

## TITLE REPORT

### TO WHOMSOEVER IT MAY CONCERN

1. **Name of the Owners** : **Pigments and Dyestuffs Pvt. Ltd. & others**
- 2.1 **Name of the Developers** : **Luxora Realtors Pvt. Ltd.**
- 2.2 **Name of the Erstwhile  
Developers** : **M/s. Goldminar Developers Pvt. Ltd.**

### 3 Description of the Said Entire Property:

All that pieces and parcels of land bearing 1) Survey No. 67, Hissa No. 1A admeasuring 1700 Square Meters (First Property), 2) Survey No. 67, Hissa No. 1B, admeasuring 2200 Square Meters (Second Property), 3) Survey No. 67, Hissa No. 2A admeasuring 1850 Square Meters (Third Property), 4) Survey No. 67, Hissa No. 2B, admeasuring 1440 Square Meters (Fourth Property), 5) Survey No. 67, Hissa No. 3, admeasuring 3890 (Fifth Property), 6) Survey No. 69, Hissa No. 1, admeasuring 200 Square Meters (Sixth Property), 7) Survey No. 69, Hissa No. 2, admeasuring 1870 Square Meters (Seventh Property), 8) Survey No. 69, Hissa No. 3, admeasuring 8200 Square Meters (Eighth Property), 9) Survey No. 69, Hissa No. 4, admeasuring 230 Square Meters (Ninth Property), 10) Survey No. 59A, Hissa No. 30/2/1, admeasuring 160 Square Meters (Tenth Property), 11) Survey No. 59A, Hissa No. 30/2/2, admeasuring 1260 Square Meters (Eleventh Property), 12) Survey No. 59A, Hissa No. 30/2/3, admeasuring 7000 Square Meters (Twelfth Property), (First to Twelfth property are hereinafter referred to as "Pigment Property"), 13) Survey No. 64, Hissa No. 1, admeasuring 9770 Square Meters (Thirteenth Property), 14) Survey No. 64, Hissa No. 2, admeasuring 730 Square Meters (Fourteenth Property), 15) Survey No. 64, Hissa No. 3/1, admeasuring 4290 Square Meters (Fifteenth Property), 16) Survey No. 64, Hissa No. 3/2, admeasuring 1170 Square Meters (Sixteenth Property), (Thirteenth to Sixteenth property are hereinafter referred to as





"Patil Property", 17) Survey No. 68, Hissa No. 1/A, admeasuring 5093 Square Meters (Seventeenth Property), 18) Survey No. 68, Hissa No. 3/A, admeasuring 2735 Square Meters (Eighteenth Property), Seventeenth and Eighteenth Property are hereinafter referred to as "Kailash Property", 19) Survey No. 68, Hissa No. 1/B, admeasuring 3203 Square Meters (Nineteenth Property), 20) Survey No. 68, Hissa No. 2/C, admeasuring 3943 Square Meters (Twentieth Property), 21) Survey No. 68, Hissa No. 3/B, admeasuring 5181 Square Meters (Twenty-first Property), 22) Survey No. 68, Hissa No. 3D, admeasuring 439.67 square meters out of 1319 Square Meters (Twenty-Second Property), (Nineteenth to Twenty-Second Property are hereinafter referred to as "Ashok Property"), lying, being and situate at Village - Chitalsar, Manpada, Taluka and District Thane, within the Registration District and Sub-District Thane and also within the limits of Thane Municipal Corporation, Maharashtra State. All the above-mentioned Twenty-two Properties are admeasuring in aggregate 66554.67 square meters and hereinafter collectively referred to as the "Said Entire Property".

**3.1 Description of Said Property:**

The First Property, Fifth Property, Sixth Property, Eighth Property, Twelfth Property to Fifteenth Property, Seventeenth Property to Twenty-Second Property admeasuring in aggregate 58224.67 square meters is collectively referred to as "Said Property".

**3.2 Description of Said Reserved Property:**

The Developers or their predecessors in title/rights have surrendered reserved portion of the Said Entire Property admeasuring in aggregate 8330 square meters for various public purposes as enlisted herein:

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Gut No.	Description of Property	Area (in square meters)	Nature of Reservation
67/1B	Second Property	2200	60 meters wide Road
67/2B	Fourth Property	1440	60 meters wide Road
69/2	Seventh Property	1870	60 meters wide Road and 30 meters wide Road
69/4	Ninth Property	230	Police Station
59A/30/2/1	Tenth Property	160	Park
59A/30/2/2	Eleventh Property	1260	Police Station
64/3/2	Sixteenth Property	1170	Amenity and Road
Total		8330	

**4. List of Documents perused:**

- a. Current 7/12 extracts.
- b. All relevant Mutation entries.
- c. Search Report.
- d. Owners/Developers Title Deeds.
- e. Antecedent Title Deeds.
- f. N.A. Order
- g. ULC Order.
- h. Development Permission.
- i. Commencement Certificate.
- j. Occupancy Certificate.
- k. Environment Clearance Certificate.
- l. Litigation Records.

m. Public Notice dated January 31, 2017 published in Marathi newspaper namely Lok Satta and published in English newspaper dated February 01, 2017 namely Free Press Journal in respect of Said Entire Property.

**5. Observations in respect of Revenue Records:**

5.1 Observations in respect of Land bearing 1) Gut No. 67, Hissa No. 1A (First Property), 2) Gut No. 67, Hissa No. 1B, (Second Property), 3) Gut No. 67, Hissa No. 2A Square Meters (Third Property), 4) Gut No. 67, Hissa No. 2B, (Fourth Property), 5) Gut No. 67, Hissa No. 3, (Fifth Property), 6) Gut No. 69, Hissa No. 1, (Sixth Property), 7) Gut No. 69, Hissa No. 2, (Seventh Property), 8) Gut No. 69, Hissa No. 3, (Eighth Property), 9) Gut No. 69, Hissa No. 4, (Ninth Property), 10) Gut No. 59A, Hissa No. 30/2/1, (Tenth Property), 11) Gut No. 59A, Hissa No. 30/2/2, (Eleventh Property), 12) Gut No. 59A, Hissa No. 30/2/3, (Twelfth Property), (First to Twelfth Property are hereinafter referred to as "Pigment Property"):

**Observations in respect of 7/12 extract:**

It appears from perusal of recent 7/12 extracts, that the First Property, Third Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property and Twelfth Property are owned by M/s. Pigments and Dyestuffs Pvt. Ltd. and Second Property, Fourth Property, Ninth Property, Tenth Property and Eleventh Property are owned by Thane Municipal Corporation.

**Observations in respect of 6 D Mutation Entries:**

5.1.1 It appears from the mutation entry no. 68 dated 01/08/1944 that the said mutation entry is not relevant to the Seventh Property, however, erroneously reflected in the 7/12 extract.

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- 5.1.2 It appears from the **mutation entry no. 124 dated 25/10/1950** that the said mutation entry is not relevant to the First Property, however, erroneously reflected in the 7/12 extract.
- 5.1.3 It appears from the **mutation entry no. 125 dated 07/06/1951** that the said mutation entry is not relevant to the Third Property, however, erroneously reflected in the 7/12 extract.
- 5.1.4 It appears from the **mutation entry no. 126** that the Fifth Property was declared as Tukda (Fragment) in accordance with the provisions of Prevention of Fragmentation and Consolidation of Holdings Act, 1947.
- 5.1.5 It appears from the **mutation entry no. 138 dated 6/05/1956** that the said mutation entry is not relevant in respect of Sixth Property.
- 5.1.6 It appears that **mutation entry no. 149** is not available with the Revenue Department as the same is torn and mutilated. The Talathi, Majiwade Village, Thane, has accordingly issued letter dated July 11, 2000.
- 5.1.7 It appears from the **mutation entry no. 172 dated 15/05/1958** that Lilabai Chango was not cultivating the Third Property continuously for a period of two years, therefore her name was removed from the Record of rights as protected tenant and the name of Ramchandra Chango was recorded in the Record of rights with respect to Third Property.
- 5.1.8 It appears from the **mutation entry no. 182 dated 14/07/1959** that as per Order bearing no. T.N.C.S.R. 327 dated May 15, 1959, name of Mr. Chango Shingya was recorded as tenant on the land of Mr. Ramchandra Chango and Mr. Vinayak Chango. Since, Mr. Chango Shingya demised, his name was removed as Protected Tenant from the Records of Rights with respect to Seventh Property.

**5.1.9** It appears from the **mutation entry no. 202 dated 15/06/1960** that, the name of Ramchandra Chango, Lilabai Chango was wrongly recorded as Protected Tenant in respect of the land owned by Mathurabai Mohan and Mr. Girdhar Bhagwan Teli through guardian Mathurabai Mohan by the order bearing no. T.N.C Case 13 dated June 3, 1960, the names of the Tenants were removed from the Record of Rights of Third Property, Fourth Property and Fifth Property.

**5.1.10** It appears from the **mutation entry no. 245 dated 25/08/1960** that Mr. Ramchandra Chango Chaudhari and Vinayak Chango Chaudhari sold, transferred and conveyed the Sixth Property, Seventh Property, Eighth Property, Ninth Property, Tenth Property, Eleventh Property and Twelfth Property in favour of Pigments and Dyestuffs Pvt. Ltd. by Sale Deed dated August 18, 1960.

