE.

VALUATION OF THE PROPERTY IS RUPEES
THIRTY SEVEN LAC
ONLY. (RS. 37,00,000-)

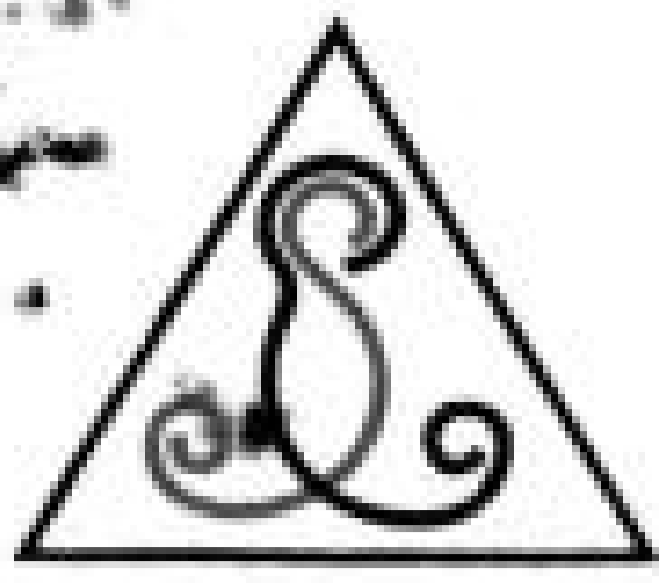
PREPARED BY

SHASHI ENTERPRISES

M.G.BHAT
PANEL VALUER
STATE BANK OF INDIA

DATE : 21/04/2012



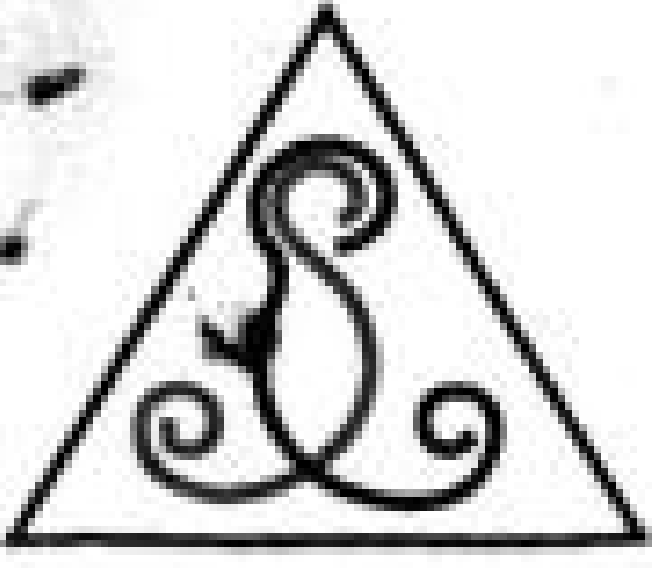


Valuation Report For SBI

Valuation of Flat No. 602, Wing T, Akruti Country Woods, Kondhwa , Pune.

- 1.0 Purpose of Valuation : To asses fair market value for mortgage
- 2.0 Date of Site Visit : 20.04.2011
- 3.0 Name of the Owner : M/s. Akruti Jay Developers
- 4.0 Party Interested : Hanumant Mahadeo Bhosale
- 5.0 Type of Property : 2 BHK flat on 6th Floor
- 6.0 Location of Property : S. No. 45/1/1
- 7.0 Nearby Landmark : Near Veskon Mandir
- 8.0 Brief Description Of Property
- a) Locality : Middle Class Residential Locality
- b) Tenure : Freehold
- c) Proximity to civic amenities like market, school, hospitals. : Within 1 KM area
- d) Means & proximity to surface communication by which the locality is served : All Types of Road Transport facility available within 1 KM distance.
- e) Potential Hazards : None.
- f) Property Boundaries : E : By Entrance
W : By Wing S
S : By Flat No. 601
N : By Open space
- 9.0 Details Of The Structure (As per specs, agreement and plan)
- a) Year Of Construction : Expected by October, 2012
- b) Construction Type : RCC Framed Structure
- c) Finishes : Internal Neeru Finish. External Sand Faced Plaster





FOR HANUMANT MAHADEO BHOSALE

VALUATION REPORT

FOR FLAT NO. 602, WINT T, LOTUS
AKRUTI COUNTRYWOODS, KONDHWA,
PUNE. ✓

VALUATION OF THE PROPERTY IS RUPEES
THIRTY SEVEN LAC
ONLY. (RS. 37,00,000-)

