

DEBTS RECOVERY TRIBUNAL, PUNE.
Ministry of Finance, Government of India,
PMT Commercial Building No. 1, Shankarsheth Road, Swargate,
Pune - 411 042.

ORDER OF ATTACHMENT OF IMMOVABLE PROPERTY

Recovery Proceeding No. 38 / 2018

CATALYST TRUSTEESHIP LTD.,
(Erstwhile GDA TRUSTEESHIP LTD.)

..... CERTIFICATE HOLDER

V/s

D. S. KULKARNI DEVELOPERS LTD.,

..... CERTIFICATE DEBTOR

Whereas you Certificate Debtor have failed to pay the sum of Rs. 137,28,58,352/- (Rupees One Hundred Thirty Seven Crore Twenty Lacs Fifty Eight Thousand Three Hundred Fifty Two Only) and the interest thereon in respect of Recovery Certificate No. 38 / 2018 in Original Application No. 25 / 2018 drawn up by the Hon'ble Presiding Officer.

You are hereby prohibited and restrained, until further orders, from transferring, alienating, creating third party interest, parting with possession, charging or dealing with the under mentioned property in any manner and that all persons be and that they are prohibited from taking any benefit under such transfer, alienation, possession or charge.

Specification of Property

1. All that piece and parcel of land bearing **Survey No. 3/1C**, totally admeasuring 00 H 11 R, assessed at Rs. 00.38 Paise, **out of which area admeasuring 00 H 5.75 R** of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:
On or towards East : By Survey No. 4 (Part)
On or towards South : By Survey No. 3 (Part)
On or towards West : By Survey No. 3(Part)
On or towards North : By Survey No. 4 (Part)
2. All that piece and parcel of land bearing **Survey No. 4/29**, totally admeasuring 00 H 22 R, assessed at Rs. 00.37 Paise, **out of which area admeasuring 00 H.10 R** of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of



Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : Property owned by D. S. Kulkarni Developers Ltd.
On or towards West : By Survey No. 4 (29) Part.I
On or towards North : Survey No. 4 / 9 and Property owned by D. S. Kulkarni Developers Limited

3. All that piece and parcel of land bearing **Survey No. 33/1 (Old Survey No.27)**totally admeasuring **01 H 22 R**, assessed at Rs. 07.25 paise, situated at village Fursungi, situated within the limits of Panchayat Samiti Haveli, Grampanchayat Fursungi and also situated within the jurisdiction of Sub Registrar Haveli, Pune and bounded as follows:

On or towards East : Survey No. 34 (Part)
On or towards South : S No. 33/2 (Part) and S. No. 33/2B
On or towards West : Property owned by D. S. Kulkarni Developers Ltd.
On or towards North : Property owned by D. S. Kulkarni Developers Ltd.

4. All that piece and parcel of land bearing **Survey No. 33/2A/1 (Old Survey No.28)**totally admeasuring **00 H 20 R**, assessed at Rs. 1.53 paise, situated at village Fursungi, situated within the limits of Panchayat Samiti Haveli, Grampanchayat Fursungi and also situated within the jurisdiction of Sub Registrar Haveli, Pune and bounded as follows:

On or towards East : Survey No. 33/2A (Part)
On or towards South : Survey No. 33/3 (Part)
On or towards West : Survey No. 33/2B (Part)
On or towards North : Survey No. 33/A (Part)

5. All that piece and parcel of land bearing **Survey No. 33/2A/2/1(Old Survey No.28)**totally admeasuring **00 H 17 R** and assessed at Rs. 00.77 paise situated at village Fursungi, situated within the limits of Panchayat Samiti Haveli, Grampanchayat Fursungi and also situated within the jurisdiction of Sub Registrar Haveli, Pune and bounded as follows:

On or towards East : Survey No. 34 (Part)
On or towards South : Survey No. 33/2A/2/2
On or towards West : Survey No. 33/2
On or towards North : Survey No. 33/1

6. All that piece and parcel of land bearing **Survey No. 33/2A/2/2, admeasuring 00 H 16 R**, assessed at Rs. 00.76 Paise of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : By Survey No. 34 (Part)
On or towards South : S No. 33/3/1+3/2A+2B/2/1+3B/2/2
On or towards West : Property owned by D. S. Kulkarni Developers Ltd.
On or towards North : Property owned by D. S. Kulkarni Developers Ltd.