**5.1.11** It appears from the **mutation entry no. 246 dated 25/08/1960** that Mathurabai Mohan Pardesi and Girdhar Bhagwan Teli through his guardian Mathurabai Mohan Pardesi transferred and conveyed the First Property, Second Property, Third Property, Fourth Property and Fifth Property in favour of M/s. Pigments and Dyestuffs Pvt. Ltd by executing Sale Deed dated August 18, 1960.

**5.1.12** It appears from the **mutation entry no. 410 dated 28/12/1972** that area and assessment of the Pigment Property was converted into decimal system in accordance with the provisions of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955.

**5.1.13** It appears from the **mutation entry no. 638 dated 17/12/1999** that, Taluka Inspector of Land Records passed Kami Jasta Patra no. 5/99 dated 24/3/1999 and pursuant thereto Tahsildar, Thane vide letter no. MAHSUL/ KAKSH - 1/ TE.3/HAKKANOND/VASHI 7349 dated 26/11/99 passed an order to carry out corrections in the Revenue Record in accordance with



the said Order and accordingly certain corrections were made in the Records of Rights with respect to Sixth Property, Seventh Property, Eighth Property, Ninth Property, Tenth Property, Eleventh Property and Twelfth Property.

- 5.1.14** It appears from the **mutation entry no. 900 dated 28/06/1999** that Hon. Collector Thane, had granted permission for Non-Agricultural use of Pigment Property by issuing order no. Revenue/Kra.1/Te-2/NAP/SR-206/2010 dated May 23, 2011.
- 5.1.15** It appears from the **mutation entry no. 989 dated 09/06/2014** that by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/ Te-3/ kavi 5352/3266 dated 07/06/2014 and order of Deputy Superintendent of Land Records bearing no. Patra Kra./Du. li/Kavi-21/Pot-Hissa/MO.R. No. 1355/260/Mouje Chitalsar Manpada/Thane dated 07/02/2014 sub-divided the property bearing Gut no. 69 into pot-hissa 69/1(Sixth Property), 69/2 (Seventh Property), 69/3 (Eighth Property) and 69/4 (Ninth Property) as per the Form no. 12.
- 5.1.16** It appears from the **mutation entry no. 990 dated 09/06/2014** that, by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/ Te-3/ kavi 5351/3279 dated 07/06/2014 and order of Deputy Superintendent of Land Records bearing no. Pot Hissa/MO.R. 1341/259/Mouje Chitalsar Manpada/Thane dated 07/02/2014 sub-divided the properties bearing the Gut no. 67/1 into Pot Hissa i.e. 67/1A (First Property) and 67/1B (Second Property), Gut no. 67/2 into Pot Hissa i.e. 67/2A (Third Property) and 67/2B (Fourth Property) and Survey No. 59A/30 into Pot Hissa i.e 59A/ 30/2/1 (Tenth Property), 59A/ 30/2/2 (Eleventh Property), 59A/ 30/2/3 (Twelfth Property) as per Form No.12.
- 5.1.17** It appears from the **mutation entry no. 991 dated 09/06/2014** that, by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/ Te-3/ kavi 5350/3279 dated 07/06/2014 and order of Deputy Superintendent of Land Records bearing no. Patra

Kra./Du. li/Kavi 19/Pot Hissa/MO.R. 1353/258/Mouje Chitalsar Manpada/Thane dated 07/02/2014 sub-divided the property bearing Gut no. 59A, Hissa no. 30/2 into pot-hissa no. 59A/30/2/1 (Tenth Property), 59A/30/2/2 (Eleventh Property), 59A/30/2/3 (Twelfth Property) as per the Form no. 12.

**5.2 Observations in respect of Land bearing Gut No. 64 Hissa No. 1 (Thirteenth Property), Gut No. 64 Hissa No. 2 (Fourteenth Property), Gut No. 64, Hissa No. 3/1, (Fifteenth Property), and Gut No. 64, Hissa No. 3/2 (Sixteenth Property). (Thirteenth to Sixteenth Property are hereinafter referred to as "Patil Property"):**

**5.2.1 Observations in respect of Land bearing Gut No. 64 Hissa No. 1 (Thirteenth Property) admeasuring 9770 square meters and Gut No. 64 Hissa No. 2 admeasuring 730 Square Meters (Fourteenth Property):**

**Observations in respect of 7/12 extract:**

It appears from perusal of recent 7/12 extract, that the Thirteenth Property and Fourteenth Property is owned by Mr. Narayan Ambo Patil and Mr. Shreedhar Rajaram Patil. It appears from perusal of 7/12 extract for the period between year 1956 to 1980, that the Thirteenth Property and Fourteenth Property is originally owned by Mr. Rajaram Patil and Narayan Ambo Patil,

**Observations in respect of 6 D Mutation Entries:**

**5.2.1.1** It appears from mutation entry no. 119 dated 10/10/1946 that the said mutation entry is not relevant to the Thirteenth Property.

**5.2.1.2** It appears from mutation entry no. 120 dated 10/11/1948 that the said mutation entry is not relevant to the Fourteenth Property.

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5.2.1.3 It appears that **mutation entry no. 149** is not available with the Revenue Department as the same is torn and mutilated. The Talathi Majiwade Village, Thane, has accordingly issued letter dated July 11, 2000.

5.2.1.4 It appears from the **mutation entry no. 410 dated 28/12/1972** that area and assessment of the Patil Property was converted into decimal system in accordance with the provisions of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955.

5.2.1.5 It appears from the **mutation entry no. 599 dated 21/07/1992** that, Mr. Rajaram Ambo Patil demised on June 11, 1992 leaving behind him his legal heirs son Mr. Shreedhar Rajaram Patil and married daughter Mrs. Pushpa Dayanand Bhoir, which was duly recorded in the Record of Rights of Thirteenth Property, Fourteenth Property, Fifteenth Property, and Sixteenth Property.

5.2.1.6 It appears from the **mutation entry no. 900 dated 28/06/1999** that Hon. Collector Thane, had granted permission for Non-Agricultural use of the Thirteenth and Fourteenth Property by issuing order no. Revenue/Kra.1/Te-2/NAP/SR-206/2010 dated May 23, 2011.

5.2.2 **Observations in respect of Land bearing Gut No. 64, Hissa No. 3/1 admeasuring 4290 square meters (Fifteenth Property) and Gut No. 64, Hissa No. 3/2 (Sixteenth Property) admeasuring 1170 square meters:**

**Observations in respect of 7/12 extract:**

It appears from perusal of recent 7/12 extract, that the Fifteenth Property is owned by Mr. Narayan Ambo Patil and Mr. Shreedhar Rajaram Patil. It appears from perusal of 7/12 extract for the

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period between year 1956 to 1980 that the Fifteenth Property is originally owned by Mr. Rajaram Ambo Patil and Narayan Ambo Patil. It appears from perusal of recent 7/12 extract, that the Sixteenth Property is owned by Thane Municipal Corporation. It appears from perusal of 7/12 extract for the period between year 1956 to 1980 that the Sixteenth Property is originally owned by Mr. Rajaram Ambo Patil and Narayan Ambo Patil.

**Observations in respect of 6 D Mutation Entries:**

- 5.2.2.1** It appears from mutation entry no. 121 dated 10/11/1948 that the said mutation entry is not relevant to the Fifteenth Property.
- 5.2.2.2** It appears that mutation entry no. 149 is not available with the Revenue Department as the same is torn and mutilated. The Talathi Majiwade Village, Thane, has accordingly issued letter dated July 11, 2000.
- 5.2.2.3** It appears from the mutation entry no. 168 dated 15/05/1958 that Mr. Ladkya Godlya was not cultivating the Fifteenth Property, therefore his name was removed from the Record of Rights as protected tenant and the name of Mr. Rai Ladkya and Mr. Gajanan Kathade was recorded as tenant in the Record of rights of Fifteenth Property.
- 5.2.2.4** It appears from the mutation entry no. 410 dated 28/12/1972 that area and assessment of the Fifteenth property was converted into decimal system in accordance with the provisions of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955.
- 5.2.2.5** It appears from the mutation entry no. 547 dated 18/03/1987 that the Additional Tahsildar and Agricultural Land Tribunal,

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Thane, passed an order under section 70 B of Maharashtra (Mumbai) Tenancy and Agricultural Lands Act, 1947 and thereby declared that Mr. Gajanan Kathod Patil or his legal heir viz., Mrs. Kamla Gajanan Patil were not tenants of the Fifteenth Property.

**5.2.2.6** It appears from the **mutation entry no. 599 dated 21/07/1992** that Mr. Rajaram Ambo Patil demised on June 11, 1992 leaving behind him his legal heirs, his son Mr. Shreedhar Rajaram Patil and daughter Mrs. Pushpa Dayanand Bhoir, which was duly recorded in the Record of Rights in respect of Fifteenth Property and Sixteenth Property.

**5.2.2.7** It appears from the **mutation entry no. 617 dated 19/06/1995** that late Mr. Gajanan Kathod Patil through his legal heir Mrs. Kamlabai Gajanan Patil had filed Remand Case before Tahsildar and Agricultural Land Tribunal wherein order was passed in favour of the landowners and accordingly name of Tenant was removed from the Records of Rights by Order bearing no. Tenancy Case no. 70B/Chitalsar Manpada/114/21 Remand No. 17/81 dated 16/05/1995 removed names of Tenant from other rights column in respect of Fifteenth Property.

