

Mahendra P. Bhatt

B.Com., LL.B.

ADVOCATE HIGH COURT

TELE. : OFF. 2265 40 67
RESI. 2894 80 07

6, CRESCENT CHAMBERS, 1ST FLOOR,
TAMARIND STREET, FORT, MUMBAI - 400 023.

Ref. _____

Date _____

To,

Shree Khidkaleshwar Property Developers Pvt. Ltd.

Dear Sir(s),

REPORT ON TITLE

Re: All that piece and parcel of land admeasuring 166430sq. mtrs. lying being and situate at Village Sagarli, Taluka Thane, Dist. Thane.

Shree Khidkaleshwar Property Developers Pvt. Ltd. ..
Owners

On behalf of you **Shree Khidkaleshwar Property Developers Private Limited**, (formerly a Partnership firm in the name and style of Shree Khidkaleshwar Land Developers) a company incorporated under the provisions of Companies Act, 1956 having its registered address at 205, Commerce House, 140, Nagindas Master Road, Fort, Mumbai - 400 023. I have investigated your title to the above referred property and more particularly described in "**Annexure B**" hereto and report as under.

On the basis of the copies of title deeds and revenue records furnished to me and the representation of the Owners and on perusal of the Report on Title dated 8th July, 2014 it is observed that:

- 1) By and under various Conveyances/Deeds executed by different owner/s of the one part and the Owners of the other part as per list annexed hereto as "**Annexure A**", the Owners have purchased and/or acquired development cum sale right of various pieces and parcels of lands lying being and situate at Village Sagarli, Taluka and District Thane ("**said property**") and particularly are described in "**Annexure- B**" hereto.

Att

- 2) The Owners were formerly a partnership firm registered under the provisions of Indian Partnership Act, 1932 and was known as Shree Khidkaleshwar Land Developers. By a Deed of Reconstitution of Partnership dated 23rd December, 2013 and a Supplementary Deed dated 26th February, 2014, Shree Khidkaleshwar Land Developers was reconstituted and the name of Shree Khidkaleshwar Land Developers changed to Shree Khidkaleshwar Property Developers ("**said firm**").
- 3) Pursuant to a Resolution dated 3rd February, 2014 of all the Partners of the said firm, the said firm has been converted into and registered as a Private Company limited by shares under the provision of Chapter IX of the Companies Act, 1956 and the Registrar of Companies Mumbai, Maharashtra has issued a certificate of Incorporation dated 18th March, 2014 recording incorporation thereof in the name and style of you "Shree Khidkaleshwar Property Developers Pvt. Ltd. having Corporate Identity No. U45400MH2014PTC254482.
- 4) Pursuant to the aforesaid conversion of Shree Khidkaleshwar Property Developers (formerly Shree Khidkaleshwar Land Developers) being a partnership firm into a private company limited by shares being Shree Khidkaleshwar Property Developers Private Limited, the said property as more particularly described under "**Annexure B**" annexed hereto stood and vested with you as the Owner of the said property.
- 5) Under your instruction for the purpose of a Title Report, on 19th March 2014, a public notice was published in Times of India and Maharashtra Times (Mumbai Edition) by ASA Law Firm ("**ASA**") conducting legal due diligence on behalf of M/s. ECL Finance

ASA

Ref. _____

Date _____

Limited whereby inviting from the general public at large objection if any with respect to rights, title, interest of the Promoter in the said property.

- 6) Pursuant to the said Public Notices, on 28.03.2014 ASA was in receipt of objection from River Wood Park Co-Op. Housing Society Association Ltd. Claiming to be owner of certain buildings which were constructed by you as the Owner/Promoter on a part of the said property and in respect whereof the execution of the Conveyance Deed of the Building and land appurtenant in favour of the society remains pending. Another objection on 29.03.2014 was also received by ASA from Shri. Vaman Bapu Bhoir with respect to the aforesaid public notice claiming his title over a certain piece of land under the said property, however no document in support of his claim was provided by the objector. The Owners have replied to the said objection putting on record that they had purchased the land as far back in 1995 or thereabouts by virtue of registered sale deed and were in peaceful possession and enjoyment thereto. The objector has since not pursued the objection.
- 7) By and under Indenture of Mortgage dated 30th June, 2014 ("**Mortgage**") duly registered with Sub Registrar of Thane made under Serial No. TNN/1/5653 of 2014 made and executed between the Owners on the one hand and ECL Finance Limited ("**ECL**") on the other hand, the Owner has offered a portion of the said entire property as security for due performance of loan sanctioned by the ECL Finance Limited and on the other terms and conditions as recorded thereunder. The portion of the property furnished as security to ECL is more particularly set out in **Annexure "C"** hereto.