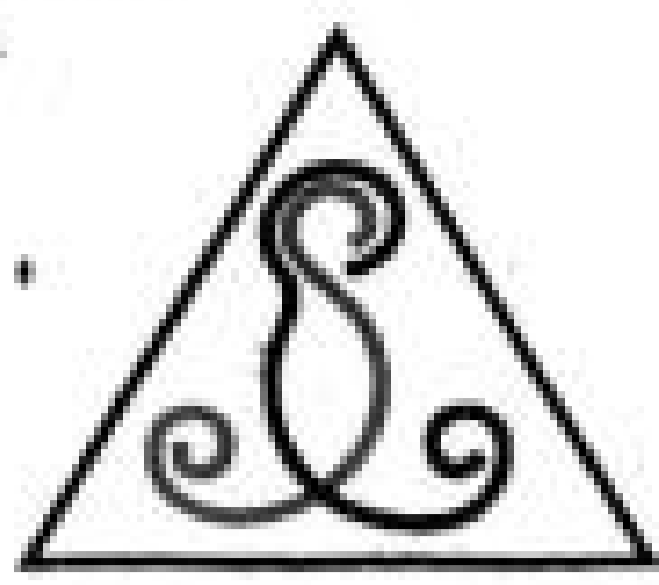
PREPARED BY

SHASHI ENTERPRISES

M.G.BHAT
PANEL VALUER
STATE BANK OF INDIA

DATE : 21/04/2012



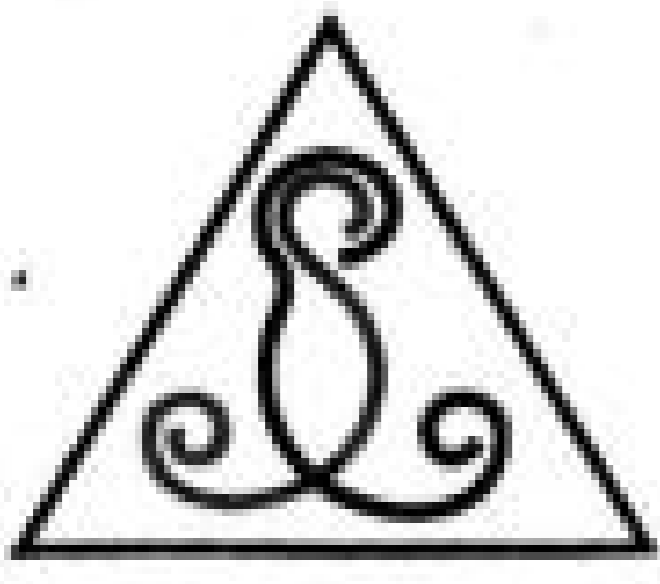


Valuation Report For SBI

Valuation of Flat No. 602, Wing T, Lotus, Akruti Country Woods, Kondhwa , Pune.

- 1.0 Purpose of Valuation : To asses fair market value for mortgage
- 2.0 Date of Site Visit : 20.04.2011
- 3.0 Name of the Owner : M/s. Akruti Jay Developers
- 4.0 Party Interested : Hanumant Mahadeo Bhosale
- 5.0 Type of Property : 2 BHK flat on 6th Floor
- 6.0 Location of Property : S. No. 45/1/1
- 7.0 Nearby Landmark : Near Veskon Mandir
- 8.0 Brief Description Of Property
- a) Locality : Middle Class Residential Locality
- b) Tenure : Freehold
- c) Proximity to civic amenities like market, school, hospitals. : Within 1 KM area
- d) Means & proximity to surface communication by which the locality is served : All Types of Road Transport facility available within 1 KM distance.
- e) Potential Hazards : None.
- f) Property Boundaries : E : By Entrance
W : By Wing S
S : By Flat No. 601
N : By Open space
- 9.0 Details Of The Structure (As per specs, agreement and plan)
- a) Year Of Construction : Expected by October, 2012
- b) Construction Type : RCC Framed Structure
- c) Finishes : Internal Neeru Finish. External Sand Faced Plaster