**5.2.2.8** It appears from the **mutation entry no. 768 dated 03/05/2007** that Superintendent of Land Revenue sub-divided the property bearing Gut no. 64 Hissa no.3 into Pot Hissa i.e. 64/3/1 (Fifteenth Property) and 64/3/2 (Sixteenth Property) as per the Form no. 12.

**5.2.2.9** It appears from the **mutation entry no. 900 dated 28/06/1999** that Hon. Collector Thane, had granted permission for Non-Agricultural use of Fifteenth Property and Sixteenth Property by issuing order no. Revenue/Kra.1/Tc-2/NAP/SR-206/2010 dated May 23, 2011.

**5.3 Observations in respect of Land bearing Gut No. 68, Hissa No. 1A (Seventeenth Property) and Gut No. 68, Hissa No. 3A (Eighteenth Property), hereinafter collectively referred to as "Kailash Property":**

**In respect of 7/12 extract:**

It appears from perusal of recent 7/12 extract, that the Seventeenth Property is owned by Mr. B. D. Joshi, owner of M/s. Kailash Plastics and 1) Mr. Shivram Bapu Palekar, 2) Mr. Navnath Shivram Palekar, 3) Mr. Pravin Shivram Palekar and 4) Mrs. Manisha Anil Nikam are recorded as the Occupants of Eighteenth Property. It appears from perusal of 7/12 extract for the period between year 1963 to 1982 that the Seventeenth Property and Eighteenth Property is originally owned by Mr. B. D. Joshi, owner of M/s. Kailash Plastics.

**Observations in respect of 6 D Mutation Entries:**

**5.3.1** It appears from the mutation entry no. 128 dated 20/10/1951 that the said mutation entry is not relevant to Kailash Property.

**5.3.2** It appears from the mutation entry no. 311 dated 17/11/1963 that, owner Mr. Vasudev Vishnu Kulkarni conveyed and transferred the Seventeenth Property vide Sale Deed dated September 16, 1963, in favour of Mr. B. D. Joshi, owner of M/s. Kailash Plastics, and the same was confirmed by M/s. Ashok Iron Works through Mr. Nandlal Nevandram and owners of Expanded Metal Manufacturing Company viz., 1) Mr. Ghanshyamdas Kundandas, 2) Mr. Laxmichand Jethanand, 3) Mr. Narayandas Kundandas, 4) Mr. Hariram Hemraj.

**5.3.3** It appears from the mutation entry no. 410 dated 28/12/1972 that area and assessment of the Kailash Property was converted into decimal system in accordance with the provisions of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955.



- 5.3.4 It appears from the **mutation entry no. 678 dated 09/08/2003** that Computerization of records, updating the site of NIC and uniform format of maintaining land records for dividing the Hissa into various sub-hissas of Gut was done as per letter no. CLR-2001/PRA. KRA./4/BHAG-1/SALE dated 13/11/2002.
- 5.3.5 It appears from the **mutation entry no. 685 dated 7/10/2003** that by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/Te-3/ kavi 1833/7642 dated 25/09/2003 and order of Deputy Superintendent of Land Records bearing no. Patra Kra./Dur no. 120/2003/Mouje Chitalsar Manpada/Thane dated 31/07/2003 sub-divided the property bearing Gut no. 68/1 into 68/1A (Seventeenth Property) and 68/1B (Nineteenth Property), Gut no. 68/2 into 68/2A, 68/2B and 68/2C (Twentieth Property) and Gut no. 68/3 into 68/3A (Eighteenth Property), 68/3B (Twenty-First Property) and 68/3C as per Form no. 12.
- 5.3.6 It appears from the **mutation entry no. 900 dated 28/06/1999** that Hon. Collector Thane, had granted permission for Non-Agricultural use of Kailash Property by issuing order no. Revenue/Kra.1/Te-2/NAP/SR-206/2010 dated May 23, 2011.
- 5.3.7 It appears from the **mutation entry no. 1010 dated 23/10/2015** that, Decree has been passed in the Regular Civil Suit No. 773/2012 on July 23, 2013. According to the said Decree passed by Hon'ble Civil Court, Junior Division, Thane, the name of B. D. Joshi, owner of kailash Plastics was removed from the Records of Rights and the name of Mr. Shivram Palekar and others were recorded in the Records of Rights. In pursuance of order of Hon'ble Civil Court, Junior Division, Thane, the said Decree/Award was registered with the Sub-Registrar of Assurances, at Serial no. TNN-2/10177/2015 in respect of Eighteenth Property.

5.4 Land bearing Gut No. 68, Hissa No. 1/B (Nineteenth Property), Gut No. 68, Hissa No. 2/C, (Twentieth Property), Gut No. 68, Hissa No. 3/B, (Twenty-first Property), Gut No. 68, Hissa No. 3/D, (Twenty-Second Property), are hereinafter collectively referred to as "Ashok Property":

5.4.1 Observations in respect of land bearing Gut No. 68, Hissa No. 1B (Nineteenth Property):

In respect of 7/12 extract:

It appears from perusal of recent 7/12 extract, that the Nineteenth Property is owned by 1) Mr. Chaitanya Nandlal Parekh, 2) M/s. Concept Commercial Pvt. Ltd., 3) M/s. Goldminar Developers Pvt. Ltd., 4) M/s. Soham Buildcon Pvt. Ltd., 5) M/s. Soham Housing Finance Company Pvt. Ltd., 5) M/s. Wizard Construction and Finance Pvt. Ltd through Director Chaitanya N. Parekh. It appears from perusal of 7/12 extract for the period between year 1963 to 1983 that the Nineteenth Property is originally owned by M/s. Ashok Iron Works.

In respect of 6 D Mutation Entries:

5.4.1.1 It appears from the mutation entry no. 313 dated 18/11/1963 that, M/s. Kailash Plastics through owner Mr. B. D. Joshi, 2) M/s. Expanded Manufacturing Company through owner 1) Mr. Ghanshyamdas Kundandas, 2) Mr. Lakshmidhand Jethanand, 3) Mr. Narayandas Kundandas, 4) Mr. Hariram Hemraj and 5) Mr. Vasudev Vishnu Kulkarni sold, transferred and conveyed the Nineteenth Property in favour of M/s. Ashok Iron Works through owner Mr. Nandlal Nevandram vide Sale Deed dated September 16, 1963.

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- 5.4.1.2** It appears from the **mutation entry no. 678 dated 09/08/2003** that Computerization of records, updating the site of NIC and uniform format of maintaining land records for divisions and further sub-divisions of Gut was done as per letter no. CLR-2001/PRA. KRA./4/BHAG-1/SALE dated 13/11/2002.
- 5.4.1.3** It appears from the **mutation entry no. 685 dated 7/10/2003** that by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/ Te-3/ kavi 1833/7642 dated 25/09/2003 and order of Deputy Superintendent of Land Records bearing no. Patra Kra./Dur no. 120/2003/Mouje Chitalsar Manpada/Thane dated 31/07/2003, sub-divided the property bearing Gut no. 68/1 into 68/1A (Seventeenth Property) and 68/1B (Nineteenth Property), Gut no. 68/2 into 68/2A, 68/2B and 68/2C (Twentieth Property) and Gut no. 68/3 into 68/3A (Eighteenth Property), 68/3B (Twenty-First Property) and 68/3D (Twenty Second) as per Form no. 12.
- 5.4.1.4** It appears from the **mutation entry no. 782 dated 11/12/2007** that M/s. Ashok Iron Works through its partners 1) Mr. Chaturbhuj N. Dedhia, 2) Mr. Bansilal N. Chhabriya, 3) Mr. Ashok kumar N. Chhabriya, 4) Mr. Suresh Kumar N. Chhabriya and 5) Mr Ketan Prakash Nandlal Chhabriya conveyed and transferred the Nineteenth Property in favour of Mr. Chaitanya Nandlal Parekh, 2) M/s. Concept Commercial Pvt. Ltd., 3) M/s. Goldminar Developers Pvt. Ltd., 4) M/s. Soham Buildcon Pvt. Ltd., 5) M/s. Soham Housing Finance Company Pvt. Ltd., 5) M/s. Wizard Construction and Finance Pvt. Ltd through Director Chaitanya Parekh by executing Sale Deed dated April 26, 2007, which is duly registered with the sub-registrar of Assurances, Thane at Serial no. 2544/2007.

**5.4.1.5** It appears from the mutation entry no. 900 dated 28/06/1999 that Hon. Collector Thane, had granted permission for Non-Agricultural use of Nineteenth Property by issuing order no. Revenue/Kra.1/Te-2/NAP/SR-206/2010 dated May 23, 2011.

