

Annex 1: Complaint

CAO

From: Ajit Korde [REDACTED]
Sent: Tuesday, December 8, 2020 5:01 AM
To: CAO
Subject: Complaint application to withdraw IFC sponsorship for affordable housing project by Shapoorji Group in India, as prospective home buyers are being deceived by the promoters, IFC has failed in due diligence and necessary facts seem to be concealed/s...
Attachments: ADB Supporting Docs.pdf; Shewalewadi Orders.pdf; Screenshot_20201007_162823_com.facebook.katana.jpg; Screenshot_20201007_235110_com.facebook.katana.jpg; Screenshot_20201008_114417_com.facebook.katana.jpg; RERA.pdf; SP Legal Report.pdf

[External]

Dear Sir,

RE: Complaint application to withdraw IFC sponsorship for affordable housing project by Shapoorji Group in India, as prospective home buyers are being deceived by the promoters, IFC has failed in due diligence and necessary facts seem to be concealed/suppressed by promoters in application to IFC.

I refer the below mentioned News Article by Hindustan Times, which states that IFC has sponsored Shapoorji Group project in India, to develop an affordable housing project in my farmland/project land (farm land bearing Survey No. 7/2/1 of Shewalewadi village, Taluka - Haveli, District - Pune admeasuring 4-H 97-R, Potkharaba 0-H 20-R out of that disputed/my and is 3-H 25-R (old Survey No. 189/2 of Fursungi)).

<https://www.hindustantimes.com/real-estate/shapoorji-pallonji-s-platform-joyville-sells-800-housing-units-in-pune-for-around-rs-400-crore/story-pckAFkP0CiwE2vIFeJxFeM.html>

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[Shapoorji
Pallonji's
platform Joyville
sells 800
housing units in
Pune for around
Rs 400 crore -](https://www.hindustantimes.com/real-estate/shapoorji-pallonji-s-platform-joyville-sells-800-housing-units-in-pune-for-around-rs-400-crore/story-pckAFkP0CiwE2vIFeJxFeM.html)

[real estate -](#)
[Hindustan Times](#)

Shapoorji Pallonji's platform Joyville sells 800 housing units in Pune for around Rs 400 crore Joyville is a USD 200 million platform by Shapoorji Pallonji Group, ADB, IFC and Actis to develop ...

www.hindustantimes.com

Please be informed that dispute for this land is pending before Hon'ble Supreme Court of India, Sub Divisional Officer Haveli and MRT Pune.

The promoters are selling apartments in this IFC sponsored project by deceiving the prospective home buyers about the facts of my litigations pending before Hon'ble Supreme Court of India (nowhere in the advertisement or not even in the MahaRERA Government portal, mandatory disclosure about these litigations is mentioned!). I have attached a screenshot of Facebook advertisement and MahaRERA registration about this project for your reference.

This farmland was leased to my father Shri. Mahadeo Kondiba Korde through Registered Lease Deed dt. 30/7/1952. Since that date, my father is a tenant and therefore, I am tenant in this farmland.

Please be further informed that dispute for this farmland is pending under Sec. 32G of Bombay Tenancy and Agricultural Lands Act before Hon'ble Supreme Court of India through Curative Petition (C) No. 188-189/2020, MRT Delay No. 43/2018 pending before MRT Pune, and Tenancy Appeal No. 959/2018 pending before Sub Divisional Officer Haveli wherein a sister company of the applicant before IFC (sister company of applicant company: M/s. Manjri Horse Breeders' Farm Pvt. Ltd., which is part of Shapoorji Pallonji Group, which is the promoter of the applicant company) is party to Tenancy Appeal as Respondent No. 8, present for hearings before Sub Divisional Officer Haveli Pune and is well aware of facts concerning the dispute and about my tenancy in the said farmland.

By virtue of Sec. 32G of Bombay Tenancy and Agricultural Lands Act, tenanted-farmers like us was supposed to be taken out of the zamindari/feudal system and made owners of the farmlands that they were cultivating for generations. However, the dispute between our landlord and us continued since year 1958 and is still pending before Hon'ble Supreme Court of India. And meanwhile of this dispute pending before Hon'ble Supreme Court, the landlord engaged 6 local youths to take law in hands (all aged 23-26 and one of them was politically influential Shri. Ajinkya Suresh Ghule was Vice President

of Nationalist Congress Party Youth). They all forcibly grabbed my farmland by joining hands with local Government Authorities and Police (Tahsildar Haveli who passed order dt. 08/05/2014 for executing a 10 year old Order dt. 19/08/2004, which was cancelled/set aside by Sub Divisional Officer Haveli (a superior Court/Authority) by Order dt. 31/03/2005). Although this Order dt. 11/02/2014 was concealed from me and it was for merely deleting name of tenant from record of lands and not for taking possession of farmland from me, the 6 local youths with help of the Circle Officer Hadapsar and local Police Officers, forcibly and illegally took possession of farmland from me! They further sold the farmland to M/s. Manjri Horse Breeders' Farm Pvt. Ltd and gave this company the possession of my farmland. This all happened in pendency of Review Petition No. 1340-1341 pending before Hon'ble Supreme Court of India! Having suffering from heart disease and other illnesses, my health was not good and they all took advantage of this situation and rendered me landless!

Further to above-mentioned facts, I litigated in various forums and as mentioned earlier above, dispute for this farmland is now pending before Hon'ble Supreme Court of India, Sub Divisional Officer Haveli and MRT Pune. While this has been pending before the Courts, one of Shapoorji Pallonji Group's Company has tied up with IFC for developing a housing project in this farmland.

Furthermore, this is an ODHA (natural water stream/ water-body) in this farmland (refer description of farmland, which states Potkharaba 0-H 20-R). This project sponsored by IFC is being built on top of this natural water stream. This could lead to an irreparable environmental damage!

Having said the above stuff, the legal title search report prepared by DSK Legal (Attorneys for this project) does not mentions about my litigations and this legal report is being used in Government portal to sell apartments in my land/disputed land. Eventually, prospective home owners are being deceived in a IFC sponsored project!

Considering the aforementioned facts, it is clear that prospective home buyers of this IFC sponsored project are being deceived by the promoters, IFC has failed in due diligence and necessary facts seem to be concealed/suppressed by promoters in application. Therefore, I humbly pray that IFC withdraws sponsorship of this project in my land.

In support of my application, I am attaching copy of case status for Curative Petition (C) No. 188-189/2020 pending before Hon'ble Supreme Court of India, copy of notice for Tenancy Appeal No. 959/2018 pending before Sub Divisional Officer Haveli Pune, 7/12 extract of the said land and copy of Registered Lease Deed dt. 30/7/1952.

In conjunction with the above-mentioned supporting documents, I am also attaching a few more Court Orders for further reference.

Should you require any further information, please do not hesitate to contact me.

Kind regards,

Ajit Mahadeo Korde