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- 8) On 8th July, 2014 ASA had issued Report on Title after conducting searches with office of the Sub Registrar at Kalyan for 30 years and Registrar of Companies, Maharashtra On-line had concluding hereunder:

"we are of the considered opinion that subject to objection and explanation in terms of the public notice dated 19.03.2014, the company i.e. Shree Khidkaleshwar Property Developers Pvt. Ltd. is having clear and marketable title in the demised land".

- 9) By and under Agreement for Development dated 31st December, 2014 duly registered with Sub Registrar of Thane under Serial No. TNN/2/1032 of 2015 made and executed between the Promoter on the one hand and Smt. Padibai Krushna Patil & Others on the other hand, the Promoter has acquired development cum sale rights in respect of a property bearing S. No. 38 Hissa No. 1/D of an area admeasuring 1100 sq. mtrs of Village- Sagarli Taluka- Thane Dist Thane for the consideration and on the terms and conditions as mutually agreed and recorded thereunder and which property is also referred in the Schedule at Annexure "B" hereto.
- 10) From time to time the Promoter has executed and entered into various Agreements for Sale in respect of premises constructed on the said property including with the confirmation and after obtaining necessary NOC from the ECL wherever required. The Owner/Promoter since acquiring the said property has constructed buildings thereof in phases and has so far constructed 40 buildings in a part of the said property and has sold and transferred premises to various flat purchasers and has put them in possession. The flat purchasers have formed Societies in respect

But

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of their respective buildings and are in management thereof. The Owner/Promoter have since commenced development of the balance phase of development to be undertaken in the said entire property in accordance with permissions obtained from the Planning Authority.

Accordingly on the basis of the documents furnished including copies of the title deeds, revenue records as well as the Report on Title dated 8th July, 2014 issued by ASA Law firm and the representation given and made by the Owners with respect to the said property more particularly described in "**Annexure B**" hereto. I am of the Opinion and do certify that the title of the OWNER to the said property subject to what is set out hereinabove, is clear marketable and free of reasonable doubts.

Dated this 13th day of July, 2017


(Mahendra P. Bhatt)
Advocate

"ANNEXURE- A"

Sr. No.	Details of Sale Deeds
1	Sale Deed No. 646 dated 04.03.1996
2	Sale Deed No. 647 dated 04.03.1996
3	Sale Deed No. 668 dated 06.03.1996
4	Sale Deed No. 752 dated 12.03.1996
5	Sale Deed No. 848 dated 21.03.1996
6	Sale Deed No. 849 dated 21.03.1996
7	Sale Deed No. 858 dated 22.03.1996
8	Sale Deed No. 1203 dated 11.06.1998
9	Sale Deed No. 1204 dated 11.06.1998
10	Sale Deed No. 1205 dated 11.06.1998
11	Sale Deed No. 1206 dated 11.06.1998
12	Sale Deed No. 1207 dated 11.06.1998
13	Sale Deed No. 1208 dated 11.06.1998
14	Sale Deed No. 1209 dated 11.06.1998
15	Sale Deed No. 1210 dated 11.06.1998
16	Sale Deed No. 1211 dated 11.06.1998
17	Sale Deed No. 1212 dated 11.06.1998
18	Sale Deed No. 1213 dated 11.06.1998
19	Sale Deed No. 2945 dated 22.11.1995
20	Sale Deed No. 2946 dated 22.11.1995
21	Sale Deed No. 2947 dated 22.11.1995
22	Sale Deed No. 2948 dated 22.11.1995
23	Sale Deed No. 2949 dated 22.11.1995
24	Sale Deed No. 2950 dated 22.11.1995
25	Sale Deed No. 2951 dated 22.11.1995
26	Sale Deed No. 2952 dated 22.11.1995
27	Sale Deed No. 2953 dated 22.11.1995
28	Sale Deed No. 2954 dated 22.11.1995
29	Sale Deed No. 2955 dated 22.11.1995