**5.4.2 Observations in respect of land bearing Gut No. 68, Hissa No. 2C**

**(Twentieth Property):**

**Observations in respect of 7/12 extract:**

It appears from perusal of recent 7/12 extract, that the Twentieth Property is owned by 1) by M/s. Ashok Iron Works, 2) Expanded Manufacturing, 3) M/s. Kailash Plastic Works, 4) Mr. Chaitanya Nandlal Parekh, 5) M/s. Concept Commercial Pvt. Ltd., 6) M/s. Goldminar Developers Pvt. Ltd., 7) M/s. Soham Buildcon Pvt. Ltd., 8) M/s. Soham Housing Finance Company Pvt. Ltd., 9) M/s. Wizard Construction and Finance Pvt. Ltd through Director Chaitanya N. Parekh. It appears from perusal of 7/12 extract for the period between year 1963 to 1983 that the Twentieth Property was originally owned by M/s. Ashok Iron Works, Expanded Manufacturing and M/s. Kailash Plastic Works.

**Observations in respect of 6 D Mutation Entries:**

**5.4.2.1** It appears from the mutation entry no. 314 dated 18/11/1963 that, M/s. Ashok Iron Works through its partner and owner Mr. Nandlal Nevandram purchased the Twentieth Property from 1) M/s. Kailash Plastics through its owner B. D. Joshi and 2) M/s. Expanded Metal Manufacturing Co. through its owner Mr. Ghanshyamdas Kundandas by executing Deed of Conveyance dated June 16, 1963.

**5.4.2.2** It appears from the mutation entry no. 678 dated 09/08/2003 that Computerization of records, updating the site of NIC and uniform format of maintaining land records for dividing the Hissa

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into various sub-hissas of Gut was done as per letter no. CLR-2001/PRA. KRA./4/BHAG-1/SALE dated 13/11/2002.

**5.4.2.3** It appears from the **mutation entry no. 685 dated 7/10/2003** that by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/ Te-3/ kavi 1833/7642 dated 25/09/2003 and order of Deputy Superintendent of Land Records bearing no. Patra Kra./Dur no. 120/2003/Mouje Chitalsar Manpada/Thane dated 31/07/2003, sub-divided the property bearing Gut no. 68/1 into 68/1A (Seventeenth Property) and 68/1B (Nineteenth Property), Gut no. 68/2 into 68/2A, 68/2B and 68/2C (Twentieth Property) and Gut no. 68/3 into 68/3A (Eighteenth Property), 68/3B (Twenty-First Property) and 68/3D (Twenty Second) as per Form no. 12.

**5.4.2.4** It appears from the **mutation entry no. 782 dated 11/12/2007** that M/s. Ashok Iron Works through its partners 1) Mr. Chaturbhuj N. Dedhia, 2) Mr. Bansilal N. Chhabriya, 3) Mr. Ashok kumar N. Chhabriya, 4) Mr. Suresh Kumar N. Chhabriya and 5) Mr Ketan Prakash Nandlal Chhabriya conveyed and transferred the Twentieth Property in favour of Mr. Chaitanya Nandlal Parekh, 2) M/s. Concept Commercial Pvt. Ltd., 3) M/s. Goldminar Developers Pvt. Ltd., 4) M/s. Soham Buildcon Pvt. Ltd., 5) M/s. Soham Housing Finance Company Pvt. Ltd., 5) M/s. Wizard Construction and Finance Pvt. Ltd through Director Chaitanya Parekh by executing Sale Deed dated April 26, 2007, which is duly registered with the sub-registrar of Assurances, Thane at serial no. 2544/2007.

**5.4.2.5** It appears from the **mutation entry no. 900 dated 28/06/1999** that Hon. Collector Thane, had granted permission for Non-Agricultural use of Twentieth Property by issuing order no. Revenue/Kra.1/Te-2/NAP/SR-206/2010 dated May 23, 2011.

**5.4.3 In respect of land bearing Gut No. 68, Hissa No. 3B (Twenty-First Property):**

**In respect of 7/12 extract:**

It appears from perusal of recent 7/12 extract, that the Twenty-First Property is owned by 1) Mr. Chaitanya Nandlal Parekh, 2) M/s. Concept Commercial Pvt. Ltd., 3) M/s. Goldminar Developers Pvt. Ltd., 4) M/s. Soham Buildcon Pvt. Ltd., 5) M/s. Soham Housing Finance Company Pvt. Ltd. and 5) M/s. Wizard Construction and Finance Pvt. Ltd through Director Chaitanya Parekh. It appears from perusal of 7/12 extract for the period between year 1963 to 1979 that the Twenty-First Property is originally owned by M/s. Ashok Iron Works, M/s. Kailash Plastic Works and M/s. Expanded Manufacturing Company.

**In respect of 6 D Mutation Entries:**

**5.4.3.1** It appears from the mutation entry no. 133 dated 18/10/1955 that as per Tahuka Order bearing no. R.T.S/WS 6757 dated September 03, 1955, that High Court Receiver Mumbai was recorded as Occupant for the property of Mr. Kishorbhai Shayamaldas in respect of the Twenty-First Property.

**5.4.3.2** It appears from the mutation entry no. 312 dated 18/11/1963 that, 1) M/s. Ashok Iron Works through its owner Mr. Nandlal Nevandram, 2) M/s. Kailash Plastics through its owner B. D. Joshi and 3) Mr. Vasudev Vishnu Kulkarni conveyed and transferred the Twenty-First Property in favour of M/s. Expanded Metal Manufacturing Co. Pvt. Ltd. through its owners Ghanshyamdas Kundandas, 2) Mr. Laxmichand Jethanand, 3) Mr. Narayandas Kundandas and 4) Mr. Hariram Hemraj vide Sale Deed dated September 16, 1963.



*Handwritten signature*

- 5.4.3.3** It appears from the **mutation entry no. 410 dated 28/12/1972** that area and assessment of the Twenty-First Property was converted into decimal system in accordance with the provisions of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955.
- 5.4.3.4** It appears from the **mutation entry no. 578 dated 09/08/2003** that Computerization of records, updating the site of NIC and uniform format of maintaining land records for dividing the Hissa into various sub-hissas of Gut was done as per letter no. CLR-2001/PRA. KRA./4/BHAG-1/SALE dated 13/11/2002.
- 5.4.3.5** It appears from the **mutation entry no. 685 dated 7/10/2003** that by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/ Te-3/ kavi 1833/7642 dated 25/09/2003 and order of Deputy Superintendent of Land Records bearing no. Patra Kra./Dur no. 120/2003/Mouje Chitalsar Manpada/Thane dated 31/07/2003, sub-divided the property bearing Gut no. 68/1 into 68/1A (Seventeenth Property) and 68/1B (Nineteenth Property), Gut no. 68/2 into 68/2A, 68/2B and 68/2C (Twentieth Property) and Gut no. 68/3 into 68/3A (Eighteenth Property), 68/3B (Twenty-First Property) and 68/3D (Twenty Second) as per Form no. 12.
- 5.4.3.6** It appears from the **mutation entry no. 782 dated 11/12/2007** that M/s. Ashok Iron Works through its partners 1) Mr. Chaturbhuj N. Dedhia, 2) Mr. Bansilal N. Chhabriya, 3) Mr. Ashok kumar N. Chhabriya, 4) Mr. Suresh Kumar N. Chhabriya and 5) Mr Ketan Prakash Nandlal Chhabriya conveyed and transferred the Twenty-First Property in favour of Mr. Chaitanya Nandlal Parekh, 2) M/s. Concept Commercial Pvt. Ltd., 3) M/s. Goldminar Developers Pvt. Ltd., 4) M/s. Soham Buildcon Pvt. Ltd., 5) M/s. Soham Housing Finance Company Pvt. Ltd., 5) M/s. Wizard Construction and Finance Pvt. Ltd through Director

Chaitanya Parekh by executing Sale Deed dated April 26, 2007, which is duly registered with the sub-registrar of Assurances, Thane at serial no. 2544/2007.

**5.4.3.7** It appears from the **mutation entry no. 900 dated 28/06/1999** that Hon. Collector Thane, had granted permission for Non-Agricultural use of Twenty-First Property by issuing order no. Revenue/Kra.1/Te-2/NAP/SR-206/2010 dated May 23, 2011.

**5.4.4** Observations in respect of land bearing Gut No. 68, Hissa No. 3D (Twenty-Second Property):

Observations in respect of 7/12 extract:

It appears from perusal of recent 7/12 extract dated May 07, 2016, that the Twenty-Second Property is owned by 1) M/s Ashok Iron Works 2) M/s. Kailash Plastics, 3) M/s Expanded Manufacturing Company Pvt. Limited, 4) Mr. Chaitanya Nandlal Parekh, 5) M/s. Concept Commercial Pvt. Ltd., 6) M/s. Goldminar Developers Pvt. Ltd., 7) M/s. Soham Buildcon Pvt. Ltd., 8) M/s. Soham Housing Finance Company Pvt. Ltd. and 9) M/s. Wizard Construction and Finance Pvt. Ltd through its Director Mr. Chaitanya Nandlal Parekh. It appears from perusal of 7/12 extract for the period between year 1963 to 1979 that the Twenty-Second Property was originally owned by M/s. Ashok Iron Works, M/s. Kailash Plastic Works and M/s. Expanded Manufacturing Company.

Observations in respect of 6 D Mutation Entries:

**5.4.4.1** It appears from the **mutation entry no. 314 dated 18/11/1963** that M/s. Ashok Iron Works through its partner and owner Mr. Nandlal Nevandram purchased the Twenty-Second Property from 1) M/s. Kailash Plastics through its owner B. D. Joshi and 2)



M/s. Expanded Metal Manufacturing Co. through its owner Mr. Ghanshyamdas Kundandas by executing Deed of Conveyance dated June 16, 1963.