SHASHI ENTERPRISES
Valuer & Chartered Engineer

- d) Flooring : Vitrified tiles to rooms
- e) Area of Property : 665 sq. ft. Carpet + 3.81 sq. m terrace carpet
- f) No of Rooms/Terrace : A living room, 2 bedrooms, a kitchen, a dining, 2 toilets, a terrace & a dry balcony
- g) Painting : OBD
- h) No of Floors to building : 7 Floors
- i) Parking : Common Parking Provided
- j) Window & Doors : Windows - Al. framed sliding powder coated with M. S. grill
Doors - Flush doors
- k) Electrical Installation : Concealed Wiring
- l) Appearance of Flat : Under Construction
- m) Quality of Construction : Satisfactory
- n) Other Facilities/ Amenities : Club House, Swimming Pool, Garden, Gym, Children Play Area, Jogging Track
- o) Stage of construction : POP work Completed
- p) Remaining Life : 70 Years after completion

10.0 Document reviewed

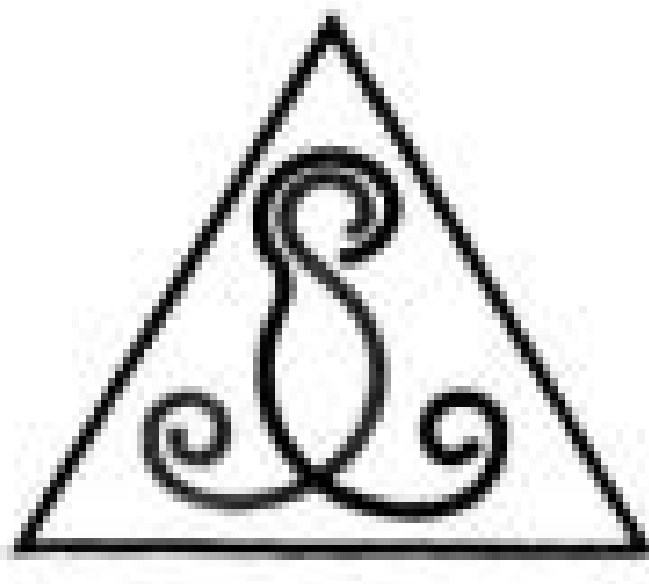
- 1) Copy of Agreement dt. 09/03/2012 between M/s. Akruti Jay Developers and Hanumant Mahadeo Bhosale

11.0 Market Value of the said Property after completion

- 1) Built-up area = 925 Sq. ft. including terrace
- 2) Market Rate at the Location for similar type of construction & facilities = Rs. 4000 per sq. ft.
- 3) Market Value of New Flat = Rs 37,00,000/-

Future Market Value of the Property after completion is Rupees Thirty Seven Lac Only.
(Rs. 37,00,000/-)





Future Realizable Value of the Property after completion is Rupees Thirty Five Lac Fifteen Thousand Only. (Rs. 35,15,000/-)

Future Distress Value of the Property after completion is Rupees Twenty Seven Lac Seventy Five Thousand Only. (Rs. 27,75,000/-)