30	Sale Deed No. 2956 dated 22.11.1995
31	Sale Deed No. 2957 dated 22.11.1995
32	Sale Deed No. 2958 dated 22.11.1995
33	Sale Deed No. 2959 dated 22.11.1995
34	Sale Deed No. 2960 dated 22.11.1995
35	Sale Deed No. 2961 dated 22.11.1995
36	Sale Deed No. 2962 dated 22.11.1995
37	Sale Deed No. 2963 dated 22.11.1995
38	Sale Deed No. 2964 dated 22.11.1995
39	Sale Deed No. 2965 dated 22.11.1995
40	Sale Deed No. 2966 dated 22.11.1995
41	Sale Deed No. 2967 dated 22.11.1995
42	Sale Deed No. 2968 dated 22.11.1995
43	Sale Deed No. 2969 dated 22.11.1995
44	Sale Deed No. 2970 dated 22.11.1995
45	Sale Deed No. 3203 dated 18.12.1995
46	Sale Deed No. 3204 dated 18.12.1995
47	Sale Deed No. 3205 dated 18.12.1995
48	Sale Deed No. 3206 dated 18.12.1995
49	Sale Deed No. 3207 dated 18.12.1995
50	Sale Deed No. 3208 dated 18.12.1995
51	Sale Deed No. 3273 dated 22.12.1995
52	Sale Deed No. 3280 dated 22.12.1995
53	Sale Deed No. 3281 dated 22.12.1995
54	Sale Deed No. 3295 dated 26.12.1995
55	Sale Deed No. 3982 dated 19.08.1998
56	Sale Deed No. 5321 dated 13.11.1998
57	Sale Deed No. 5322 dated 13.11.1998
58	Agreement for Development No. 1032 dated 31.12.14



"ANNEXURE- B"

Sr. No.	Survey No.	Hissa No.	Area (in Sq. Mtrs)
1	2	1	4,780
2	5	-	11700
3	7	1	2250
4	9	1	1750
5	9	2	910
6	11	2	990
7	11	3	300
8	12	1	890
9	12	3A	1440
10	12	4	2690
11	12	5	600
12	13	1	1700
13	13	2	1100
14	13	3	800
15	13	4	500
16	13	5	100
17	14	1	1650
18	14	2	200
19	14	3	200
20	14	4	450
21	14	5	510
22	14	6	510
23	14	7	810
24	14	8	220
25	14	9	200
26	15	-	1570
27	16	1	6600
28	17	1	1920
29	17	2	2760
30	18	-	2120
31	19	1	860
32	19	2	2280
33	19	3A	1040

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34	19	3B+6B	1570
35	19	4	1670
36	19	6A	300
37	19	7B	4700
38	22	1A	570
39	22	2	1420
40	23	1	180
41	24	1	2950
42	26	1A	750
43	26	2	4250
44	26	3	2430
45	26	4	1670
46	26	5	1180
47	26	6	560
48	26	7	3110
49	28	1A	1950
50	28	1B	2940
51	28	1C	2730
52	28	1D	2930
53	28	1E	2830
54	29	-	2,300
55	30	1	1,110
56	30	2	1,950
57	31	1	730
58	31	2A	1,220
59	31	2B	200
60	32	-	2,600
61	33	1	330
62	33	2	1,640
63	33	3	300
64	33	4	1,690
65	33	5	3,310
66	33	6	630
67	33	7A	1,300
68	33	7B	100
69	33	7C	2,290

70	33	7D	450
71	33	7E	910
72	34	1	1,650
73	34	2	1,640
74	37	1	1,090
75	37	2	1,840
76	38	1A	3,000
77	38	1C	1,100
78	38	2	1,700
79	39	1	1,700
80	39	2A	330
81	39	2B	900
82	39	2C	510
83	39	2D	960
84	39	2E	100
85	39	3	960
86	40	1	800
87	40	2	900
88	41	1	2,070
89	41	2	3,990
90	41	3	1,040
91	41	4	660
92	42	1	1,250
93	42	2A	2,010
94	42	2B	760
95	42	2D	1,980
96	42	4	790
97	43	1	530
98	43	2	1,370
99	43	3	1,180
100	43	4A	2,010
101	43	4B	150
102	43	4C	820
103	43	8	2,250
104	43	9	760
105	53	1	1,270

Att

106	53	2	1,110
107	38	1D	1100
		Total	166430

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"Annexure-C"

ALL those piece and parcels of land admeasuring 71659.48 sq. meters comprised of Survey Nos. 28/1, 26/4, 26/5, 26/6, 26/2, 26/3, 30/1, 30/2, 29 part, 24/1, 31/2, 31/1, 26/7, 32 part, 39/2A, 39/1, 41/1, 42/2A, 42/2B, 41/2, 39/2C, 39/2B, 39/2D, 39/2E, 39/3, 33/1, 33/3, 33/4, 33/5, 33/6, 33/7, 42/2D, 41/4, 41/3, 43/4A, 43/3, 43/4C, 42/4, 43/4B, 40/2, 40/1, 38/1A, 38/1C, 38/2, 37/2, 37/1, 34/2, 34/1, 16 part, 17 part, 18 part, 19/1, 19/2, 19/3, 19/4, 19/6, 19/7, 22/2, 24 part, 13/1, 13/2, 13/3, 13/4, 13/5, 22/1, 14/7, 14/6, 14/5, 14/4, 14/3, 14/2, 12/3 part, 5 part, 9 part situated at Village Sagarli, Taluka and District Thane.

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