- 5.4.4.2** It appears from the **mutation entry no. 410 dated 28/12/1972** that area and assessment of the Twenty-Second Property was converted into decimal system in accordance with the provisions of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955.
- 5.4.4.3** It appears from the **mutation entry no. 678 dated 09/08/2003** that Computerization of records, updating the site of NIC and uniform format of maintaining land records for dividing the Hissa into various sub-divisions of Guts were done as per letter no. CLR-2001/PRA. KRA./4/BHAG-1/SALE dated 13/11/2002.
- 5.4.4.4** It appears from the **mutation entry no. 685 dated 7/10/2003** that by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/ Te-3/ kavi 1833/7642 dated 25/09/2003 and order of Deputy Superintendent of Land Records bearing no. Patra Kra./Dur no. 120/2003/Mouje Chitalsar Manpada/Thane dated 31/07/2003, sub-divided the property bearing Gut no. 68/1 into 68/1A (Seventeenth Property) and 68/1B (Nineteenth Property), Gut no. 68/2 into 68/2A, 68/2B and 68/2C (Twentieth Property) and Gut no. 68/3 into 68/3A (Eighteenth Property), 68/3B (Twenty-First Property) and 68/3C as per Form no. 12.
- 5.4.4.5** It appears from the **mutation entry no. 782 dated 11/12/2007** that, M/s. Ashok Iron Works through its partners 1) Mr. Chaturbhuj N. Dedhia, 2) Mr. Bansilal N. Chhabriya, 3) Mr. Ashok kumar N. Chhabriya, 4) Mr. Suresh Kumar N. Chhabriya and 5) Mr Ketan Prakash Nandlal Chhabriya conveyed and transferred the Ashok Property in favour of Mr. Chaitanya

Nandlal Parekh, 2) M/s. Concept Commercial Pvt. Ltd., 3) M/s. Goldminar Developers Pvt. Ltd., 4) M/s. Soham Buildcon Pvt. Ltd., 5) M/s. Soham Housing Finance Company Pvt. Ltd., 5) M/s. Wizard Construction and Finance Pvt. Ltd through Director Chaitanya Parekh by executing Sale Deed dated April 26, 2007, which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. 2544/2007.

**5.4.4.6** It appears from the mutation entry no. 900 dated 28/06/1999 that Hon. Collector Thane, had granted permission for Non-Agricultural use of Twenty-Second Property by issuing order no. Revenue/Kra.1/Te-2/NAP/SR-206/2010 dated May 23, 2011.

**6. In respect of Search Report with the Sub-Registrar of Assurances:**  
Separate Search Reports for First to Twenty-Second Property have been issued by Search Clerk Mr. Virendra K. Tak and Mr. Vishal Gaikwad.

**6.1 In respect of Pigment Property:**

Search Reports issued by Mr. Virendra K Tak, Search Clerk, in respect of Pigment Property is based on search carried out in the office of the Sub-Registrar of Assurances at Thane 1, 2 and 5 for the period of January 1, 1983 to 30<sup>th</sup> June, 2012 and Index II from 2002 to 2011 was placed before me.

Search Reports issued by Vishal Gaikwad, Search Clerk, in respect of Pigment Property is based on search carried out in the office of the Sub-Registrar of Assurances at Thane 1 and 2 for the period of year 2012 till June 24, 2016 was placed before me. The copies of Search Reports of Pigment Property are attached hereto as "Annexure-A".

**6.2 In respect of Patil Property:**

Search Reports issued by Mr. Virendra K. Tak, Search Clerk in respect of Patil Property is based on search for the period of January 1, 1983



to 30<sup>th</sup> June, 2012 carried out in the office of the Sub-Registrar of Assurances at Thane 1, 2 and 5 and Index II from 2002 to 2011 was placed before me.

Search Reports issued by Mr. Vishal Gaikwad, Search Clerk, in respect of Patil Property is based on search carried out in the office of the Sub-Registrar of Assurances at Thane 1 and 2 for the period of year 2012 till June 24, 2016 was placed before me. The copies of Search Reports of Patil Property are attached hereto as **"Annexure-B"**

**6.3 In respect of Kailash Property:**

Search Reports issued by Mr. Virendra K. Tak, Search Clerk in respect of Seventeenth Property (Kailash Property) is based on search for the period of January 1, 1981 to November 19, 2010 and in respect of Eighteenth Property (Kailash Property) is based on search for the period of January 1, 1983 to June 30, 2012 carried out in the office of the Sub-Registrar of Assurances at Thane 1, 2 and 5 and Index II from 2002 to 2009 for Seventeenth Property and Index II from 2002 to 2011 for Eighteenth Property was placed before me.

Search Reports issued by Mr. Vishal Gaikwad, Search Clerk, in respect of Seventeenth Property (Kailash Property) is based on the search for the period of year 2010 till June 24, 2016 and in respect of Eighteenth Property (Kailash Property) is based on search for the period of year 2012 till June 24, 2016 carried out in the office of the Sub-Registrar of Assurances at Thane 1 and 2 and was placed before me. The copies of Search Reports of Kailash Property are attached hereto as **"Annexure-C."**

**6.4 In respect of Ashok Property:**

Search Reports issued by Mr. Virendra K. Tak, Search Clerk in respect of Ashok Property is based on search for the period of January 1, 1983 to 30<sup>th</sup> June, 2012 carried out in the office of the Sub-Registrar

of Assurances at Thane 1, 2 and 5 and Index II from 2002 to 2011 placed before me.

Search Reports issued by Mr. Vishal Gaikwad, Search Clerk, in respect of Ashok Property is based on search carried out in the office of the Sub-Registrar of Assurances at Thane 1 and 2 for the period of year 2012 till June 24, 2016 was placed before me. The copies of Search Reports of Ashok Property are attached hereto as "Annexure-D".

I have not found any entry adverse to the title or Development Rights of the Developers or Mortgage Deeds or Re-conveyances thereof.

**7. In respect of Title Deeds and Antecedent Deeds:**

**7.1 In respect of Title Deeds of Said Entire Property:**

**a. Deed of Assignment Cum Grant of Development Rights:**

Luxora Mist assigned exclusive development rights with respect to the Said Entire Property by executing Deed of Assignment Cum Grant of Development Rights dated May 30, 2012 in favour of Developers, which was duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-2/5071/2012.

**b. Substituted Power of Attorney:**

Pursuant to the said Deed of Assignment cum grant of development rights, the Luxora Mist executed a Substituted Power of Attorney in favour of Developers through its partners 1) Mr. Chaitanya Parekh and Om Prakash Goenka dated August 16, 2013, registered with the office of Sub-Registrar of Assurances, Thane at Serial No. TNN-2/6535/2013.

**7.2 Antecedent Deeds of Pigment Property:**

**a. Deed of Conveyance:**



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Mrs. Mathurabai Mohan Pardesi, guardian of the minor Girdhar Bhagwan conveyed and transferred the First to Fifth Property of Pigment Property by executing Deed of Conveyance dated August 18, 1960, in favour of Pigments & Dyestuffs Private Limited, which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. 411.

**b. Deed of Conveyance:**

Mr. Ramchandra Chango Chaudhary and others transferred and conveyed Sixth Property and Seventh Property by executing Deed of Conveyance dated August 18, 1960, in favour of Pigments & Dyestuffs Private Limited, which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. 412.

**c. Development Agreement:**

Pigments & Dyestuffs Private Limited assigned exclusive Development Rights of Pigment Property by executing Development Agreement dated December 26, 2001, in favour of Gold Minar Developers Pvt. Ltd. which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-1/11578/2001.

**d. Power of Attorney :**

Pigments & Dyestuffs Private Limited executed Power of Attorney dated December 26, 2001 in favour of 1) Mr. Chaitanya N. Parekh and 2) Mr. Narendra Shah in respect of the Pigment Property.

**e. Declaration Cum Indemnity Bond:**

Mr. Harkishenlal Ohri, Managing Director of Pigments and Dyestuffs Pvt. Ltd. dated October 23, 2002, executed Declaration Cum Indemnity Bond with respect to handing over and taking over the possession of the Area under Ghodbunder Road, 30 meters wide Tikujini Wadi Road, 5% Amenity open space, Reservation for Park and Reservation for Police Station in respect of reserved portion out of Pigment Property. The Said Declaration cum Indemnity Bond is

duly registered with the Sub-Registrar of Assurances, Thane at Serial no. TNN-5/5592/2002.

**f. Power of Attorney:**

Pigments & Dyestuffs Private Limited executed Power of Attorney dated December 09, 2002, in favour of 1) Mr. Chaitanya N. Parekh, 2) Mr. Narendra K. Shah and 3) Mrs. Harsha C. Parekh in respect of the Pigment property, which is duly authenticated at serial no. 12252/2002.

**g. First Supplementary Agreement:**

Pigments & Dyestuffs Private Limited executed Supplementary Agreement dated December 09, 2002, in favour of Gold Minar Developers Pvt. Ltd. in respect of the Pigment property, which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/6434/2002.

**h. Second Supplementary Agreement:**

Pigments & Dyestuffs Private Limited executed Supplementary Agreement dated January 22, 2004, in favour of Gold Minar Developers Pvt. Ltd. in respect of the Pigment property, which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/478/2004.