7. All that piece and parcel of land bearing **Survey No. 34/3B, totally admeasuring 00 H 16 R**, assessed at Rs. 00.94 Paise,

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situated at village Fursungi, situated within the limits of Panchayat Samiti Haveli, Grampanchayat Fursungi and also situated within the jurisdiction of Sub Registrar Haveli, Pune and bounded as follows:

On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : 10 feet Road
On or towards West : Survey No. 34 (Part)
On or towards North : Property owned by D. S. Kulkarni Developers Ltd.

8. All that piece and parcel of land bearing **Survey No. 34/4,** **totally admeasuring 00 H 49 R,** assessed at Rs. 02.88 Paise of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : property owned by Ashok Laxman Harpale
On or towards West : By Survey No. 34 (Part)
On or towards North : property owned by Sindhumati Maruti Harpale

9. All that piece and parcel of land bearing **Survey No. 34/5/2,** **totally admeasuring 00 H 42 R,** assessed at Rs. 02.10 Paise of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : By 10 feet internal road
On or towards West : By Survey No. 34 (Part)
On or towards North : property owned by Nivrutti Laxman Harpale

10. All that piece and parcel of land bearing **Survey No. 34/6, totally admeasuring 00 H 27 R,** assessed at Rs. 01.69 Paise, situated at village Fursungi, situated within the limits of Panchayat Samiti Haveli, Grampanchayat Fursungi and also situated within the jurisdiction of Sub Registrar Haveli, Pune and bounded as follows:

East : Property owned by D. S. Kulkarni Developers Ltd.
South : 10 feet Road
West : Survey No. 34 (Part)
North : Property owned by D. S. Kulkarni Developers Ltd.

11. All that piece and parcel of land bearing **Survey No. 34/11, totally admeasuring 00 H 27 R,** assessed at Rs. 01.69 Paise of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : property owned by Mr. Ashok Laxman Harpale
On or towards West : By Survey No. 34 (Part)
On or towards North : property owned by Sindhumati Maruti Harpale

12. All that piece and parcel of land bearing **Survey No. 34/18, totally admeasuring 00 H 28 R,** assessed at Rs.

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01.25 Paise of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : property owned by Ms. Nivrutti Laxman Harpale
On or towards West : property owned by Mr. Dilip Dattatray Harpale
On or towards North : Property owned by D. S. Kulkarni Developers Ltd.

13. All that piece and parcel of land bearing **Survey No. 34/26/1, totally admeasuring 00 H 19 R**, assessed at Rs. 00.91 Paise, situated at village Fursungi, situated within the limits of Panchayat Samiti Haveli, Grampanchayat Fursungi and also situated within the jurisdiction of Sub Registrar Haveli, Pune and bounded as follows:

On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : 10 feet Road
On or towards West : Survey No. 34 (Part)
On or towards North : Property owned by D. S. Kulkarni Developers Ltd.

14. All that piece and parcel of land bearing **Survey No. 34/26/2, totally admeasuring 00 H 12 R**, assessed at Rs. 00.46 Paise of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : property owned by Ashok Laxman Harpale
On or towards West : By Survey No. 34 (Part)
On or towards North : property owned by Sindhumati Maruti Harpale

15. All that piece and parcel of land bearing **Survey No. 35/1A+1B/1 (Old Survey No. 30) totally admeasuring 01 H 84 R** situated at village Fursungi, situated within the limits of Panchayat Samiti Haveli, Grampanchayat Fursungi and also situated within the jurisdiction of Sub Registrar Haveli, Pune and bounded as follows:

On or towards East : Survey No. 35/1A+1B/2
On or towards South : Survey No. 43
On or towards West : Survey No. 34 and property owned by Mr. Ramchandra Harpale
On or towards North : S No. 30 and Chandanwadi Saykarwadi Road

16. All that piece and parcel of land bearing **Survey No. 35/1A+1B/2 (Old Survey No.30) totally admeasuring 01 H 84 R** situated at village Fursungi, situated within the limits of Panchayat Samiti Haveli, Grampanchayat Fursungi and also situated within the jurisdiction of Sub Registrar Haveli, Pune and bounded as follows:

