

BLOCK NO. 1606, E-3 RUTU TOWER, OFF GHODBUNDER ROAD,
PATLIPADA, THANE (W) 400 607. TEL NO. 022 4123 1606.
MOBILE NO. 8879619143/9004343727

REPORT ON TITLE

This Report on Title is given for the parcel of land admeasuring **35,695.00 sq. meters** from and out of **the land** admeasuring **1,18,705.88 sq. meters** lying, being and situate in Village Panchpakhadi, within the limits of Thane Municipal Corporation, Taluka and District Thane, of the State of Maharashtra and more particularly described in the schedule herein. Land admeasuring 1,18,705.88 sq. meters is referred herein as **The Larger Property** and land admeasuring 35,695.00 sq. meters from and out of the Larger Property is herein referred as **The Said Property**.

WHOMSOEVER IT MAY CONCERN

Title Report of the **Said Property** was given by Kanga & Co., Advocates and Solicitors and by Advocate Vaidehi Deshmukh till July 2017 and till then the Title is said to be clear and marketable. I am now instructed to give the Title Report of the Said Property only from August 2017 till this date. On the basis of the documents disclosed to me and the information received, I make following observations and statements.

1. Development Rights of The Larger Property including the Said Property are purchased by Sheth Developers Pvt. Ltd.

Mrs. Vaidehi D. Deshmukh

Advocate B.Sc.(Hons.) LL.M.

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(a Company incorporated under the Company Act) from Voltas Limited (which was also a Company incorporated under the Company Act) by various Development Agreements in the year 2003. These agreements are duly registered.

2. The charge is created on the said property. The Said Property is mortgaged to Indus Ind Bank Ltd. Mortgage Deed is executed on 28.09.2017; which is registered as 11332 of 2017. Further charge is created on the Said Property on 04.03.2020 and Mortgage Deed is executed and registered as 4227 of 2020 and thereafter further charge on the Said Property is created on 12.05.2021 the said Supplementary Deed of Mortgage is registered at No. 5346 of 2021. Charge is created on the property of Fern and Glade buildings of Vasant Lawns by Mortgage Deed dated 28Sept. 2017.
3. From the Area Statement given by Architect Neha Shah Bhat, it is seen that by V.P. No. 2003/181 SDPL has undertaken the Development of the Said Property for project Vasant Lawns. The area statement is annexed herein as Annexure - 1.

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4. **Court cases:** It is informed to me that there are no Court Cases pending against or by the SDPL in any court of law in India or outside, any Tribunal, or before any Quasi Judicial Authority or any Forum of whatsoever nature it may be.
5. **ROC Remarks:** Checked the documents as mentioned above in paragraph number 2.
6. Public Notice for inviting objections in respect of the Said Property was not given in any news paper by SDPL.
7. However, based on documents provided to me and facts revealed by SDPL I am of the opinion that save and except the Mortgages referred herein, there are no encumbrances and no claims in the nature of Sale, Lease, Sub Lease, Assignment or any other right including Right of way or any other easementary Rights, Right of Maintenance, or any other right/s of any nature on the Said Property. The Property is not subjected to any litigations.

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8. Subject to the Mortgages mentioned herein and what is stated herein above; the title of the Said Property is clear and marketable.

This Report on Title is given on 26th August 2022.

V D Deshmukh
Mrs. Vaidehi Deshmukh

Advocate

SCHEDULE - 1

(DESCRIPTION OF THE SAID PROPERTY)

All that pieces and parcels of lands bearing Survey Nos. 52/1(P), 52/2, 53(P), 70/2, 70/3, 70/10(P), 70/11, 71/1, 71/5, 72/1(P), 72/4(P), 72/6, 72/7, 72/10, 72/8, 51/5(P) and 526P totally admeasuring 35695.00 sq. mtrs. or thereabout lying being and situate in Village Panchpakhadi, within the limits of Thane Municipal Corporation, Tal. & Dist. Thane, Maharashtra, which are bounded as follows:

On or towards East : 15 mtr. Service Road/Eastern Express Highway

On or towards West : 12 mtr. Existing Road/Office of TATA Consultancy Services (TCS)/Lodha I.T. Park

On or towards North : 20 Mtr DP Road/Project Vasant Fiona

On or towards South : Amenity Plot (being developed as a Public Parking Plaza)

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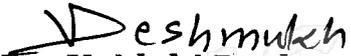
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SCHEDULE -- 2

(List of Documents)

- 1) Mortgage Deed dated 28.09.2017 registration No. 11332 of 2017.
- 2) Mortgage Deed executed and registered on 04.03.2020 at 12.05.2021 the said Registration No. 4227 of 2020.
- 3) Mortgage Deed is registered at No. 5346 of 2021.
- 4) Copies of 7/12 Extracts and Mutation Entries.
- 5) R.O.C. Search


Mrs. Vaidehi Deshmukh
Advocate

dated 26.08.2022

Annexure- I

Date: -25/07 /2017

TO WHOMSOEVER IT MAY CONCERN

This is to certify that proposed building project on plot bearing S. No. 48/1(P), 48/2, 48/3, 48/4, 48/5(P), 49/2, 49/4, 73/1, 73/2, 73/3, 73/4, 73/6, 74(P) at Village Panchpakhadi, Tal. & Dist. Thane For M/s Sheth Developers Pvt. Ltd. (P.O.A.H.) is under construction vide V.P. No. S04/0098/16 (Old V.P. No. 2007/60), Project AVALON belongs to plot bearing following Survey. Nos. & area details for the same area as under.

Sr. No.	Survey No. /Hissa No.	Area in sq. mtr.
1.	48/1(P)	810.00
2.	48/2	2531.00
3.	48/3	330.00
4.	48/4	70.00
5.	48/5(P)	217.00
6.	49/2	4427.00
7.	49/4	4862.00
8.	73/1	5757.00
9.	73/2	940.00
10.	73/3	71.26
11.	73/4	543.00
12.	73/6	53.00
13.	74(P)	1439.68
Total		22050.94


NEHA SHAH BHAT
(ARCHITECT)

Reg. No. CA/96/19922