**i. Power of Attorney :**

Pigments & Dyestuffs Private Limited executed Power of Attorney dated January 22, 2004, in favour of 1) Mr. Chaitanya N. Parekh, 2) Mr. Narendra K. Shah and 3) Mrs. Harsha C. Parekh in respect of the Pigment property, which is duly authenticated at serial no. 835/2004.

**j. Deed of Simple Mortgage:**

Gold Minar Developers Pvt. Ltd. executed Deed of Simple Mortgage dated September 13, 2004 in favour of Corporation Bank in respect

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of First Property, Second Property, Third Property, Fourth Property and Fifth Property, which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/6689/2004.

**k. Third Supplementary Agreement:**

Pigments & Dyestuffs Private Limited executed Supplementary Agreement dated November 10, 2004, in favour of Gold Minar Developers Pvt. Ltd. in respect of the Pigment property, which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/8171/2004.

**l. Power of Attorney:**

Pigments & Dyestuffs Private Limited executed Power of Attorney dated November 10, 2004 in favour of 1) Mr. Chaitanya N. Parekh, 2) Mr. Narendra K. Shah and 3) Mrs. Harsha C. Parekh, in respect of the Pigment property.

**m. Agreement:**

Pigments and Dyestuffs Pvt. Ltd. and M/s. Goldminar Developers Pvt. Ltd. had entered into agreement dated December 11, 2006 with M/s. Nirlac Chemicals and M/s. Kartik Constructions for settlement of boundary disputes and thereby surrendered claim of portion admeasuring 214.02 square meters out of Third, Fourth and Fifth Property. The Said Agreement is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-2/801/2007.

**n. Reconveyance Deed:**

Gold Minar Developers Pvt. Ltd executed Deed of Reconveyance dated August 03, 2009, in favour of Corporation Bank in respect of First Property, Second Property, Third Property, Fourth Property and Fifth Property, which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/6973/2009 and simultaneously Corporation Bank granted No Dues Certificate dated

August 03, 2009, bearing no. OR:MDV:512:2009 in favour of Gold Minar Developers.

**o. Deed of Conveyance:**

Pigments and Dyestuffs Pvt. Ltd. conveyed and transferred the balance portion of the land admeasuring 2072 sq. mtrs. out of the Said Pigment Property in favour of Gold Minar Developers Pvt. Ltd. by executing Deed of Conveyance dated December 31, 2010, which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/13527/2010.

**p. Declaration Cum Indemnity Bond:**

Mr. Chaitanya. N. Parekh, executed Declaration Cum Indemnity Bond dated January 10, 2014, and thereby surrendered Tenth Property for Park Reservation. The Said Declaration is duly registered with the Sub-Registrar of Assurances, Thane at Serial no. TNN-2/327/2014.

**q. Declaration Cum Indemnity Bond:**

Mr. Chaitanya. N. Parekh, executed Declaration Cum Indemnity Bond dated January 10, 2014, and thereby surrendered Ninth Property and Eleventh Property which is under Reservation of Police Station. The Said Declaration is duly registered with the Sub-Registrar of Assurances, Thane at Serial no. TNN-2/324/2014.

**r. Declaration Cum Indemnity Bond:**

Mr. Chaitanya. N. Parekh, executed Declaration Cum Indemnity Bond dated January 10, 2014, and thereby surrendered Seventh Property which is reserved for 30 meters wide road by Thane Municipal Corporation. The Said Declaration is duly registered with the Sub-Registrar of Assurances, Thane at Serial no. TNN-2/328/2014.



**s. Declaration Cum Indemnity Bond:**

Mr. Chaitanya. N. Parekh, executed Declaration Cum Indemnity Bond dated January 10, 2014, and thereby surrendered Second Property, fourth Property and Seventh Property which are reserved for 60 meters wide Ghodbunder Road each. The Said Declaration is duly registered with the Sub-Registrar of Assurances, Thane at Serial no. TNN-2/325/2014.

**II] Antecedent Deeds of Patil Property:**

**a. Development Agreement:**

Mr. Narayan Ambo Patil, Mr. Shreedhar Rajaram Patil and Mrs. Vithabai alias Pushpabai Dayanand Bhoir executed Development Agreement dated December 31, 2001, in favour of Gold Minar Developers Pvt. Ltd. and thereby assigned exclusive Development Rights thereof in respect to the Patil Property. The said Agreement is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/578/2002.

**b. Power of Attorney:**

Mr. Narayan Ambo Patil, Mr. Shreedhar Rajaram Patil and Mrs. Vithabai alias Pushpabai Dayanand Bhoir executed Power of Attorney dated February 06, 2002 in favour of 1) Mr. Chaitanya N. Parekh, and 2) Mrs. Harsha C. Parekh of M/s. Gold Minar Developers Pvt. Ltd. in respect of the Patil property, which is duly registered at serial no. TNN-5/579/2002.

**c. Declaration Cum Indemnity Bond:**

Mr. Chaitanya Nandlal Parekh executed Declaration Cum Indemnity Bond dated July 23, 2004 and thereby surrendered Sixteenth Property for Amenity Space. The Said Declaration is duly registered with the Sub-Registrar of Assurances, Thane at Serial no. TNN-5/5379/2004.

**e. Declaration-Cum-Indemnity Bond:**

Gold Minar Developers Pvt. Ltd. executed Declaration-Cum-Indemnity Bond dated July 23, 2004 for handing over and surrendering the physical possession of a portion of the said Patil Property admeasuring 27.99 square meters being reserved for D.P. Road. The Said Declaration is duly registered with the Sub-Registrar of Assurances, Thane at serial no. 5380/2004 on July 24, 2004.

**7.4 Antecedent Deeds of Kailash Property:**

**a. Conveyance Deed:**

Mr. Vasudev Vishnu Kulkarni in confirmation with M/s. Expanded Metal Manufacturing Company through partners Mr. Ghanshyamdas Kundandas and others sold and conveyed the Kailash Property and several other properties by executing Conveyance Deed dated September 16, 1963, in favour of Mr. Bajinath Durgashankar Joshi, Proprietor of M/s. Kailash Plastics. The said Agreement is duly registered with the Sub-Registrar of Assurances, Thane at Serial No. 804/1963.

**b. Agreement for Sale:**

Mr. Bajinath Durgashankar Joshi (B. D. Joshi) executed Agreement for Sale dated September 12, 1989, in favour of M/s. Patel and Salot Associates in respect of Kailash Property. The said Agreement is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-1/6804/2002.

**c. General Power of Attorney:**

Mr. Bajinath Durgashankar Joshi (B. D. Joshi) executed General Power of Attorney dated September 12, 1989, in favour of 1) Mr. Prabhudas Devram Thakkar, 2) Mr. Devidas Kuverji Patel, 3) Mr. Pradeep Ratilal Salot and 4) Mr. Dharmesh Jitendra Salot in respect of Kailash property.

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**d. Deed of Conveyance:**

Mr. Baijnath Durgashankar Joshi (B. D. Joshi) executed Conveyance Deed dated May 24, 1994, in favour of M/s. Patel and Salot Associates in respect of Kailash Property. The said Agreement is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-1/3283/2002.

**e. Development Agreement:**

M/s. Patel and Salot Associates executed Development Agreement dated December 26, 2002, in favour of M/s. Vardhaman Enterprises and thereby agreed to assign exclusive Development Rights in respect of Kailash Property. The said Agreement is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/614/2003.

**f. General Power of Attorney:**

Mr. Pradeep Ratilal Salot and Mr. Dharmesh Jitendra Salot, Partners of M/s. Patel and Salot Associates executed General Power of Attorney dated January 28, 2003 in favour of 1) Mr. Ramesh Ratanshi Chedda, 2) Mr. Suresh Vasantji Gada (Shah), 3) Mrs. Deepa Suresh Gada and 4) Mr. Hireni Hansraj Chhedda, partners of M/s. Vardhaman Enterprises in respect of Kailash property, which is duly authenticated at serial no. 36/2003.

**g. Sub-Development Agreement:**

M/s. Vardhaman Enterprises executed Sub-Development Agreement dated May 21, 2004, in favour of Gold Minar Developers Pvt. Ltd in respect of Kailash Property. The said Agreement is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-5/979/2005.

**h. Power of Attorney:**

1) Mr. Suresh Vasantji Gada (Shah), 2) Mrs. Deepa Suresh Gada (Shah) and 3) Mr. Harish Popatlal Kacha, partners of M/s. Vardhaman Enterprises executed Power of Attorney dated May 21, 2004; in favour of 1) Mr. Chaitanya N. Parekh and 2) Mr. Narendra K. Shah, Nominees and Directors of M/s. Patel and Salot Associates, in respect of Kailash property, which is duly authenticated at serial no. 809/2004.

**i. Power of Attorney:**

1) Mr. Pradeep Ratilal Salot and 2) Mr. Dharmesh Jitendra Salot, partners of M/s Patel, Salot & Associates executed Power of Attorney dated November 9, 2004, in favour of 1) Mr. Mayur Damji Maru in respect of Kailash property, which is duly authenticated at serial no. 840/2004.