On or towards East : Survey No. 35 and property owned by Mr. Sawlaram Pawar.
On or towards South : Survey No. 43
On or towards West : Survey No. 35/1A+1B/1
On or towards North : S No. 30 and Chandanwadi Saykarwadi Road

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17. All that piece and parcel of land bearing **Survey No. 35/2/2, totally admeasuring 00 H 95 R**, assessed at Rs. 04.72 Paise of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:
- On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : By 10 feet road
On or towards West : Property owned by D. S. Kulkarni Developers Ltd.
On or towards North : Property owned by D. S. Kulkarni Developers Ltd.
18. All that piece and parcel of land bearing **Survey No. 42/1/4, totally admeasuring 00 H 07 R**, assessed at Rs. 00.35 Paise of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:
- On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : Property owned by D. S. Kulkarni Developers Ltd.
On or towards West : Property owned by D. S. Kulkarni Developers Ltd.
On or towards North : By Survey No. 42/1/4 (Part)
19. All that piece and parcel of land bearing **Survey No. 42/1/4A admeasuring 00 H 18 R**, assessed at Rs. 00.85 Paise of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:
- On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : Property owned by D. S. Kulkarni Developers Ltd.
On or towards West : By Survey No. 42/1/4 (Part)
On or towards North : By Survey No. 54/3C/1 (Part)
20. All that piece and parcel of land bearing **Survey No. 43/2/4 admeasuring 00 H 22 R**, assessed at Rs. 01.10 Paise of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:
- On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : Property owned by D. S. Kulkarni Developers Ltd.
On or towards West : Property owned by D. S. Kulkarni Developers Ltd.
On or towards North : Property owned by D. S. Kulkarni Developers Ltd.
21. All that piece and parcel of land bearing **Survey No. 45/3, totally admeasuring 01 H 37 R**, assessed at Rs. 07.37 Paise out of which land admeasuring **00 H 3.75 R**, situated at village Fursungi, situated within the limits of Panchayat Samiti Haveli, Grampanchayat Fursungi and also situated within the jurisdiction of Sub Registrar Haveli, Pune and bounded as follows:
- On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : Property owned by D. S. Kulkarni Developers Ltd.



On or towards West : Property owned by D. S. Kulkarni Developers Ltd.
On or towards North : Property owned by D. S. Kulkarni Developers Ltd.

22. All that piece and parcel of land bearing **Survey No. 45/4**, totally admeasuring 00 H 03 R, assessed at Rs. 00.19 Paise **out of which land admeasuring 00 H 1.5 R**, situated at village Fursungi, situated within the limits of Panchayat Samiti Haveli, Grampanchayat Fursungi and also situated within the jurisdiction of Sub Registrar Haveli, Pune and bounded as follows:

On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : Property owned by D. S. Kulkarni Developers Ltd.
On or towards West : Property owned by D. S. Kulkarni Developers Ltd.
On or towards North : Property owned by D. S. Kulkarni Developers Ltd.

23. All that piece and parcel of land bearing **Survey No. 45/5**, totally admeasuring 01 H 23 R, assessed at Rs. 06.75 Paise **out of which land admeasuring 00 H 28.18 R**, situated at village Fursungi, situated within the limits of Panchayat Samiti Haveli, Grampanchayat Fursungi and also situated within the jurisdiction of Sub Registrar Haveli, Pune and bounded as follows:

On or towards East : Remaining land out of Survey No. 45/5
On or towards South : Property owned by D. S. Kulkarni Developers Ltd.
On or towards West : Property owned by D. S. Kulkarni Developers Ltd.
On or towards North : Property owned by D. S. Kulkarni Developers Ltd.

24. All that piece and parcel of land bearing **Survey No. 46/2**, totally admeasuring 00 H 51 R, assessed at Rs. 00.37 Paise **out of which land admeasuring 00 H 17 R** of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : Property owned by D. S. Kulkarni Developers Ltd.
On or towards West : Odha
On or towards North : Property owned by D. S. Kulkarni Developers Ltd.