DECLARATION

We hereby declare that

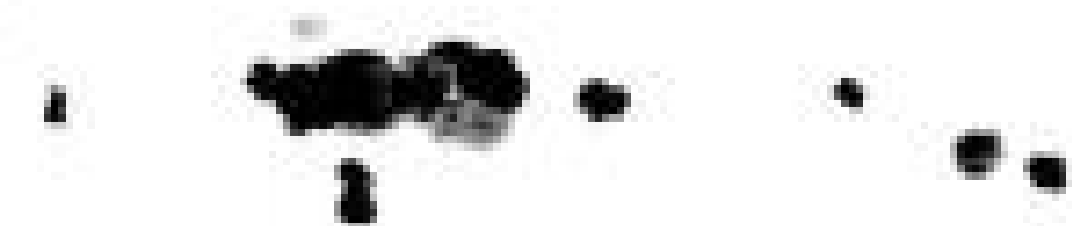
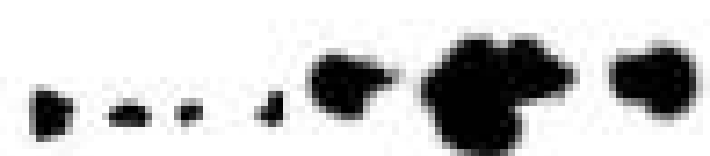
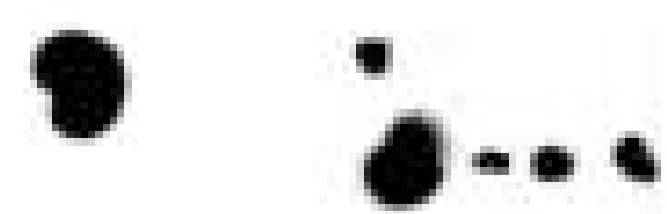
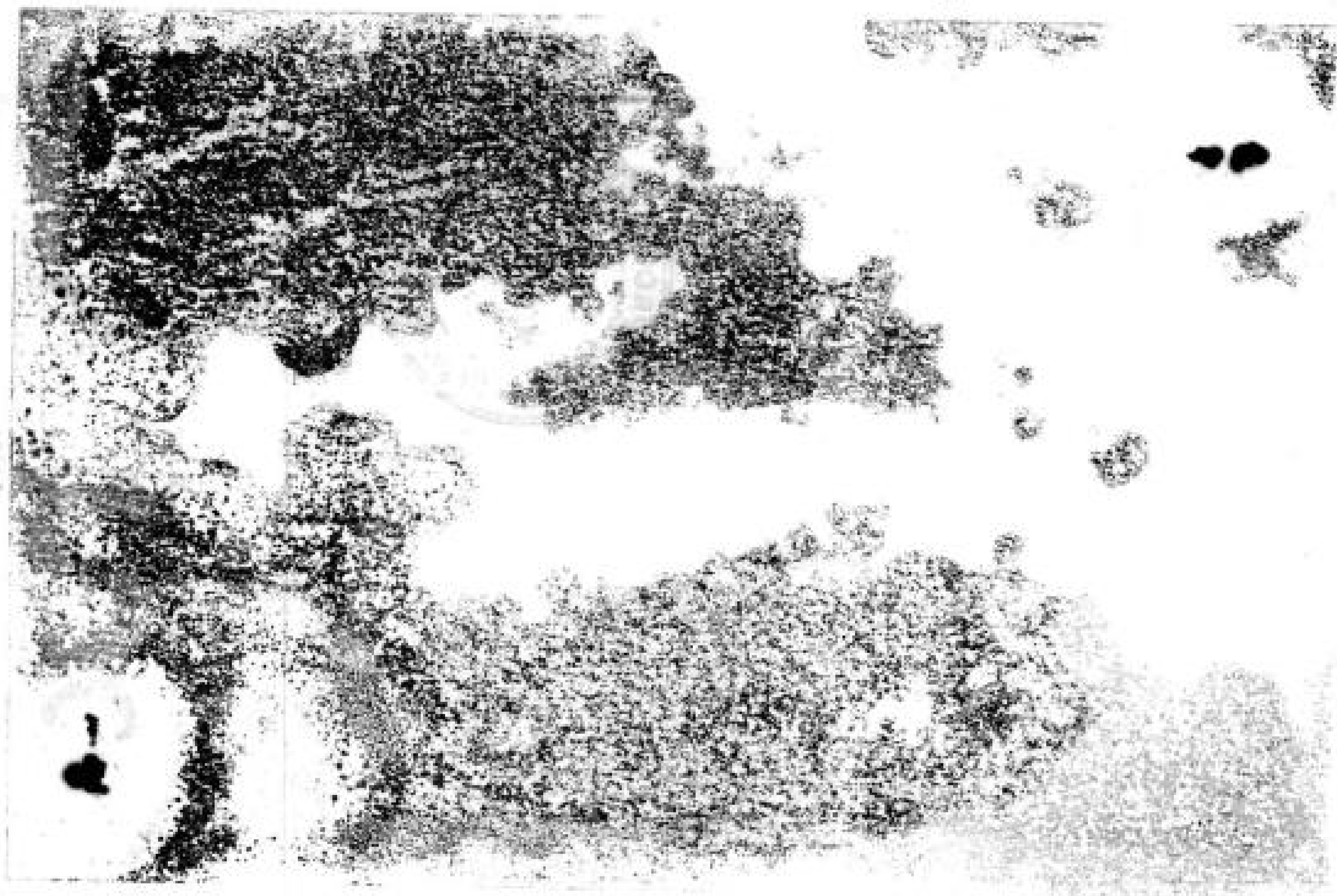
1. The information furnished above is true and correct to the best of our knowledge and belief.
2. We have no direct or indirect interest in the property.
3. We have personally inspected the property on 20.04.2012
4. We have not been convicted of any offence & sentenced to the term of imprisonment.
5. The Valuer does not own any responsibility regarding the title of the said property.
6. Future value of the property is derived based on the normal inflation rate. Any abnormal inflation / depression may have effect on future value.

Date: 21/04/2011

For Shashi Enterprises


M.G. Bhat
Panel Valuer
State Bank of India







11/11/11