**j. Power of Attorney:**

1) Mr. Pradeep Ratilal Salot and 2) Mr. Dharmesh Jitendra Salot, partners of M/s Patel, Salot & Associates executed Power of Attorney dated November 9, 2004, in favour of 1) Mr. Suresh V. Gada, partner of M/s. Vardhaman Enterprises in respect of Kailash property, which is duly authenticated at serial no. 841/2004.

**k. Substituted Power of Attorney:**

Mr. Suresh V. Gada, partner of M/s. Vardhaman Enterprises executed Substituted Power of Attorney dated November 19, 2004 in favour of 1) Mr. Chaitanya N. Parekh and 2) Mr. Narendra K. Shah director/nominee of Goldminar Developers Pvt. Ltd. in respect of Kailash property, which is duly authenticated at serial no. 860/2004.

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**I. Substituted Power of Attorney:**

Mr. Mayur Damji Maru executed Power of Attorney dated November 19, 2004 in favour of 1) Miss Poorvi C. Parekh and 2) Mr. Jitendra M. Mehta in respect of Kailash property, which is duly authenticated at serial no. 861/2004.

**7.5 Antecedent Deeds of Ashok Property:**

**a. Deed of Conveyance:**

Mr. Vasudev Vishnu Kulkarni transferred and conveyed the Ashok Property in favour of M/s. Ashok Iron Works through its partner Mr. Nandlal N. Chhabria by executing a Deed of Conveyance dated September 16, 1963, which is duly registered with the Sub-Registrar of Assurances, Thane at Serial No. 771 on September 17, 1963.

**b. General Irrevocable Power of Attorney:**

1) Mr. Ganesh G. Chhabria, 2) Mr. Gopal G. Chhabria, 3) Mr. Ashok G. Chhabria and 4) Miss Laxmi G. Chhabria executed General Irrevocable Power of Attorney dated June 30, 1992 in favour of 1) Jamnadas Parasram Dhiman and 2) Mr. Devidas Kuvarji Patel in respect of Ashok property.

**c. Deed of Conveyance:**

M/s Ashok Iron Works through its partners Mr. Chatrubhuj Newandram Chhabria and others transferred and conveyed the Ashok Property by executing Deed of Conveyance dated December 30, 2006 in favour of 1) Mr. Chaitanya Nandlal Parekh, 2) Concept Commercial Pvt. Ltd., 3) Goldminar Developers Pvt. Ltd., 4) Soham Buildmat Pvt. Ltd., 5) Soham Housing Finance Pvt. Ltd., 6) Vizard Constructions and Finance Pvt. Ltd., which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-2/2544/2007 on 9<sup>th</sup> April, 2007.

**d. Power of Attorney:**

M/s Ashok Iron Works through its partners Mr. Chatrabhuj Nevandram Chhabria and others executed Power of Attorney dated April 09, 2007, in favour of Mr. Chaitanya N. Parekh partner of Gold Minar Developers Pvt. Ltd., in respect of Ashok Property, which is duly authenticated at serial no. 343/2007.

**e. General Power of Attorney:**

1) M/s. Concept Commercial Pvt. Ltd., 2) M/s. Goldminar Developers Pvt. Ltd., 3) M/s. Soham Buildmat Pvt. Ltd., 4) M/s. Soham Housing Finance Pvt. Ltd., 5) M/s. Vizard Construction and Finance Pvt. Ltd., executed General Power of Attorney in favour of Mr. Chaitanya N. Parekh in respect of Ashok Property.

**f. Declaration-cum-Indemnity:**

M/s. Ashok Iron Works through its partners 1) Mr. Chatrbhuj Newandram Chhabria and others executed Declaration-Cum-Indemnity dated April 3, 2007 stating that they have clear and marketable title with respect to Ashok Property and they were competent to enter into Deed of Conveyance with 1) Mr. Chaitanya N. Parekh, 2) Concept Commercial Pvt. Ltd., 3) Goldminar Developers Pvt. Ltd., 4) Soham Buildmat Pvt. Ltd., 5) Soham Housing Finance Pvt. Ltd., 6) Vizard Construction and Finance Pvt. Ltd.

**7.6 Antecedent Deeds of Said Entire Property:**

**a. Articles of Agreement:**

Articles of Agreement dated April 7, 2008 was executed by and between 1) Mr. Chaitanya N. Parekh, 2) M/s Goldminar Developers Pvt. Ltd., 3) M/s Concept Commercial Pvt. Ltd., 4) M/s Vizard Construction and Finance Pvt. Ltd., 5) M/s Soham Housing Finance Pvt. Ltd., 6) M/s Soham Buildmat Pvt. Ltd., whereby the parties determined their Shareholding in the Joint Venture in the name and



style of "Luxora Mist" for the purpose of developing the balance portion of the Said Entire Property.

**b. Joint Venture Agreement:**

Joint Venture Agreement dated July 23, 2009 was executed by and between 1) Mr. Chaitanya N. Parekh, 2) Goldminar Developers Pvt. Ltd., 3) Concept Commercial Pvt. Ltd., 4) Vizard Construction Finance Pvt. Ltd., 5) Soham Housing Finance Pvt. Ltd., and 6) M/s Soham Buildmat Pvt., the Co-Venturers of Luxora Mist with 7) Twinkle Realtors Pvt. Ltd. & 8) Reverent Enterprises Pvt. Ltd., to enter into Joint Venture under name and style of "Luxora Mist".

**c. Debenture Trust Cum Mortgage Deed:**

The Developers in confirmation with M/s. Pigments and Dyestuffs Pvt. Ltd. and others had executed Debenture Trust Cum Mortgage Deed on June 06, 2012 in favour of IL & FS Trust Company Ltd. as debenture trustee in confirmation with ICICI Prudential Asset Management Company Ltd being the debenture holders. The said Deed is duly registered with the Sub-Registrar of Assurances, Thane, at serial no. TNN-2/5343/2012.

**d. Deed of Transfer of Development Rights (TDR):**

Deed of Transfer of Development Rights (TDR) dated June 26, 2014 was executed by Mr. Arjun Jamna Baraf and Others and thereby conveyed and transferred transferable the Development Right Certificate no. 221 bearing Folio no. TDR/SO4/Road-40m/0202/ Sector IV and Development Right Certificate no. 184 bearing Folio no. TDR/SO4/TMT-1/0053/11/ TDR/Sector IV in favour of Mr. Deepak Chandrakant Kharkar and Mr. Jayant Jijabhai Thorat. The said Deed is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-9/4273/2014.

**f. Deed of Transfer of Development Rights (TDR):**

Deed of Transfer of Development Rights (TDR) dated September 03, 2014 was executed by Mr. Deepak Chandrakant Kharkar and Mr. Jayant Jijabhai Thorat and thereby conveyed and transferred transferable the Development Right Certificate no. 221 bearing Folio no. TDR/SO4/Road-40m/0202/ Sector IV and Development Right Certificate no. 184 bearing Folio no. TDR/SO4/TMT-1/0053/11/ Sector IV in favour of in favor of Developers. The said Deed is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-9/5714/2014 on 1<sup>st</sup> February, 2016.

**g. Debenture Trust Cum Mortgage Deed:**

Debenture Trust Cum Mortgage Deed dated December 08, 2015 was executed by and between Developers, Pigments and Dyestuffs Private Limited, Mr. Narayan Ambo Patil and Others, M/s. Vardhaman Enterprises, M/s. Luxora Mist, Aanya Properties Limited, Mr. Chaitanya Parekh, Mr. Omprakash Goenka, Mr. Tarun Hundalani, Essence Conwell Private Limited, IDFC Real Estate Yield Fund, IL&FS Trust Company Limited which was duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-1/978/2016.

**h. Deed of Reconveyance:**

IL & FS Trust Company Limited transferred and conveyed the Said Entire Property by executing Deed of Reconveyance dated January 29, 2016 in favour of Developers, Pigments and Dyestuffs Pvt. Ltd., Mr. Narayan Ambo Patil & Others, M/s Vardhaman Enterprises., M/s Luxora Mist which is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN-1/970/2016.

**8. In respect of various permissions and sanctions:**

**8.1 In Respect of Permission for Non-Agricultural use:**



It appears from order dated May 23, 2011, bearing No. Mahsul/k-1/TE 2/NAP/SR-206/2010 passed by Collector, Thane that Non-Agricultural use of the area forming part of the residential zone out of the Said Entire Property has been permitted on such terms and conditions as mentioned therein.

**8.2 In respect of Permission U/s 8(4) of ULC Act:**

- a. It appears from Order No. ULC/ULN/6(1)/SR-ROA 101 dated January 31, 2003 passed by the Competent Authority that certain portion admeasuring 320 square meters out of the Pigment Property was declared as surplus Land as per provisions of Urban Land Ceiling Act.
- b. It appears from Order No. ULC/TA/TE.1/Chitalsar-Manpada/SR - 127 dated March 17, 2001 passed by the Competent Authority that the Patil Property was declared as Retention Land as per provisions of Urban Land Ceiling Act.
- c. It appears from Order No. ULC/TA/TE.1/Chitalsar-Manpada/SR - 99 dated November 21, 2002 passed by the Competent Authority that certain portion admeasuring 4551.23 square meters out of the Kailash Property was declared as surplus Land as per provisions of Urban Land Ceiling Act.
- d. It appears from Order No. ULC/TA/TE-1/Chitalsar-Manpada/SR - 6 dated April 02, 2007 passed by the Competent Authority that the Ashok Property was declared as Retention Land as per provisions of Urban Land Ceiling Act.