25. All that piece and parcel of land bearing **Survey No. 48/3**, totally admeasuring 00 H 64 R, assessed at Rs. 02.87 Paise **out of which land admeasuring 00 H 29.33 R**, situated at village Fursungi, situated within the limits of Panchayat Samiti Haveli, Grampanchayat Fursungi and also situated within the jurisdiction of Sub Registrar Haveli, Pune and bounded as follows:

On or towards East : Remaining land out of Survey No. 48/3
On or towards South : Property owned by D. S. Kulkarni Developers Ltd.
On or towards West : Property owned by D. S. Kulkarni Developers Ltd.
On or towards North : Property owned by D. S. Kulkarni Developers Ltd.

26. All that piece and parcel of land bearing **Survey No. 49/1A**, totally admeasuring 00 H 51 R, assessed at Rs. 01.25 Paise **out of which land admeasuring 00 H 17 R** of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of



Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : By property owned by Mr. Mahadev Ganpat Kamthe
On or towards South : By property owned by Mr. Gaikwad
On or towards West : By property owned by Mr. Shivaji Shripati Kamthe
On or towards North : By property owned by Mr. Fakira Ganpat Kamthe

27. All that piece and parcel of land bearing **Survey No. 54/1/3/2 admeasuring 00 H 33 R**, assessed at Rs. 1.00 Paise of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : Property owned by D. S. Kulkarni Developers Ltd.
On or towards West : Property owned by D. S. Kulkarni Developers Ltd.
On or towards North : Property owned by D. S. Kulkarni Developers Ltd.

28. All that piece and parcel of land bearing **Survey No. 54/2C/1**, totally admeasuring 00 H 51.50 R, assessed at Rs. 02.07 Paise, **out of which area admeasuring 00H. 20.50 R**, of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : By Tarawadi Saykarwadi Road
On or towards South : By Survey No. 42/1/2
On or towards West : By Survey No. 54/3A and Hissa No. 1/2
On or towards North : By Survey No. 54/1/1B

29. All that piece and parcel of land bearing **Survey No. 54/4A/2**, totally admeasuring 00 H 50 R, assessed at Rs. 03.27 Paise, **out of which area admeasuring 00H. 28 R**, of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : By Tarawadi Saykarwadi Road
On or towards South : By Survey No. 42/1/2
On or towards West : By Survey No. 54/3A and Hissa No. 1/2
On or towards North : By Survey No. 54/1/1B

30. All that piece and parcel of land bearing **Survey No. 54/3C/1 admeasuring 00 H 60 R**, assessed at Rs. 2.94 Paise of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : Property owned by D. S. Kulkarni Developers Ltd.
On or towards South : S No. 42/1/4A and property owned by D. S. Kulkarni Developers Limited
On or towards West : Property owned by D. S. Kulkarni Developers Ltd.

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On or towards North : Property owned by D. S. Kulkarni Developers Ltd.

31. All that piece and parcel of land bearing **Survey No. 56/1+2+3+4/1, total land admeasuring 00 H 07 R**, assessed at Rs. 00.56 Paise (Well Property) of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : Property owned by D. S. Kulkarni Developers Ltd.

On or towards South : Property owned by D. S. Kulkarni Developers Ltd.

On or towards West : Property owned by D. S. Kulkarni Developers Ltd.

On or towards North : By property owned by Mr. Shivaji Eknath Kalbhor, Ms. Vijaya Tilekar and Mr. Machindra Kalbhor

32. All that piece and parcel of land bearing **Survey No. 56/2/1B, total land admeasuring 00 H 86 R**, assessed at Rs. 04.09 Paise of village Fursungi, Tal. Haveli, Dist. Pune, situated within the limits of Grampanchayat : Fursungi and also situated within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards East : By Survey No. 56 (Part)

On or towards South : By Survey No. 55 (Part)

On or towards West : By Survey No. 56 / 2 / 1A

On or towards North : By Survey No. 56 / 1+2+3+4/2+1

Given under my hand and the seal of the Tribunal on this ^{27th} ~~04th~~ day of ~~October~~ in the year 2018.

November



[Signature]
RECOVERY OFFICER,
Debts Recovery Tribunal, Pune.