

# Memo

To	Joyville Shapoorji Housing Private Limited
From	DSK Legal
Date	August 10, 2020
Subject	Memo in respect of the properties at Village Maan, Taluka Mulshi, District Pune

**Mumbai**

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We refer to our Memo dated January 15, 2020 ("**Memo**") wherein, we had investigated the rights of Joyville Shapoorji Housing Private Limited ("**Joyville**") to the Properties (defined hereinbelow) based on the documents and information provided by the representatives of the Joyville to us and have to state as follows:

For the purposes of this Supplemental Memo:

- (I) We have not caused any fresh searches in the office of the concerned sub-registrar in respect of the Properties.
- (II) We have not issued any fresh Public Notice, in respect of the Properties.

Based on the aforesaid, we have to state as follows:

- As set out in our Memo, Joyville Shapoorji Housing Private Limited ("**Joyville**") was entitled in respect of the following properties ("**Properties**") situate at Village Maan, Taluka Mulshi, District Pune:

Survey No.	Area
98/1	2 Hectares 12 Ares
98/2	2 Hectares 40 Ares
99/1	2 Hectares 58 Ares
99/2	62.39 Ares
99/3	76.04 Ares
99/4	78.97 Ares
101/2	77.525 Ares
101/3	3 Hectares 30 Ares
<b>Total</b>	<b>13 Hectares 34.93 Ares</b>

To	Joyville Shapoorji Housing Private Limited
Date	August 10, 2020
Subject	Memo in respect of the properties at Village Maan, Taluka Mulshi, District Pune
Page	2 of 4

- By and under a Transfer Deed dated February 4, 2020, registered at Serial No. 793 of 2020, Joyville represented through his authorised representative Mr. Jitesh Shrikrushna Bonde transferred the following portions out of the Properties in favour of the Chief Executive Officer, the Pune Metropolitan Regional Development Authority ("**PMRDA**") on the terms and conditions contained therein:

Area (square meters)	Particulars
41759.53	110 meters road widening
820.47	18 meters road
13565.17	Amenity space
<b>56,145.17</b>	<b>Total</b>

- Mutation Entry No. 8500 dated March 8, 2020, in accordance with the order of the Subdivisional officer, Mulshi dated February 28, 2020, order of the Tahsildar, Mulshi dated March 2, 2020 and the order of the Collector, Pune dated March 15, 2017, *Kami Jasti Patrak* in respect of the Properties alongwith the other portions came to be prepared and accordingly the 7/12 extracts of the Properties came to be closed and new 7/12 extracts came to be created. In view of the aforesaid, the name of Joyville Shapoorji Housing Private Limited came to be recorded on the following newly created 7/12 extracts in the manner as recorded hereinbelow:

New Survey No.	Area	Remark in other rights column
98/99/101/A/1	7 Hectares 35.38.83 Ares	(i) Non-Agricultural; (ii) Reserved for rehabilitation of dam affected persons; (iii) Encumbrance of Rs.40,79,821/- in respect of share of Kisan Damu Sawant for recovery of amount
98/99/101/A/2	4 Hectares 25.80 Ares	(i) Road; (ii) Encumbrance of Rs.40,79,821/- in respect of share of Kisan Damu Sawant for recovery of amount
98/99/101/A/3	10.48 Ares	(i) Open space 1; (ii) Encumbrance of Rs.40,79,821/- in respect of share of Kisan Damu Sawant for recovery of amount;

To	Joyville Shapoorji Housing Private Limited
Date	August 10, 2020
Subject	Memo in respect of the properties at Village Maan, Taluka Mulshi, District Pune
Page	3 of 4

New Survey No.	Area	Remark in other rights column
		(iii) Reserved for rehabilitation of dam affected persons;
98/99/101/A/4	4.22 Ares	(i) Open space 2; (ii) Encumbrance of Rs.40,79,821/- in respect of share of Kisan Damu Sawant for recovery of amount; (iii) Reserved for rehabilitation of dam affected persons;
98/99/101/A/5	10.73 Ares	(i) Open space 3; (ii) Encumbrance of Rs.40,79,821/- in respect of share of Kisan Damu Sawant for recovery of amount; (iii) Reserved for rehabilitation of dam affected persons;
98/99/101/A/6	12.66 Ares	(ii) Open space 4; (ii) Encumbrance of Rs.40,79,821/- in respect of share of Kisan Damu Sawant for recovery of amount; (iii) Reserved for rehabilitation of dam affected persons;
98/99/101/A/7	1 Hectare 35.65.17 Ares	(iii) Amenity space; (ii) Encumbrance of Rs.40,79,821/- in respect of share of Kisan Damu Sawant for recovery of amount; (iii) Reserved for rehabilitation of dam affected persons;
<b>Total</b>	<b>13 Hectares 34.93 Ares</b>	

**Comment:**

*We understand that, pursuant to the creating of new 7/12 extracts, as recorded hereinabove, the name of PMRDA came to be recorded in respect of Survey No. 98/99/101/A/2 (for road) vide*

To	Joyville Shapoorji Housing Private Limited
Date	August 10, 2020
Subject	Memo in respect of the properties at Village Maan, Taluka Mulshi, District Pune
Page	4 of 4

*Mutation Entry No. 8509 dated March 13, 2020 and Survey No. 98/99/101/A/7 (for amenity) vide Mutation Entry No. 8510 dated March 13, 2020.*

**View:**

Subject to the aforesaid and our observations set out in our Memo, in our view, Joyville Shapoorji Housing Private Limited has a clear and marketable title to the following Properties (with revised Survey Nos.):

<b>New Survey No.</b>	<b>Area</b>
98/99/101/A/1	7 Hectares 35.38.83 Ares
98/99/101/A/3	10.48 Ares
98/99/101/A/4	4.22 Ares
98/99/101/A/5	10.73 Ares
98/99/101/A/6	12.66 Ares
<b>Total</b>	<b>7 Hectares 73.47 Ares</b>

Our memo is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our memo.

This memo is addressed to and is solely for your benefit. We would be pleased to discuss the contents of this memo and provide you with any additional information/clarifications that you may require. In case you have any specific queries relating to this memo, please do not hesitate to contact us.



DSK Legal