**8.3 In respect of Permission U/s 20 (1) (a) of ULC Act:**

It appears from the order no. ULC/TA/ATP/WSHS 20/S.R.-1321 dated April 30, 2003, passed by Additional Collector and Competent Authority, Thane Urban Agglomeration that We...er Section Housing Scheme was sanctioned subject to certain terms and conditions mentioned therein in respect of the Kailash Property.

**8.4 In respect of Permission U/s 22 of ULC Act:**

It appears from Order No. ULC/TA/Sec. 22/SR - 76 dated February 24, 2003 passed by the Additional Collector and Competent Authority that the permission to retain the vacant land in excess of ceiling limit for the purpose of re-development of Pigment Property was granted as per provisions of Urban Land Ceiling Act, subject to certain terms and conditions mentioned therein.

The Hon'ble Chief Minister who was then also holding portfolio of Urban Development Department, vide his order dated June 12, 2006, cancelled the order dated June 21, 1988 passed by the Additional Collector, Thane and order dated December 13, 2002 passed by the Deputy Collector Thane with respect to the ULC Orders for the said Pigment Property.

**8.5 In respect of Development permission and Commencement Certificates:**

Thane Municipal Corporation granted Commencement Certificates and revised Commencement Certificates from time to time and the development proposals were also amalgamated over the period of time and finally unified project for sanction under V.P. No. 2002/67. We have been requested to verify development rights of the Developers with specific emphasis on building no. T4 and T5. It appears from the perusal of Development Permission and Commencement Certificate dated January 14, 2016 bearing V.P. No. 2002/67/TMC/TDD/1652/16 the TMC has sanctioned development permission for T6 and T7 for Stilt+1<sup>st</sup> floor and Elevated RG no. 11 and permission/commencement certificate for ground floor of Club house and Meditation Centre on RG no. 5 and Amended development permission and Commencement certificate for carrying on construction of **Building No. C1:** (Ground + 6(Part) floors), **Building No. C2** (Ground + 2 floors), **Building No. C3:** (Ground +

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4[Part] floors], **Building No. T4:** Basement + 1 level parking + 2 level parking (Podium) + Ground/Podium + 25 floors, **Building No. T5:** Basement + 1 level parking + 2 level parking (Podium) + Ground/Podium+14 floors, Bungalow No. 28 – Stilt + 2 (part) floors.

**8.6 Occupancy Certificate:**

**8.6.1 In respect of Pigment Property:**

- a. Occupancy Certificate for Building No. T-1 (Stilt + 15 floors) is granted by Executive Engineer, Town Development Department, Thane Municipal Corporation under V.P. No. 2002/67/TMC/TDD/491 dated October 23, 2007 for the Pigment Property.
- b. Part Occupancy Certificate for Building No. C3 – for Shop No. 1 to 13 on Ground floor and 1<sup>st</sup> floor (part) is granted by Executive Engineer, Town Development Department, Thane Municipal Corporation under V.P. No. 2002/67/TMC/TDD/352 dated March 22, 2013 for the Pigment Property.
- c. Occupancy Certificate dated October 28, 2016 bearing V.P. no. 2002/67/TMC/TDD/OCC/0301/16 for Building No. T-2 (Stilt + 15 floors), Building No. T3 (Stilt + 15 floors), Elevated R.G. No. 3, 9 and Club House, R.G. No. 7 and Swimming Pool is granted by the Executive Engineer, Town Development Department, Thane Municipal Corporation.

**8.6.2 In respect of Patil Property and Ashok Property:**

- a. Part Occupancy Certificate for Row Houses No. 1 to 6 & Bungalow No. 1 to 10 is granted by Executive Engineer, Town Development Department, Thane Municipal Corporation under V.P. No. 95066/TMC/TDD/2003 dated August 18, 2005 on the Patil property and Nineteenth Property, Twenty-first Property and Twenty- Second Property from and out of Ashok Property.

- b. Part Occupancy Certificate for Wing A and Wing B in Building No. 1 & Bunglow No. 19 to 22 is granted by Executive Engineer, Town Development Department, Thane Municipal Corporation under V.P. No. 95/066/TMC/TDD/26 dated April 17, 2006 on the Patil property and Nineteenth Property, Twenty-first Property and Twenty-Second Property of Ashok Property.
- c. Part Occupancy Certificate for Bunglow No. 11 to 18, 23, 24, 25 & 26 is granted by Executive Engineer, Town Development Department, Thane Municipal Corporation under V.P. No. 95066/TMC/TDD/852 dated March 26, 2007 on the Patil property and Nineteenth Property, Twenty-first Property and Twenty- Second Property of Ashok Property.

**8.7 In respect of Environmental Clearance Certificate:**

Environmental Clearance Certificate is granted for construction of residential and commercial project by Gold Minar Developers Pvt. Ltd. in pursuance of its application. The Ministry of Environment, Forest and Climate Change has granted sanction for the Said Project vide letter dated July 26, 2012 bearing no. F.No. 21-865/2007-IA. III on terms and conditions contained therein.

**9. Details of Litigation:**

**9.1 Regular Civil Suit No. 773 /2012:**

Mr. Shivram Bapu Palekar and another filed Regular Civil Suit No. 773 /2012 against Mr. Baijanath D. Joshi proprietor of M/s. Kailash Plastics for declaration and injunction in the Court of Civil Judge, Junior Division, Thane at Thane and accordingly Mr. Shivram Bapu Palekar and another were declared as lawful owners by adverse possession of the Eighteenth Property.

**9.2 Special Civil Suit No. 310 of 2017:**

Mr. Shivram Bapu Palekar and another had claimed adverse possession in the Eighteenth Property bearing Gut No. 68, Hissa No.

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3/A and obtained ex-parte decree by playing fraud on the Hon'ble Court. The Developers have filed Suit for setting aside the said ex-parte decree being Special Civil Suit No. 310 of 2017 before the Civil Judge, Senior Division, Thane. The Hon'ble Court has granted status quo order dated July 05, 2017 in respect of Eighteenth Property. It appears from the perusal of sanctioned plans and records that the portion of Eighteenth Property is occupied by Club House, Swimming Pool, portion of certain Bungalows, and portion of podium of Building No. T4 and T5. The claim of adverse possession of Mr. Shivram Bapu Palekar and others prima facie appears to be baseless. The Developers shall be required to pursue the present Suit for setting aside ex-parte decree passed in Regular Civil Suit No. 773/2012.

**10. Paper Notice:**

**In respect of Said Entire Property:**

As a part of due diligence we had caused to be published Notice inviting claims on January 31, 2017 in local Marathi newspaper namely Loksatta and on February 01, 2017, in English newspaper namely Free Press Journal. Till date, we have not received any objection in the respect of the said Public Notice.

**11. Conclusion:**

**11.1** On behalf of the Owners and Developers we have verified the title of the Owners and rights of development of the Developers to the Said Entire Property on request of the Developers to ascertain the status of the Said Entire Property.

**11.2** We have perused the certified copies and plain copies of document of Title relating to the Said Entire property which are known to us to be relevant for the purpose of this report.

- PMA
- 11.3 We have been provided Search Report with the Sub Registrar of Assurances for the period of January 1, 1983 to June 24, 2016 in respect of First to Twenty-Second Property except Seventeenth Property and for the period of January 1, 1981 to November 19, 2010 and for the period of 2012 to June 24, 2016 in respect of Seventeenth Property. Therefore, opinions and observations shall be qualified and restricted for the said period and also to the extent of availability of record only, as it appears that in some of the cases records are mutilated or unavailable.
- 11.4 The Developers shall be required to repay the debentures subscribed by IDFC Real Estate Yield Fund and shall also be required to obtain necessary no objection certificate for sale and transfer of constructed premises in the Said Property.
- 11.5 The Developers shall be required to comply with the terms and conditions of various sanctions and permissions in respect of the Said Property.
- 11.6 The Developers have solemnly affirmed that their development rights in respect of the Said Property and agreements and Power of Attorneys with the respective original land owners and erstwhile Developers are valid and subsisting and no suit other than mentioned in the present title report is pending in any court with the respect to the validity of said Agreements, Deeds, and Power of Attorneys.
- 11.7 The information given in this report arises from the examination of the searches and inquiries to the extent of documents provided for perusal which are attached herewith.
- 11.8 Prima facie it appears that title of the respective Owners of First Property to Twenty-Second Property is clear and marketable and the Developers are entitled to develop the Said Property, subject to:



- compliance of various terms and conditions of sanctions and permissions granted by various authorities and
- the charge of mortgage of Debenture Trust Cum Mortgage Deed in favour of IL & FS Trust Company Ltd. (Debenture Trustee) and IDFC Real Estate Yield Fund (debenture subscriber).
- Outcome of Special Civil Suit No. 310 of 2017.
- Fulfillment of contractual obligations with all the land owners and flat purchasers in respect of completed, proposed and on-going construction in the Said Property.

Date: July 21, 2017

Place: Thane

For Prasanna Mate & Associates



Advocate Prasanna Mate



Housiey.com